

# Oregon NW Home Inspections

## Property Inspection Report



1234 NE Anywhere, Anywhere, OR 97777

Inspection prepared for: John Doe

Real Estate Agent: -

Date of Inspection: 8/10/2022 Time: 9:00 AM

Age of Home: Built 2022 Size: 3139 Sq. Ft.

Weather: Cloudy

Order ID: 1600

Inspector: Brandon Harlan

CCB# 204194 OCHI# 2316

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oregonnwhomes.com



**THIS REPORT IS INTENDED ONLY FOR THE PERSON PURCHASING THE INSPECTION SERVICES.  
NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT  
PURCHASE THE INSPECTION SERVICES MAY RELY ON ANY REPRESENTATION IN THE REPORT.  
IF A RED OR YELLOW ARROW OR CIRCLE IS SHOWN, I WOULD LIKE TO CALL YOUR ATTENTION  
TO AN AREA. A GREEN ARROW OR CIRCLE, NO ISSUE.**

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## Report Summary

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

Interior Areas		
Page 19 Item: 3	Door Bell	<ul style="list-style-type: none"><li>• Doorbell has not yet been installed.</li></ul>
		
		Doorbell has not yet been installed.
Page 19 Item: 4	Doors	<ul style="list-style-type: none"><li>• Missing weatherstripping noted at front door. Recommend installation.</li></ul>
		
		Missing weatherstripping noted at front door. Recommend installation.
Page 20 Item: 8	Patio Doors	<ul style="list-style-type: none"><li>• The patio door did not latch properly. Recommend repair.</li></ul>



The patio door did not latch properly. Recommend repair.

Page 21 Item: 9	Screen Doors	<ul style="list-style-type: none"><li>• Not installed, recommend installation and confirmation of proper screen door operation.</li></ul>
Page 21 Item: 11	Stairs & Handrail	<ul style="list-style-type: none"><li>• Upper hand rail is a little loose. Recommend tightening as needed.</li><li>• Cosmetic damage observed at lower handrail. Recommend repair.</li></ul>



Upper hand rail is a little loose. Recommend tightening as needed.



Cosmetic damage observed at lower handrail. Recommend repair.

Page 22 Item: 12	Wall Condition	<ul style="list-style-type: none"><li>• Touch up paint needed in several areas.</li></ul>
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Touch up paint needed in several areas.

Page 23 Item: 13 | Window Condition

• Screens have not yet been installed throughout home.



Screens have not yet been installed throughout home.

Bedrooms

Page 24 Item: 3

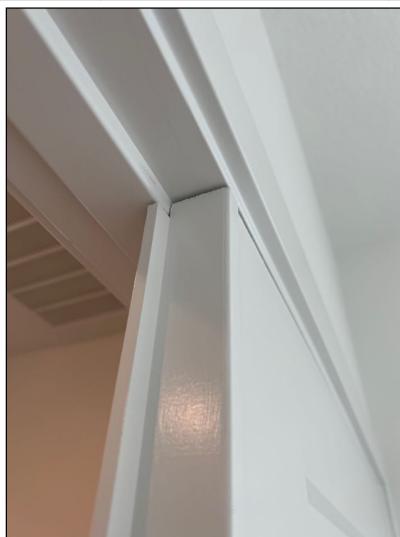
Closets

• Closet door guides are missing. Recommend they are installed.



Closet door guides are missing. Recommend they are installed.

Page 25 Item: 4	Doors	<ul style="list-style-type: none"><li>• Double door hardware is missing.</li><li>• Touch up paint is needed at several doors.</li></ul>
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Double door hardware is missing.



Touch up paint is needed at several doors.

Page 26 Item: 8	Wall Condition	<ul style="list-style-type: none"><li>• Some areas of minor cosmetic repairs are needed.</li></ul>
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Some areas of minor cosmetic repairs are needed.



Some areas of minor cosmetic repairs are needed.

Page 28 Item: 9	Window Condition	<ul style="list-style-type: none"><li>• Re caulk at bedroom windows as needed.</li><li>• Right side master bedroom sliding window does not latch properly. Recommend adjustment/repair.</li><li>• Left side single hung window at upstairs left front bedroom is tight in frame. Recommend adjustment.</li><li>• Right side single hung window at main floor right front bedroom does not latch properly. Recommend adjustment/repair.</li></ul>
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Right side master bedroom sliding window does not latch properly. Recommend adjustment/repair.



Left side single hung window at upstairs left front bedroom is tight in frame. Recommend adjustment.



Right side single hung window at main floor right front bedroom does not latch properly.  
Recommend adjustment/repair.



Re caulk at bedroom windows as needed.

#### Bathroom

Page 31 Item: 5 | Doors

• Minor cosmetic damage observed at upstairs hallway bathroom door. Touchup paint is needed.



Minor cosmetic damage observed at upstairs hallway bathroom door. Touchup paint is needed.

Page 32 Item: 8 | Enclosure

• Enclosure not yet installed.



Enclosure not yet installed.

Page 32 Item: 10	Floor Condition	• Recommend caulking where the tub or shower meets the floor.
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Recommend caulking where the tub or shower meets the floor.

Page 33 Item: 12	Mirrors	• Mirrors have not yet been installed.
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Mirrors have not yet been installed.

## Kitchen

Page 37 Item: 1	Cabinets	<ul style="list-style-type: none"><li>• Tighten hinges under sink.</li><li>• Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.</li><li>• Minor cosmetic damage observed at some cabinets. Recommend repair.</li></ul>
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Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.



Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.



Tighten hinges under sink.



Minor cosmetic damage observed at some cabinets. Recommend repair.

Page 40 Item: 7 | Electrical

- Kitchen island light fixture covers appear to be missing.



Kitchen island light fixture covers appear to be missing.

Laundry

Page 45 Item: 6 | Exhaust Fan

- Exhaust fan is inoperable. Recommend repair.



Exhaust fan is inoperable. Recommend repair.

#### Heat/AC

Page 48 Item: 3	Enclosure	<ul style="list-style-type: none"><li>• Construction dust buildup observed in service compartment and draft tubes. Recommend furnace is cleaned.</li></ul>
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Construction dust buildup observed in service compartment and draft tubes. Recommend furnace is cleaned.

#### Roof

Page 60 Item: 1	Roof Condition	<ul style="list-style-type: none"><li>• Exposed nails on roofing material. Recommend sealing all fastener heads.</li><li>• Missing/Damaged shingles at Ridge. Recommend repair by a licensed roofing contractor.</li></ul>
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Missing/Damaged shingles at Ridge.  
Recommend repair by a licensed roofing contractor.



Missing/Damaged shingles at Ridge.  
Recommend repair by a licensed roofing contractor.

Page 61 Item: 3 Gutter

- Signs of downspout leaking At right front of structure.  
Recommend review to ensure a watertight seal and proper drainage.



Signs of downspout leaking At right front of structure. Recommend review to ensure a watertight seal and proper drainage.

#### Exterior Areas

Page 65 Item: 3 Exterior Paint

- Touch up paint is needed in some areas.



Touch up paint is needed in some areas.



Touch up paint is needed in some areas.



Touch up paint is needed in some areas.

#### Crawlspace

Page 68 Item: 2	Drainage	<p>• Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home. Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.</p>
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Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home. Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.



Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home. Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.

Page 70 Item: 6 Vent Screens

• Suggest repair or replacing vent screens.



Suggest repair or replacing vent screens.



Suggest repair or replacing vent screens.

Page 72 Item: 12 Sub Flooring

• Biological organic growth observed at some framing members. Recommend affected areas are cleaned with an antimicrobial detergent and sealed with Kilz or something similar. Most likely from lumber being stored in wet conditions before/during construction.



Biological organic growth observed at some framing members. Recommend affected areas are cleaned with an antimicrobial detergent and sealed with Kilz or something similar. Most likely from lumber being stored in wet conditions before/during construction.

#### Grounds

Page 73 Item: 2	Grounds Electrical	<ul style="list-style-type: none"><li>• Low voltage electrical installation is incomplete and left front instruction.</li></ul>
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Low voltage electrical installation is incomplete and left front instruction.

Page 74 Item: 5	Gate/Fence Condition	<ul style="list-style-type: none"><li>• Recommend one inch between soil and fence to prevent decay.</li></ul>
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Recommend one inch between soil and fence to prevent decay.

Page 77 Item: 10 | Porch Condition • Paint posts as needed.



Paint posts as needed.

## INTRODUCTION:

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

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

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

## Inspection Details

### 1. Attendance

In Attendance: No other parties present at inspection.

### 2. Home Type

Home Type: New Construction

### 3. Occupancy

Occupancy: Vacant

## Interior Areas

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

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

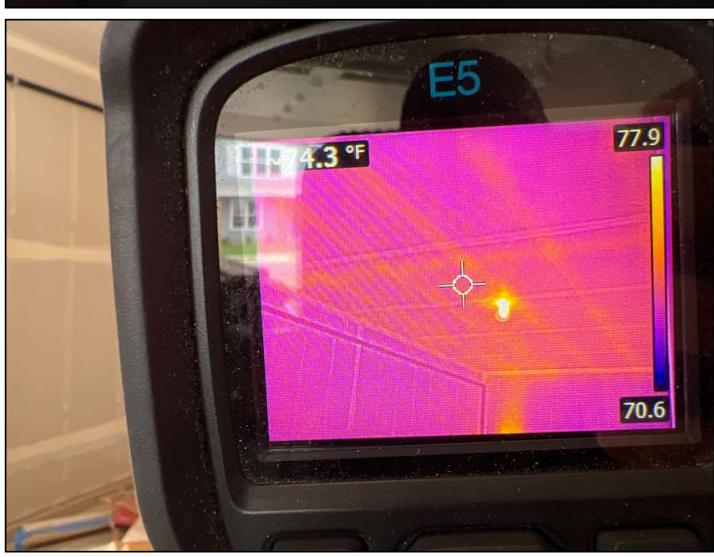
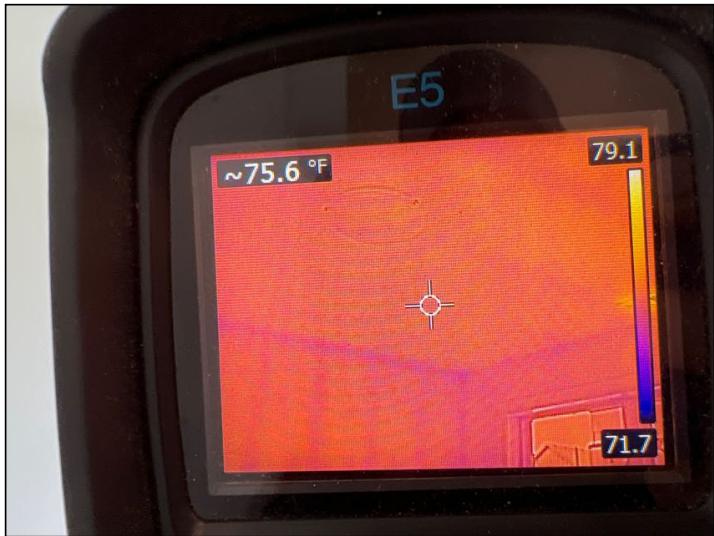
### 1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall ceilings noted.

Observations:

- Interior ceiling is inspected with thermal imaging camera. Tested dry at time of inspection.



## 2. Closets

Good	Fair	Poor	N/A	None
X				

### Observations:

- Closet is in serviceable condition.

### 3. Door Bell

Good	Fair	Poor	N/A	None
			X	

Observations:

- Doorbell has not yet been installed.



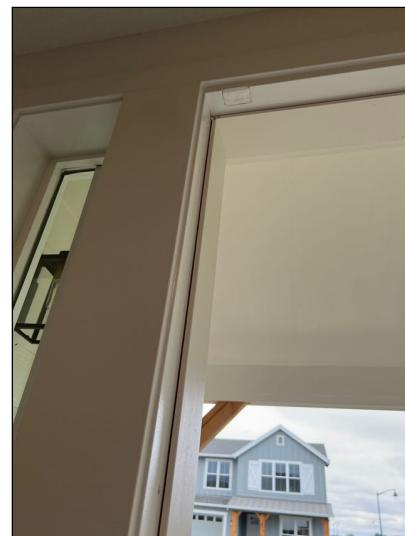
Doorbell has not yet been installed.

### 4. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Missing weatherstripping noted at front door. Recommend installation.

Missing weatherstripping noted at front door.  
Recommend installation.

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

## 6. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:

- Gas Fireplace responded well.
- Recommend that gas fireplaces be serviced annually.



## 7. Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Carpet noted.
- Floating laminate flooring noted.



## 8. Patio Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The patio door did not latch properly. Recommend repair.



The patio door did not latch properly.  
Recommend repair.

### 9. Screen Doors

Good Fair Poor N/A None

Good	Fair	Poor	N/A	None
		X		

Observations:

- Not installed, recommend installation and confirmation of proper screen door operation.

### 10. Smoke Detectors

Good Fair Poor N/A None

X				
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Observations:

- State of Oregon requires that there is a smoke detector on each level of the home (including basement), one in each bedroom and a CO alarm within 15 feet of bedroom doors. Oregon also requires that alarms over 10 years old be replaced.

[http://www.oregon.gov/osp/sfm/pages/commed\\_sa\\_program.aspx](http://www.oregon.gov/osp/sfm/pages/commed_sa_program.aspx)

This home meets these requirements.

### 11. Stairs & Handrail

Good Fair Poor N/A None

X				
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Observations:

- Railing in place and functional.
- Upper hand rail is a little loose. Recommend tightening as needed.
- Cosmetic damage observed at lower handrail. Recommend repair.



Upper hand rail is a little loose. Recommend tightening as needed.



Cosmetic damage observed at lower handrail. Recommend repair.

#### 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • The walls are clad in wood plank material.

Observations:

- Touch up paint needed in several areas.



Touch up paint needed in several areas.

### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed fixed window noted.

#### Observations:

- Windows are checked for failed seals. There are times when seals have failed and it difficult to tell failure from a visual inspection.
- **Screens have not yet been installed throughout home.**



Screens have not yet been installed throughout home.

### Bedrooms

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

#### 1. Locations

Locations: Master • Main floor right front • Upstairs Right front • Upstairs Right Side • Upstairs Left Side • Upstairs front middle

#### 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

#### 3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closets are in serviceable condition.
- **Closet door guides are missing. Recommend they are installed.**



Closet door guides are missing. Recommend they are installed.

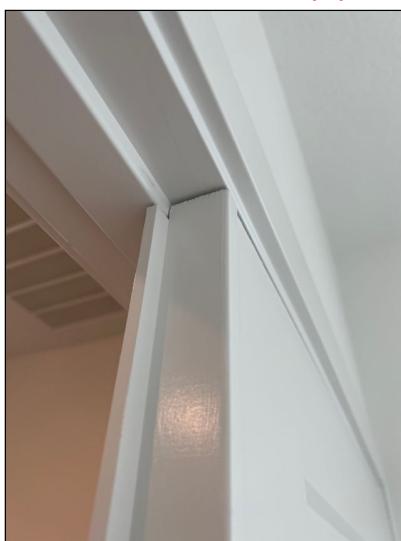
#### 4. Doors

Good   Fair   Poor   N/A   None

X				
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##### Observations:

- Double door entryway.
- Double door hardware is missing.
- Touch up paint is needed at several doors.



Double door hardware is missing.



Touch up paint is needed at several doors.

#### 5. Electrical

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### 6. Floor Condition

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Flooring Types: Carpet is noted.



## 7. Smoke Detectors

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Observations:

- The smoke detectors operated during the inspection.

## 8. Wall Condition

Good   Fair   Poor   N/A   None

X	X			
---	---	--	--	--

Materials: Drywall walls noted.

Observations:

- Some areas of minor cosmetic repairs are needed.





Some areas of minor cosmetic repairs are needed.



Some areas of minor cosmetic repairs are needed.



### 9. Window Condition

Good   Fair   Poor   N/A   None

X	X			
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Materials: Vinyl framed sliding window noted. • Vinyl framed single hung window noted. • Vinyl framed fixed window noted.

Observations:

- Re caulk at bedroom windows as needed.
- Right side master bedroom sliding window does not latch properly. Recommend adjustment/repair.
- Left side single hung window at upstairs left front bedroom is tight in frame. Recommend adjustment.
- Right side single hung window at main floor right front bedroom does not latch properly. Recommend adjustment/repair.





Right side master bedroom sliding window does not latch properly. Recommend adjustment/repair.



Left side single hung window at upstairs left front bedroom is tight in frame. Recommend adjustment.



Right side single hung window at main floor right front bedroom does not latch properly. Recommend adjustment/repair.



Re caulk at bedroom windows as needed.

### Bathroom

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

#### 1. Locations

Locations: Master Bathroom • Upstairs hall bathroom • Main Floor Bathroom

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Natural stone counter tops noted.



#### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Minor cosmetic damage observed at upstairs hallway bathroom door. Touchup paint is needed.



Minor cosmetic damage observed at upstairs hallway bathroom door. Touchup paint is needed.

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational

**8. Enclosure**

Good	Fair	Poor	N/A	None
				X

Observations:

- Enclosure not yet installed.



Enclosure not yet installed.

**9. Exhaust Fan**

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated.
- Recommend fans be ran 25 minutes after shower or bath, to remove moisture from air that can cause moisture issues.

**10. Floor Condition**

Good	Fair	Poor	N/A	None
X	X			

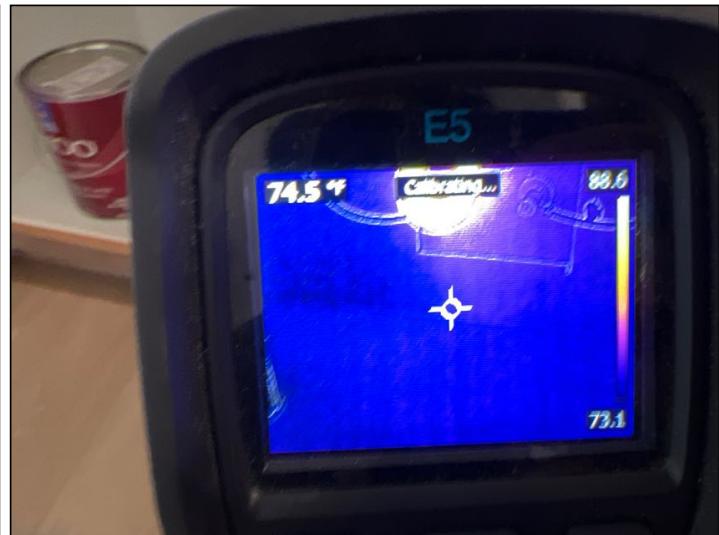
Materials: Ceramic tile is noted. • Floating laminate type flooring noted.

Observations:

- Bathroom floors inspected with thermal imaging camera. Tested dry at time of inspection.
- Recommend caulking where the tub or shower meets the floor.



Recommend caulking where the tub or shower meets the floor.



## 11. Heating

Good   Fair   Poor   N/A   None

X				
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### Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 12. Mirrors

Good   Fair   Poor   N/A   None

				X
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### Observations:

- Mirrors have not yet been installed.



Mirrors have not yet been installed.

### 13. Plumbing

Good   Fair   Poor   N/A   None

X				
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### 14. Showers

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Observations:  
• functional



### 15. Shower Walls

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Ceramic tile noted.

### 16. Sinks

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Operated normally, at time of inspection.



### 17. Bath Tubs

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Tub



### 18. Toilets

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Observed as functional.



### 19. Window Condition

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Materials: Vinyl framed sliding window noted.



## 20. Walls

Good Fair Poor N/A None

X				
---	--	--	--	--

### Observations:

- Drywall walls noted.

## Kitchen

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

### 1. Cabinets

Good Fair Poor N/A None

	X			
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### Observations:

- Tighten hinges under sink.
- Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.
- Minor cosmetic damage observed at some cabinets. Recommend repair.



Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.



Cabinet drawers appear to be off track and need adjustment- left of cook top and bottom right of sink.



Tighten hinges under sink.



Minor cosmetic damage observed at some cabinets. Recommend repair.

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## 3. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- All heating elements operated when tested.



#### 4. Counters

Good   Fair   Poor   N/A   None

X				
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##### Observations:

- Natural stone tops noted.



#### 5. Garbage Disposal

Good   Fair   Poor   N/A   None

X				
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##### Observations:

- Operated - appeared functional at time of inspection.



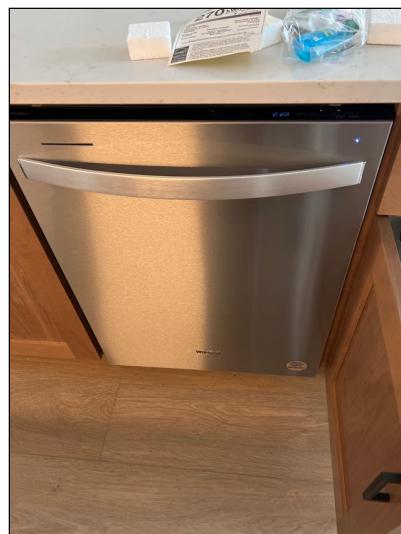
## 6. Dishwasher

Good   Fair   Poor   N/A   None

Observations:

X				
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- Operated.



## 7. Electrical

Good   Fair   Poor   N/A   None

Observations:

X	X			
---	---	--	--	--

- No major system safety or function concerns noted at time of inspection.
- Kitchen island light fixture covers appear to be missing.



Kitchen island light fixture covers appear to be missing.

#### 8. GFCI

Good Fair Poor N/A None

X				
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Observations:

- GFCI in place and operational.

#### 9. Floor Condition

Good Fair Poor N/A None

X				
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Materials: Floating laminate type flooring noted.

Observations:

- Kitchen floors inspected with thermal imaging camera. Tested dry at time of inspection.



#### 10. Microwave

Good Fair Poor N/A None

X				
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Observations:

- Functional at the time of inspection.



### 11. Oven & Range

Good   Fair   Poor   N/A   None

Observations:

- Oven(s) operated when tested.

X				
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**12. Plumbing**

Good Fair Poor N/A None

X				
---	--	--	--	--

**13. Sinks**

Good Fair Poor N/A None

X				
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**14. Soap Dispenser**

Good Fair Poor N/A None

			X	X
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**15. Spray Wand**

Good Fair Poor N/A None

X				
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Observations:

- The spray wand was operated and was functional.

**16. Vent Condition**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Exterior Vented

Observations:

- Exhaust fan is operational.

**17. Wall Condition**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

**Laundry****1. Ceiling Condition**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

**2. Doors**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

**3. Dryer Vent**

Good   Fair   Poor   N/A   None

X				
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**4. Electrical**

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**5. GFCI**

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**Observations:**

- GFCI in place and operational

**6. Exhaust Fan**

Good   Fair   Poor   N/A   None

		X		
--	--	---	--	--

**Observations:**

- Exhaust fan is inoperable. Recommend repair.



Exhaust fan is inoperable. Recommend repair.

**7. Floor Condition**

Good   Fair   Poor   N/A   None

Materials: Floating laminate type flooring noted.

X				
---	--	--	--	--

**8. Plumbing**

Good   Fair   Poor   N/A   None

Observations:  
• Utility sink is functional.

X				
---	--	--	--	--





## 9. Wall Condition

Good   Fair   Poor   N/A   None

X             Materials: Drywall walls noted.

Observations:

- Cabinets are functional. Random doors are checked.

## Heat/AC

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

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

### 1. AC Compress Condition

Good   Fair   Poor   N/A   None

Compressor Type: Electric

      X     

Location: The compressor is located on the exterior grounds.

Observations:

- The AC unit was not ran due to the outside temperature.
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.



## 2. Air Supply

Good Fair Poor N/A None

X				
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### Observations:

- The return air supply system appears to be functional.

## 3. Enclosure

Good Fair Poor N/A None

X				
---	--	--	--	--

### Observations:

- Appears functional. Recommend an HVAC contractor perform annual system cleaning and service. HVAC systems require regular maintenance.
- Construction dust buildup observed in service compartment and draft tubes. Recommend furnace is cleaned.



Construction dust buildup observed in service compartment and draft tubes. Recommend furnace is cleaned.

## 4. Filters

Good Fair Poor N/A None

X				
---	--	--	--	--

Location: Located inside a filter grill in the hall ceiling.



## 5. Furnace Condition

Good   Fair   Poor   N/A   None

X

Materials: The furnace is located in the hall closet

Materials: Gas fired forced hot air.



## 6. Gas Valves

Good   Fair   Poor   N/A   None

X

Observations:

- Gas shut off valves were present and appear functional.



## 7. Heater Base

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

### Observations:

- The heater base appears to be functional.

## 8. Refrigerant Lines

Good   Fair   Poor   N/A   None

X				
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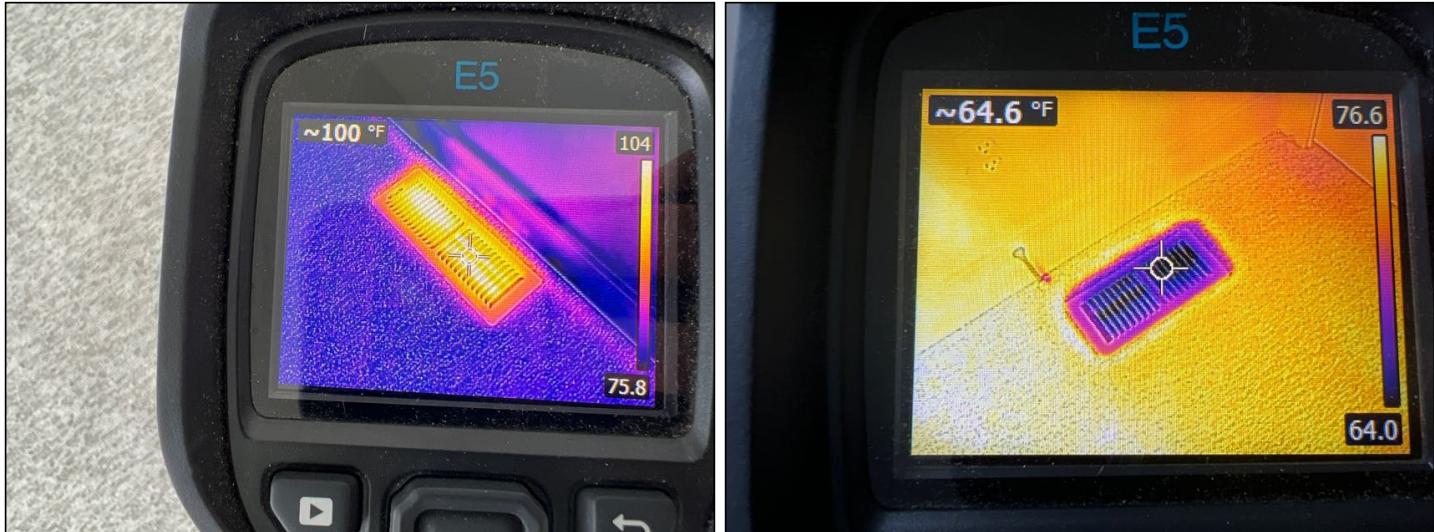
## 9. Registers

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

### Observations:

- Visible registers appeared functional.



## 10. Thermostats

Good   Fair   Poor   N/A   None

X				
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### Observations:

- Furnace responded well to thermostat.
- Digital - programmable type.



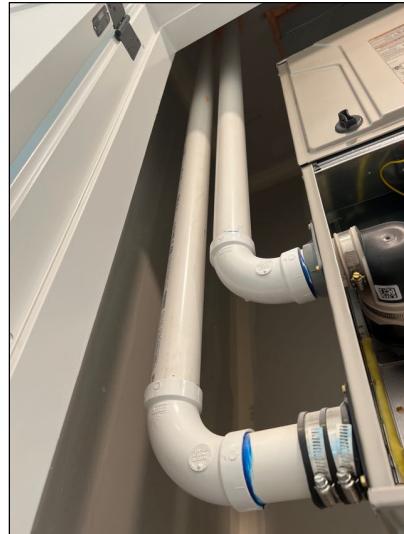
## 11. Venting

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

### Observations:

- Plastic - **PVC** vent noted.



Water Heater

### 1. Combustion

Good	Fair	Poor	N/A	None
X				

### 2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Water Source: Public
- On-demand water heater noted.

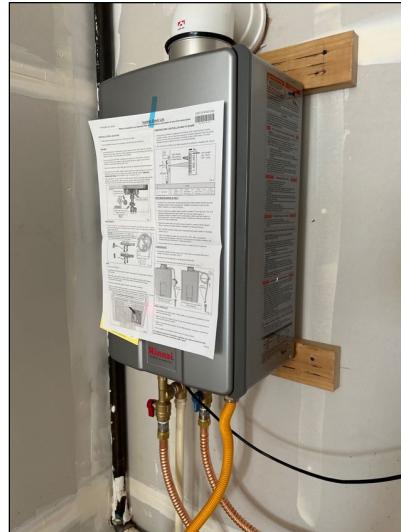


### 3. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.



#### 4. Gas Valve

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Observations:

- Appears functional.



#### 5. Overflow Condition

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Materials: CPVC

Observations:

- Appears to be in satisfactory condition.

#### 6. Plumbing

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Materials: Pex

Observations:

- Most of the piping is concealed.
- No deficiencies observed at the visible portions of the supply piping.



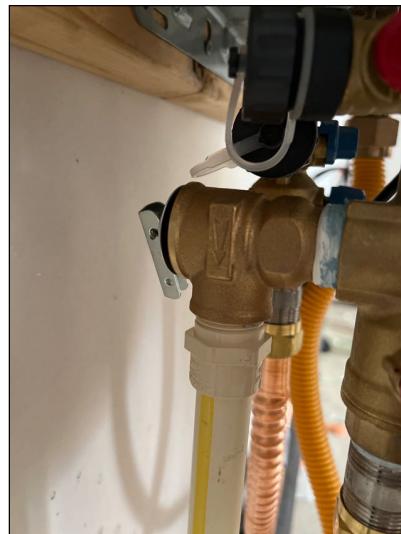
### 7. TPRV

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**Observations:**

- A pressure & temperature relief valve & extension is present and appears satisfactory.



**8. Venting**

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**Garage****1. Exterior Door**

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**Observations:**

- Appeared functional, at time of inspection.

**2. Fire Door**

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

**Observations:**

- Appeared satisfactory and functional, at time of inspection.



### 3. Electrical

Good Fair Poor N/A None

X				
---	--	--	--	--

### 4. GFCI

Good Fair Poor N/A None

X				
---	--	--	--	--

#### Observations:

- GFCI in place and operational

### 5. 240 Volt

Good Fair Poor N/A None

X				
---	--	--	--	--

#### Observations:

- There is power to the 240 volt outlets.



### 6. Floor Condition

Good Fair Poor N/A None

X				
---	--	--	--	--

Materials: Bare concrete floors noted.

#### Observations:

- Appears functional.
- Common cement cracks noted.



### 7. Garage Door Condition

Good   Fair   Poor   N/A   None

Materials: One 16' insulated steel door

#### Observations:

- Appears operational- Visually inspected only. Garage door was not accessible for operation. How me



### 8. Garage Opener Status

Good   Fair   Poor   N/A   None

#### Observations:

- Garage door opener was visually inspected only. Garage door opening was instructed by workers vehicles. Recommend confirming functionality before close.

### 9. Garage Door's Reverse Status

Good   Fair   Poor   N/A   None



### 10. Rafters & Ceiling

Good   Fair   Poor   N/A   None



#### Observations:

- Visible areas appear satisfactory, at time of inspection.
- The garage ceiling structure was not visible to drywall.

**11. Walls**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Appeared satisfactory, at time of inspection.
- Stored personal items in garage limit inspection of floor and walls.

**12. Anchor Bolts**

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The anchor bolts were not visible.

**Electrical****1. Electrical Panel**

Good	Fair	Poor	N/A	None
X				

Location: Main Disconnect in panel box. • Panel box located in garage.

Location: Located by the main panel. • Located in the garage.

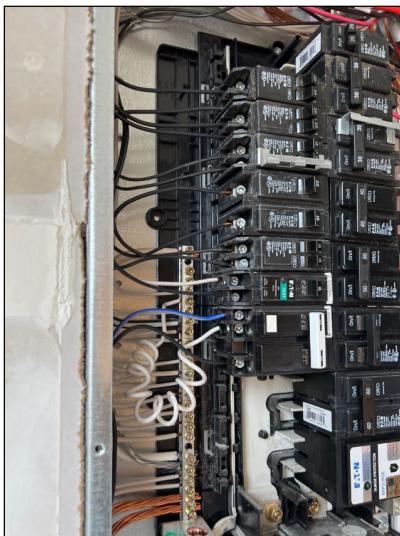
**2. Breakers**

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted. • Aluminum non-metallic sheathed cable noted.

**Observations:**

- Circuit breakers appeared serviceable.





### 3. Cable Feeds

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- There is an underground service lateral noted.



### 4. Main Amp Breaker

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- 200 amp

### 5. Breakers in off position

Good   Fair   Poor   N/A   None

X				
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#### Observations:

- 1

## Roof

## 1. Roof Condition

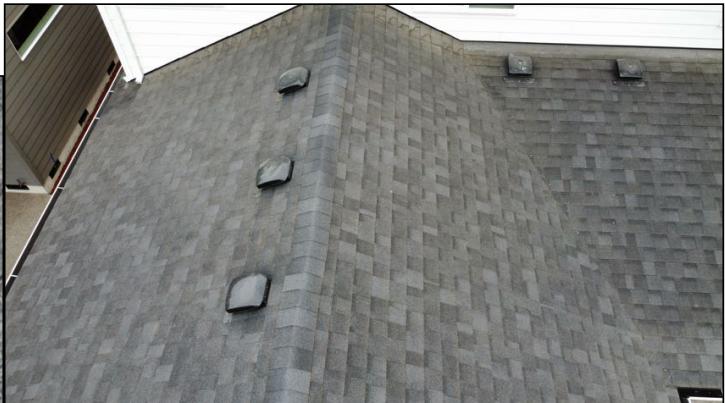
Good	Fair	Poor	N/A	None
X	X			

Materials: Inspected with drone.

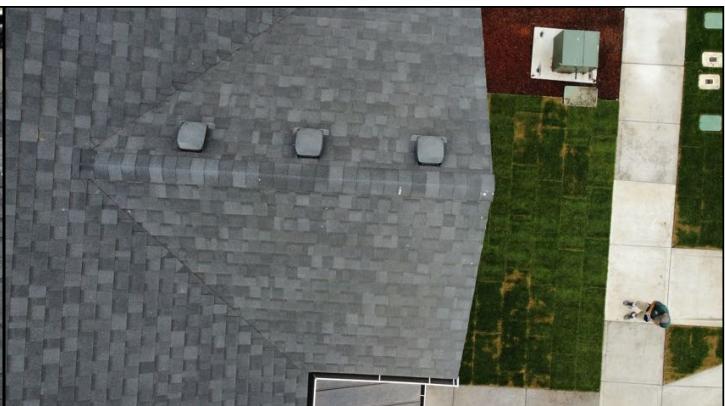
Materials: Asphalt shingles noted.

Observations:

- Exposed nails on roofing material. Recommend sealing all fastener heads.
- Missing/Damaged shingles at Ridge. Recommend repair by a licensed roofing contractor.



Missing/Damaged shingles at Ridge.  
Recommend repair by a licensed roofing contractor.



Missing/Damaged shingles at Ridge.  
Recommend repair by a licensed roofing contractor.

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible flashing appears functional.



### 3. Gutter

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts extend into rain drain or carry water at least five feet from structure.
- **Signs of downspout leaking At right front of structure. Recommend review to ensure a watertight seal and proper drainage.**



Signs of downspout leaking At right front of structure. Recommend review to ensure a watertight seal and proper drainage.

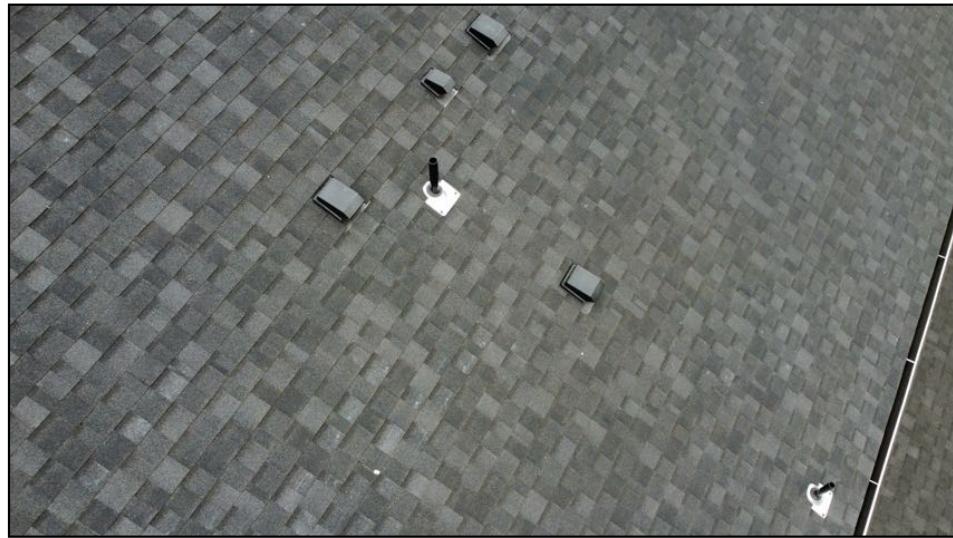
### 4. Vent Caps/Plumbing vents

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

#### Observations:

- Vent caps in place and appear functional.
- **ABS** Plumbing Vents



Attic

### 1. Access

Good	Fair	Poor	N/A	None
X				

## Observations:

- Scuttle hole located in bedroom ceiling.
- Entering attics that are heavily insulated can cause damage to the insulation and attic joists are not visible to walk on. . The attic area was viewed from the hatch area only.
- Appeared functional - with batt insulation over hatch door.

### 2. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

## Observations:

- ABS plumbing vents



### 3. Duct Work

Good	Fair	Poor	N/A	None
			X	

## Observations:

- None observed.

**4. Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Appears functional.
- Most areas not accessible due to insulation.

**5. Exhaust Vent**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional.
- Properly vented to exterior of structure.

**6. Insulation Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 16-18 inches in depth.

**Observations:**

- Insulation appears adequate.

**7. Structure**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Appears structurally sound.



## 8. Ventilation

Good	Fair	Poor	N/A	None
X				

### Observations:

- Vent baffles are in place and appear functional, to allow air flow.
- Under eave soffit inlet vents noted.
- Static roof vents noted.

## 9. Vent Screens

Good	Fair	Poor	N/A	None
X				

### Observations:

- Visible Vent screens noted as functional.

## Exterior Areas

### 1. Doors

Good	Fair	Poor	N/A	None
X				

### Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



## 2. Eaves & Facia

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

### Observations:

- Appears functional.



## 3. Exterior Paint

Good   Fair   Poor   N/A   None

X	X			
---	---	--	--	--

### Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- **Touch up paint is needed in some areas.**



Touch up paint is needed in some areas.



Touch up paint is needed in some areas.



Touch up paint is needed in some areas.

#### 4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition cement siding ("Hardi-Plank" Type), wood frame construction, concrete foundation

Observations:

- Natural wood trim has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.



Natural wood trim has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.



## 5. Window Condition

Good	Fair	Poor	N/A	None
X				

### Observations:

- Components appeared in satisfactory condition at time of inspection.



## Crawlspace

### 1. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

### Observations:

- The anchor bolts were not visible.

### 2. Drainage

Good	Fair	Poor	N/A	None
	X			

### Observations:

- Sump pump installed and tested: functional at the time of inspection.
- Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home. Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.



Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home.

Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.



Standing water noted in crawlspace. May be residual from construction phase. This can lead to mold and other moisture issues within this home. Recommend review by licensed foundation drainage specialist to ensure sump pump is sufficient.

### 3. Ducting

Good Fair Poor N/A None

			X	X
--	--	--	---	---

### 4. Electrical, Foundation

Good Fair Poor N/A None

X				
---	--	--	--	--

#### Observations:

- Appears functional. Most electrical wires are not visible.

### 5. Ventilation

Good Fair Poor N/A None

X				
---	--	--	--	--

**6. Vent Screens**

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- Suggest repair or replacing vent screens.



Suggest repair or replacing vent screens.



Suggest repair or replacing vent screens.

**7. Access Panel**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Interior access panel installed and functional during the inspection.
- Some areas of Crawlspace not accessible due to standing water.

**8. Insulation**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Subfloor insulation noted. Appears functional. Limits view of subfloor.

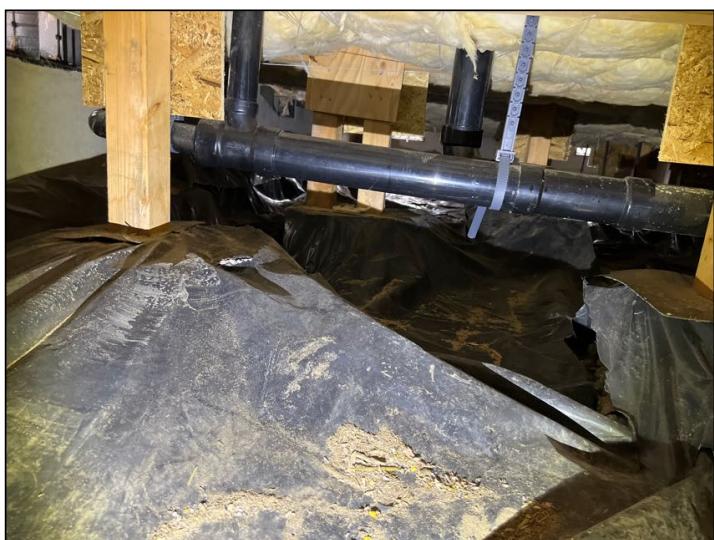
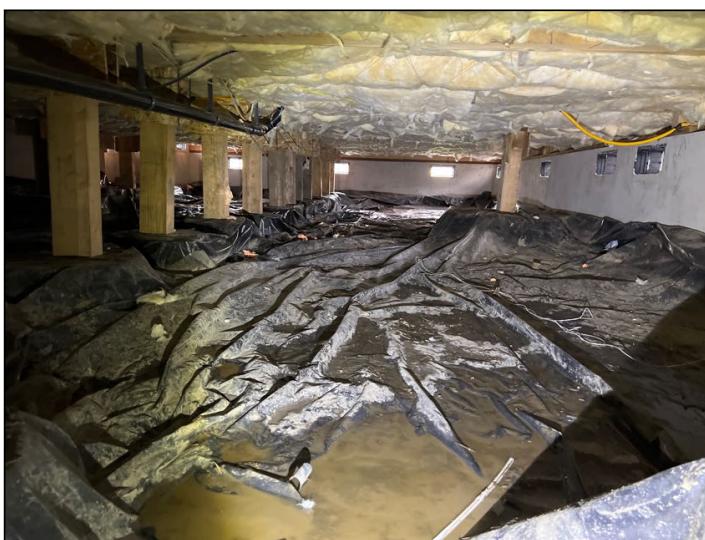


### 9. Moisture Barrier

Good   Fair   Poor   N/A   None

Observations:

- In place and functional.



**10. Post and Piers**

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete piers/wood posts support floor above.

**11. Plumbing, Foundation**

Good	Fair	Poor	N/A	None
X				

Observations:

- Pex type supply plumbing noted.
- "ABS" (Acrylonitrile-Butadiene-Stryrene) waste and vent pipes noted.

**12. Sub Flooring**

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not fully visible for inspection due to subfloor insulation
- Biological organic growth observed at some framing members. Recommend affected areas are cleaned with an antimicrobial detergent and sealed with Kilz or something similar. Most likely from lumber being stored in wet conditions before/during construction.



Biological organic growth observed at some framing members. Recommend affected areas are cleaned with an antimicrobial detergent and sealed with Kilz or something similar. Most likely from lumber being stored in wet conditions before/during construction.

**13. Walls, Foundation**

Good	Fair	Poor	N/A	None
X				

Observations:

- Walls appear functional.

**14. Walls, Cripple**

Good	Fair	Poor	N/A	None
		X	X	

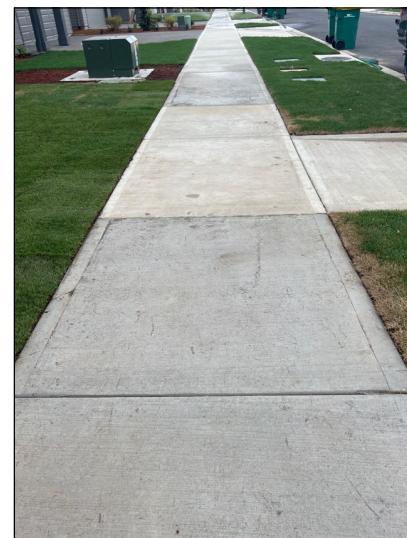
**Grounds****1. Driveway and Sidewalk Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Sidewalk is in good condition.
- Driveway in good condition.

**2. Grounds Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior electrical was functional at time of inspection.
- Low voltage electrical installation is incomplete and left front instruction.



Low voltage electrical installation is incomplete and left front instruction.

### 3. GFCI

Good Fair Poor N/A None

X				
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Observations:

- GFCI in place and functional.

### 4. Exterior Faucet Condition

Good Fair Poor N/A None

X				
---	--	--	--	--

Location: Front of structure. • Rear of structure.



### 5. Gate/Fence Condition

Good Fair Poor N/A None

X	X			
---	---	--	--	--

Materials: Wood

Observations:

- Fence installation is incomplete.
- **Recommend one inch between soil and fence to prevent decay.**



Fence installation is incomplete.



Recommend one inch between soil and fence to prevent decay.



## 6. Grading

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

### Observations:

- Lot grading and drainage have a significant impact on the building because of the effect that moisture can have on the foundation. It is important that surface runoff water be adequately diverted away from the home. Ideally, lot grading should slope away and fall one inch every foot for a distance of five feet around the perimeter of the building.
- Drainage system appears to be in place.



#### 7. Main Gas Valve Condition

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Observations:

- Meter located at exterior.



#### 8. Balcony

Good   Fair   Poor   N/A   None

			X	X
--	--	--	---	---

#### 9. Patio

Good   Fair   Poor   N/A   None

X				
---	--	--	--	--

Observations:

- Slab is in good condition.



#### 10. Porch Condition

Good   Fair   Poor   N/A   None

X

Materials: Metal standing seam roofing noted.

Observations:

- Paint posts as needed.



Paint posts as needed.



**11. Vegetation Observations**

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

**12. Water Pressure**

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure appears to be adequate.

**13. Main Water Shut Off**

Good	Fair	Poor	N/A	None
X				

Observations:

- Located in the garage.
- Located in the water meter box.



## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.