

# YOUR INSPECTION REPORT

*We've Got You Covered From Rooftop To Bedrock*

**PREPARED BY:**

Clint Stockfleth

**FOR THE PROPERTY AT:**

123 Main St  
Oregon, OR

**PREPARED FOR:**

HOME BUYER

**INSPECTION DATE:**

Monday, February 3, 2020



All About Home Inspections  
P.O. Box 302  
Sandy, OR 97055

503-705-6023

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)  
[allabouthomeinspections@hotmail.com](mailto:allabouthomeinspections@hotmail.com)



February 10, 2020

Dear Home Buyer,

RE: Report No. 1127  
123 Main St  
Oregon, OR

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Clint Stockfleth  
on behalf of  
All About Home Inspections

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# AGREEMENT

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

## PARTIES TO THE AGREEMENT

### **Company**

All About Home Inspections  
P.O. Box 302  
Sandy, OR 97055

### **Client**

Home Buyer

This is an agreement between Home Buyer and All About Home Inspections.

## PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

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Report No. 1127

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## 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

## 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

## 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

## 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

## 8) PAYMENT

Payment is due on the day of the inspection unless prior arrangements have been made

## 9) PRICES ARE SUBJECT TO CHANGE

Prices are subject to change when utilizing the online booking feature

## 10) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 11) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

# AGREEMENT

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I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

**I, Home Buyer (Signature)**\_\_\_\_\_, **(Date)**\_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**



# SUMMARY

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **West**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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ELECTRICAL

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PLUMBING

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## Description

The home is considered to face :

- West



1. West

Sloped roofing material:

- [Asphalt shingles](#)



2. Asphalt shingles

Sloped roof flashing material: • Metal

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Limitations

### Roof inspection limited/prevented by:

- Lack of access (too high/steep)
- Wet roof surface hides flaws



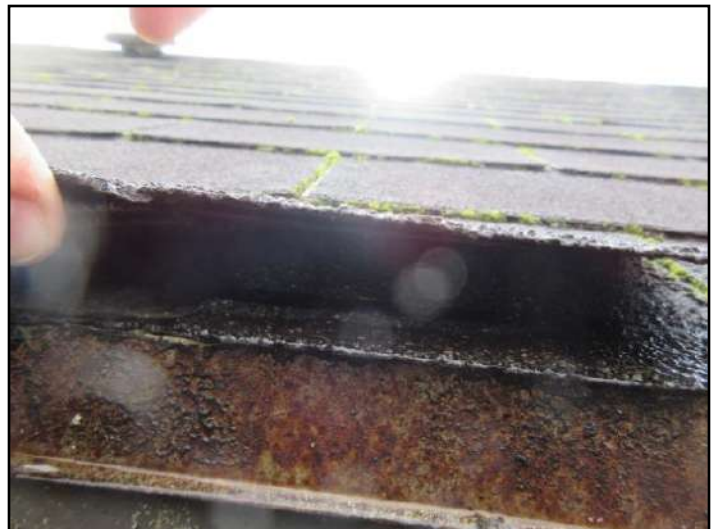
3. Wet roof surface hides flaws

### Inspection performed:

- By walking on roof
- From roof edge



4. From roof edge



5. From roof edge



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SUMMARY

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

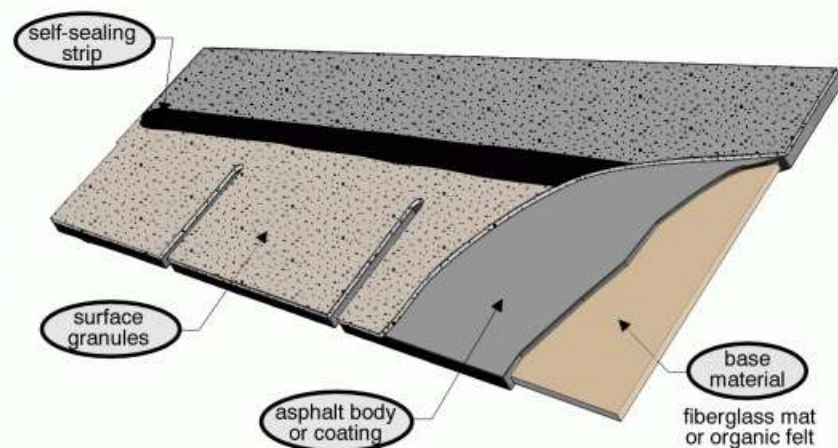
1. Condition: • [Granule loss](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Roof

**Task:** Further evaluation Monitor

#### Asphalt shingle composition



6. Granule loss



7. Granule loss



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



8. Granule loss



9. Granule loss



10. Granule loss



11. Granule loss



12. Granule loss



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## 2. Condition: • [Missing, loose or torn](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South Roof

**Task:** Further evaluation Monitor



13. Missing, loose or torn



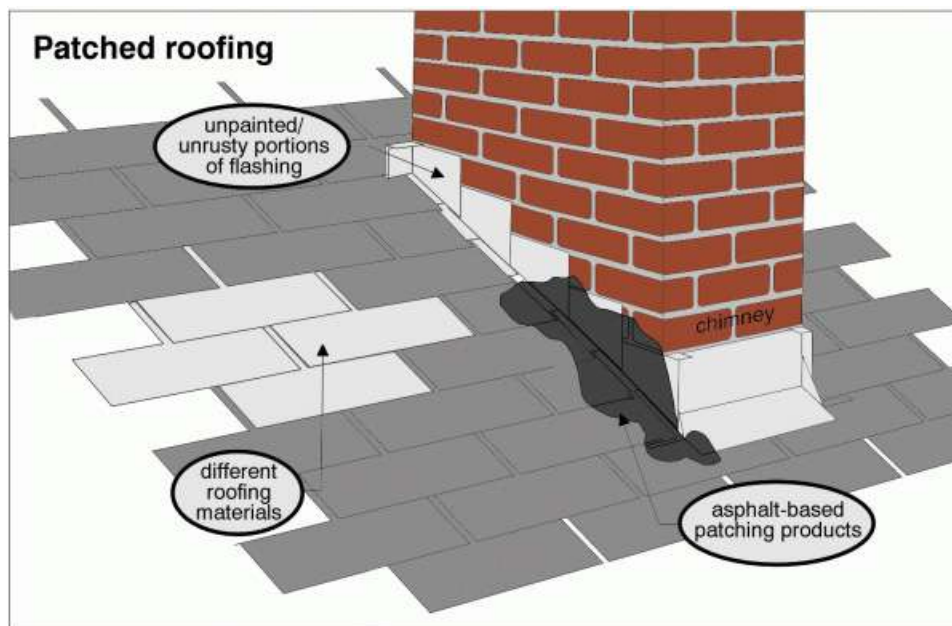
14. Missing, loose or torn

## 3. Condition: • [Patched](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South West Roof

**Task:** Further evaluation Monitor





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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



15. Patched



16. Patched



17. Patched



18. Patched



19. Patched



20. Patched



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

4. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Roof

Task: Correct



21. Leak



22. Leak



23. Leak



24. Leak

## SLOPED ROOF FLASHINGS \ Drip edge flashings

5. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior

Task: Further evaluation Monitor

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



25. Leak

## 6. Condition: • [Rust](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Roof

**Task:** Further evaluation Monitor



26. Rust



27. Rust

## SLOPED ROOF FLASHINGS \ Roof vent

## 7. Condition: • [Exposed fasteners not sealed](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Roof

**Task:** Improve

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



**28.** *Exposed fasteners not sealed*



# EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

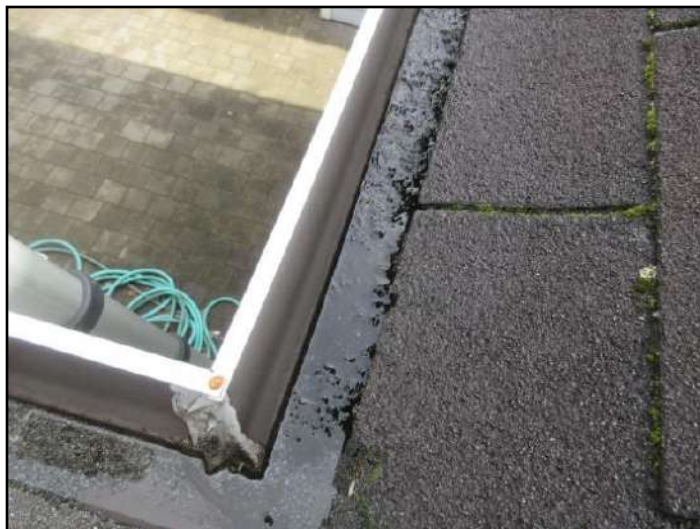
PLUMBING

INTERIOR

## Description

### Gutter & downspout material:

- [Galvanized steel](#)



29. Galvanized steel

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • Fiber Cement Siding

Driveway: • Gravel

Walkway: • Concrete

Patio: • Pavers

Garage: • Detached

## Recommendations

### ROOF DRAINAGE \ Gutters

8. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior

Task: Correct



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

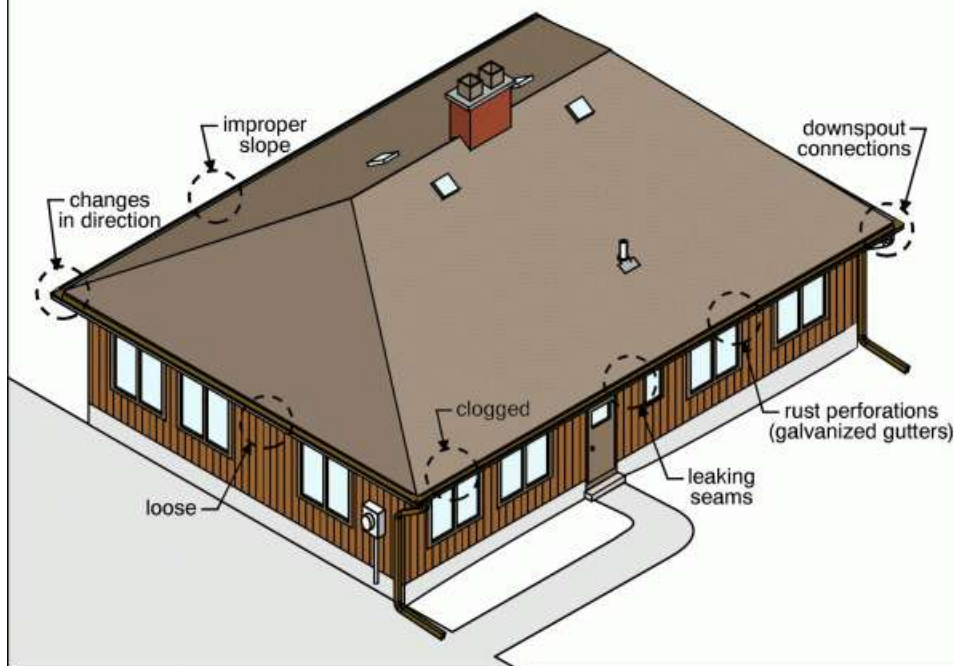
HEATING

INSULATION

PLUMBING

INTERIOR

## Gutters - common reasons for leakage



30. Leak

### ROOF DRAINAGE \ Downspouts

**9. Condition:** • Spalling foundation

**Implication(s):** Possible damage to finishes and/or structure

**Location:** Throughout Exterior

**Task:** Further evaluation

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



31. Confirm downspout operation

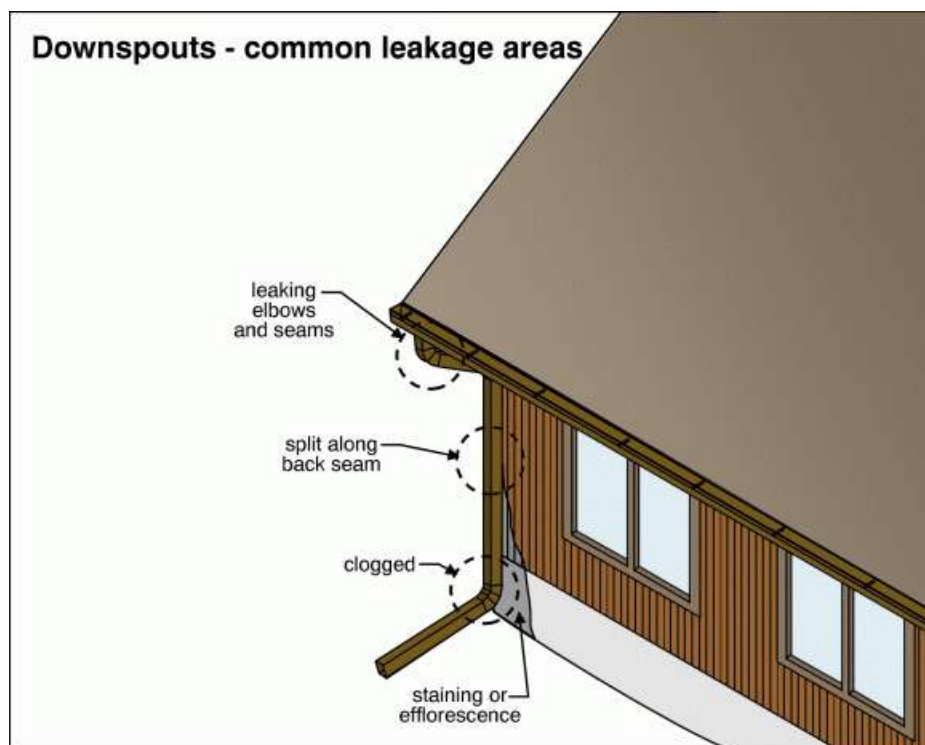
## 10. Condition: • [Clogged](#)

Recommend confirming gutter and downspout operation

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South Driveway

**Task:** Correct



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



32. *Damaged*



33. *Clogged*

11. **Condition:** • Loose

**Location:** Throughout Exterior

**Task:** Improve



34. *Loose*



35. *Loose*



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



36. Loose

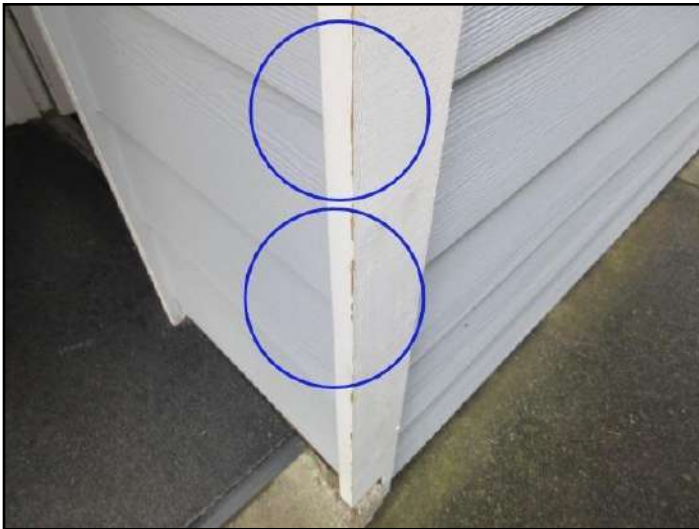
## WALLS \ Trim

12. Condition: • [Paint](#)

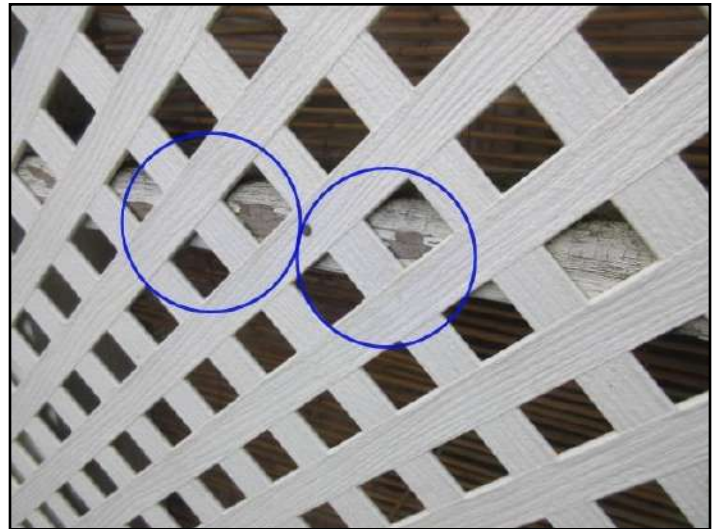
Implication(s): Shortened life expectancy of material

Location: South Exterior

Task: Improve



37. Paint



38. Paint

13. Condition: • Rot

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Southwest Exterior

Task: Monitor



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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



39. Rot



40. Rot

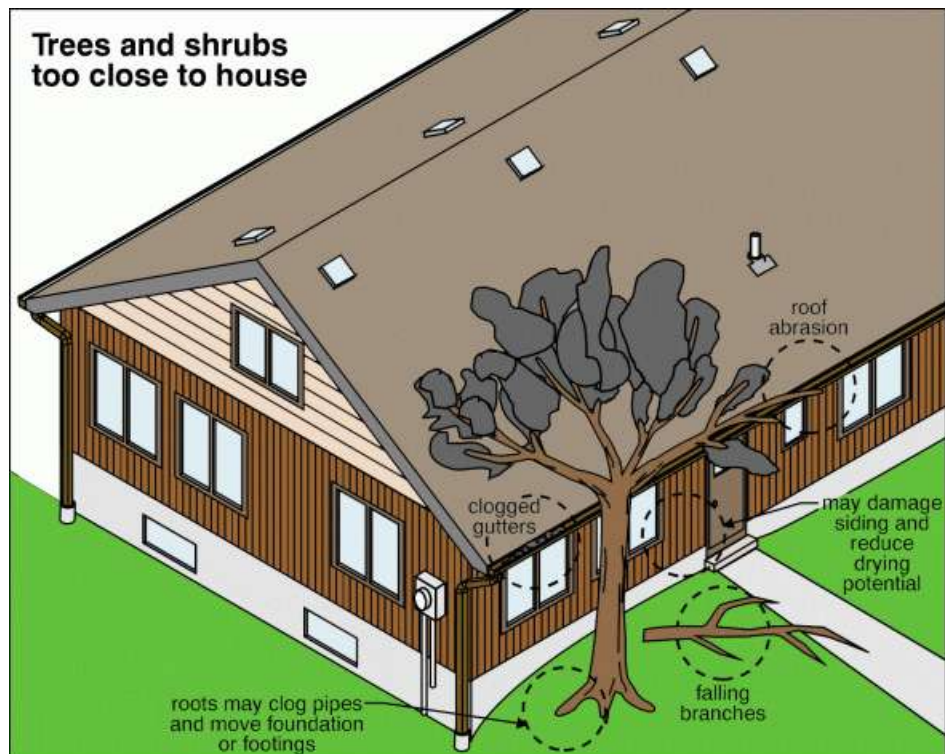
## LANDSCAPING \ General notes

14. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: North West Exterior

Task: Improve



# EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



41. Trees or shrubs too close to building



42. Trees or shrubs too close to building

## LANDSCAPING \ Walkway

15. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: West Exterior

Task: Monitor



43. Cracked or damaged surfaces

16. Condition: • [Cracked or damaged surfaces](#)

Location: South Exterior

Task: Monitor



# EXTERIOR

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Report No. 1127

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



44. Cracked or damaged surfaces

## LANDSCAPING \ Patios

**17. Condition:** • Improper slope or drainage

This could possibly help contribute to the water in the crawlspace

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Exterior

**Task:** Improve



45. Improper slope or drainage



## Description

### Configuration:

- [Crawlspace](#)



46. Crawlspace

Foundation material: • [Poured concrete](#)

Floor construction: • Wood columns

Roof and ceiling framing:

- Rafters



47. Rafters

- [Plank sheathing](#)

# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

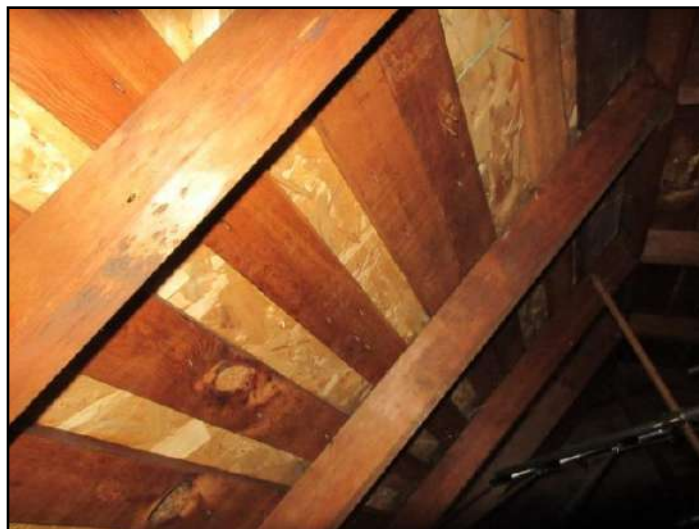
PLUMBING

INTERIOR



48. Plank sheathing

- [Oriented Strand Board \(OSB\) sheathing](#)



49. Oriented Strand Board (OSB) sheathing

## Limitations

### Attic/roof space:

- Entered but access was limited

# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



50. Entered but access was limited



51. Entered but access was limited



52. Entered but access was limited



53. Entered but access was limited

**Crawlspace:** • Entered but access was limited

## Recommendations

### FOUNDATIONS \ General notes

**18. Condition:** • Typical minor cracks

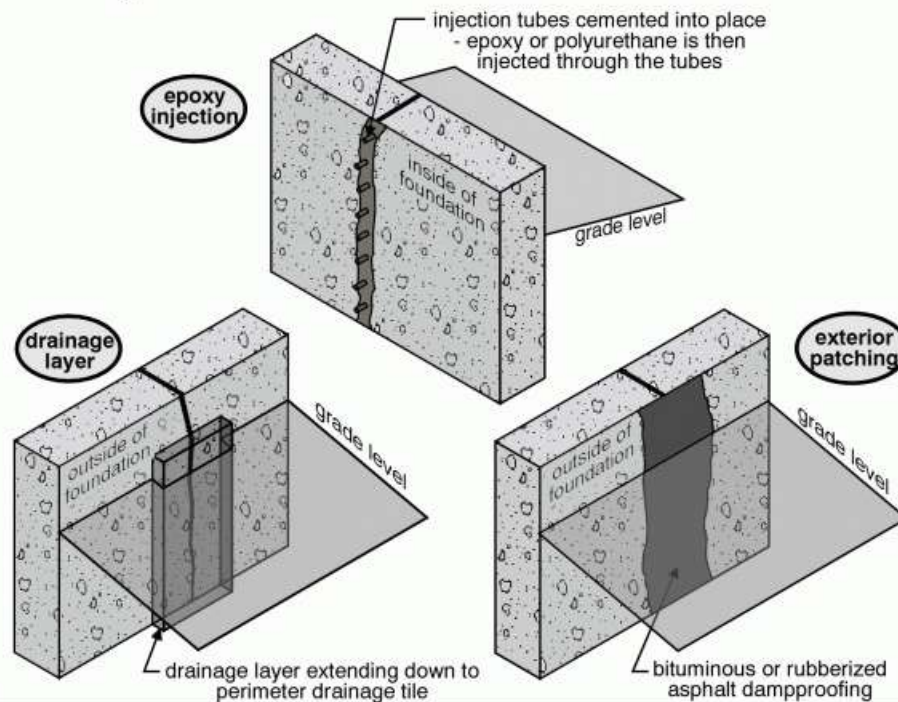
**Implication(s):** Chance of water entering building

**Location:** Throughout Crawl Space

**Task:** Further evaluation Monitor



## Patching cracks



## Crack repair - epoxy and polyurethane injection

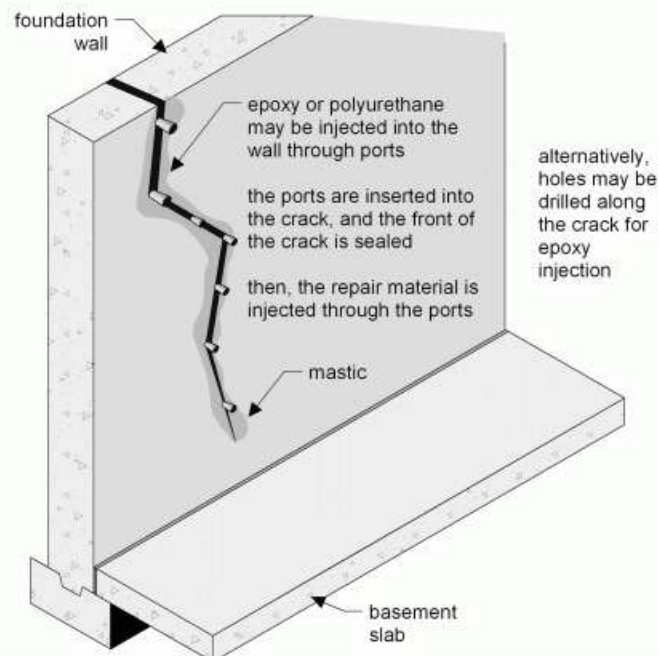
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

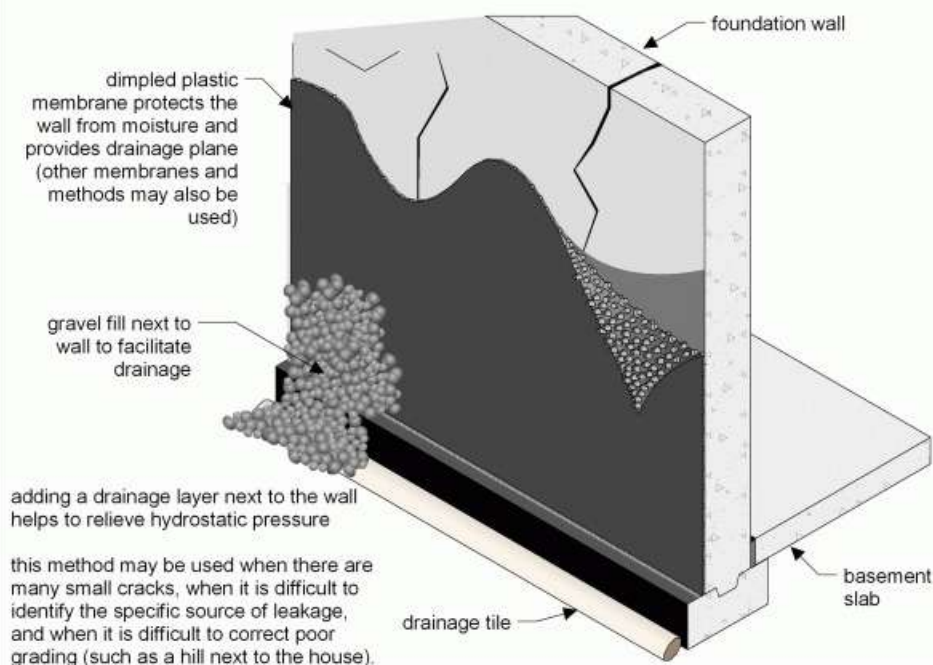
do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

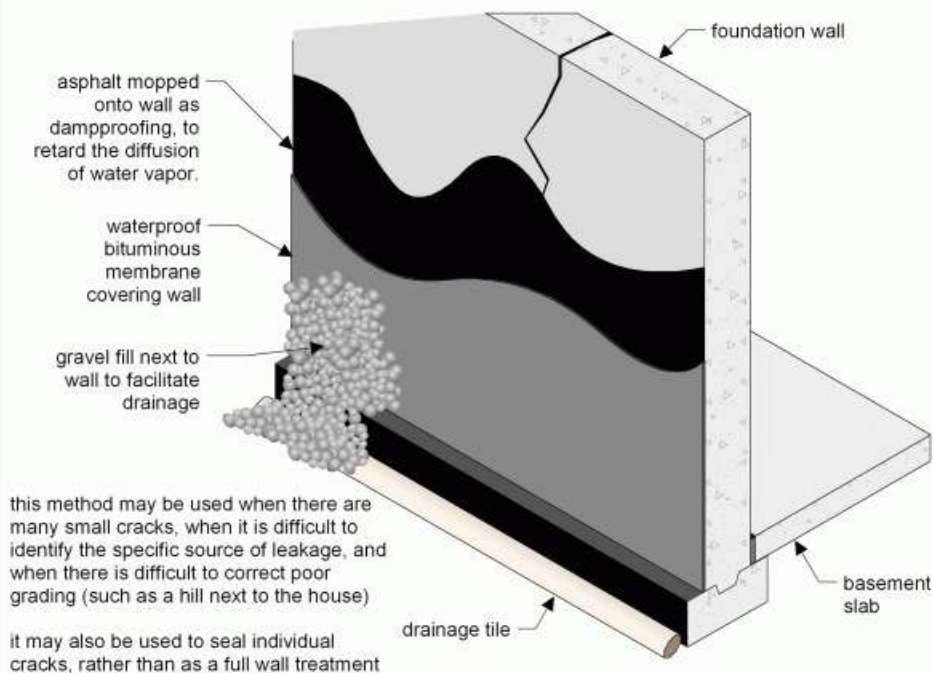
however, it hardens slowly, and if there is space at the back of the crack, it may leak out



## Crack repair - drainage layer



## Crack repair - exterior patching





54. Typical minor cracks



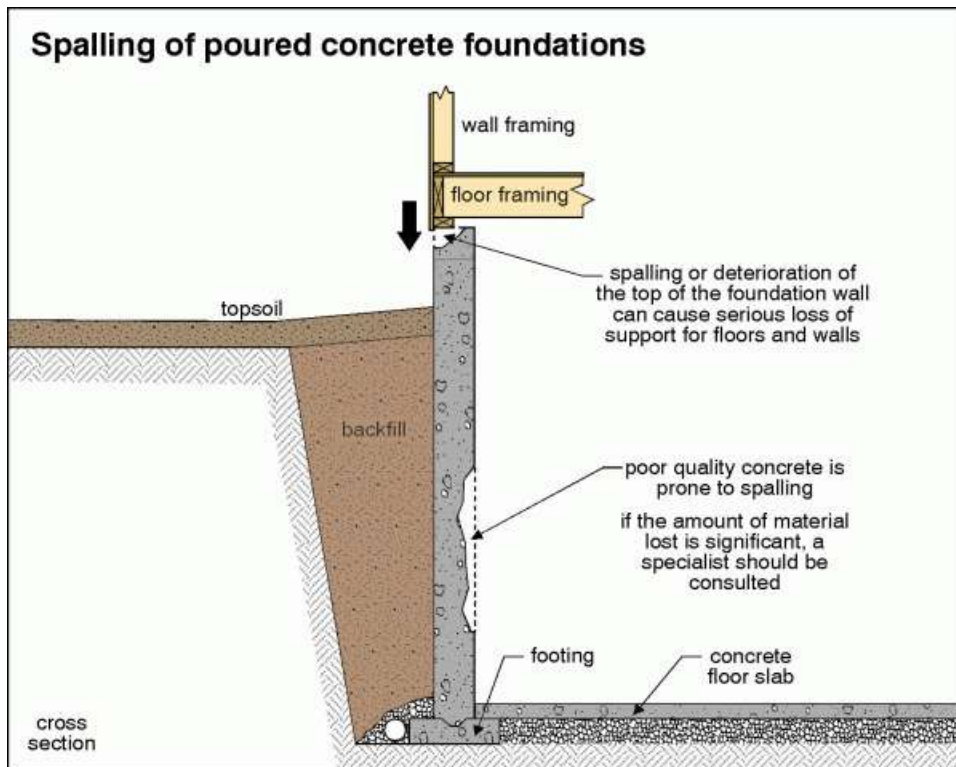
55. Typical minor cracks

19. Condition: • [Spalling, crumbling or broken material](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Exterior

Task: Further evaluation Monitor







56. Spalling, crumbling or broken material



57. Spalling, crumbling or broken material



58. Spalling, crumbling or broken material



59. Spalling, crumbling or broken material



60. Spalling, crumbling or broken material



61. Spalling, crumbling or broken material





62. Spalling, crumbling or broken material



63. Spalling, crumbling or broken material



64. Spalling, crumbling or broken material



65. Spalling, crumbling or broken material



66. Spalling, crumbling or broken material



67. Spalling, crumbling or broken material

## FLOORS \ Columns or piers

**20. Condition:** • Moisture break missing causing wooden post to absorb moisture from the concrete

**Implication(s):** Rot

**Location:** Crawl Space

**Task:** Correct



68. Moisture break missing causing wooden post...

## FLOORS \ Beams

**21. Condition:** • Water stains

**Location:** Crawl Space

**Task:** Monitor



69. Water stains

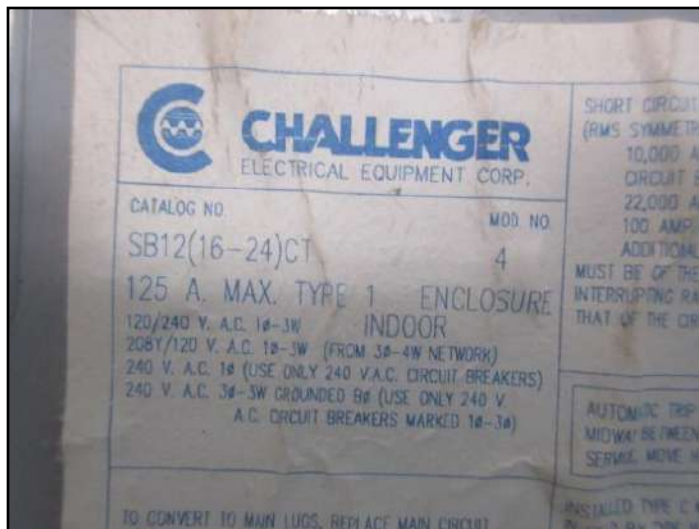


## Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

Main disconnect/service box rating:

- [125 Amps](#)



70. 125 Amps

Main disconnect/service box type and location:

- [Breakers - utility room](#)



71. Breakers - utility room

Electrical panel manufacturers: • Challenger



72. Challenger

**Distribution wire (conductor) material and type:**

- [Copper - non-metallic sheathed](#)



73. Copper - non-metallic sheathed

- Aluminum - single strand (solid)
- [Aluminum to major appliances](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present



## Limitations

### Circuit labels:

- The accuracy of the circuit index (labels) was not verified.



74. The accuracy of the circuit index (labels)...

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

22. Condition: • [Openings in panel](#)

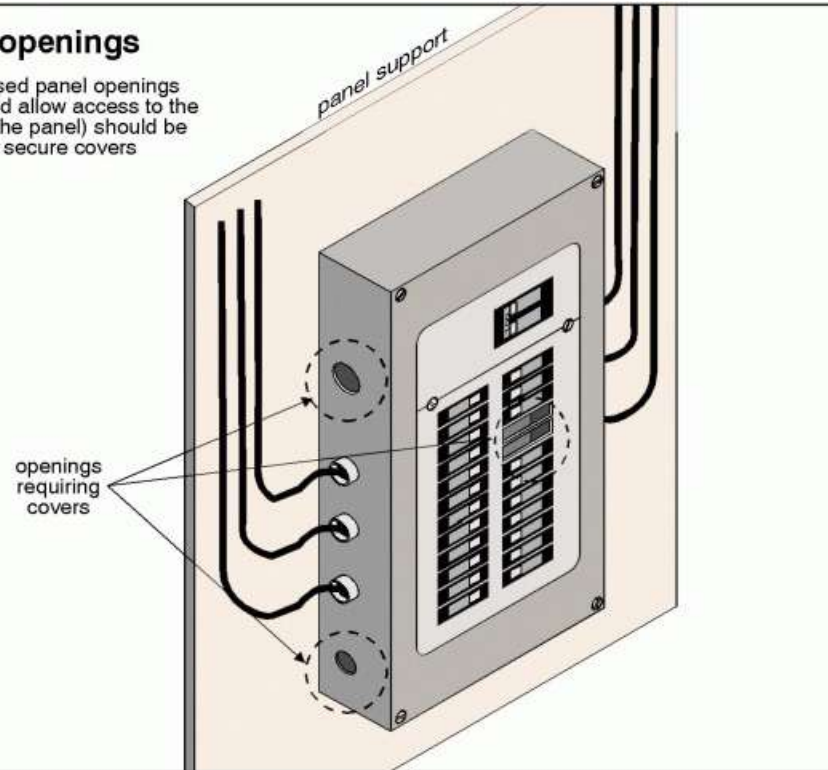
Implication(s): Electric shock | Fire hazard

Location: Laundry Area

Task: Improve

## Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



75. Openings in panel



76. Openings in panel

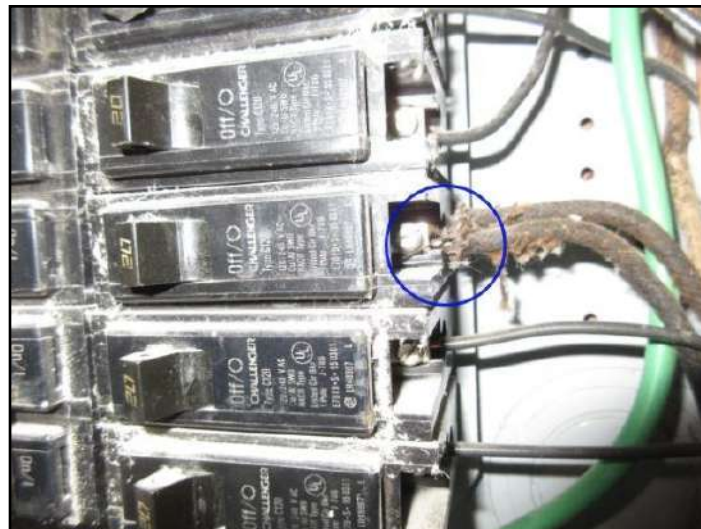
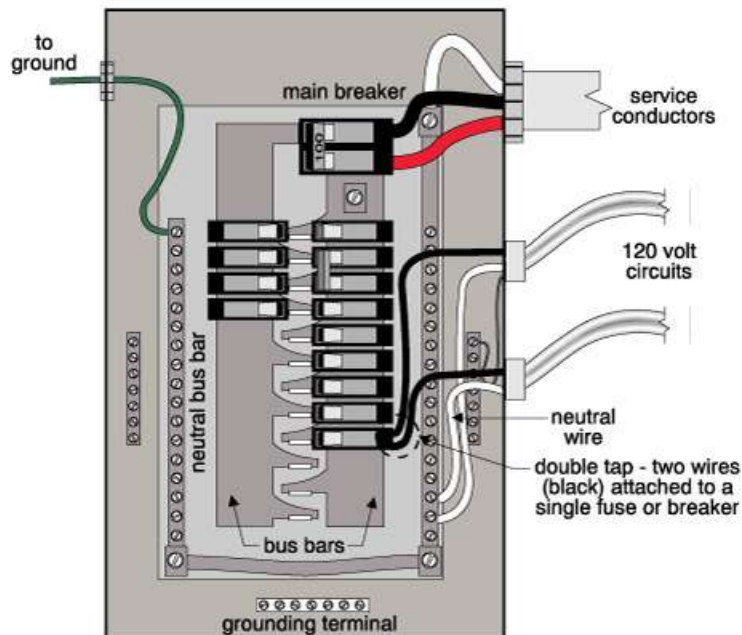
**23. Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Location:** Laundry Area

**Task:** Further evaluation



**Double tapping (double lugging)**

77. Double taps

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

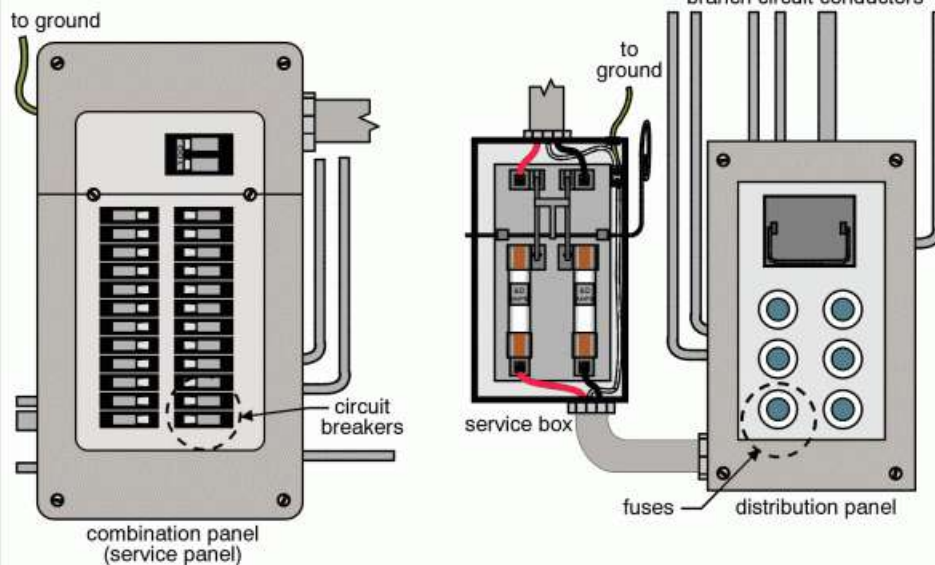
24. Condition: • [Fuses or breakers too big](#)

Implication(s): Equipment overheating | Fire hazard

Location: Laundry Area

Task: Further evaluation

### Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses  
check that the overcurrent devices are compatible with  
the branch circuit conductors

### Common household wire and fuse sizes

#### 14 AWG copper wire



##### common uses:

most circuits for lighting and receptacles, electric baseboard heaters

##### typical fuse/breaker size:

15 amps

#### 10 AWG copper wire



##### common uses:

electric clothes dryers, air conditioners, water heaters

##### typical fuse/breaker size:

30 amps

#### 12 AWG copper wire



##### common uses:

some receptacles, electric baseboard heaters, small air conditioners

##### typical fuse/breaker size:

20 amps

#### 8 AWG copper wire



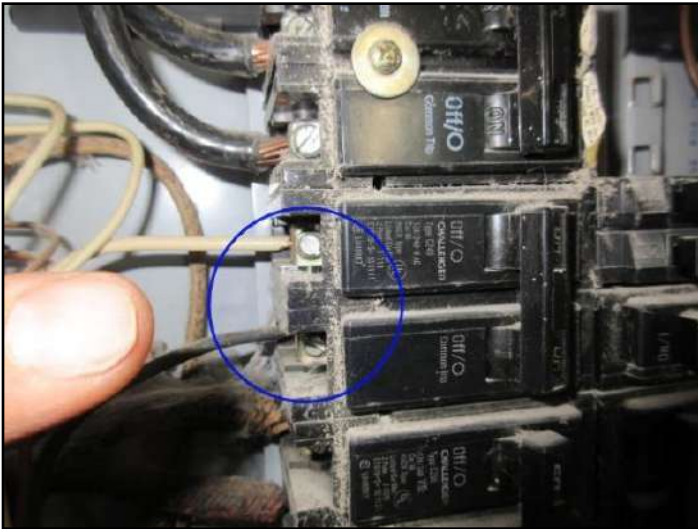
##### common uses:

electric stoves and ovens

##### typical fuse/breaker size:

40 amps





78. Fuses or breakers too big



79. Fuses or breakers too big

25. Condition: • [Loose breakers or fuses](#)

Implication(s): Electric shock | Fire hazard

Location: Laundry Area

Task: Further evaluation



80. Loose breakers or fuses

## DISTRIBUTION SYSTEM \ Wiring - installation

26. Condition: • [Flexible conduit needed](#)

Implication(s): Electric shock

Location: Kitchen Laundry Area

Task: Improve

# ELECTRICAL

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

INSULATION

PLUMBING

INTERIOR



81. Flexible conduit needed



82. Flexible conduit needed



83. Flexible conduit needed



84. Flexible conduit needed



85. Flexible conduit needed



**DISTRIBUTION SYSTEM \ Outlets (receptacles)****27. Condition:** • [Ungrounded](#)**Implication(s):** Electric shock**Location:** Throughout**Task:** Improve**86. Ungrounded****87. Ungrounded****88. Ungrounded****89. Ungrounded**



90. Ungrounded



91. Ungrounded

28. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Laundry area Kitchen

Task: Improve

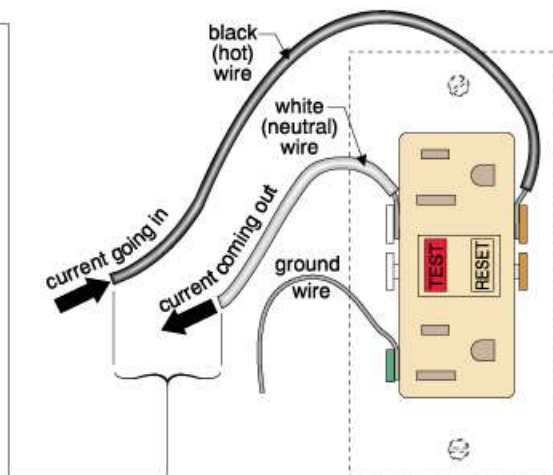
### Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires  
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down





92. No GFCI/GFI (Ground Fault Circuit...



93. No GFCI/GFI (Ground Fault Circuit...

29. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Bathroom

Task: Further evaluation



94. Test faulty on GFCI/GFI (Ground Fault...



# HEATING

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

**System type:** • [Space heaters](#)

**Fuel/energy source:** • [Electricity](#)

## Recommendations

**SPACE HEATER \ Electric baseboard heater/space heater**

**30. Condition:** • [Fan noisy, inoperative, loose or dirty](#)

**Implication(s):** Reduced system life expectancy | Fire hazard | No heat for building

**Location:** Northeast Bedroom

**Task:** Repair or replace



**95.** *Fan noisy, inoperative, loose or dirty*

# INSULATION AND VENTILATION

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

### Attic/roof insulation material:

- [Glass fiber](#)
- [Mineral wool \(rock wool\)](#)



96. Mineral wool (rock wool)



97. Mineral wool (rock wool)



98. Mineral wool (rock wool)



99. Mineral wool (rock wool)

### Attic/roof insulation amount/value:

- 15 inches

# INSULATION AND VENTILATION

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



100. 15 inches



101. 15 inches

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Floor above basement/crawlspace insulation material:

• [Glass fiber](#)



102. Glass fiber



103. Glass fiber





104. Glass fiber

Crawlspace ventilation: • [Wall Vents](#)

## Recommendations

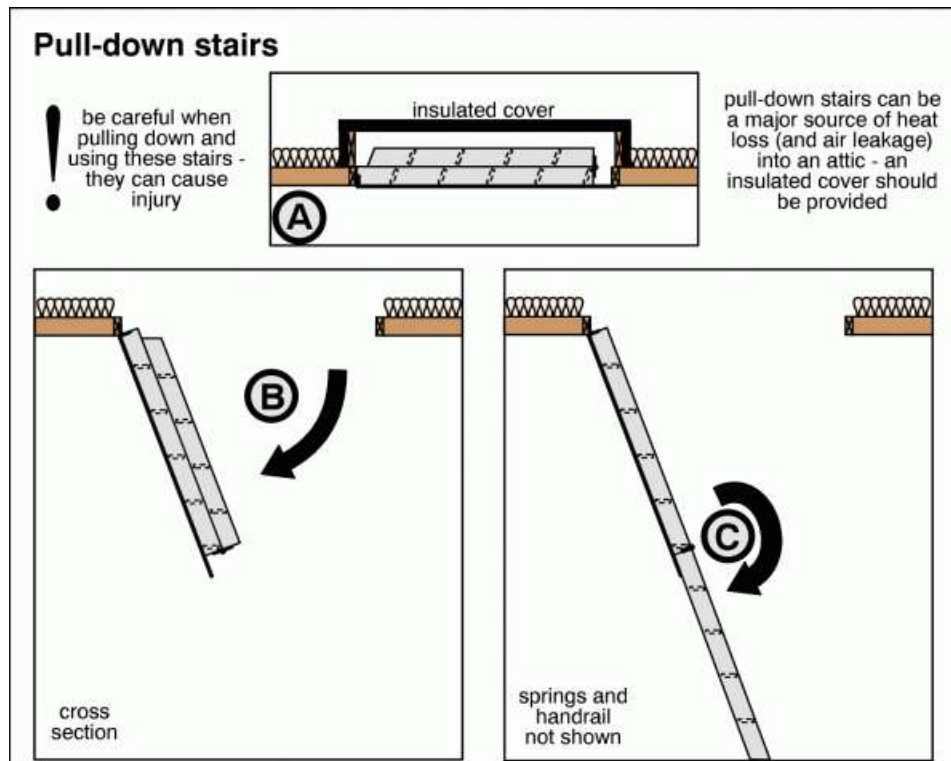
### ATTIC/ROOF \ Pull-down stairs/ladder

31. Condition: • [Unsafe to climb](#)

Implication(s): Physical injury

Location: Hall

Task: Correct



# INSULATION AND VENTILATION

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



105. Unsafe to climb



106. Unsafe to climb

## FOUNDATION \ Crawlspace ventilation

**32. Condition:** • Obstructed

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Throughout Exterior

**Task:** Correct



107. Obstructed



108. Obstructed

# INSULATION AND VENTILATION

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



109. *Obstructed*



110. *Obstructed*



## Description

### Water supply source:

- Public



111. Public

### Main water shut off valve at the: • Meter

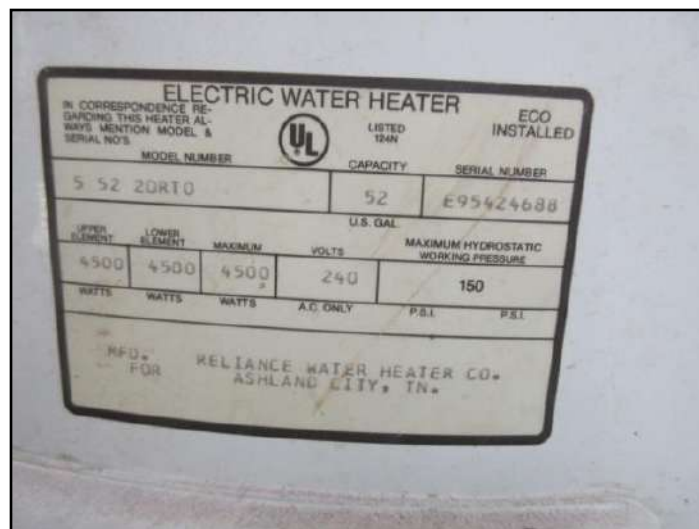
### Water heater type: • [Conventional](#)

### Water heater location: • Laundry area

### Water heater fuel/energy source: • [Electric](#)

### Water heater manufacturer: • Reliance Water Heater Co.

### Water heater tank capacity: • 52 gallons



112. 52 gallons

### Water heater approximate age:

- 25 years

# PLUMBING

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

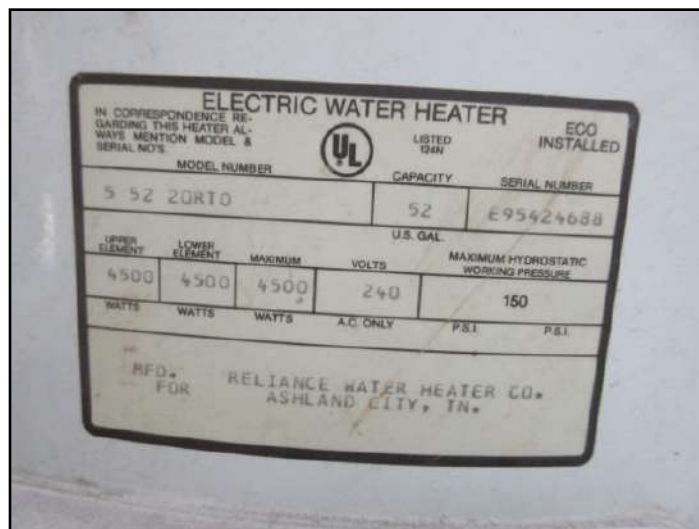
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



113. 25 years

## Waste and vent piping in building:

- [ABS plastic](#)
- [Cast iron](#)



114. Cast iron



115. Cast iron

- [Galvanized steel](#)

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

33. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative

Location: Laundry Area

Task: Correct

# PLUMBING

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



116. Leak

## WATER HEATER \ Tank

34. Condition: • Missing seismic straps

Location: Laundry Area

Task: Correct



117. Missing seismic straps

## WATER HEATER \ Temperature/pressure relief valve

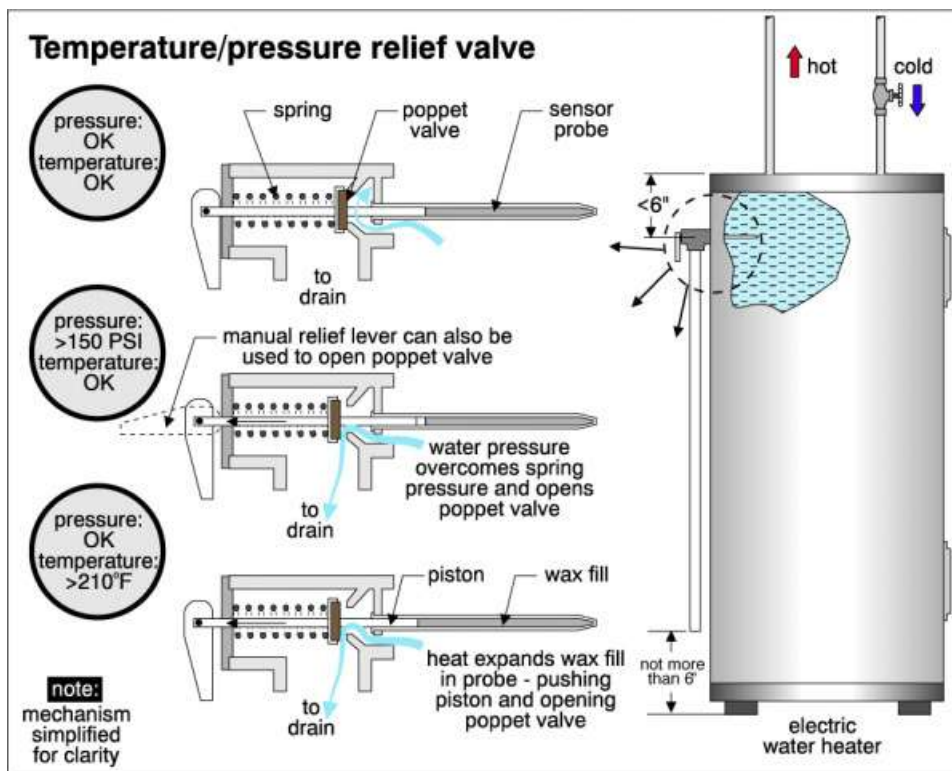
35. Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Laundry Area

Task: Correct





118. Discharge tube missing

## WASTE PLUMBING \ Drain piping - performance

**36. Condition:** • Signs of seepage, but was unable to confirm at the time of inspection

**Location:** Crawl Space

**Task:** Monitor



119. Signs of seepage, but was unable to confirm...

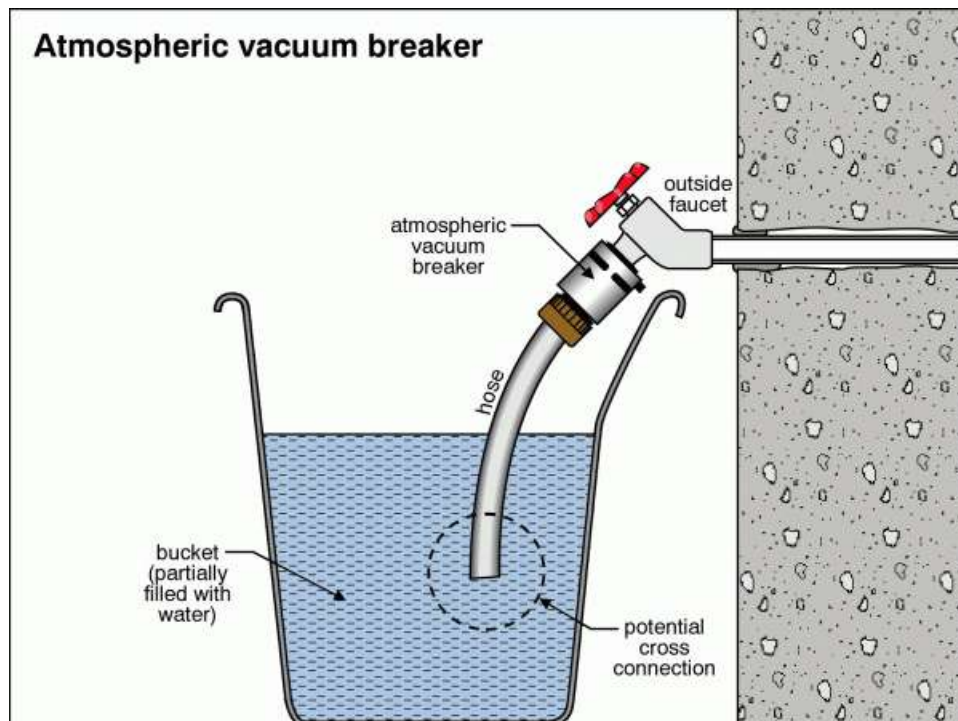
## FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

37. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Throughout Exterior

Task: Improve



# PLUMBING

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



120. Backflow prevention missing



121. Backflow prevention missing

## FIXTURES AND FAUCETS \ Faucet

38. Condition: • [Drip, leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Correct



122. Drip, leak



123. Drip, leak

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

39. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Bathroom

Task: Improve





124. Drain stop ineffective

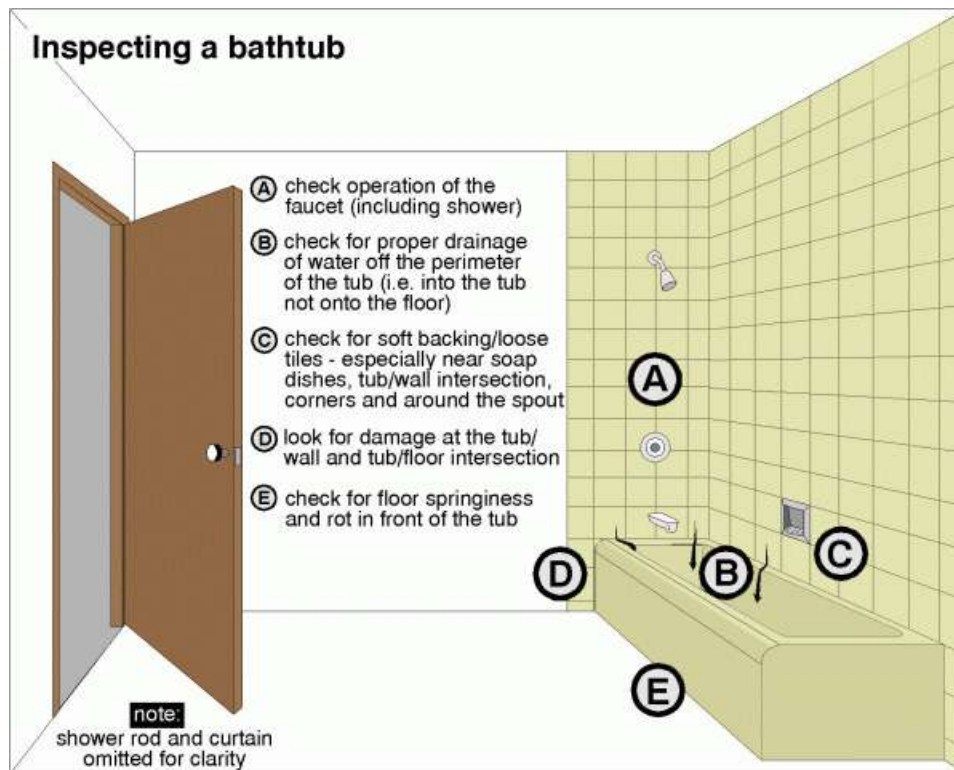
## FIXTURES AND FAUCETS \ Bathtub

40. Condition: • [Slow drain](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Bathroom

Task: Improve





125. Slow drain

## FIXTURES AND FAUCETS \ Toilet

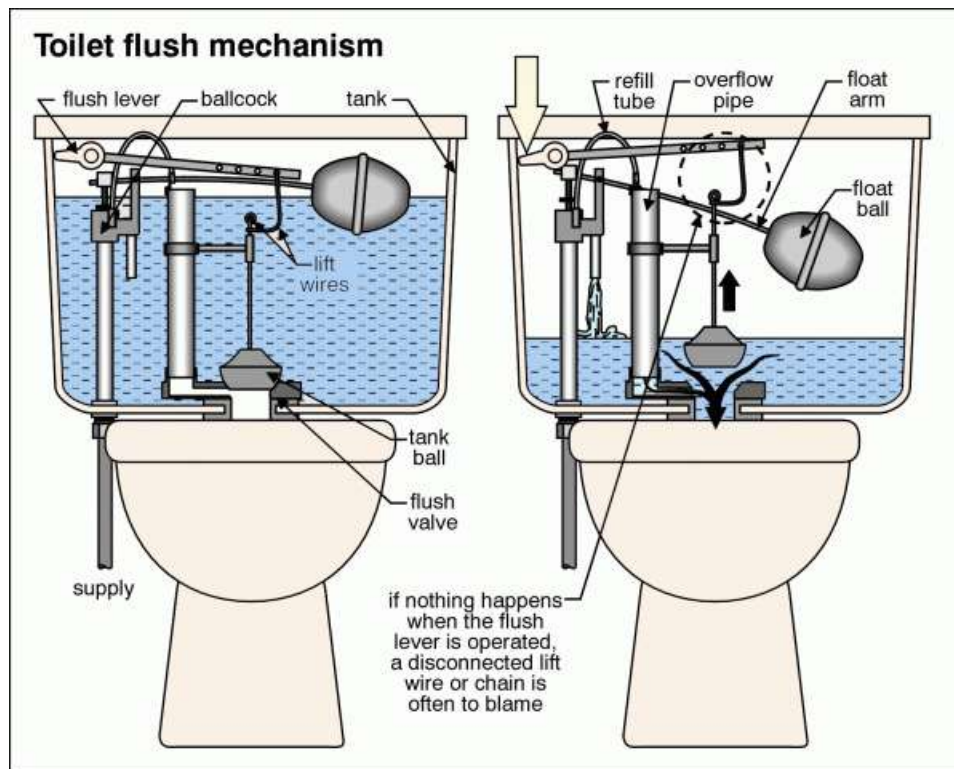
### 41. Condition: • [Flush mechanism inoperative](#)

Flush mechanism was inoperative on arrival and was functional upon departure

**Implication(s):** Equipment failure | Sewage entering the building

**Location:** Bathroom

**Task:** Monitor





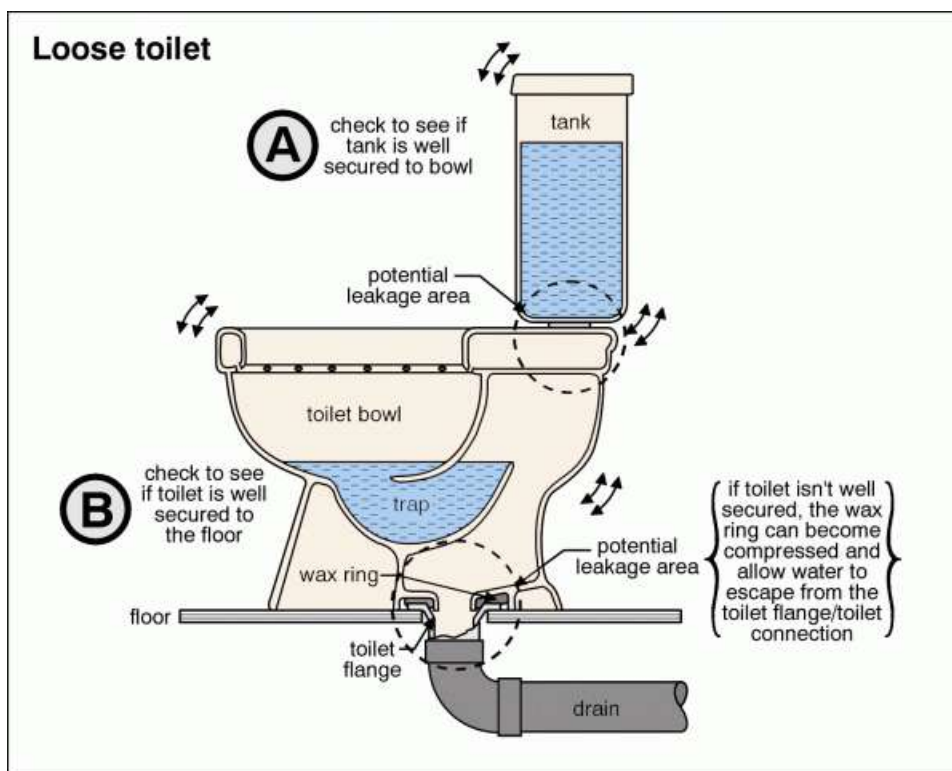
126. Flush mechanism was inoperative

**42. Condition:** • [Loose](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building | Possible hidden damage

**Location:** Bathroom

**Task:** Improve





# PLUMBING

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



127. Loose

# INTERIOR

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Limitations

### Inspection limited/prevented by:

- Storage/furnishings



128. Storage/furnishings



129. Storage/furnishings



130. Storage/furnishings



131. Storage/furnishings

# INTERIOR

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



132. Storage/furnishings

## Recommendations

### WALLS \ General notes

**43. Condition:** • Cracks

**Location:** Dining Room Living Room

**Task:** Monitor



133. Cracks



134. Cracks



# INTERIOR

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



135. Cracks



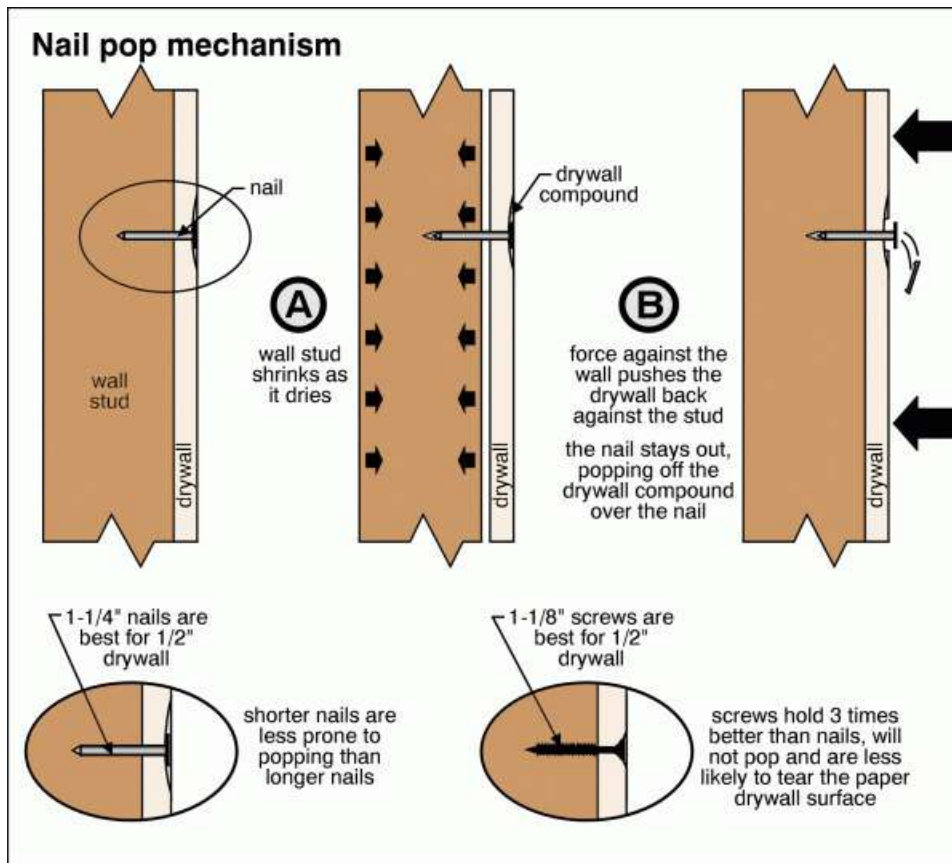
136. Cracks

## WALLS \ Plaster or drywall

44. Condition: • [Nail pops](#)

Location: West Living Room

Task: Monitor



# INTERIOR

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

[www.allabouthomeinspections.net](http://www.allabouthomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



137. Nail pops

## WINDOWS \ Hardware

**45. Condition:** • Adjustment needed

**Location:** Northeast Bedroom

**Task:** Improve



138. Adjustment needed

## DOORS \ Doors and frames

**46. Condition:** • [Weatherstripping missing or ineffective](#)

**Implication(s):** Chance of water entering building | Increased heating and cooling costs | Reduced comfort

**Location:** West Exterior

**Task:** Improve



139. Weatherstripping missing or ineffective

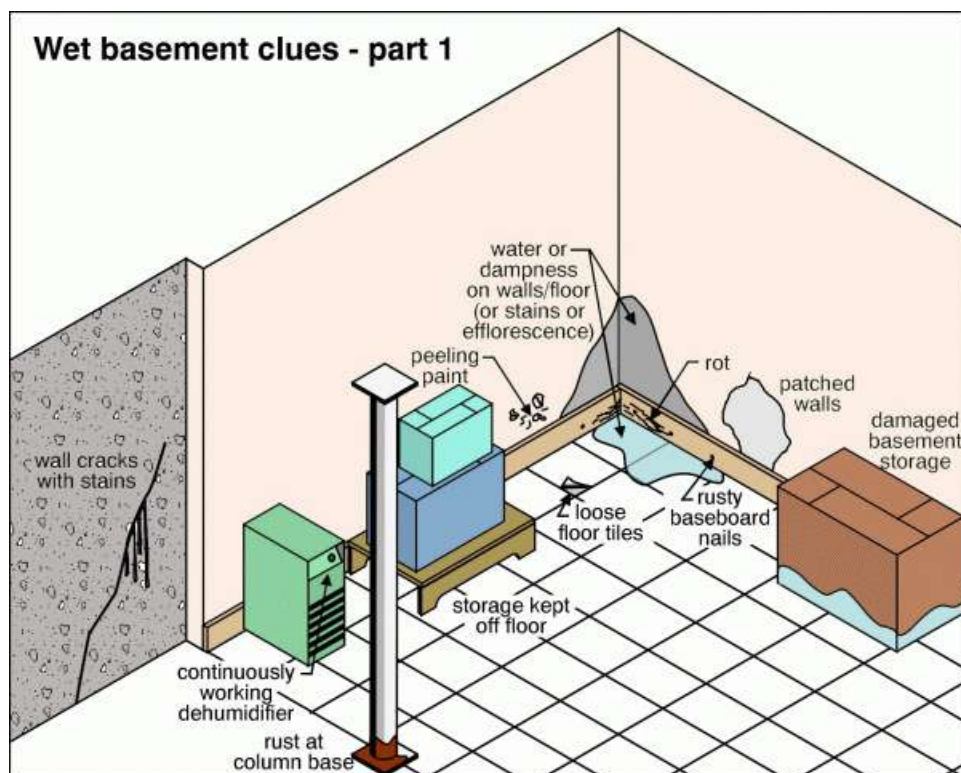
## CRAWLSPACE \ Wet crawlspace - evidence

47. Condition: • [Water marks](#)

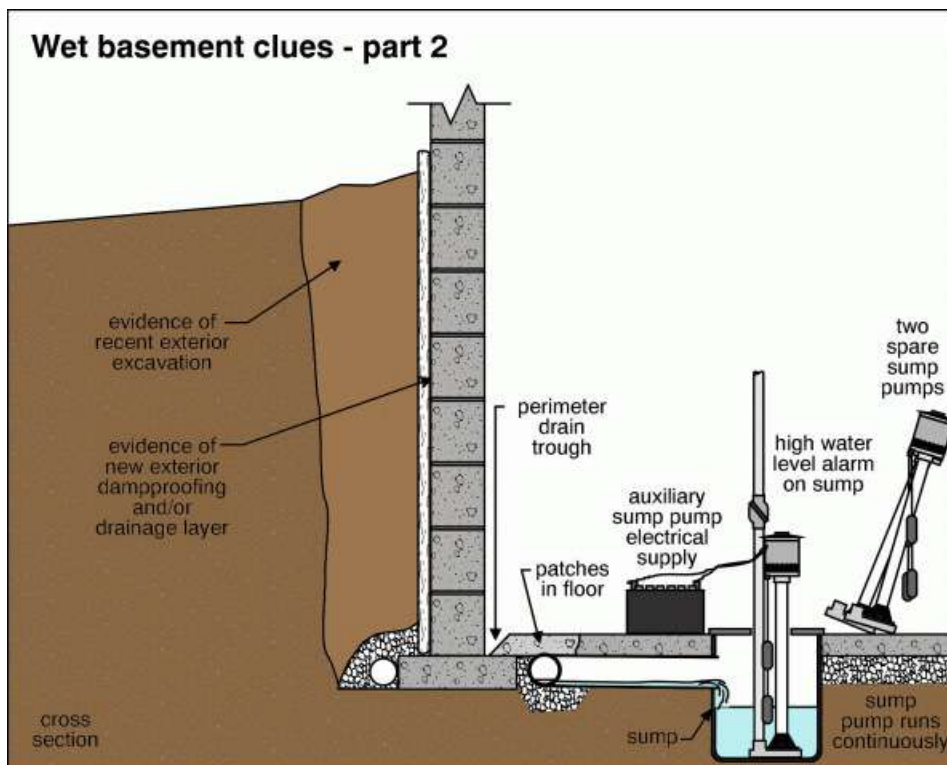
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Crawl Space

Task: Monitor







140. Water marks



141. Water marks



142. Water marks



143. Water marks

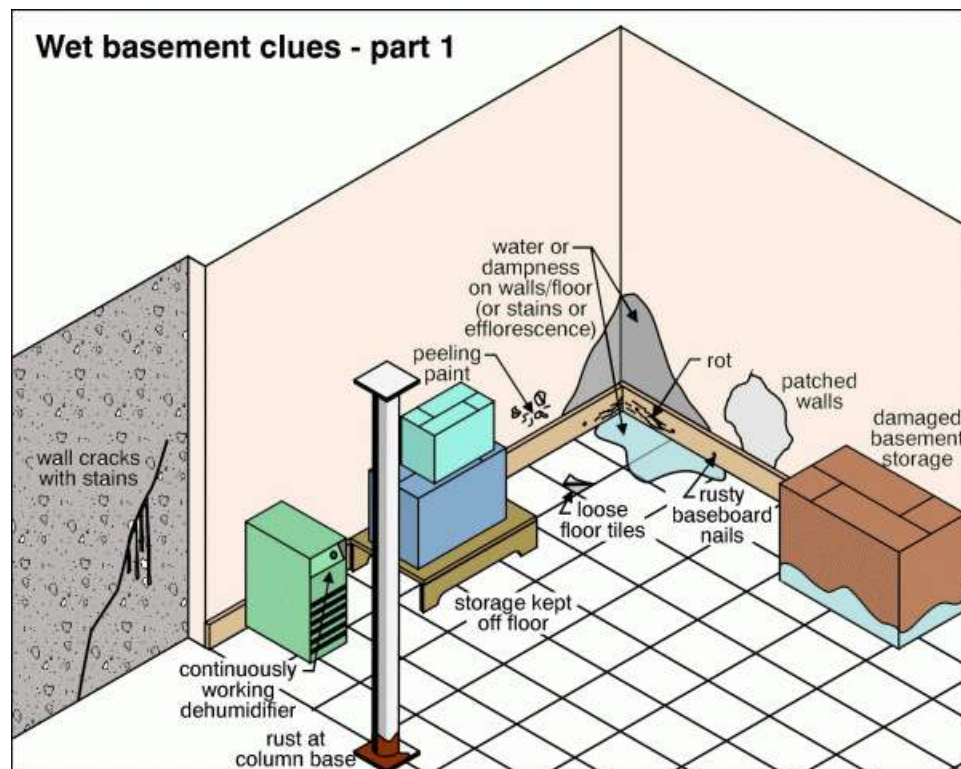
**48. Condition:** • [Water on floor](#)

- 1) Suggest starting off with making sure the gutters and downspouts are flowing water away from the building
- 2) Remove obstructions from crawlspace vents
- 3) Monitor crawlspace water level for possible further action required

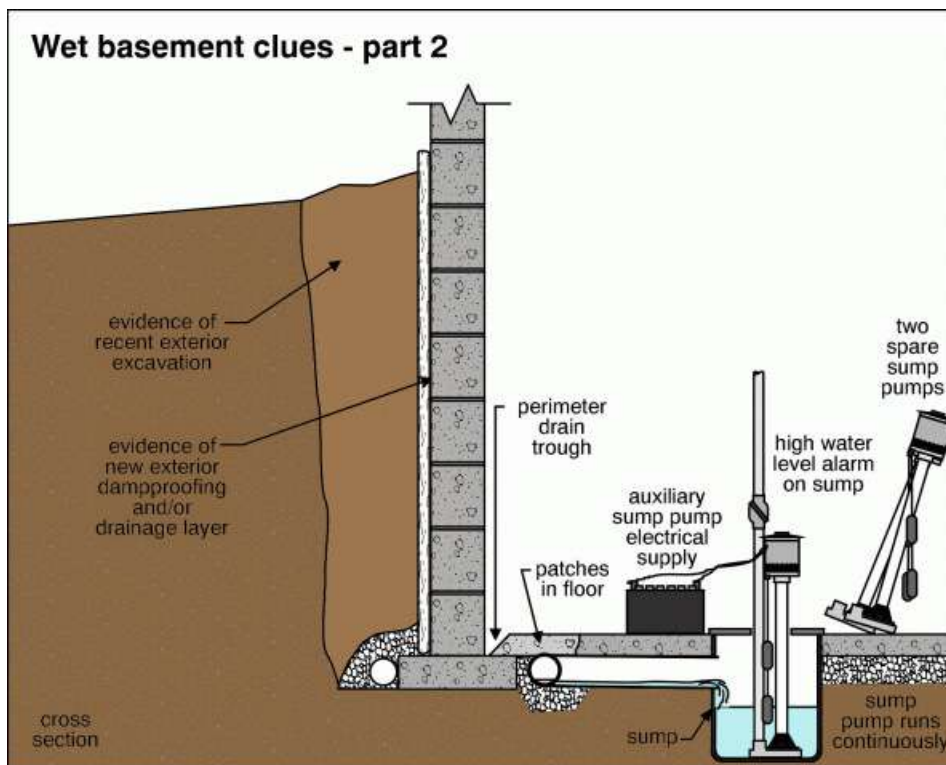
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Crawl Space

**Task:** Further evaluation







144. Water on floor



145. Water on floor



# INTERIOR

123 Main St, Oregon, OR February 3, 2020

Report No. 1127

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

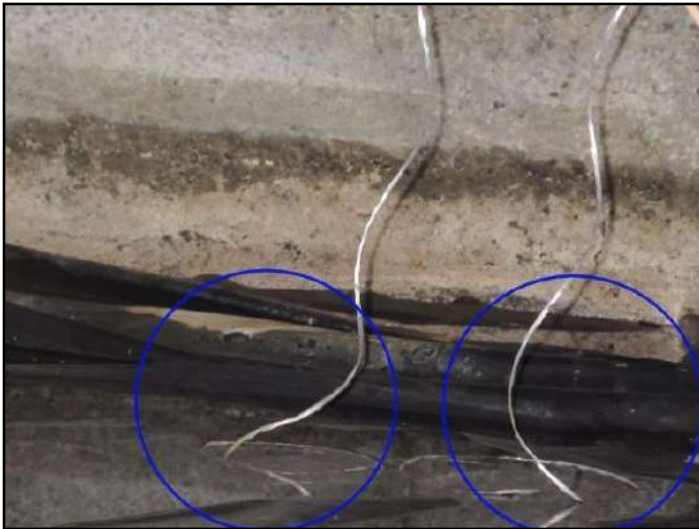
INTERIOR



146. Water on floor



147. Water on floor



148. Water on floor



149. Water on floor

## APPLIANCES \ Dryer

49. Condition: • Screen on vent termination

Implication(s): Chance of condensation damage to finishes and/or structure | Equipment ineffective | Fire hazard

Location: East Exterior

Task: Correct



150. Screen on vent termination

**END OF REPORT**