



Inspection Report

Sample Customer

Property Address:
3114 Ne Barnes St
Portland OR 97212



Insight Property Inspection

**Aric Outlaw OCHI# 1148
18033 NW Sauvie Island Rd.
Portland, OR 97231
(503) 830-3335**

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General Summary



Insight Property Inspection

Insight Property Inspection

18033 NW Sauvie Island Rd.
Portland, OR 97231
(503) 830-3335

Customer

Sample Customer

Address

3114 Ne Barnes St
Portland OR 97212

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Repair, Replace or Install

Organic matter growing on the roof can dramatically shorten the life of the shingles. I recommend a roof maintenance company take measures to safely and effectively remove this matter without damaging the composition shingles. NOTE: Power washing can remove the protective granules from the shingles causing permanent damage. I recommend only qualified and experienced contractors use this method of removal.

1.2 Skylights, Chimneys and Roof Penetrations

Repair, Replace or Install

The bricks and/or mortar is deteriorated and needs repair. A licensed chimney repair contractor should review and make repairs as appropriate.

1.4 Roof Drainage Systems (gutters and downspouts)

Repair, Replace or Install

The gutter downspouts need to be extended away from the foundation at least 6'. Ensure that water flows away from the structure.

1.7 Insulation in Attic

Repair, Replace or Install

I recommend adding more insulation in the attic to improve overall thermal efficiency of the home.

2. Exterior

2.0 Wall Cladding, Flashing and Trim

Repair, Replace or Install

(1) Wood to earth contact is noted at the siding and trim around the basement windows. This can cause rot and invites unwanted pests including but not limited to termites and carpenter ants, into the home. I recommend 4" to 6" of clearance between siding and earth.

(2) Trim or siding is touching the roofing surface. This is a conducive condition to rot at the ends of the siding. I recommend 1/2" to 1" clearance between siding/trim and roof surfaces.

(3) Rot is noted around some of the trim surrounding windows. All damaged wood should be removed and replaced with new.

2.3 Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings

Repair, Replace or Install

The handrails at the front porch are not secure. I recommend a licensed contractor evaluate and make repairs as appropriate to ensure safe handrails/railings.(Picture 1)

The steps to the front entry are of different heights. This poses a trip hazard. As a safety precaution I recommend these steps be built with even rise and run.(Picture 2)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair, Replace or Install

(1) Vegetation touching the house should be trimmed and maintained 6" to 8" from the structure to help prevent damage to the paint/siding and to help deter unwanted pests and moisture.

(2) There is a negative slope towards the home. Grading should fall away from the structure/foundation for at least 6'. Where this is not possible, drainage should be provided. I am unable to determine if sub surface drainage has been installed.

2.7 Outlets/Light Fixtures (Exterior)

Repair, Replace or Install

Exterior outlets indicate an open ground and are not GFCI protected. This is a safety item and corrections are advised by a licensed electrical contractor.

2.8 Exterior Venting Louvers/Baffles (Laundry, Vent Hood, Bathrooms)

Repair, Replace or Install

The louver/baffle at the exterior is damaged, missing, or otherwise stuck open. This device should be repaired or replaced to prevent unwanted pests from entering the dryer venting and nesting or causing damage.

3. Structural Components

3.0 Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair, Replace or Install

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

4. Garage

4.0 Garage Exterior (detached garage)

Repair, Replace or Install

4. Garage

Wood to earth contact is noted at the siding. This can cause rot and invites unwanted pests including but not limited to termites and carpenter ants, into the home. I recommend 4" to 6" of clearance between siding and earth.

4.1 Garage Windows

Repair, Replace or Install

Some of the windows are broken. I recommend all broken panes be replaced.

4.3 Garage Door (s)

Repair, Replace or Install

The garage doors are difficult to operate and may need repairs or adjustments to function as intended.

4.5 Garage Electrical

Repair, Replace or Install

- A separate electrical junction box is needed in the garage.
- Many of the outlets or switches do not have covers installed.
- Outlets in the garage should be GFCI protected

A licensed electrician should make corrections as necessary.

5. Kitchen and Laundry Components and Appliances

5.6 Plumbing- Drain and Vent Systems

Repair, Replace or Install

Loose, improper or sub-standard plumbing is noted under the sink. Repairs are needed.

5.7 Plumbing- Water Supply, Faucets and Fixtures

Repair, Replace or Install

The sprayer at the kitchen faucet is leaking and needs repairing or replacement.

5.11 Range Hood

Repair, Replace or Install

The dimmer function on the vent hood lights did not function at the time of inspection. Repairs are needed for this feature to work

5.13 Food Waste Disposer

Repair, Replace or Install

The garbage disposal is stuck and was not functioning as designed at the time of inspection

6. Rooms

6.3 Doors (Representative number)

Repair, Replace or Install

Minor hardware adjustments are needed at doors that rub/stick or do not close properly.

6.4 Windows (Representative number)

Repair, Replace or Install

There are cracked panes of glass in some windows throughout home.

6.5 Outlets, Switches and Fixtures

Repair, Replace or Install

Globeless fixtures in closets or areas used for storage are a fire hazard. I recommend replacing these fixtures with ones with globes.

7(A). Upstairs Bath

7.2.A Windows

Repair, Replace or Install

A couple of the windows have cracked glass. I recommend the broken panes be replaced.

7.7.A Shower, Tub and Enclosure

Repair, Replace or Install

tub finish is deteriorated

7(B). Hall Bath

7.1.B Doors (Representative number)

Repair, Replace or Install

repair door knob

7.3.B Plumbing Drain, Waste and Vent Systems

Repair, Replace or Install

the lid to the toilet tank is cracked and should be replaced.

7.4.B Plumbing Water Supply and Distribution Systems and Fixtures

Repair, Replace or Install

The shower head or controls do not appear to be secured to a framing member and are loose in the wall. Damage from moisture penetration or broken pipes is possible. I recommend these pipes be securely attached to a framing member.

8. Plumbing System

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair, Replace or Install

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

9. Electrical System

9.2 Branch Wiring, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair, Replace or Install

(1) Extension cords are used as permanent wiring which is a safety/fire hazard. Devices should be plugged directly into a permanent outlet. Where a permanent outlet is not available one should be installed.

(2) Extension cords are used as permanent wiring which is a safety/fire hazard. Devices should be plugged directly into a permanent outlet. Where a permanent outlet is not available one should be installed.

9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair, Replace or Install

Open grounds at three pronged outlets and/or original 2 prong outlets are noted thru out the home. I recommend a licensed electrician make corrections as appropriate to ensure that these outlets are properly grounded. Upgrading all outlets to modern grounded 3 prong outlets is advised.

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Repair, Replace or Install

The basement outlets are not GFCI protected. Corrections are advised as a safety precaution.

9. Electrical System

9.7 Smoke Detectors

Repair, Replace or Install

I recommend all smoke alarm batteries be replaced at move in and detectors to be tested weekly/monthly as per manufacturers instructions move alarm from front left bedroom to a more appropriate location

9.8 Carbon Monoxide Detectors

Repair, Replace or Install

outside bedroom in basement

10. Heating / Central Air Conditioning

10.1 Normal Operating Controls

Repair, Replace or Install

The thermostat is loose on wall. I recommend repair or replace as needed.

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair, Replace or Install

Taping is needed at plenum at the furnace to improve overall efficiency.

10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Repair, Replace or Install

The fire box is full of ashes. I recommend the fireplace and chimney flue be cleaned before use.(Picture 1)

Deteriorated brick and mortar is noted in the firebox. A chimney repair contractor or mason should evaluate and make repairs as appropriate.(Picture 2)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Date: 10/11/2012	Time:	Report ID:
Property: 3114 Ne Barnes St Portland OR 97212	Customer: Sample Customer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from: windows and ground with binoculars	Roof-Type: Gable	Roof Covering: Architectural
Chimney (exterior): Brick	Sky Light(s): None	Roof Ventilation: Passive
Method used to observe attic: From entry	Attic Access and Features: Ceiling Panel Vertical Wall Panel/Door	Attic Insulation: Blown

Items

1.0 Roof Coverings

Comments: Repair, Replace or Install

Organic matter growing on the roof can dramatically shorten the life of the shingles. I recommend a roof maintenance company take measures to safely and effectively remove this matter without damaging the composition shingles. NOTE: Power washing can remove the protective granules from the shingles causing permanent damage. I recommend only qualified and experienced contractors use this method of removal.



1.0 Picture 1

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Repair, Replace or Install

The bricks and/or mortar is deteriorated and needs repair. A licensed chimney repair contractor should review and make repairs as appropriate.

1.3 Roof Ventilation

Comments: Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Repair, Replace or Install

The gutter downspouts need to be extended away from the foundation at least 6'. Ensure that water flows away from the structure.



1.4 Picture 1



1.4 Picture 2

1.5 Roof Structure and Attic (Report leak signs or condensation)

Comments: Inspected

1.6 Ventilation Fans and Thermostatic Controls (Attic)

Comments: Not Present

1.7 Insulation in Attic

Comments: Repair, Replace or Install

I recommend adding more insulation in the attic to improve overall thermal efficiency of the home.



1.7 Picture 1

1.8 Visible Electric Wiring in Attic

Comments: Inspected

1.9 Bathroom and Laundry Ventilation Ducting

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Wood
Cement-Fiber

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps

Driveway:

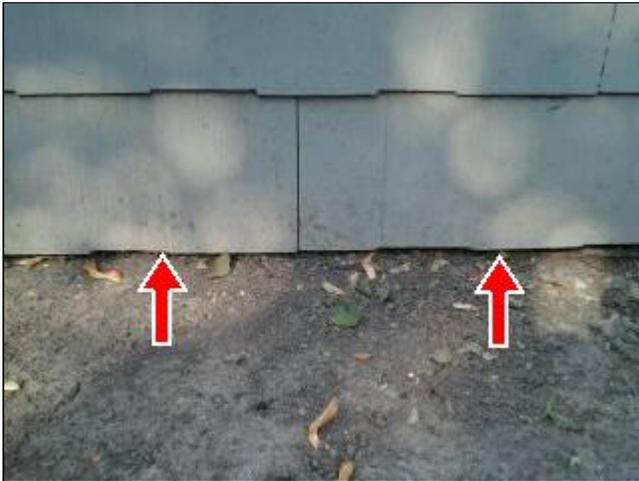
Concrete

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Repair, Replace or Install

(1) Wood to earth contact is noted at the siding and trim around the basement windows. This can cause rot and invites unwanted pests including but not limited to termites and carpenter ants, into the home. I recommend 4" to 6" of clearance between siding and earth.



2.0 Picture 1



2.0 Picture 2

(2) Trim or siding is touching the roofing surface. This is a conducive condition to rot at the ends of the siding. I recommend 1/2" to 1" clearance between siding/trim and roof surfaces.

(3) Rot is noted around some of the trim surrounding windows. All damaged wood should be removed and replaced with new.



2.0 Picture 3 stairwell windows

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings

Comments: Repair, Replace or Install

The handrails at the front porch are not secure. I recommend a licensed contractor evaluate and make repairs as appropriate to ensure safe handrails/railings.(Picture 1)

The steps to the front entry are of different heights. This poses a trip hazard. As a safety precaution I recommend these steps be built with even rise and run.(Picture 2)



2.3 Picture 1



2.3 Picture 2

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Repair, Replace or Install

(1) Vegetation touching the house should be trimmed and maintained 6" to 8" from the structure to help prevent damage to the paint/siding and to help deter unwanted pests and moisture.



2.4 Picture 1

(2) There is a negative slope towards the home. Grading should fall away from the structure/foundation for at least 6'. Where this is not possible, drainage should be provided. I am unable to determine if sub surface drainage has been installed.



2.4 Picture 2

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Plumbing Water Faucets (hose bibs)

Comments: Inspected

2.7 Outlets/Light Fixtures (Exterior)

Comments: Repair, Replace or Install

Exterior outlets indicate an open ground and are not GFCI protected. This is a safety item and corrections are advised by a licensed electrical contractor.



2.7 Picture 1

2.8 Exterior Venting Louvers/Baffles (Laundry, Vent Hood, Bathrooms)

Comments: Repair, Replace or Install

The louver/baffle at the exterior is damaged, missing, or otherwise stuck open. This device should be repaired or replaced to prevent unwanted pests from entering the dryer venting and nesting or causing damage.



2.8 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Columns or Piers:

Wood piers

Floor System Insulation:

NONE

Items

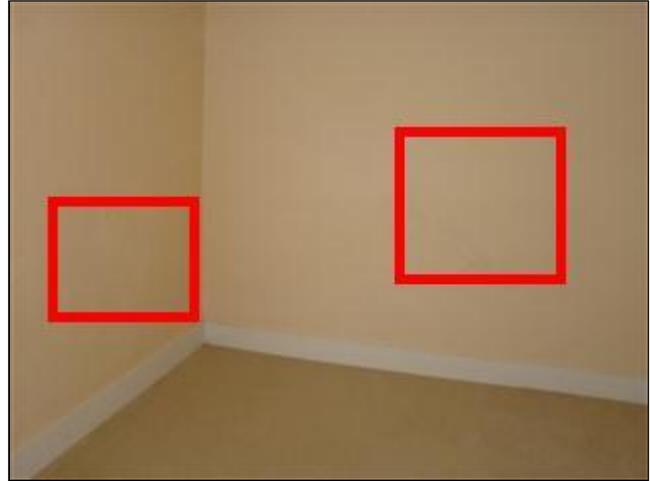
3.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair, Replace or Install

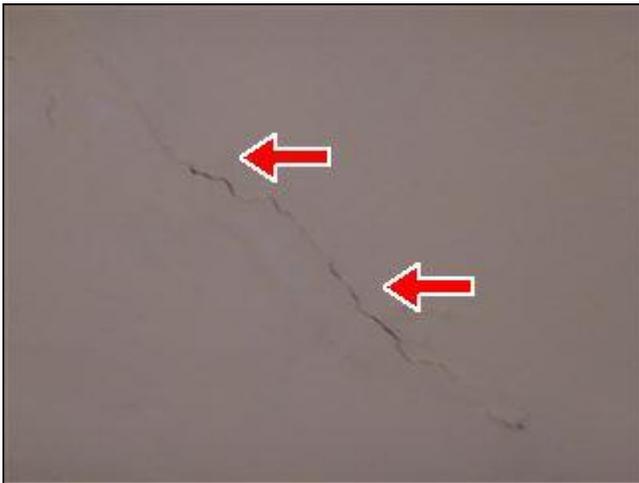
White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

3.1 Columns or Piers

Comments: Inspected

3.2 Insulation (under floor and crawl/basement walls)

Comments: Not Present

3.3 Ventilation of Foundation Area (crawlspacse or basement)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Wood

Auto-opener Manufacturer:

N/A

Items

4.0 Garage Exterior (detached garage)

Comments: Repair, Replace or Install

Wood to earth contact is noted at the siding. This can cause rot and invites unwanted pests including but not limited to termites and carpenter ants, into the home. I recommend 4" to 6" of clearance between siding and earth.



4.0 Picture 1

4.1 Garage Windows

Comments: Repair, Replace or Install

Some of the windows are broken. I recommend all broken panes be replaced.



4.1 Picture 1

4.2 Garage Floor

Comments: Not Present

Major settlement cracks are noted in the garage floor. It appears that additional concrete has already been applied at the top of the floor to level it out. Repair or replace this floor as necessary.

Several cracks in the garage foundation are also noted. I am unable to determine the amount of settling or if this structure will continue to settle over time. A licensed foundation contractor or structural engineer should evaluate for repairs or recommendations as appropriate.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3

4.3 Garage Door (s)

Comments: Repair, Replace or Install

The garage doors are difficult to operate and may need repairs or adjustments to function as intended.

4.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Not Present

4.5 Garage Electrical

Comments: Repair, Replace or Install

- A separate electrical junction box is needed in the garage.
- Many of the outlets or switches do not have covers installed.
- Outlets in the garage should be GFCI protected

A licensed electrician should make corrections as necessary.



4.5 Picture 1



4.5 Picture 2

5. Kitchen and Laundry Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Disposer Brand: IN SINKERATOR	Exhaust/Range hood: VIKING	Range/Oven: VIKING
Built in Microwave: NONE	Cabinetry: Wood	Countertop: Composite
Clothes Dryer Vent Material: Flexible Metal	Dryer Power Source: 220 Electric	

Items

5.0 Ceiling

Comments: Inspected

5.1 Walls

Comments: Inspected

5.2 Floor

Comments: Inspected

5.3 Pantry/Closet Doors

Comments: Inspected

5.4 Windows

Comments: Inspected

5.5 Counters and a representative number of Cabinets

Comments: Inspected

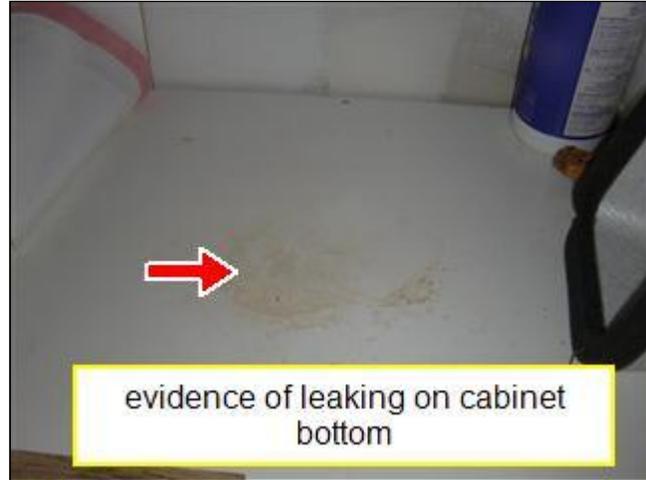
5.6 Plumbing- Drain and Vent Systems

Comments: Repair, Replace or Install

Loose, improper or sub-standard plumbing is noted under the sink. Repairs are needed.



5.6 Picture 1



5.6 Picture 2

5.7 Plumbing- Water Supply, Faucets and Fixtures

Comments: Repair, Replace or Install

The sprayer at the kitchen faucet is leaking and needs repairing or replacement.



5.7 Picture 1

5.8 Outlets, Wall Switches and Fixtures

Comments: Inspected

5.9 Dishwasher

Comments: Inspected

5.10 Ranges/Ovens/Cooktops

Comments: Inspected

5.11 Range Hood

Comments: Repair, Replace or Install

The dimmer function on the vent hood lights did not function at the time of inspection. Repairs are needed for this feature to work



5.11 Picture 1

5.12 Trash Compactor

Comments: Not Present

5.13 Food Waste Disposer

Comments: Repair, Replace or Install

The garbage disposal is stuck and was not functioning as designed at the time of inspection

5.14 Microwave Cooking Equipment

Comments: Not Inspected

5.15 Clothes Dryer Venting

Comments: Inspected

5.16 Laundry Exhaust Vent

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Hardwood T&G

Tile

Interior Doors:

Solid

Wood

Window Types:

Double-hung

Single pane

Items

6.0 Walls

Comments: Inspected

6.1 Floors

Comments: Inspected

6.2 Steps, Stairways, Balconies and Railings

Comments: Inspected

6.3 Doors (Representative number)

Comments: Repair, Replace or Install

Minor hardware adjustments are needed at doors that rub/stick or do not close properly.

6.4 Windows (Representative number)

Comments: Repair, Replace or Install

There are cracked panes of glass in some windows throughout home.



6.4 Picture 1 back left bedroom

6.5 Outlets, Switches and Fixtures

Comments: Repair, Replace or Install

Globeless fixtures in closets or areas used for storage are a fire hazard. I recommend replacing these fixtures with ones with globes.



6.5 Picture 1



6.5 Picture 2



6.5 Picture 3 attic light

6.6 Trim (Baseboards, door and window trim)

Comments: Inspected

6.7 Built in Cabinets

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(A) . Upstairs Bath

Styles & Materials

Exhaust Fans:

Fan only

Items

7.0.A Counters and Cabinets

Comments: Inspected

7.1.A Doors (Representative number)

Comments: Inspected

7.2.A Windows

Comments: Repair, Replace or Install

A couple of the windows have cracked glass. I recommend the broken panes be replaced.



7.2.A Picture 1 stairway windows

7.3.A Plumbing Drain, Waste and Vent Systems

Comments: Inspected

The toilet is in working order and secured tightly to the floor.

7.4.A Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

7.5.A Outlets Switches and Fixtures

Comments: Inspected

7.6.A Exhaust fan

Comments: Inspected

7.7.A Shower, Tub and Enclosure

Comments: Repair, Replace or Install

tub finish is deteriorated



7.7.A Picture 1

7.8.A Floor

Comments: Inspected

7(B) . Hall Bath

Styles & Materials

Exhaust Fans:

Fan only

Items

7.0.B Counters and Cabinets

Comments: Inspected

7.1.B Doors (Representative number)

Comments: Repair, Replace or Install

repair door knob



7.1.B Picture 1

7.2.B Windows

Comments: Inspected

7.3.B Plumbing Drain, Waste and Vent Systems

Comments: Repair, Replace or Install

the lid to the toilet tank is cracked and should be replaced.



7.3.B Picture 1

7.4.B Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Repair, Replace or Install

The shower head or controls do not appear to be secured to a framing member and are loose in the wall. Damage from moisture penetration or broken pipes is possible. I recommend these pipes be securely attached to a framing member.



7.4.B Picture 1

7.5.B Outlets Switches and Fixtures

Comments: Inspected

7.6.B Exhaust fan

Comments: Inspected

7.7.B Shower, Tub and Enclosure

Comments: Inspected

7.8.B Floor

Comments: Inspected

7(C) . Downstairs Bath

Styles & Materials

Exhaust Fans:

Fan only

Items

7.0.C Counters and Cabinets

Comments: Inspected

7.1.C Doors (Representative number)

Comments: Inspected

7.2.C Windows

Comments: Inspected

7.3.C Plumbing Drain, Waste and Vent Systems

Comments: Inspected

The toilet is in working order and secured tightly to the floor.

7.4.C Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

7.5.C Outlets Switches and Fixtures

Comments: Inspected

7.6.C Exhaust fan

Comments: Inspected

7.7.C Shower, Tub and Enclosure

Comments: Inspected

7.8.C Floor

Comments: Inspected

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper Galvanized
Plumbing Waste Line: Cast iron	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Manufacturer: AMERICAN	Water Heater Location: Basement	

Items

8.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

The meter was viewed with no fixtures running in the home and no movement was noted indicating that a leak in the main is unlikely.

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Repair, Replace or Install

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



8.2 Picture 1

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off is located in the basement.



8.3 Picture 1

8.4 Gas Piping, Fuels Storage and Distribution Systems

Comments: Inspected

8.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

8.6 Sump Pump

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER
SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

9.0 Service Entrance Conductors

Comments: Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The panel appears serviceable.



9.1 Picture 1

9.2 Branch Wiring, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Repair, Replace or Install

(1) Extension cords are used as permanent wiring which is a safety/fire hazard. Devices should be plugged directly into a permanent outlet. Where a permanent outlet is not available one should be installed.



9.2 Picture 1

(2) Extension cords are used as permanent wiring which is a safety/fire hazard. Devices should be plugged directly into a permanent outlet. Where a permanent outlet is not available one should be installed.



9.2 Picture 2



9.2 Picture 3

9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair, Replace or Install

Open grounds at three pronged outlets and/or original 2 prong outlets are noted thru out the home. I recommend a licensed electrician make corrections as appropriate to ensure that these outlets are properly grounded. Upgrading all outlets to modern grounded 3 prong outlets is advised.



9.3 Picture 1

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Repair, Replace or Install

The basement outlets are not GFCI protected. Corrections are advised as a safety precaution.



9.4 Picture 1



9.4 Picture 2

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

9.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located at the basement.

9.7 Smoke Detectors

Comments: Repair, Replace or Install

I recommend all smoke alarm batteries be replaced at move in and detectors to be tested weekly/monthly as per manufacturers instructions move alarm from front left bedroom to a more appropriate location



9.7 Picture 1

9.8 Carbon Monoxide Detectors

Comments: Repair, Replace or Install

outside bedroom in basement

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Non-insulated	Filter Type: Disposable
Number of AC Only Units: None	Central Air Manufacturer: NONE	Types of Fireplaces: Conventional
Number of Woodstoves: None		

Items

10.0 Heating Equipment

Comments: Inspected

10.1 Normal Operating Controls

Comments: Repair, Replace or Install

The thermostat is loose on wall. I recommend repair or replace as needed.



10.1 Picture 1

10.2 Automatic Safety Controls

Comments: Inspected

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair, Replace or Install

Taping is needed at plenum at the furnace to improve overall efficiency.



10.3 Picture 1



10.3 Picture 2

10.4 Presence of installed heat source in each room

Comments: Not Present

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Comments: Repair, Replace or Install

The fire box is full of ashes. I recommend the fireplace and chimney flue be cleaned before use.(Picture 1)

Deteriorated brick and mortar is noted in the firebox. A chimney repair contractor or mason should evaluate and make repairs as appropriate.(Picture 2)



10.6 Picture 1



10.6 Picture 2

10.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

10.8 Cooling and Air Handler Equipment

Comments: Not Present

10.9 Presence of installed cooling source in each room

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Insight Property Inspection
18033 NW Sauvie Island Rd.
Portland, OR 97231
(503) 830-3335
Inspected By: Aric Outlaw

Inspection Date: 10/11/2012
Report ID:

Customer Info:	Inspection Property:
Sample Customer 32111 Someplace New Portland OR 97214	3114 Ne Barnes St Portland OR 97212
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
2000-2500 sq.ft.	350.00	1	350.00
Sewer Scope	125.00	1	125.00
Radon Test	155.00	1	155.00

Tax \$0.00
Total Price \$630.00

Payment Method: Check # 1232
Payment Status: Paid At Time Of Inspection
Note: