

# struktûre

home inspection & construction services, LLC

541.285.5152 • [ron@struktureservices.com](mailto:ron@struktureservices.com) • [struktureservices.com](http://struktureservices.com)

po box 178. vida, oregon 97488 • ccb#209288 • ochi#1868

Website: <http://www.struktureservices.com>  
Inspector's email: [ron@struktureservices.com](mailto:ron@struktureservices.com)  
Phone: (541) 285-5152  
Inspector: Ron Bovee  
OCHI #: 1868  
CCB #: 209288



## Property Inspection Report

Client(s): James & Rebecca Edwards

Property address: 259 Acorn Ave.  
Eugene, Or. 97401











Inspection date: **Wednesday, July 13, 2016**

This report published on Wednesday, October 12, 2016 12:10:45 PM PDT

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

### How to Read this Report


This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor defect	Correction only involves a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Repairs Completed	The recommended repairs were completed
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

### General Information

Inspection started: 11:00am  
 Inspection finished: 2:15pm  
 Client present for discussion at end of inspection: No  
 Inspectors name: Ron Bovee  
 Weather conditions during inspection: Dry (no rain)  
 Temperature during inspection: Warm (66 - 75)  
 Ground condition: Dry  
 Recent weather: Dry (no rain)  
 Overnight temperature: Cool  
 Payment method: Credit card  
 Type of building being inspected: Single family  
 Buildings inspected: One house  
 Number of residential units inspected: 1  
 The estimated age of the building: 22 years  
 Source for main buildings age: Municipal records or property listing  
 Front of building faces: South  
 Main entrance of the building faces: South  
 Was the building occupied at the time of the inspection: Yes  
 Re-inspection Date: October 11, 2016

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1)  Throughout this report there will be items that require evaluation, maintenance, repair, and/or replacement as identified by the colored icons. It is my recommendation that repairs be made by a licensed contractor instead of a handyman.

Because of the extensive number of components that are a part of any house or commercial building an equally extensive number of contractors/specialists could be hired to address items that need attention from your report. To help you navigate who should be contacted for these items, I have included the following list to provide you with the type of company/specialist needed:

- Roofing related repairs: Licensed roofing contractor or a licensed general contractor.
- Gutters and downspouts: Licensed rain gutter contractor or a licensed general contractor.
- Exterior drainage and gutter drainage: Landscape contractor or a licensed general contractor.
- Exterior wood, vinyl, composite, cement siding, fascia, window replacement, & exterior door replacement: Licensed general contractor.
- Wood destroying organisms: Licensed general contractor.
- Mold: Licensed contractor specializing in mold abatement.
- Sidewalk, patios, concrete driveways, wood/composite decking: Licensed general contractor.
- Insulation: Licensed insulation contractor.
- Windows, glass, shower doors, and mirrors: Licensed contractor specializing in windows and glass related items.
- Vehicle doors: Licensed garage door contractor.
- Sheetrock: Licensed sheetrock contractor or a licensed general contractor.
- Kitchen appliances: Company specializing in appliance repair and/or replacement.
- Electrical: Licensed electrical contractor.
- Plumbing: Licensed plumbing contractor.
- Wood destroying insects: Licensed exterminator. A licensed general contractor should be able to complete the repairs to the structure itself.

If you are unsure of who to contact for any of the items in your report, please don't hesitate to call me. I am always available to help you navigate through any repairs that may be required or to provide additional information on maintenance related items noted in this report.

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## Grounds

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood


Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete, Paving stones

2)  One or more fences and/or gates were damaged or deteriorated and need repair.

Issues-


- The center gate on the west side of the house was missing.
- Some of the fencing boards and cross members were damaged by fungal rot and required repair.



Photo 2-1



Photo 2-2

3)  Minor deterioration such as cracks were found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

## Electric Service and Exterior Electrical

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Location of main disconnect: Breaker at top of main service panel





Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed, Copper, Aluminum multi-strand

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: No

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4)     One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the exterior wouldn't trip when tested, wouldn't trip with a test instrument, wouldn't reset when tripped and/or were energized when tripped. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Location-





West wall by man door from garage

Outside of front door

Update- October 11, 2016

Repaired- both the outlets noted above were repaired and the GFCI outlets that were installed operated and tested correctly

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5)     One or more electric receptacles at the exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Location-

South side - outlet for sump pump?

Update- October 11, 2016

Repaired- this outlet is now protected by a GFCI device.



- 6)   One or more wall-mounted exterior light fixtures had no caulk installed above the back plate. Water can enter the space behind the back plate and contact wiring. This is a potential shock hazard.



Photo 6-1

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## Roof

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable




Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Metal

Gutter and downspout installation: Full

7)    One or more downspouts or elbows were loose or detached. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms.

Locations-

North-west corner of the house

Update- October 11, 2016

Repaired- the downspout was re-attached to the gutter



Photo 7-1




8)   Exposed fasteners for rooftop items such as dish antennas, roof shingles, flashings, guide wires or masts were missing sealant or had substandard sealant. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms.



Photo 8-1

9)  The trim for the vinyl siding was too close to the roof shingles along the roof to wall intersection above the garage. When I was inspecting the attic I noticed that the roof to wall flashing at this location was a single piece of flashing, not the industry standard step shingle application. In addition to this flashing being a single piece, it was not installed full length. It was approximately 10" short at the top and day light was visible.

Recommend this flashing be replaced with step shingles and the trim for the vinyl siding be reinstalled 1-2" above the roof shingles.



Photo 9-1


10)  Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.



Photo 10-1

## Exterior and Foundation

Wall inspection method: Viewed from ground, from a ladder



Condition of wall exterior covering: Appeared serviceable

It appears that the exterior wall type is: Wood frame

Wall covering: Vinyl, Brick veneer


Condition of exposed foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Concrete garage slab

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

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11)  The venting for the clothes dryer was disconnected at the foundation wall. This ducting should be repaired so the moist air and lint that is produced by the clothes dryer is properly vented out of the crawl space.

Update- October 11, 2016

Repaired- the dryer vent/hood was reconnected to the new ducting.



Photo 11-1



12)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 12-1

13)  There were sections of the house that had peeling, thin, or missing paint. No visible damage was observed due to these issues. Recommend the missing or worn paint be repaired.

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## Attic and Roof Structure

Attic inspection method: Traversed

Location of attic access point #A: Garage

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses




Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill, Fiberglass roll or batt

Vermiculite insulation present: None visible

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14)    There was a light fixture installed above the attic access ladder. The light fixture had fallen off of the junction box it was installed on. This light fixture should be reinstalled onto the junction box.

Update- October 11, 2016

Repaired- the light fixture was attached to the electrical box.



Photo 14-1

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15) 🛠️✅💧 One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic have come apart, were loose or have fallen down. This can result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms.

Issue-

The duct for the master bathroom exhaust fan had fallen out of the roof vent it was installed in.

Update- October 11, 2016

Repaired- the ducting was not re-positioned at the time of the re-inspection but I was able to make this correction while I was on site.



Photo 15-1

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## Crawl Space

Crawl space inspection method: Traversed

Location of crawl space access point #A: Building exterior

Crawl space access points that were opened and viewed, traversed or partially traversed: A

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: 2x6 tongue and groove




Condition of insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Spray Foam

Condition of vapor barrier: Appeared serviceable

Vapor barrier at crawl space floor present: Yes

Ventilation type: without vents




16)    The floor beam under the shower in the guest bathroom had been cut in half and no support post had been added to support the cut end of this post. Recommend a licensed contractor be hired to evaluate and repair as required.

Update- October 11, 2016

Repaired- a new pier block and post were added to the beam on the right side.



Photo 16-1

17)    It appeared the ducting for the clothes dryer in the crawl space was removed. The duct penetrates the floor and there was no ducting connecting the duct at the floor line to the exterior of the house.

\*\*\* Refer to the Exterior section of this report for additional comments related to this ducting.

Update- October 11, 2016

Repaired- a new dryer duct was installed




Photo 17-1


## Garage or Carport

Condition of door between garage and house: Appeared serviceable  
 Type of door between garage and house: Metal  
 Condition of exterior entry door(s): Appeared serviceable  
 Exterior door material: Metal  
 Condition of garage vehicle door(s): Appeared serviceable  
 Type of garage vehicle door: Sectional  
 Number of vehicle doors: 1  
 Condition of automatic opener(s): Appeared serviceable  
 Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes  
 Condition of garage floor: Appeared serviceable  
 Condition of garage interior: Appeared serviceable

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18)  The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. Recommend that a licensed contractor repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available.

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19)  There was no self-closing device on the door between the garage and the house. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house.

If not required by local building codes this additional piece of hardware should be added to improve the safety of the house.

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20)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

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## Kitchen

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven  
 Condition of counters: Appeared serviceable  
 Condition of cabinets: Appeared serviceable  
 Condition of sinks and related plumbing: Appeared serviceable  
 Condition of under-sink food disposal: Appeared serviceable  
 Condition of dishwasher: Appeared serviceable  
 After the dishwasher had completed a cycle: it appeared to operate as intended and no leaks were observed.  
 Condition of range, cooktop or oven: Appeared serviceable  
 Range, cooktop or oven type: Electric  
 Type of ventilation: Hood or built into microwave over range or cooktop  
 Condition of refrigerator: Appeared serviceable  
 Condition of built-in microwave oven: Appeared serviceable  
 Condition of hot water dispenser: N/A (none installed)  
 Condition of trash compactor: N/A (none installed)  
 Condition of flooring: Appeared serviceable  
 Flooring type or covering: Vinyl, linoleum or marmoleum  
 Ceiling type or covering: Drywall  
 Wall type or covering: Drywall  
 The windows are glazed with: A double pane assembly is a sealed unit that contains 2 pieces of glass with an insulating air space between them  
 This room is heated and/or cooled by: Ducting connected to the main forced air system  
 The heating/cooling in this room is controlled by a: A common thermostat installed in a separate room

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21)     One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the kitchen wouldn't reset when tripped. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.





Location-

Left of the stove

Update- October 11, 2016

Repaired- the GFCI outlet had been repaired or replaced and was functioning properly.

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22)     One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



Locations-

Right of the stove

Update- October 11, 2016

Repaired- the outlet was connected to a GFCI device.

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23)   The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985.



- 24)  Gaps, no caulk, or substandard caulking were found around the sink. Water may penetrate these areas and cause damage.



Photo 24-1

- 25)  When the spray head on the kitchen sink faucet was switched between stream and spray modes the previous setting did not completely shut off.

## Living/Great/Family Room/Hallways

Condition of exterior entry door(s): Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of concrete slab floor(s): Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Laminate

Was there a smoke alarm installed in this room?: Yes

Smoke alarm test button results?: Operable

This alarm was powered by: Replaceable battery, Hard wired




CO Detector Present: Yes

CO Detector Operable: Yes

CO Detector Power Source: Plug in with battery back-up

This room is heated and/or cooled by: Ducting connected to the main forced air system


The heating/cooling in this room is controlled by a: A common thermostat installed in a separate room

- 26)    Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Update- October 11, 2016

Repaired- the smoke alarm in the hallway was replaced and had a manufacturing date of July 2016.





27)  Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Location-

Dining room- right hand window, facing out


28)  The laminate flooring was damaged in some locations. The damaged pieces of flooring should be replaced.

29)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

30)  The front door's doorbell button was damaged.



Photo 30-1

31)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

## Guest Bedroom # 1

Bedroom location: End of hallway

The flooring material in this room is: Laminate

Wall type or covering: Drywall

Ceiling type or covering: Drywall

The outlet type in this bedroom are: The outlets in this bedroom are 3-prong outlets which appear to have a properly wired ground

This bedroom included the following type of lighting: Ceiling mounted light fixture

Was there a smoke alarm installed in this room?: No

Does this bedroom have a operable window: Yes

The windows are glazed with: A double pane assembly is a sealed unit that contains 2 pieces of glass with an insulating air space between them

Glazing units: The seals at the time of this inspection appeared to be intact

Door(s) - operation, fit, and overall condition: The appearance, operation, and function of the bedroom door is acceptable

The type of door entering this room is a: Standard swing door

Closet door- operation, fit, and overall condition: The appearance, operation, and function of the closet door is acceptable


The door type for the closet is: pair of bi-fold doors

The closet in this bedroom includes: Closet rod, Storage shelve(s)


This room is heated and/or cooled by: Ducting connected to the main forced air system

The heating/cooling in this room is controlled by a: A common thermostat installed in a separate room


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32)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

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33)  The hinge stop for the bedroom door is not working properly and the door knob has caused some minor damage to the wall. Recommend replacing the hinge stop for a door stop that mounts on the wall/baseboard.

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34)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

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## Guest Bedroom #2

Bedroom location: 1st room on left in hallway

The flooring material in this room is: Laminate

Wall type or covering: Fabric

Ceiling type or covering: Drywall

The outlet type in this bedroom are: The outlets in this bedroom are 3-prong outlets which appear to have a properly wired ground

This bedroom included the following type of lighting: Ceiling mounted light fixture

Was there a smoke alarm installed in this room?: No

Does this bedroom have a operable window: Yes

The windows are glazed with: A double pane assembly is a sealed unit that contains 2 pieces of glass with an insulating air space between them

Door(s) - operation, fit, and overall condition: The appearance, operation, and function of the bedroom door is acceptable

The type of door entering this room is a: Standard swing door

Closet door- operation, fit, and overall condition: The appearance, operation, and function of the closet door is acceptable

The door type for the closet is: pair of bi-fold doors

This room is heated and/or cooled by: Ducting connected to the main forced air system

The heating/cooling in this room is controlled by a: A common thermostat installed in a separate room





- 35)  The laminate flooring was damaged in some locations. The damaged pieces of flooring should be replaced.



Photo 35-1

- 36)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

- 37)  The pulls for the closet doors were loose.

- 38)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

## Master Bedroom

Bedroom location: Right hand side in hallway

The flooring material in this room is: Laminate

Wall type or covering: Drywall

Ceiling type or covering: Drywall

The outlet type in this bedroom are: The outlets in this bedroom are 3-prong outlets which appear to have a properly wired ground

This bedroom included the following type of lighting: Fan/light

Was there a smoke alarm installed in this room?: No

Does this bedroom have a operable window: Yes

The windows are glazed with: A double pane assembly is a sealed unit that contains 2 pieces of glass with an insulating air space between them

Glazing units: The seals at the time of this inspection appeared to be intact

Door(s) - operation, fit, and overall condition: The appearance, operation, and function of the bedroom door is acceptable

The type of door entering this room is a: Double swinging door

Closet door- operation, fit, and overall condition: The appearance, operation, and function of the closet door is acceptable

The door type for the closet is: Standard swing style door

The closet in this bedroom includes: Closet rod, Storage shelve(s), Light fixture

This room is heated and/or cooled by: Ducting connected to the main forced air system

The heating/cooling in this room is controlled by a: A common thermostat installed in a separate room


## Bathroom

The location of this bathroom is: Hallway

Condition of counters: Appeared serviceable

The vanity counter tops are: Laminate  
Condition of cabinets: Appeared serviceable  
Condition of flooring: Appeared serviceable  
The flooring material is: Sheet Vinyl  
Condition of sinks and related plumbing: Appeared serviceable  
Condition of toilets: Appeared serviceable  
Condition of bathtubs and related plumbing: Appeared serviceable  
The shower stall finish is: Fiberglass  
Condition of shower(s) and related plumbing: Appeared serviceable  
Condition of ventilation systems: Appeared serviceable  
Bathroom and laundry ventilation type: Spot exhaust fans  
This bathroom is heated and/or called by: Registers connected to main house forced air system  
The lighting source in this room is: wall sconce(s)  
Ground fault circuit interrupter (GFCI) protection present: Yes

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39)  Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring.

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## Master Bathroom

The location of this bathroom is: Off of master bedroom  
Condition of counters: Appeared serviceable  
The vanity counter tops are: Laminate, Quartz Slab  
Condition of flooring: Appeared serviceable  
The flooring material is: Sheet Vinyl  
Condition of sinks and related plumbing: Appeared serviceable  
Condition of toilets: Appeared serviceable  
Condition of bathtubs and related plumbing: Appeared serviceable  
The shower stall finish is: Fiberglass  
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)  
Condition of ventilation systems: Appeared serviceable  
Bathroom and laundry ventilation type: Windows, Spot exhaust fans  
This bathroom is heated and/or called by: Registers connected to main house forced air system  
The lighting source in this room is: Ceiling mounted or installed fixture, wall sconce(s)  
Ground fault circuit interrupter (GFCI) protection present: Yes  
Condition of windows and skylights: Appeared serviceable  
Type(s) of windows: Vinyl

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40) 🛠️💧 Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or Tub/tile/surround. Water may penetrate these areas and cause damage.



Photo 40-1

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41) 🛠️💧 The shower door frame appeared to be leaking between the shower and frame or between the metal track pieces. Recommend repairing this leak so damage does not occur to the flooring/walls.



Photo 41-1

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42) 🛠️ Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring.

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## Laundry

The laundry equipment is located in: Laundry Room

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans


Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

The lighting source in this room is: Ceiling mounted or installed fixture

Ground fault circuit interrupter (GFCI) protection present: No  
Condition of cabinets: Appeared serviceable


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43)  Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

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## Heating, Ventilation and Air Condition (HVAC)

General heating system type(s): Heat pump  
General heating distribution type(s): Ducts and registers  
Condition of forced air heating/(cooling) system: Appeared serviceable  
Forced air heating system fuel type: Electric  
Estimated age of forced air furnace: 10 years  
Forced air heating system manufacturer: Goodman  
Forced air furnace model #: ARUF024  
Forced air furnace serial number: 0607131665  
Location of forced air furnace: Garage  
Condition of furnace filters: Required replacement  
Location for forced air filter(s): At top of air handler  
Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)  
Condition of cooling system and/or heat pump: Appeared serviceable  
Cooling system and/or heat pump fuel type: Electric  
Location of heat pump or air conditioning unit: west  
Type: Heat pump  
Estimated age of heat pump or air conditioning unit: 3 years  
Condition of cooling system and/or heat pump: Goodman  
Heat pump or air conditioner model number: G8Z130241BC  
Heat pump or air conditioner serial number: 1309701955  
Condition of controls: Appeared serviceable  
24 hour automatic ventilation system present: Yes

44)  The air ducting under the guest bathroom shower was partially crushed and one of the joints in the fitting had slightly separated. This can result in reduced air flow and efficiency.


Update- October 11, 2016

The crushed ducting was not repaired. The joint that was separated had been re-sealed.

Note- The small area of the crushed ducting most likely will not alter the air flow enough to affect the performance of the system. If you are going to receive copies of the repair invoices maybe the HVAC contractor made a note about this issue for your records



Photo 44-1

45)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

## Water Heater

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: 3 years

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: General Electric




Model number: GEH5DEEDSRB

Serial number: SA6003180G

Location of water heater: Garage




Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 115-120

46)    The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes.

Update- October 11, 2016

Repaired- adequate earthquake straps were installed.

47)    The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens.

Update- October 11, 2016

Repaired- a new piece of piping was installed.



Photo 47-1


48)  The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced.



Photo 48-1

## Plumbing / Fuel Systems

Water service: Public

Water pressure (psi): 50-55psi

Location of main water meter: By sidewalk in front of house

Condition of supply lines: Appeared serviceable


Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic



Condition of waste lines: Appeared serviceable  
 Waste pipe material: Plastic  
 Location(s) of plumbing clean-outs: Laundry room, Building exterior  
 Vent pipe condition: Appeared serviceable  
 Vent pipe material: Plastic  
 Sump pump installed: Yes  
 Condition of sump pump: Required repairs, replacement and/or evaluation (see comments below)

49)  A piece of copper piping was in contact with a piece of metal air ducting. Contact between such dissimilar metals causes corrosion. Recommend that a qualified plumber evaluate this piece of pipe and repair or replace the pipe if necessary.

Location-


Under the shower in the guest bathroom

Update- October 11, 2016


Repaired- the water pipe and ducting are no longer in contact.




Photo 49-1

50)  There was a high water alarm installed in the crawl space. The sensor is located by the sump pump and the controls are located by the access hatch to the crawl space.

It appeared this device is powered by a battery and should be checked often to verify the battery has not been depleted.

51)  The crawl space was completely sealed and beside the sump pump a dehumidifier had been installed. The unit was not running at the time of the inspection so the inspector was not able to determine if it is operational. The inspection of this dehumidifier is excluded from this report.

52)  A sump pump was installed in the crawl space. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.




## Fireplaces, Stoves, Chimneys and Flues

Condition of wood-burning fireplaces, stoves: Appeared serviceable  
 Wood-burning fireplace type: Metal pre-fab

Wood-burning stove type: Insert

Fan or blower installed in wood-burning fireplace or stove: Not determined (inaccessible or obscured)

Condition of chimneys and flues: Appeared serviceable

53)    One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation.




54)    Due to the sealing off of the crawl space the make up air vent for the fireplace may not have access to the required fresh air. Recommend reviewing the issue with a licensed fireplace contractor to verify it this duct will need to be extended to the exterior of the house.



Photo 54-1

## Wood Destroying Organism Findings

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

## Report Limitations

55)  Photographs:

If photographs are included in the report they are intended to be for reference only. The photographs may not show all of the locations that were damaged or required repair.

## Grounds:

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only

## Electrical:

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a licensed electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

In this report if it is indicated that a smoke alarm or CO detector was tested the test was performed using the test button on the device. No additional methods of testing were performed.

## Roofing:

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. .Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

## Exterior and Foundation:

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does

not determine the adequacy of seismic reinforcement.

#### Attic and Roof Structure:

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

#### Crawlspace:

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

#### Garage and Carport:

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

#### Kitchens:

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

#### Living/Great/Family/Hallways:

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

#### HVAC:

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any

evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

#### Hot Water Heater:

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

#### Fireplaces/Stove/Chimneys & Flues:

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

#### Wood Destroying Organism Findings:

This report was not produced by a licensed pesticide applicator and only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

#### Bathrooms:

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness.

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# struktûre

home inspection & construction services, LLC

541.285.5152 • [ron@struktureservices.com](mailto:ron@struktureservices.com) • [struktureservices.com](http://struktureservices.com)

po box 178. vida, oregon 97488 • ccb#209288 • ochi#1868

Website: <http://www.struktureservices.com>  
Inspector's email: [ron@struktureservices.com](mailto:ron@struktureservices.com)  
Phone: (541) 285-5152  
Inspector: Ron Bovee  
OCHI #: 1868  
CCB #: 209288



## Summary











Client(s): James & Rebecca Edwards  
Property address: 259 Acorn Ave.  
Eugene, Or. 97401

Inspection date: **Wednesday, July 13, 2016**

This report published on Wednesday, October 12, 2016 12:10:45 PM PDT

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

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor defect	Correction only involves a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Repairs Completed	The recommended repairs were completed
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

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## Grounds

2 🛠️ 🏠 - One or more fences and/or gates were damaged or deteriorated and need repair.

Issues-

- The center gate on the west side of the house was missing.
- Some of the fencing boards and cross members were damaged by fungal rot and required repair.



Photo 2-1



Photo 2-2

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## Electric Service and Exterior Electrical

4 🛠️ 🔍 ✅ - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the exterior wouldn't trip when tested, wouldn't trip with a test instrument, wouldn't reset when tripped and/or were energized when tripped. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Location-





West wall by man door from garage

Outside of front door

Update- October 11, 2016

Repaired- both the outlets noted above were repaired and the GFCI outlets that were installed operated and tested correctly



5     - One or more electric receptacles at the exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Location-

South side - outlet for sump pump?

Update- October 11, 2016

Repaired- this outlet is now protected by a GFCI device.



6   - One or more wall-mounted exterior light fixtures had no caulk installed above the back plate. Water can enter the space behind the back plate and contact wiring. This is a potential shock hazard.



Photo 6-1

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## Roof

7 🛠️✅💧 - One or more downspouts or elbows were loose or detached. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms.

Locations-

North-west corner of the house

Update- October 11, 2016


Repaired- the downspout was re-attached to the gutter



Photo 7-1

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## Exterior and Foundation

11  - The venting for the clothes dryer was disconnected at the foundation wall. This ducting should be repaired so the moist air and lint that is produced by the clothes dryer is properly vented out of the crawl space.

Update- October 11, 2016


Repaired- the dryer vent/hood was reconnected to the new ducting.



Photo 11-1

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## Attic and Roof Structure

14  - There was a light fixture installed above the attic access ladder. The light fixture had fallen off of the junction box it was installed on. This light fixture should be reinstalled onto the junction box.

Update- October 11, 2016

Repaired- the light fixture was attached to the electrical box.



Photo 14-1

15 🛠️✅💧 - One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic have come apart, were loose or have fallen down. This can result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms.

Issue-

The duct for the master bathroom exhaust fan had fallen out of the roof vent it was installed in.

Update- October 11, 2016

Repaired- the ducting was not re-positioned at the time of the re-inspection but I was able to make this correction while I was on site.



Photo 15-1

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## Crawl Space

16 🛠️✅ - The floor beam under the shower in the guest bathroom had been cut in half and no support post had been added to support the cut end of this post. Recommend a licensed contractor be hired to evaluate and repair as required.

Update- October 11, 2016

Repaired- a new pier block and post were added to the beam on the right side.



Photo 16-1

17 🛠️✅💧 - It appeared the ducting for the clothes dryer in the crawl space was removed. The duct penetrates the floor and there was no ducting connecting the duct at the floor line to the exterior of the house.

\*\*\* Refer to the Exterior section of this report for additional comments related to this ducting.

Update- October 11, 2016


Repaired- a new dryer duct was installed




Photo 17-1

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## Garage or Carport

18  - The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. Recommend that a licensed contractor repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available.

19  - There was no self-closing device on the door between the garage and the house. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house.

If not required by local building codes this additional piece of hardware should be added to improve the safety of the house.

## Kitchen


21  - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the kitchen wouldn't reset when tripped. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Location-

Left of the stove

Update- October 11, 2016

Repaired- the GFCI outlet had been repaired or replaced and was functioning properly.

22  - One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:


- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Locations-


Right of the stove

Update- October 11, 2016

Repaired- the outlet was connected to a GFCI device.


23  - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985.

## Living/Great/Family Room/Hallways

26  - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Update- October 11, 2016


Repaired- the smoke alarm in the hallway was replaced and had a manufacturing date of July 2016.

27  - Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Location-

Dining room- right hand window, facing out

28  - The laminate flooring was damaged in some locations. The damaged pieces of flooring should be replaced.

## Guest Bedroom #2



35  - The laminate flooring was damaged in some locations. The damaged pieces of flooring should be replaced.



Photo 35-1

## Heating, Ventilation and Air Condition (HVAC)

44  - The air ducting under the guest bathroom shower was partially crushed and one of the joints in the fitting had slightly separated. This can result in reduced air flow and efficiency.

Update- October 11, 2016

The crushed ducting was not repaired. The joint that was separated had been re-sealed.




Note- The small area of the crushed ducting most likely will not alter the air flow enough to affect the performance of the system. If you are going to receive copies of the repair invoices maybe the HVAC contractor made a note about this issue for your records



Photo 44-1

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## Water Heater

46    - The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes.

Update- October 11, 2016

Repaired- adequate earthquake straps were installed.



47   - The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens.

Update- October 11, 2016


Repaired- a new piece of piping was installed.



Photo 47-1

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## Plumbing / Fuel Systems

49  - A piece of copper piping was in contact with a piece of metal air ducting. Contact between such dissimilar metals causes corrosion. Recommend that a qualified plumber evaluate this piece of pipe and repair or replace the pipe if necessary.

Location-

Under the shower in the guest bathroom

Update- October 11, 2016


Repaired- the water pipe and ducting are no longer in contact.



Photo 49-1

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## Fireplaces, Stoves, Chimneys and Flues

53  - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation.




54    - Due to the sealing off of the crawl space the make up air vent for the fireplace may not have access to the required fresh air. Recommend reviewing the issue with a licensed fireplace contractor to verify it this duct will need to be extended to the exterior of the house.



Photo 54-1