

*Cascade Inspection Services, LLC*  
Property Inspection Report



1234 Memory Lane, Corvallis, OR 97330  
Inspection prepared for: John Smith & Sarah Smith  
Date of Inspection: 6/8/2015 Time: 8:30 A.M.  
Age of Home: 14 years old Size: 2352 Sq Ft  
Weather: Sunny

Inspector: Benjamin Zedwick  
OCHI #1971 CCB# 214140

Email: [CascadeInspectionServices@gmail.com](mailto:CascadeInspectionServices@gmail.com)

## Report Summary

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

Kitchen		
Page 4 Item: 3	Dishwasher	<ul style="list-style-type: none"><li>• Dishwasher leaked during testing. Recommend either replacing the unit or having it repaired by a qualified technician. Continued use of the machine while it is leaking could cause extensive damage to the home.</li></ul>
Garage		
Page 9 Item: 9	Garage Door Condition	<ul style="list-style-type: none"><li>• Garage door opener safety features did not function properly. Recommend having a garage door technician evaluate and replace/repair as necessary.</li></ul>
Exterior Areas		
Page 11 Item: 4	Eaves & Facia	<ul style="list-style-type: none"><li>• Moisture damage and wood rot observed on fascia. Recommend having a licensed contractor evaluate and repair as necessary.</li></ul>

## INTRODUCTION:

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

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

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

## Inspection Details

### 1. Attendance

In Attendance: Client present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Vacant - Furnished

### Interior Areas

#### 1. Ceiling Fans

Observations:

- Operated normally when tested at time of inspection.

#### 2. Smoke Detectors

Observations:

- Operated when tested.

#### 3. Ceiling Condition

Observations:

- Settlement cracks noted. Recommend monitoring these areas for further cracking. If further cracking appears, have evaluated by a licensed contractor.

#### 4. Window Condition

Observations:

- Signs of excess moisture around windows. Recommend monitoring these areas for moisture build-up and regular cleaning to prevent mold.

#### 5. Floor Condition

Materials: Carpet is noted.

## Bedrooms

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

### 1. Doors

Observations:

- Hollow wood doors.

### 2. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Slight damage to carpet noted, especially in master bedroom.

### 3. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

### 4. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Deterioration noted due to contact with moisture.

## Bathroom

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

### 1. Locations

Locations: Master Bathroom • Hall Bathroom

### 2. Counters

Observations:

- Plastic laminate tops noted.

### 3. Electrical

Observations:

- Electrical outlet in hall bath did not function. Recommend having a licensed electrical contractor evaluate and repair as necessary.

### 4. Exhaust Fan

Observations:

- The bath fan was operational and no issues were found.

### 5. Floor Condition

Materials: Sheet vinyl flooring is noted.

## 6. Heating

### Observations:

- Central heating noted in bathroom(s). At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 7. Shower Walls

### Observations:

- Fiberglass surround noted.

## 8. Sinks

### Observations:

- Stains from presumed past leaks noted.

## 9. Toilets

### Observations:

- Recommend resealing (caulk) around toilet bases as part of routine maintenance.

## 10. Window Condition

Materials: Vinyl framed block window noted.

## Kitchen

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

## 1. Cabinets

### Observations:

- Most not accessible due to stored personal items.

## 2. Counters

### Observations:

- Plastic laminate tops noted.

## 3. Dishwasher

### Observations:

- **Dishwasher leaked during testing. Recommend either replacing the unit or having it repaired by a qualified technician. Continued use of the machine while it is leaking could cause extensive damage to the home.**



Dishwasher leaked.

#### 4. Garbage Disposal

Observations:

- The unit makes irregular noise and vibrations. This may be a foreign object stuck in the disposal.

#### 5. Cook top condition

Observations:

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

#### 6. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

#### 7. Sinks

Observations:

- Stains from presumed past leaks noted.

#### 8. Spray Wand

Observations:

- The spray wand operated and was functional.

#### 9. Vent Condition

Materials: Recirculating

#### 10. Window Condition

Materials: Vinyl framed sliding window noted.

#### 11. Floor Condition

Materials: Sheet vinyl flooring is noted.

#### 12. GFCI

Observations:

- GFCI in place and operational.

## Laundry

### 1. Cabinets

Observations:

- Most not accessible due to stored personal items.

### 2. Floor Condition

Materials: Sheet vinyl flooring is noted.

## Heat/AC

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

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

### 1. Heater Condition

Materials: The furnace is located in the laundry room.

### 2. Heater Base

Observations:

- The heater base appears to be functional.

### 3. Registers

Observations:

- The return air supply system appears to be functional.

### 4. Filters

Location: Located inside heater cabinet.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters (made of aluminum mesh, foam, or reinforced fibers) that may be cleaned by soaking in mild detergent and rinsing with water. Or, (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

### 5. Thermostats

Observations:

- Location: Hallway

## Water Heater

### 1. Base

Observations:

- The water heater base is showing signs of prior water damage. The area was dry at the time of the inspection. Recommend monitoring this area for future leaks.

## 2. Heater Enclosure

### Observations:

- The water heater enclosure is functional.

## 3. Combustion

### Observations:

- The combustion chamber appears to be functional.

## 4. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the master bedroom closet.

### Observations:

- Electrical junction noted without a junction box. Recommend having a licensed electrical contractor evaluate and repair as necessary.
- Tank appears to have been made in 2005.

## 5. Number Of Gallons

### Observations:

- 40 gallons

## 6. Plumbing

Materials: PVC

### Observations:

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

## 7. Overflow Condition

Materials: PVC

## 8. Strapping

### Observations:

- Not to safety standards; requires two 1 1/2" steel straps (16 gauge), 1/3 from the top and the bottom.

## Garage

### 1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Composition shingles noted.

### Observations:

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

### 2. Walls

### Observations:

- Drywall damage noted in garage. Recommend repair/replacement.





Dry wall damage noted.

### 3. Anchor Bolts

Observations:

- Some anchor bolts obstructed by drywall. The anchor bolts that were inspected appear to be serviceable.

### 4. Floor Condition

Materials: Concrete floors noted.

### 5. Rafters & Ceiling

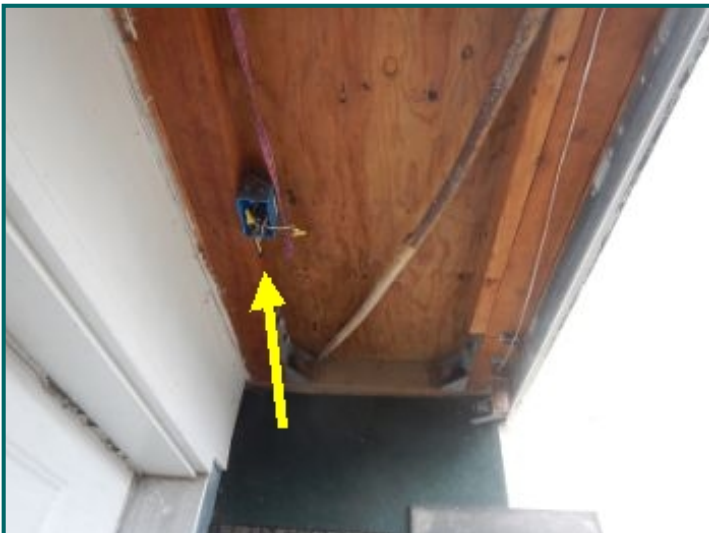
Observations:

- Dimensional lumber wood ceiling joists.

### 6. Electrical

Observations:

- Some outlets not accessible due to furniture and/or stored personal items.
- Electrical junction box plates missing. This can be an electrical hazard.



Electrical cover missing



Electrical cover missing.

## 7. GFCI

Observations:

- GFCI in place and operational

## 8. Fire Door

Observations:

- The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that, should a fire occur in the garage, this door does not afford protection until fire-rescue personnel arrive. This door should be replaced with a fire rated door equipped with a self-closing device.

## 9. Garage Door Condition

Materials: Roll-up door noted.

Observations:

- **Garage door opener safety features did not function properly. Recommend having a garage door technician evaluate and replace/repair as necessary.**

## 10. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

## 11. Garage Opener Status

Observations:

- Screw drive opener noted.

## 12. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

## 13. Ventilation

Observations:

- Under eave soffit inlet vents noted.

## Electrical

### 1. Electrical Panel

Location: Main Location: Laundry room.

Observations:

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

### 2. Main Amp Breaker

Observations:

- 200 amp

### 3. Breakers in off position

Observations:

- 0

### 4. Cable Feeds

Observations:

- There is an underground service lateral noted.

## 5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

## Roof

### 1. Roof Condition

Materials: Composition shingles noted.

Observations:

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

### 2. Flashing

Observations:

- Insufficient roof flashing. It appears there are incomplete drip-edges installed.



Incomplete drip-edge flashing

### 3. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.
- Gutter drain pipe at back of house should be buried in the ground to prevent damage to the pipe.

## Attic

### 1. Access

Observations:

- Scuttle Hole located in: Upstairs closet.

### 2. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

### 3. Vent Screens

Observations:

- Vent screens noted as functional.

### 4. Attic Plumbing

Observations:

- ABS plumbing vents

### 5. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 14-16 inches in depth

## Exterior Areas

### 1. Doors

Observations:

- Appeared functional and in satisfactory condition at time of inspection.
- Front door sweep was damaged. This could be allowing water to enter under the front door. Recommend replacing the sweep.
- Front door handle loose.

### 2. Window Condition

Observations:

- Suggest caulking around doors and windows as necessary.

### 3. Siding Condition

Materials: Composition cement siding (e.g. "Hardie-Board")

Observations:

- Caulk and seal all gaps, cracks and openings.
- Blistered paint noted near back door and on window shutters on south side of home. This could be an indication of moist conditions when the home was painted. Recommend removing & repainting the blistered areas.

### 4. Eaves & Fascia

Observations:

- **Moisture damage and wood rot observed on fascia. Recommend having a licensed contractor evaluate and repair as necessary.**



Water damage noted.



Water damage noted.

### 5. Exterior Paint

Observations:

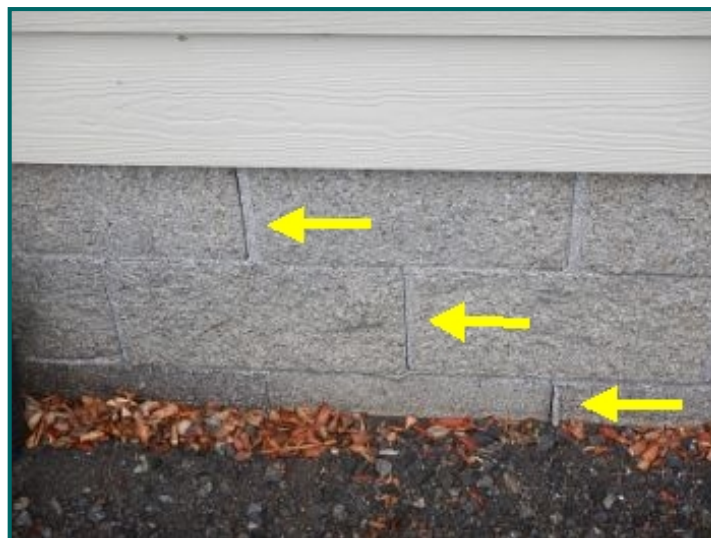
- Suggest caulking around doors and windows as necessary.

### Foundation

#### 1. Foundation Perimeter

Observations:

- Cracking noted on the foundation perimeter. Recommended monitoring these cracks. If this condition worsens, recommend having a licensed contractor evaluate and repair as necessary.



#### 2. Foundation Walls

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Evidence of past water penetration observed.

#### 3. Ventilation

Observations:

- Screened openings noted.

#### 4. Vent Screens

Observations:

- Vent screens noted as functional.

#### 5. Access Panel

Observations:

- The foundation access panel installed and functional during the inspection.

#### 6. Post and Girders

Observations:

- Support Material: Concrete block piers
- Beam Material: Steel

#### 7. Anchor Bolts

Observations:

- Anchor straps noted.
- 4 diagonal tie down straps noted (one at each corner of the structure). Check with local building official to determine if this is a sufficient amount of strapping.

#### 8. Foundation Plumbing

Observations:

- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.

#### 9. Sump Pump

Observations:

- Inoperable at the time of inspection.

#### 10. Ducting

Observations:

- The trunk line hangs low to the ground and appears to have come in contact with water. Recommend having the system evaluated by a licensed HVAC technician.

### Grounds

#### 1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

#### 2. Grading

Observations:

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

#### 3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

#### 4. Grounds Electrical

Observations:

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

### 5. Main Gas Valve Condition

Materials: East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

### 6. Water Pressure

Observations:

- 70 PSI

### 7. Exterior Faucet Condition

Location: North side of house. • East side of house.

Observations:

- Hose bib at north side of house leaks.
- Hose bibs were not properly secured to the building. Recommend securing them to the structure to prevent future leaks.

## Basement/Crawlspace

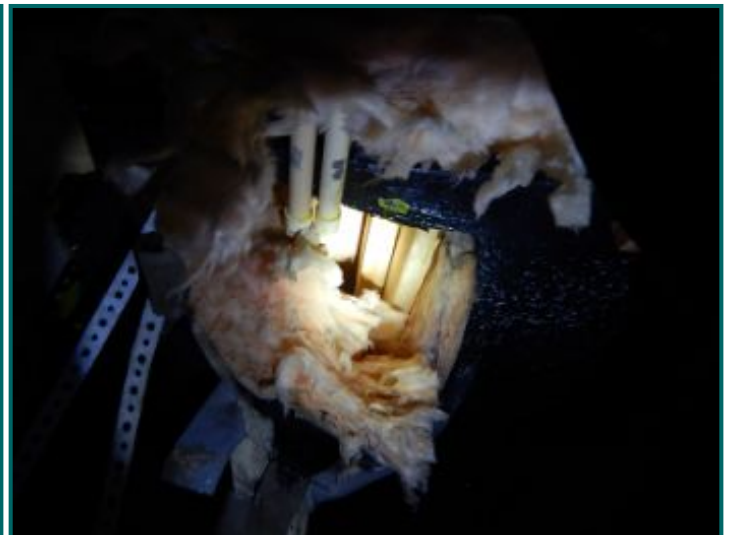
### 1. Insulation

Observations:

- Rodent nests observed in insulation. Recommend sealing all gaps and cracks to prevent future infestation and consulting with a pest specialist to eliminate any present rodent infestation.



Ducting insulation damaged.



Insulation torn down.

### 2. Plumbing Materials

Materials: Appears Functional.

Observations:

- ABS

### 3. Access

Materials: Exterior hatch: south side of building.

Observations:

- Exterior entrance is in serviceable condition.

#### 4. Drainage

Observations:

- Signs of standing water noted in the crawlspace. Consult with sellers to determine the origin. An additional drainage system may need to be installed to prevent water exposure to HVAC ducting.

#### 5. Framing

Observations:

- Appears Functional.

#### 6. Subfloor

Observations:

- Inaccessible.

#### 7. Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

#### 8. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.