

# ***DOGWOOD*** *home inspection*

CCB 174562. OCHI. 1203

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Inspected By: Rachael Cook



## Home Inspection Report

Prepared For:

**Your Name**

Property Address:

**1234 N Home St.**

**Your Town, US 97210**

Inspected on Sun, Nov 17 2013 at 12:25 PM

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# General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

This report is intended only for 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.

Occupied:	No
Furnished:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
Door Faces:	South
People Present:	Client, Buyer's Agent
Trees And Shrubs:	Evidence of ivy at structure recently removed



## Comment 1:

An alarm system is installed. it must be activated in order to work.



Figure 1-1

(General continued)



**Comment 2:**

The dryer vent needs to be cleaned in order to function properly.



Figure 2-1

## Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Asbestos shingles
Exterior Trim Material:	Wood
	Condition: Satisfactory
Walking Surface Types:	Walks
Walking Surface Materials:	Concrete
	Condition: Typical cracks
Chimney Type:	Masonry
	Condition: Satisfactory

(Exterior continued)



**Comment 3:**  
Ivy is growing against the structure.



Figure 3-1



**Comment 4:**  
The concrete at the CRAWLSPACE access has clearly settled away from the building indicating an excess of moisture leading to settling. It is possible that footer drains are contributing to this.



Figure 4-1

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walk on Condition: Satisfactory
Roofing Material:	3 Tab Shingle Condition: Satisfactory
Ventilation Present:	Roof Condition: Satisfactory
Gutter Material:	Metal Condition: Satisfactory
Downspouts:	Connected to city sewer Condition: Recommend removing them from drainage system



## Comment 5:

Storm drains are still attached to city sewer waste system.



Figure 5-1

(Roofing continued)



**Comment 6:**

There presently two layers of roofing installed. The next roofing install will require a complete tear-off.



Figure 6-1



**Comment 7:**

There are a few face nailed roofing nails at the peak of the structure. These nails should have Rubber gaskets. Silicone caulking or roofing tar should be applied to these nails.



Figure 7-1

(Roofing continued)



**Comment 8:**

The masonry chimney appears to be lined. It also has a cricket installed. A spark arrestor and Chimneycap are recommended for the chimney to prevent moisture from entering.



Figure 8-1



Figure 8-2



**Comment 9:**

A former roof leak that appears to have led to significant rot, has been properly repaired. It appears that the rotten wood has been removed and replaced.



Figure 9-1



# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl
	Condition: Satisfactory
Foundation Materials:	Concrete
	Condition: Satisfactory
Floor Structure:	Wood Framed
	Condition: Satisfactory
Wall Structure:	Wood Framed
	Condition: Satisfactory



## Comment 10:

Several asbestos tiles are cracked. These should be maintained to prevent further cracking.



Figure 10-1

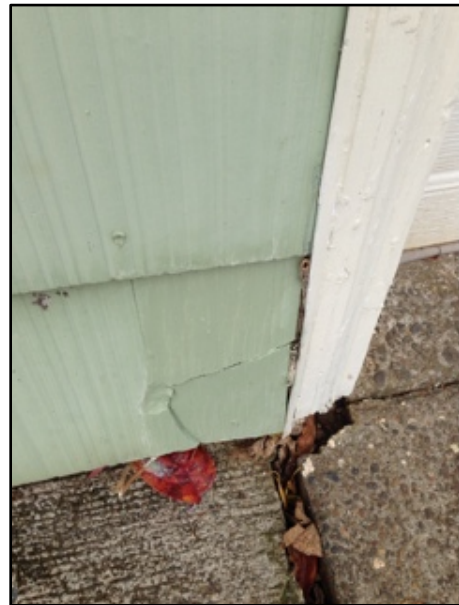


Figure 10-2

(Structure continued)



**Comment 11:**

The trim at the garage door is showing signs of rot at its base. This is due to water collection at the driveway.



Figure 11-1



Figure 11-2



**Comment 12:**

The back door does not open or close easily and will require some repair to function properly.



Figure 12-1

(Structure continued)



**Comment 13:**

The north foundation walls appears to have settled by at least 1 1/2". This has resulted in the beam not resting on the foundation wall. This will result in further settling and should be repaired immediately. This should be repaired with the use of shims.



Figure 13-1



**Comment 14:**

Some shifting in the sill plate has taken place and shims were applied to remedy this issue. In addition, foundation bolts are not present.



Figure 14-1

(Structure continued)



**Comment 15:**

There is an 8 foot section of sill plate and related framing members that has rotted. This appears to be due to a water intrusion at the front of the structure. This failure has resulted in the settling of the front wall which has resulted in cracking at the kitchen wall. This failure needs to be replaced immediately to prevent any further settling.



Figure 15-1



**Comment 16:**

The ash clean out at the CRAWLSPACE is missing its cover. If the fireplace is to be converted back to a wood burning unit, this will need to be repaired.



Figure 16-1

(Structure continued)



Comment 17:  
Vermiculite insulation installed.



Figure 17-1

## Attic

Ceiling Structure:	Wood Framed Condition: Satisfactory
Roof Structure:	Wood Framed Condition: Satisfactory
Inspection Method:	Inside Condition: Satisfactory
Attic Insulation:	Loose Fill Condition: Satisfactory



Comment 18:  
Check out this link on vermiculite insulation.  
<http://www2.epa.gov/asbestos/protect-your-family-asbestos-contaminated-vermiculite-insulation#insulation>

(Structure continued)

## Crawl Space

Vapor Retarder:	Installed
	Condition: Satisfactory
Inspection Method:	Inside
	Condition: Repair recommended
Underfloor Insulation:	Not Present



### Comment 19:

The screen at crawl space vent at the east side is loose and needs to be re-secured.

It is evident that animals have used this hole has access to the crawlspace.



Figure 19-1

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
	Condition: Satisfactory
Service Panel Location:	Garage
Service Voltage:	120 volts
	Condition: Satisfactory
Service Amperage:	200 amps
	Condition: Brand new service

(Electrical continued)

Over Current Devices:	Breakers Condition: Satisfactory
Main Disconnect Location:	Service Panel Condition: Satisfactory
Subpanel Locations:	Not Present
Wiring Method:	Copper Condition: Satisfactory
Smoke Detectors Present:	No



**Comment 20:**

Some of the outlets in the house are improperly wired 3 prong outlets and should be switched with 2 prong outlets. This one is in the bathroom.



Figure 20-1



**Comment 21:**

The electrical circuit wiring is ungrounded. Where grounded outlets are desired or required, a qualified licensed electrician should be hired to make these alterations and repairs.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic, Cast Iron
	Condition: Repair recommended
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Water Shutoff:	At Meter
Water Heater Fuel:	Electric
	Condition: Satisfactory
Water Heater Capacity:	50 gal
Water Pressure:	40-80 psi
Water Heater Strapping:	Strapping isn't adequate. 1 1/2" strapping is the standard water heater strapping



Comment 22:  
Hose bib at east side, slightly loose in wall.



Comment 23:  
There is a leak in the waste line at the bathtub evident in the crawl space.



Figure 23-1



(Plumbing continued)

**Comment 24:**

Multiple leaks under the kitchensink at the waste lines.

The kitchen waste line from the left side of the sink to the trap side isn't at the proper drop. 1/4" per foot is recommended. I believe this could be a problem for proper flow.



Figure 24-1

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting
Heat Registers:	Present in each room
Meter Location:	Back
	Condition: Satisfactory

(Heating continued)

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Comment 25:

There is a gas fireplace system installed.



Figure 25-1

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Comment 26:

The furnace flue vent appears to be a single walled vent. It should be at least 6" from combustible material. In the attic and through the roofing, there does not appear to be proper clearance.



Figure 26-1

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl Condition: Satisfactory
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Metal
Fireplace/Stove Type:	Masonry Condition: Satisfactory



## Comment 27:

There is a crack below the window in the bedroom adjacent to the bathroom. This directly corresponds to a former roof leak that has been repaired evident in the attic.



Figure 27-1



Figure 27-2

(Interior continued)



**Comment 28:**

There is a crack in the wall in the back bedroom that corresponds to a foundation crack, coupled with the settling of the foundation wall.

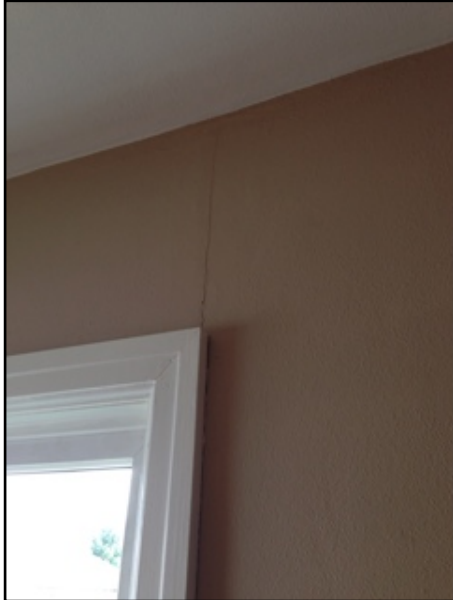


Figure 28-1



**Comment 29:**

There is a cracked tile at the fireplace hearth.



Figure 29-1

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Range
	Condition: Satisfactory
Range Fuel:	Electric
	Condition: Satisfactory
Ventilation Type:	Not Present

## Attached Garage

Vehicle Door Type:	Overhead
	Condition: Satisfactory
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	No

## Kitchen

Heat Source:	Heat source
GFCI Installed:	Not installed, should be

(Kitchen continued)



**Comment 30:**

The dishwasher drain requires a loop at the top of the cabinet area higher than the sink drain trap. There was no high loop present at this inspection. The high loop should be installed to prevent backflow into the dishwasher.



Figure 30-1

## Living/Dining Areas

Heat Source:

Heat source

## Bedrooms

Heat Source:

Heat source

Wall/ceiling :

Some Typical Cracking

## Bathrooms

Heat Source:

Heat source

Ventilation:

No fan installed

Condition: Repair recommended

(Bathrooms continued)

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Comment 31:

Caulking at the bathroom counter is showing signs of failing.



Figure 31-1

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Comment 32:

Some mildew is evident at the shower. The surround is made of plastic which requires caulking instead of grout which is more susceptible to mildew.



Figure 32-1

## Floors

Structure:

Floors are solid wood  
Condition: Satisfactory

## Ceilings

New Item:

Some typical cracking  
Condition: Satisfactory

## Walls

New Item:

Some typical cracking



Comment 33:

there are cracks in the wall that indicate some movement in the structure. I determined that there has been some movement in the foundation that has contributed to these cracks.



Figure 33-1



Figure 33-2



(Walls continued)



Figure 33-3

## Wood Destroying Organisms

This report includes the presence or absence of wood destroying organisms.

Evidence Of WDO:

No sign of wood destroying organisms.

# Report Summary

## General

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1) The dryer vent needs to be cleaned in order to function properly.

## Exterior

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2) The concrete at the CRAWLSPACE access has clearly settled away from the building indicating an excess of moisture leading to settling. It is possible that footer drains are contributing to this.

## Roofing

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3) There are a few face nailed roofing nails at the peak of the structure. These nails should have Rubber gaskets. Silicone caulking or roofing tar should be applied to these nails.

## Structure

---

4) Several asbestos tiles are cracked. These should be maintained to prevent further cracking.

5) The trim at the garage door is showing signs of rot at its base. This is due to water collection at the driveway.

6) The back door does not open or close easily and will require some repair to function properly.

7) The north foundation walls appears to have settled by at least 1 1/2". This has resulted in the beam not resting on the foundation wall. This will result in further settling and should be repaired immediately. This should be repaired with the use of shims.

8) Some shifting in the sill plate has taken place and shims were applied to remedy this issue. In addition, foundation bolts are not present.

9) There is an 8 foot section of sill plate and related framing members that has rotted. This appears to be due to a water intrusion at the front of the structure. This failure has resulted in the settling of the front wall which has resulted in cracking at the kitchen wall. This failure needs to be replaced immediately to prevent any further settling.

(Report Summary continued)

10) The ash clean out at the CRAWLSPACE is missing its cover. If the fireplace is to be converted back to a wood burning unit, this will need to be repaired.

11) Vermiculite insulation installed.

### Structure: Crawl Space

12) The screen at crawl space vent at the east side is loose and needs to be re-secured.

It is evident that animals have used this hole has access to the crawlspace.

### Electrical

13) Some of the outlets in the house are improperly wired 3 prong outlets and should be switched with 2 prong outlets. This one is in the bathroom.

### Plumbing

14) There is a leak in the waste line at the bathtub evident in the crawl space.

15) Multiple leaks under the kitchensink at the waste lines.

The kitchen waste line from the left side of the sink to the trap side isn't at the proper drop. 1/4" per foot is recommended. I believe this could be a problem for proper flow.

### Heating

16) The furnace flue vent appears to be a single walled vent. It should be at least 6" from combustible material. In the attic and through the roofing, there does not appear to be proper clearance.

(Report Summary continued)

## Kitchen

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17) The dishwasher drain requires a loop at the top of the cabinet area higher than the sink drain trap. There was no high loop present at this inspection. The high loop should be installed to prevent backflow into the dishwasher.

## Walls

---

18) there are cracks in the wall that indicate some movement in the structure. I determined that there has been some movement in the foundation that has contributed to these cracks.