

PROPERTY INSPECTION REPORT



**Matthew Batson License #
True Value Home Inspections LLC**

**1055 wallalieu road
Inspection Prepared For: george carrazana
Agent:**

**Date of Inspection: 1/26/2021
Age of House: 1988 Size: 1400
Weather: sunny 65 degrees**

Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; 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.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

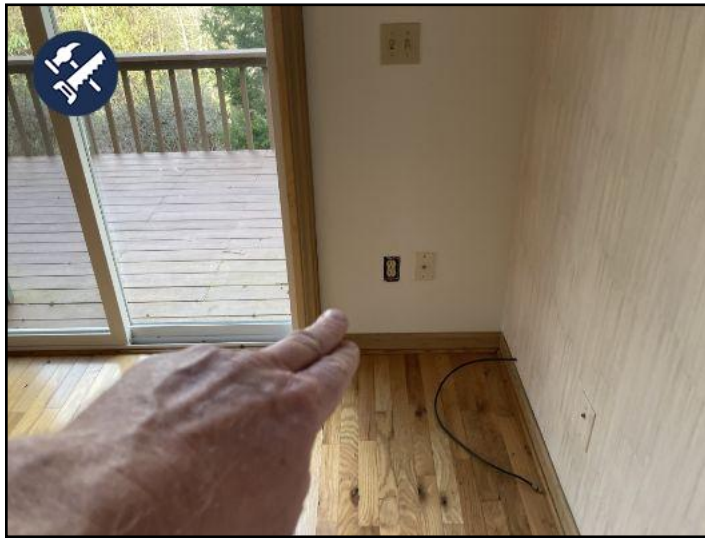


Report Summary

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.

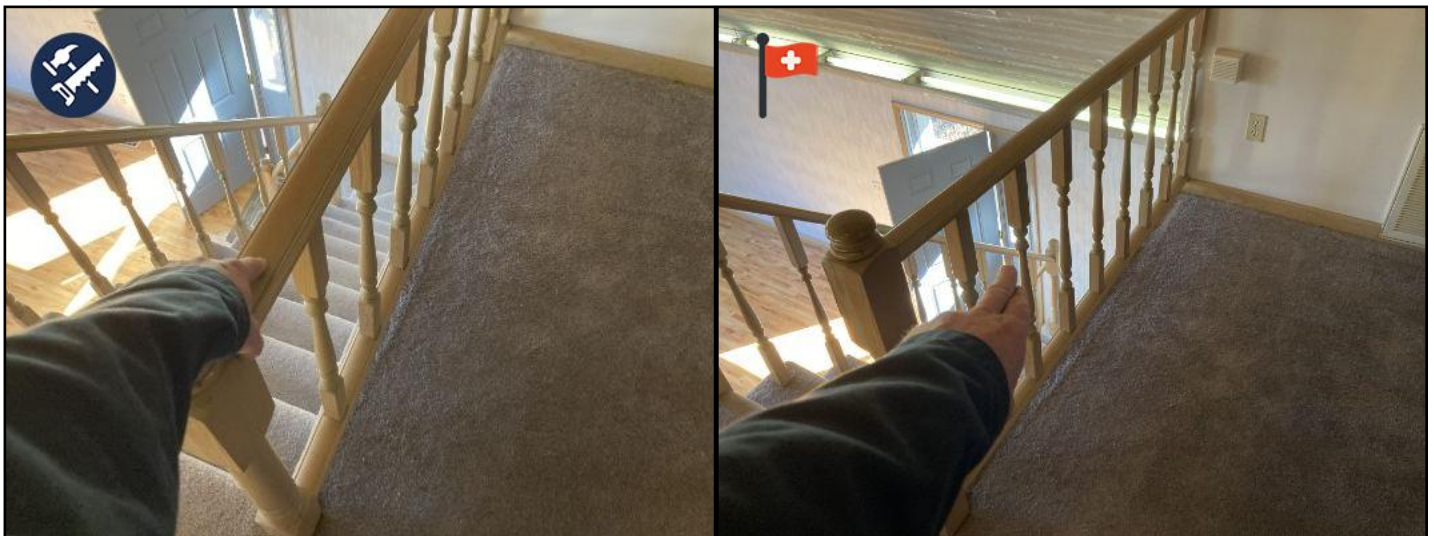
Interior Areas

Page 23 Item: 1 Electrical

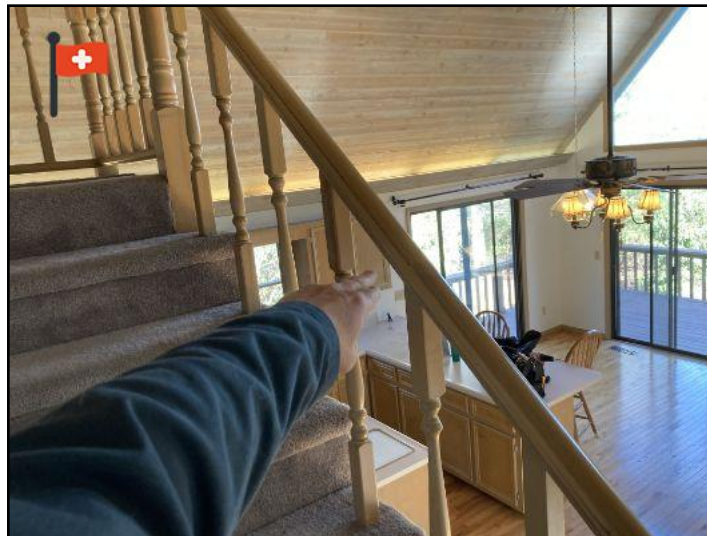


living room outlet needs a cover

Page 23 Item: 2 Stairs & Handrail



the handrail at the second floor loft is a bit loose. Recommend this be shored up/reinforced in case someone were to accidentally fall against it.



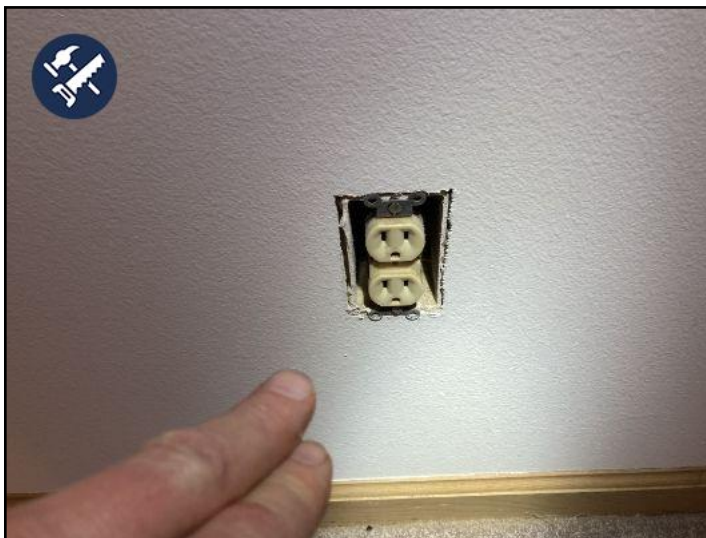
the handrail for the steps up to the upstairs loft are a bit loose. They feel as if they could be reinforced a bit to ensure safety if an accidental fall.

Bedrooms

Page 25 Item: 3

Electrical

- Smoke detectors missing in bedrooms. Installation recommended.
- Missing outlet covers
- Open ground



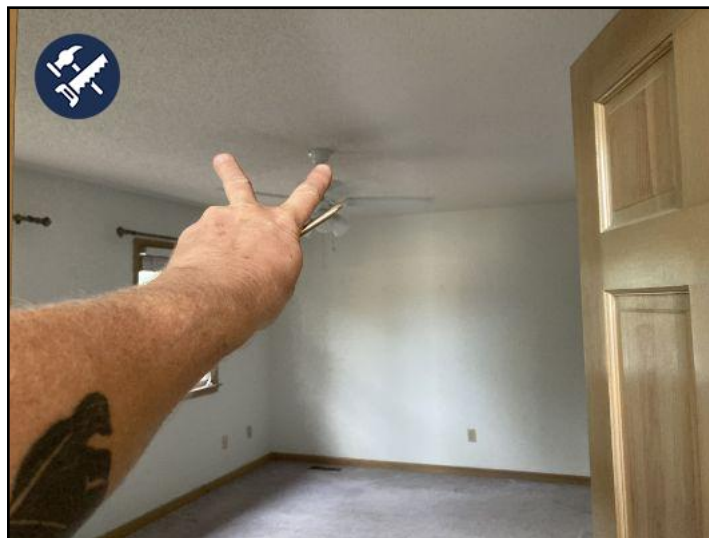
outlet needs a cover.



this outlet in the first floor bedroom is not grounded. This is the only one in the house...indicating to me that the receptacle itself was miswired or is defective. Recommend replacement

Page 25 Item: 4

Smoke Detectors

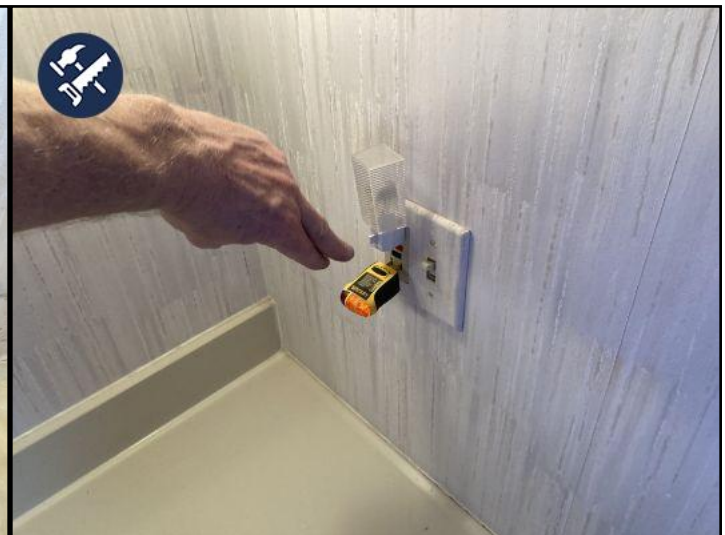


no smoke detectors in the bedroom downstairs. Recommend combination carbon monoxide/smoke detectors due to the wood burning fireplace in the home

Bathroom

Page 27 Item: 1 | GFCI

• **GFCI** did not respond to test, suggest replacing for safety.



neither bathroom GFCI tripped on my tester. These wear out over the years. Recommend replacement.

Page 27 Item: 2 | Exhaust Fan



the upstairs bathroom vent is damaged. Recommend replacement.

Page 28 Item: 3 Plumbing



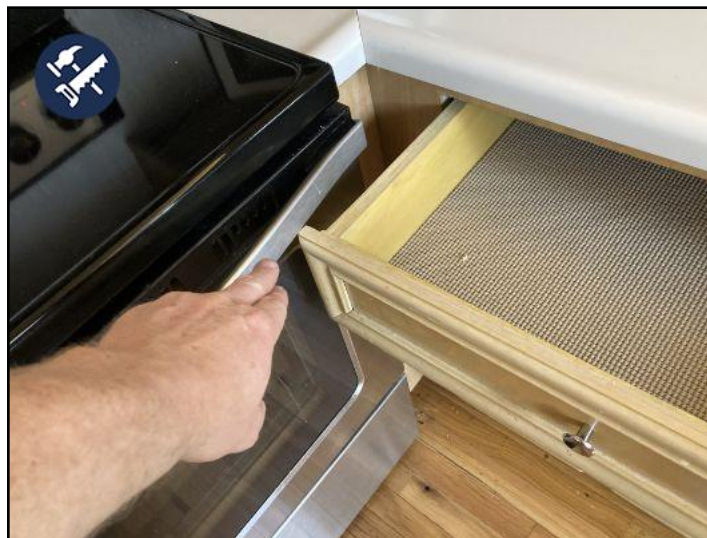
while the visible copper plumbing was in good shape...it will eventually fail. Unknown how long that could be....could be another 30 years.



copper plumbing throughout the home. Copper has a life span and will eventually wear out/corrode and leak. Recommend budgeting for complete removal of all copper and replacement with pex.

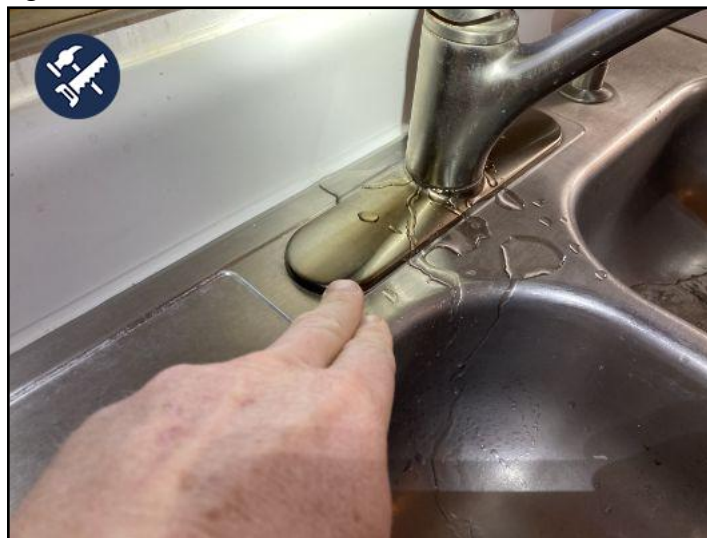
Kitchen

Page 29 Item: 1 Cabinets



this drawer comes into contact with the stove before it is fully open.

Page 29 Item: 7	Plumbing	• Kitchen sink faucet leaks. Recommend replacement
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kitchen sink faucet leaks. Recommend replacment by plumbing contractor

Page 30 Item: 8	Electrical	• GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary.
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Page 30 Item: 9	GFCI	
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outlet next to kitchen sink is not a GFCI. This can be a shock hazard. Recommend replacement by electrical contractor

Heat/AC

Page 32 Item: 4

Air Supply

- several places of damage/tears to the HVAC supply duct in the crawlspace.



Garage

Page 34 Item: 2

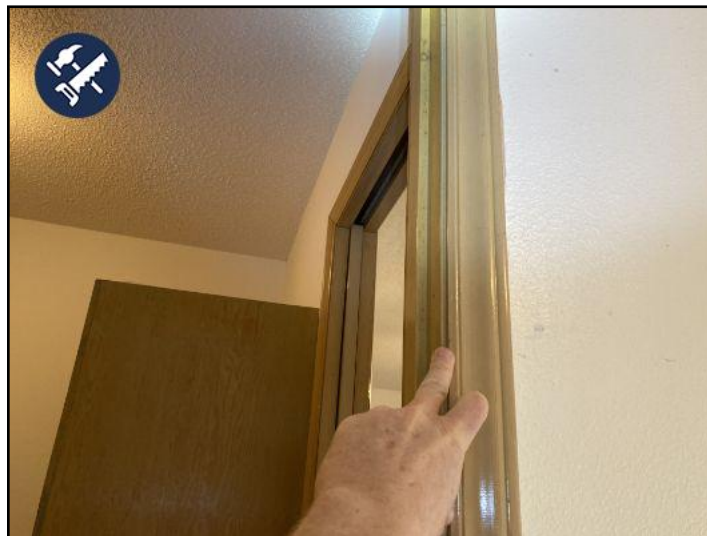
Walls



some water staining next to garage door...is not wet currently and wood is still structurally fine...monitor for possible water issues

possible old water stains.

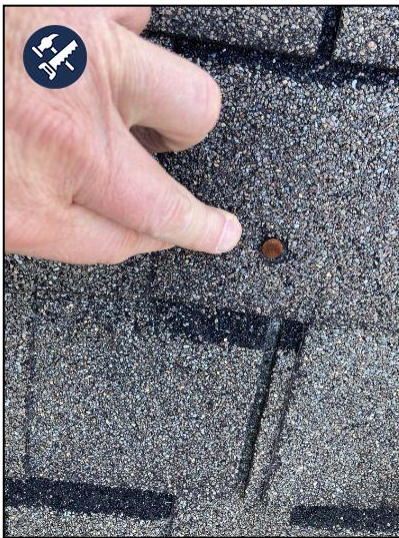
Page 34 Item: 5 | Fire Door



the door to the house from the garage has no weatherstip. This is important due to fumes in the garage that could possibly penetrate to the home interior. Recommend installation of weatherstrip here.

Roof

Page 37 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm. • one shingle damaged.
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a nail in the exposure part of the shingle is not proper buidling practice. Recommend a dab of roofing cement over this nail head.



moss on the roof will shorten an asphalt shingles lifepan. Recommend spraying a fungicide on the affected areas every couple of years.



a shingle tab has slid down out of place. It does not appear to be leaking at this time...however it should be repaired by a roofing contractor. Also the moss growing here needs to be sprayed with fungicide.

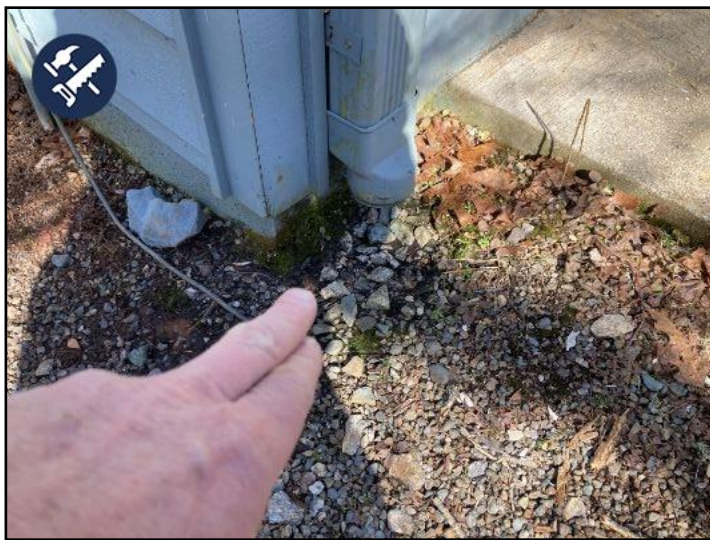


most of the mold is on the north facing parts of the roof

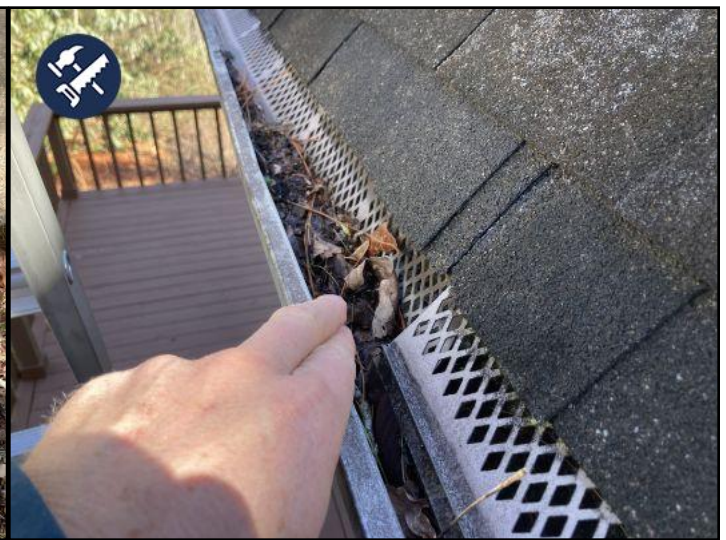
Page 38 Item: 3

Gutter

- Clean gutters: Significant amounts of debris evident.
- Gutter leak(s) noted. Potential ice hazard in winter; repairs recommended.



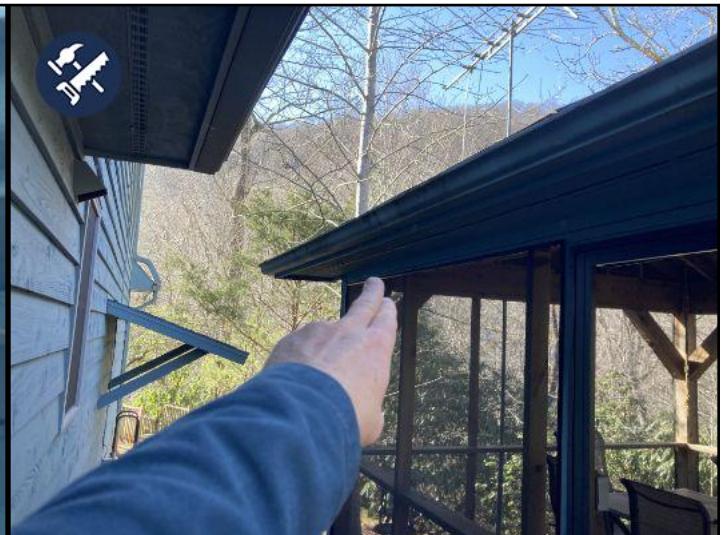
gutter downspout needs an extension to ensure water is discharged further away from the foundation. This will cause issues with the foundation over time...washing soil away and introducing excessive moisture next to the home.



a couple spots of the gutter guard are in disrepair and leaves are accumulating. Recommend cleaning gutters and popping this back into place in the gutter.



leaking gutter at the detached covered porch in the back. This is introducing moisture next to the deck. Recommend sealing with some gutter glue.



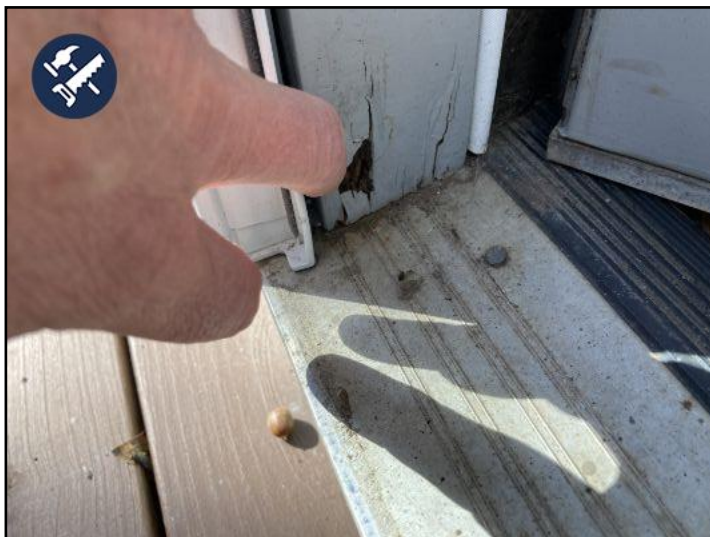
location of leaking gutter.



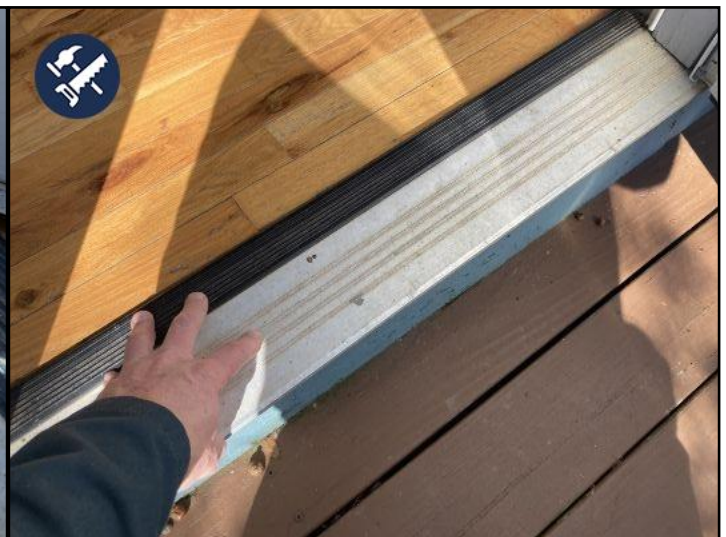
downspout is not connected to the drain pipe. Recommend correction to ensure water is discharged away from the home.

Exterior Areas

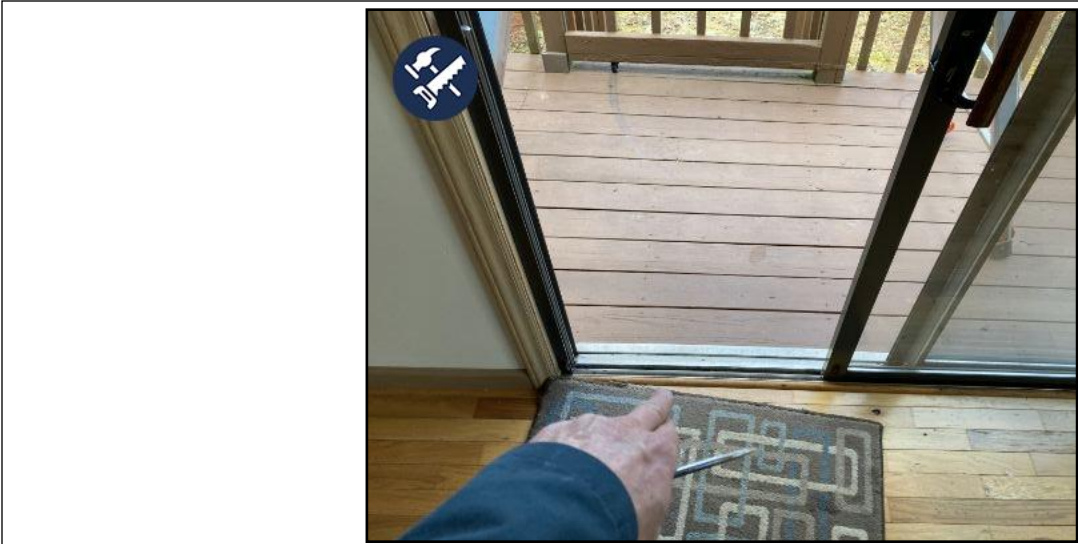
Page 41 Item: 1	Doors	<ul style="list-style-type: none"> • Wood deterioration observed at trim for front door Suggest repairs/replacement as needed. • threshold for front door is loose and not secured properly. Recommend repair or replacement. • track bracket for the sliding glass door that exits to the rear of the home in living room....is loose and needs to be adjusted/tightened.
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front entry door has some rotting wood on its frame. Recommend repair by qualified contractor



front door threshold is loose and in disrepair. Recommend repair or replacement by qualified contractor



Page 42 Item: 2 | Window Condition • **Some window screens damaged.**



This trim at sliding glass door is beginning to rot. Door facing back yard. Recommend repair by qualified contractor

the two front bedroom windows have screens that are damaged. Recommend replacement.



Page 44 Item: 2 Grading

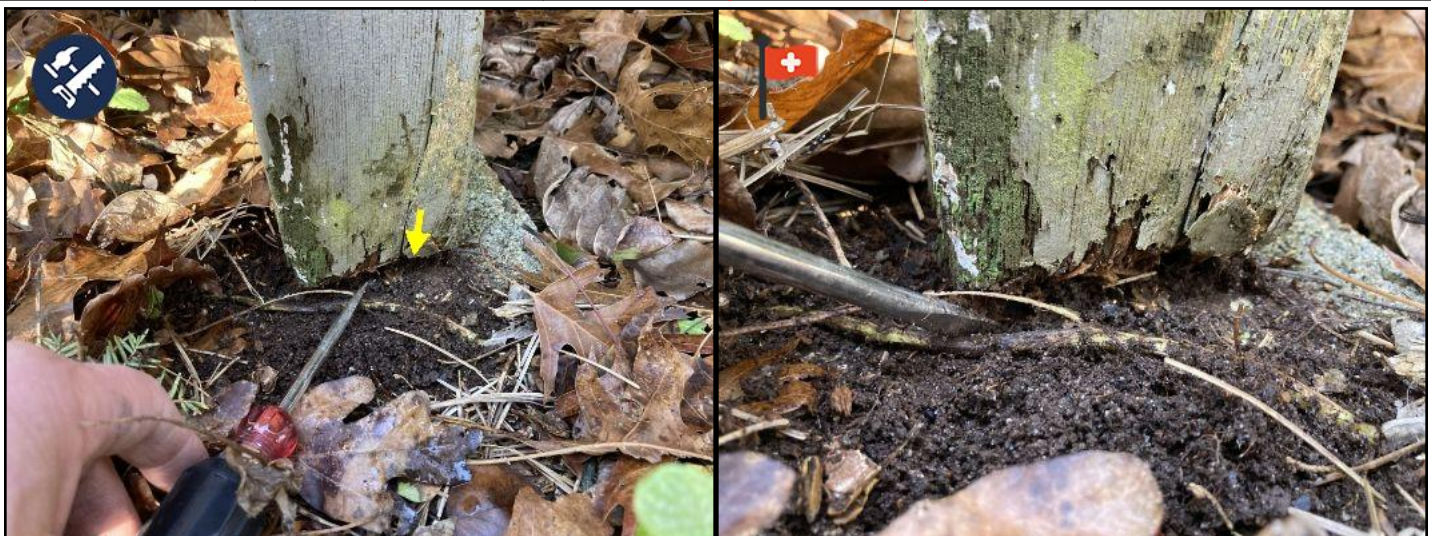
- Retaining Wall shows signs of deterioration. This will need to eventually be replaced.



the retaining wall at the back of the home is in disrepair. The railroad timber used is rotted and failing. This wall will need to be replaced in the near future.

Page 45 Item: 5 Patio and Porch Deck

- Rotted Wood.
- Improper fasteners.
- Improper attachment of ledger board.
- Deck ledger board lacking flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed.
- Balusters spaced to far apart.



several fo the 4x4 support posts on the deck (at the front , sides and back) are rotting at the point where they meet their concrete footers.

Recommend replacment, and considering using 6x6 posts with metal brackets to separate the bottom of the wood post from the concrete.

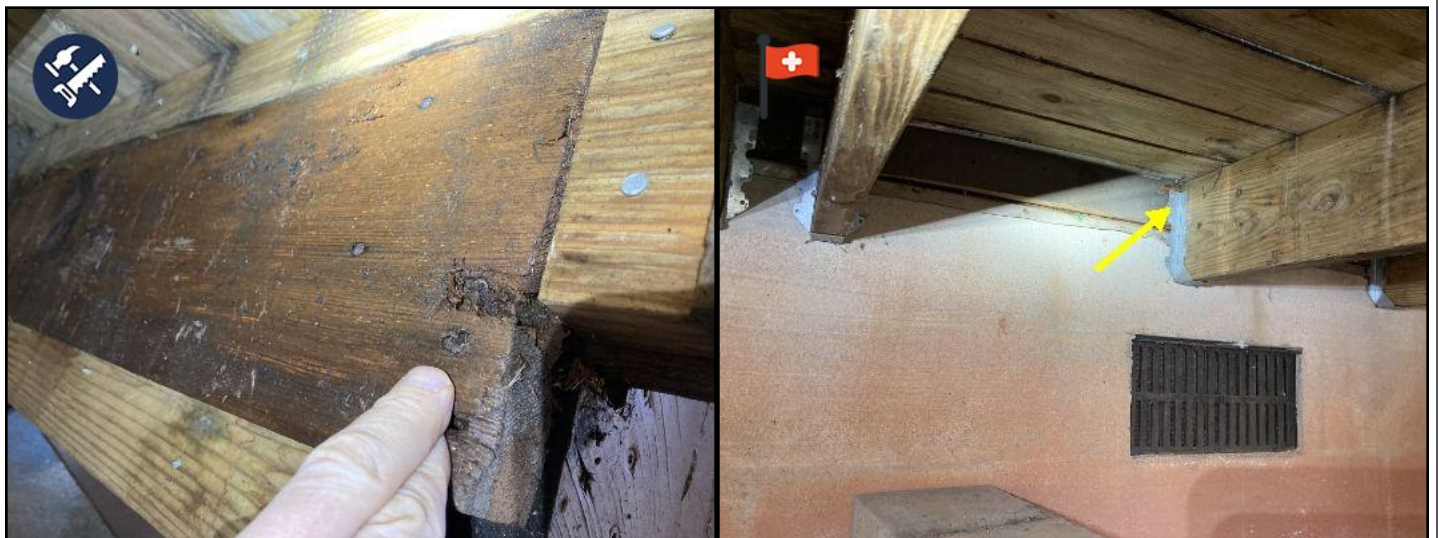


at the steps to the rear deck nearby the a/c compressors....there is rotted wood at the balusters. This handrail is also loose and in need of reinforcement.



another 4x4 post that is beginning to rot from water exposure/contact with concrete footer.

This ledger board for the rear deck steps (next to a/c compressors) is very wet and is rotting/soft. This needs to be replaced by a qualified contractor.

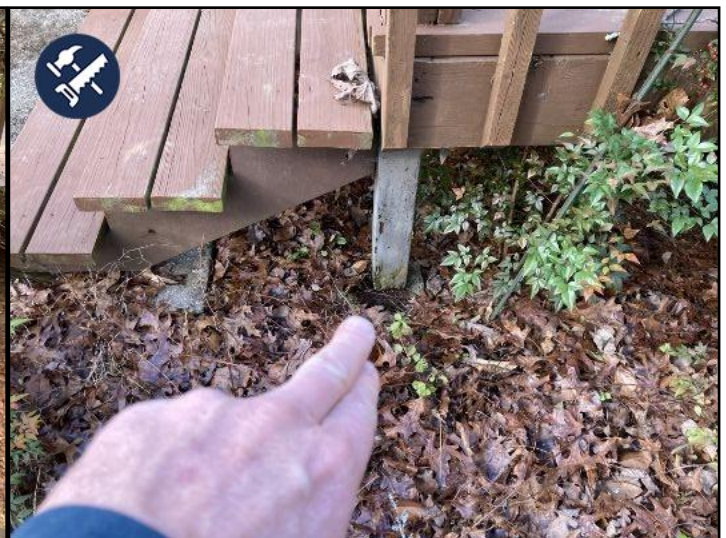


the deck is not properly attached to the home. Most deck failures occur at the attachment point at the house. The hangers for the joists are not fully bearing on the ledger. The ledger is not bolted or structurally screwed to the home. Recommend evaluation and repair by qualified contractor



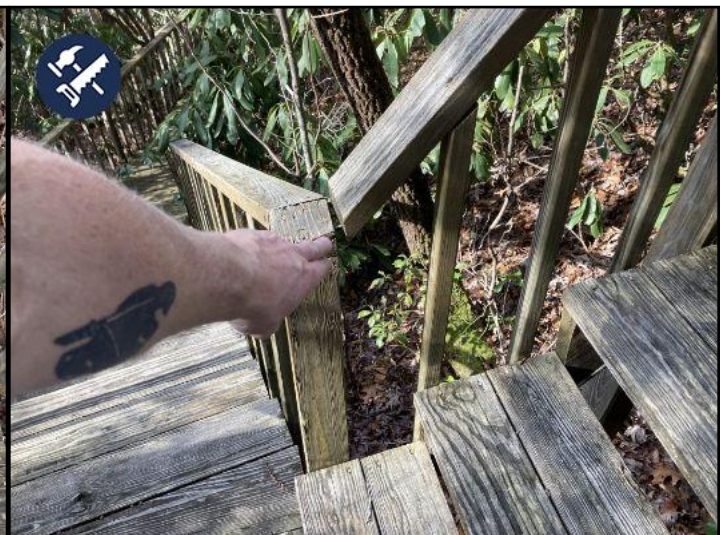
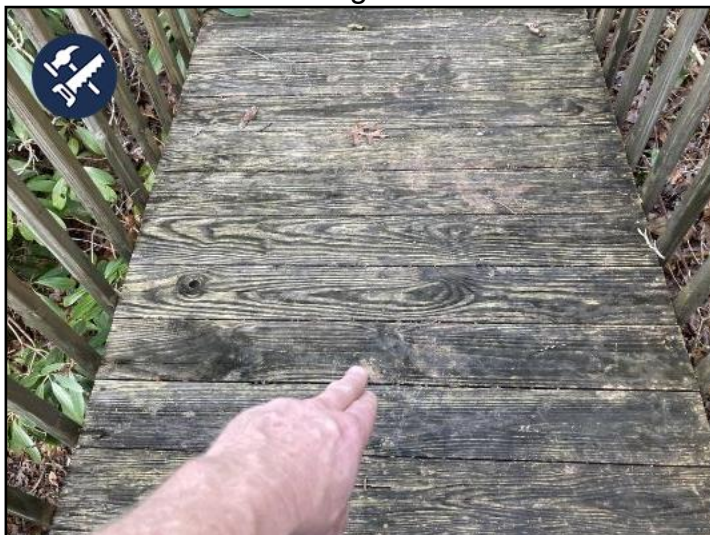


the deck at the house is a safety hazard. With enough people on it this deck could collapse with its improper attachment to the home. 85% of deck failures occur at the attachment to the home. This deck needs to be repaired immediately

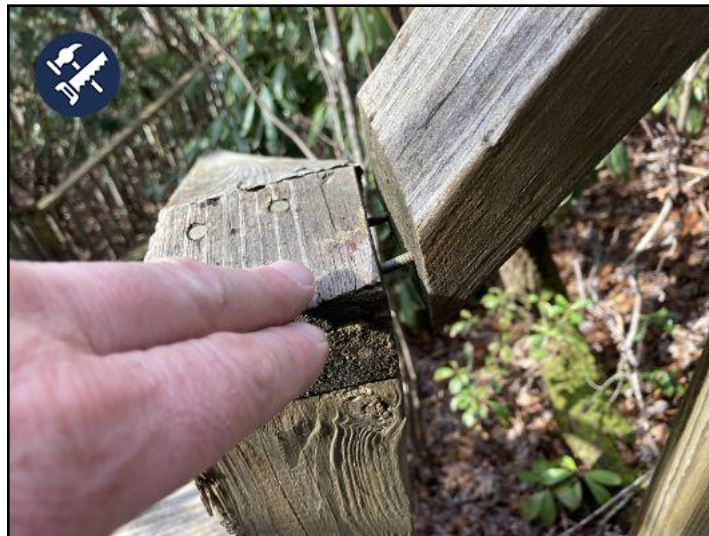


these two 4x4 posts are rotting...among others on the deck. This is a safety hazard as the deck is not properly supported and is not performing as designed.

rotting 4x4



there are several areas of the deck down to the creek that are in need of treatment/washing and staining/paint. The wood decking is heavily weathered.

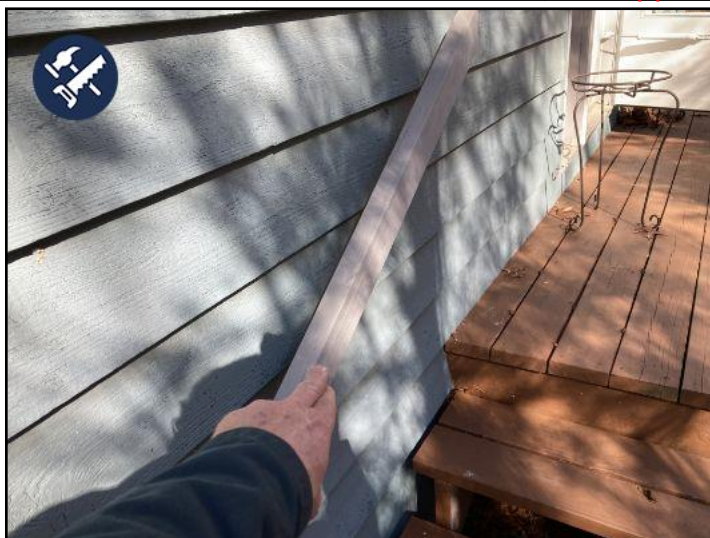


handrail is coming loose from its mount here...recommend repair

Page 49 Item: 6

Stairs & Handrail

- Unstable railings are present.
- Balusters spaced too far apart.
- Recommend rebuilding the house deck to current building standards. Use of 6x6 support piers, bolts, metal brackets for the support posts.



handrail at front entry steps is loose.
Recommend repair.



this handrail is loose at the rear deck.
Recommend repair by qualified contractor



this bottom step off the rear deck...out to the back yard...is cracked and beginning to fail. Recommend replacement.



location of deteriorated step.



the balusters on the deck should not be more than 4 inches apart as to prevent a child from getting their head caught between them. While we are not code inspectors, we will still give the information and then let the parties involved decide on any action.



the hand rail on the deck...facing the front...south of the house...is loose and in need of reinforcement.

Page 50 Item: 7

Grounds Electrical

- GFCI trip test failed.
- The electrical outlets installed at the long deck walkway down to the creek have no power. Recommend asking seller if there is a remote switch for power. Otherwise may need evaluation by an electrical contractor

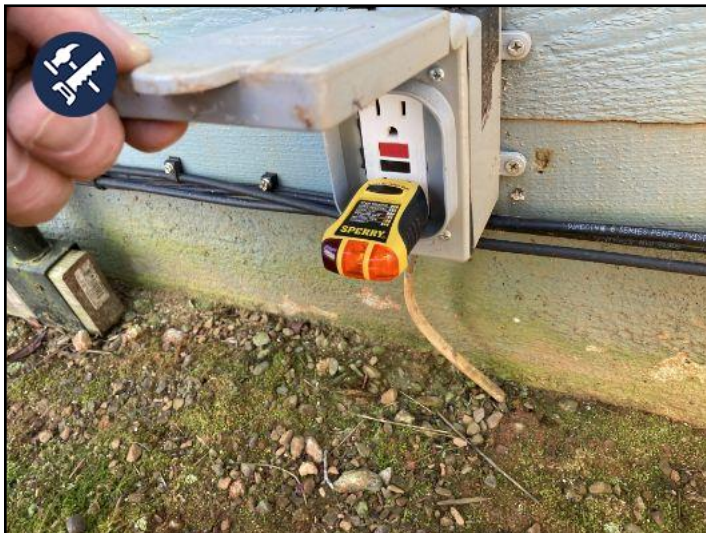


there is no power to the outlets that are on the long deck path down to the creek.

Page 51 Item: 8

GFCI

• Outdoor receptacles are not GFCI protected, need to be updated.



this GFCI did not trip to my tester. These wear over time and stop working. Recommend replacment by electrical contractor



While we are not code inspectors, we will still supply information about certain codes....such as GFCI outlets required on the exterior of the home and the garage. Most of the outlets are not GFCI protected.



not GFCI protected.



GFCI did not trip to my tester.



Inspection Details

1. Attendance

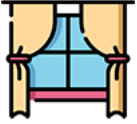
In Attendance: Client not present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

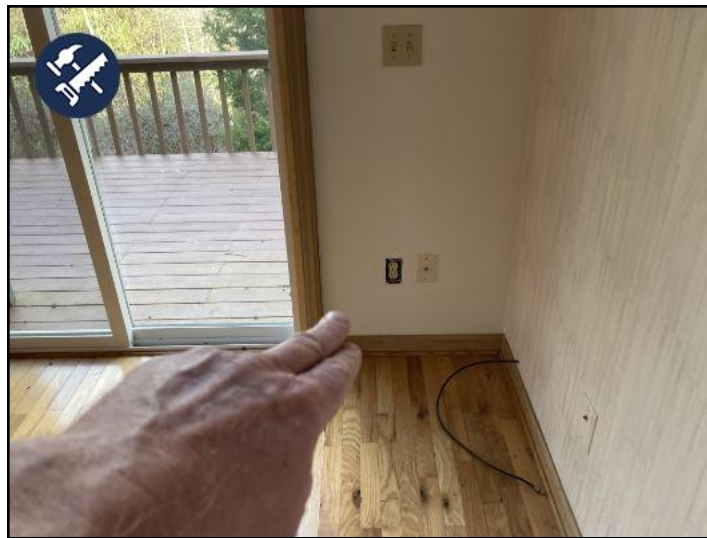


Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

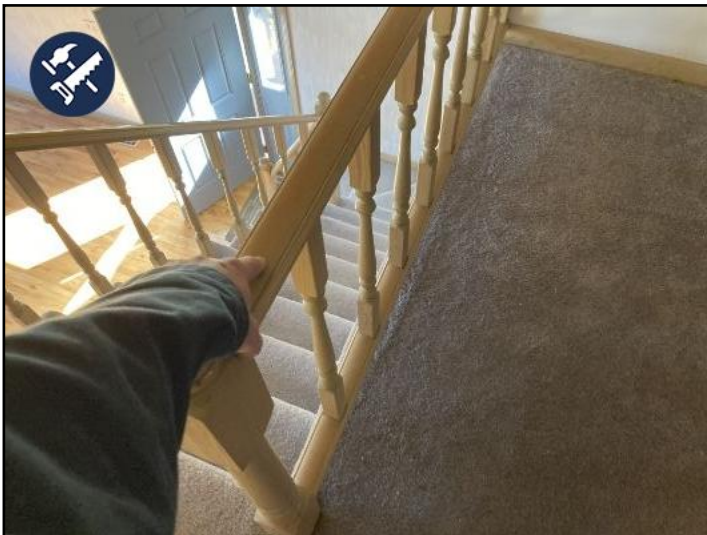
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Electrical



living room outlet needs a cover

2. Stairs & Handrail



the handrail at the second floor loft is a bit loose. Recommend this be shored up/reinforced in case someone were to accidentally fall against it.



the handrail for the steps up to the upstairs loft are a bit loose. They feel as if they could be reinforced a bit to ensure safety if an accidental fall.



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. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

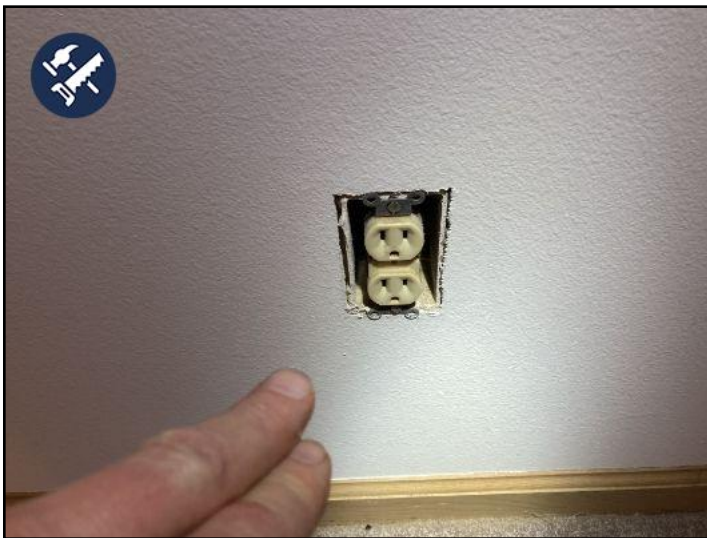
Observations:

- The closet is in serviceable condition.

3. Electrical

Observations:

- **Smoke detectors missing in bedrooms. Installation recommended.**
- **Missing outlet covers**
- **Open ground**



outlet needs a cover.



this outlet in the first floor bedroom is not grounded. This is the only one in the house...indicating to me that the receptacle itself was miswired or is defective. Recommend replacement

4. Smoke Detectors



no smoke detectors in the bedroom downstairs. Recommend combination carbon monoxide/smoke detectors due to the wood burning fireplace in the home



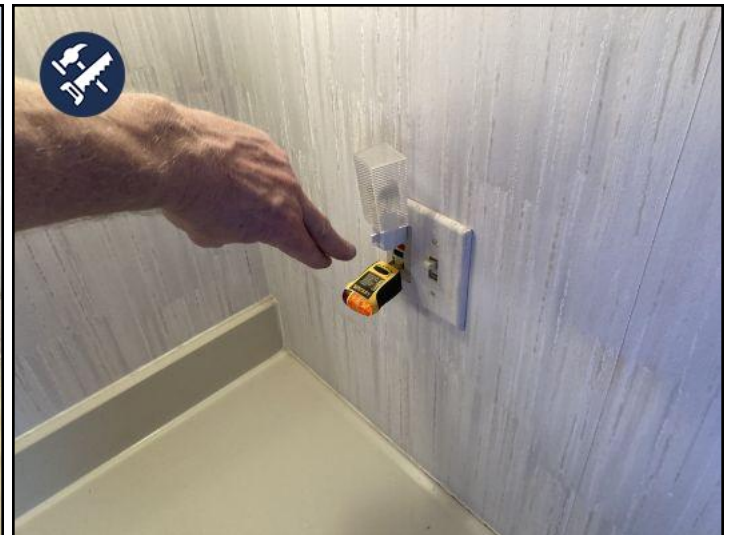
Bathroom

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. GFCI

Observations:

- **GFCI** did not respond to test, suggest replacing for safety.



neither bathroom GFCI tripped on my tester. These wear out over the years. Recommend replacement.

2. Exhaust Fan



the upstairs bathroom vent is damaged. Recommend replacement.

3. Plumbing



while the visible copper plumbing was in good shape...it will eventually fail. Unknown how long that could be....could be another 30 years.



copper plumbing throughout the home. Copper has a life span and will eventually wear out/corrode and leak. Recommend budgeting for complete removal of all copper and replacement with pex.



Kitchen

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

1. Cabinets



this drawer comes into contact with the stove before it is fully open.

2. Dishwasher

Observations:

- None present.

3. Doors

Observations:

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

4. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

5. Vent Condition

Materials: Exterior Vented

6. Window Condition

Materials: Wood framed double hung window noted.

7. Plumbing

Observations:

- **Kitchen sink faucet leaks. Recommend replacement**



kitchen sink faucet leaks. Recommend replacment by plumbing contractor

8. Electrical

Observations:

- GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary.

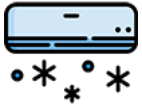
9. GFCI



outlet next to kitchen sink is not a GFCI. This can be a shock hazard. Recommend replacement by electrical contractor



Laundry



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, 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 hall closet • The furnace is located in the crawlspace
Materials: Electric forced hot air. • The home has a split system. • Heat pump noted.

2. Refrigerant Lines

Observations:
• No defects found.

3. AC Compress Condition

Compressor Type: Electric
Location: The compressor is located on the exterior grounds.
Observations:
• Appeared functional at the time of inspection.

4. Air Supply

Observations:
• **several places of damage/tears to the HVAC supply duct in the crawlspace.**





Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

3. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

4. Number Of Gallons

Observations:

- 50 gallons

5. Plumbing

Materials: Aquapex



Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.



some water staining next to garage door...is not wet currently and wood is still structurally fine...monitor for possible water issues



possible old water stains.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Fire Door



the door to the house from the garage has no weatherstip. This is important due to fumes in the garage that could possibly penetrate to the home interior. Recommend installation of weatherstrip here.

6. Garage Door Condition

- Materials: One 7' wood sectional door • Sectional door noted.
Observations:
• No deficiencies observed.

7. Garage Door Parts

- Observations:
• The garage door appeared functional during the inspection.

8. Garage Opener Status

- Observations:
• Belt drive opener noted.

9. Garage Door's Reverse Status

- Observations:
• Eye beam system present and operating.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: • Panel box located in garage.

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. Cable Feeds

Observations:

- There is an underground service lateral noted.



Roof

1. Roof Condition

Materials: Inspected from ladder.
 Materials: Asphalt shingles noted.
 Observations:

- No major system safety or function concerns noted at time of inspection.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- one shingle damaged.



a nail in the exposure part of the shingle is not proper building practice. Recommend a dab of roofing cement over this nail head.



moss on the roof will shorten an asphalt shingles lifespan. Recommend spraying a fungicide on the affected areas every couple of years.



a shingle tab has slid down out of place. It does not appear to be leaking at this time...however it should be repaired by a roofing contractor. Also the moss growing here needs to be sprayed with fungicide.



most of the mold is on the north facing parts of the roof

2. Chimney

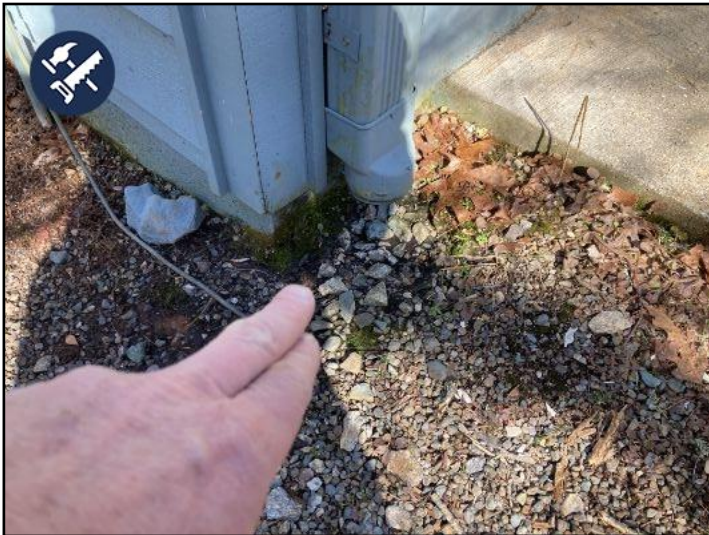
Observations:

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

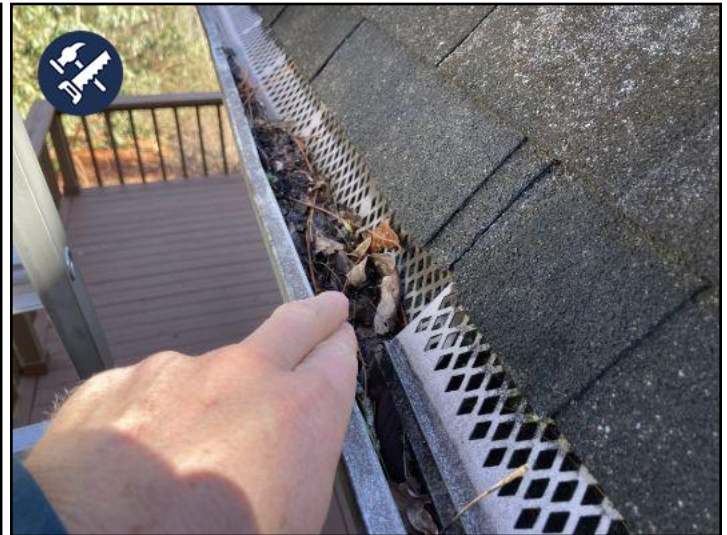
3. Gutter

Observations:

- Clean gutters: Significant amounts of debris evident.
- Gutter leak(s) noted. Potential ice hazard in winter; repairs recommended.



gutter downspout needs an extension to ensure water is discharged further away from the foundation. This will cause issues with the foundation over time...washing soil away and introducing excessive moisture next to the home.



a couple spots of the gutter guard are in disrepair and leaves are accumulating. Recommend cleaning gutters and popping this back into place in the gutter.



leaking gutter at the detached covered porch in the back. This is introducing moisture next to the deck. Recommend sealing with some gutter glue.



location of leaking gutter.



downspout is not connected to the drain pipe. Recommend correction to ensure water is discharged away from the home.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.



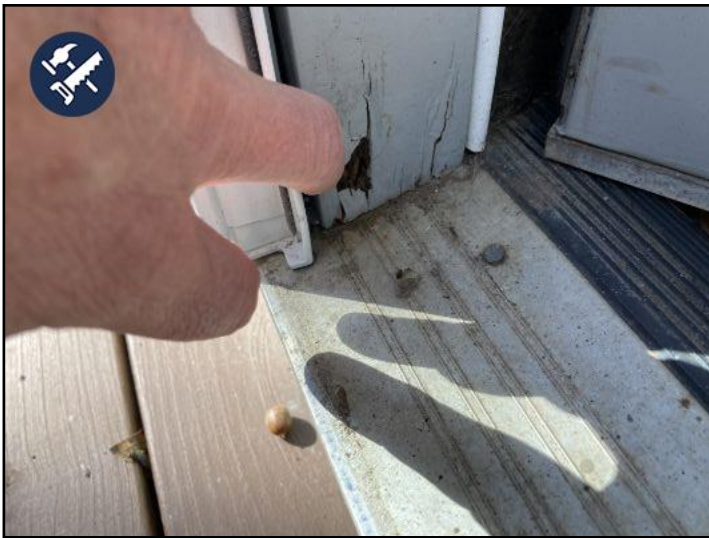
Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Wood deterioration observed at trim for front door Suggest repairs/replacement as needed.
- threshold for front door is loose and not secured properly. Recommend repair or replacement.
- track bracket for the sliding glass door that exits to the rear of the home in living room....is loose and needs to be adjusted/tightened.



front entry door has some rotting wood on its frame. Recommend repair by qualified contractor



front door threshold is loose and in disrepair. Recommend repair or replacement by qualified contractor



sliding glass door facing the back has a loose track/guide. The screws securing this are loose. Recommend repair.



2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- **Some window screens damaged.**



This trim at sliding glass door is beginning to rot. Door facing back yard. Recommend repair by qualified contractor



the two front bedroom windows have screens that are damaged. Recommend replacement.



3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

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

4. Eaves & Fascia

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Perimeter

Observations:

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

2. Post and Girders

Observations:

- Support Material: concrete block piers
- Beam Material: Wood

3. Foundation Plumbing

Observations:

- 3/4 inch copper
- Poly Vinyl Chloride "**PVC**" waste and vent pipes noted.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Gravel 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.
- The exterior drainage is generally away from foundation.
- **Retaining Wall shows signs of deterioration. This will need to eventually be replaced.**



the retaining wall at the back of the home is in disrepair. The railroad timber used is rotted and failing. This wall will need to be replaced in the near future.



retaining wall is rotting.

3. Vegetation Observations

Observations:

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

4. Gate Condition

Materials: Wood

5. Patio and Porch Deck

Observations:

- **Rotted Wood.**
- **Improper fasteners.**
- **Improper attachment of ledger board.**
- **Deck ledger board lacking flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed.**
- **Balusters spaced to far apart.**



several fo the 4x4 support posts on the deck (at the front , sides and back) are rotting at the point where they meet their concrete footers. Recommend replacment, and considering using 6x6 posts with metal brackets to separate the bottom of the wood post from the concrete.



at the steps to the rear deck nearby the a/c compressors....there is rotted wood at the balusters. This handrail is also loose and in need of reinforcement.



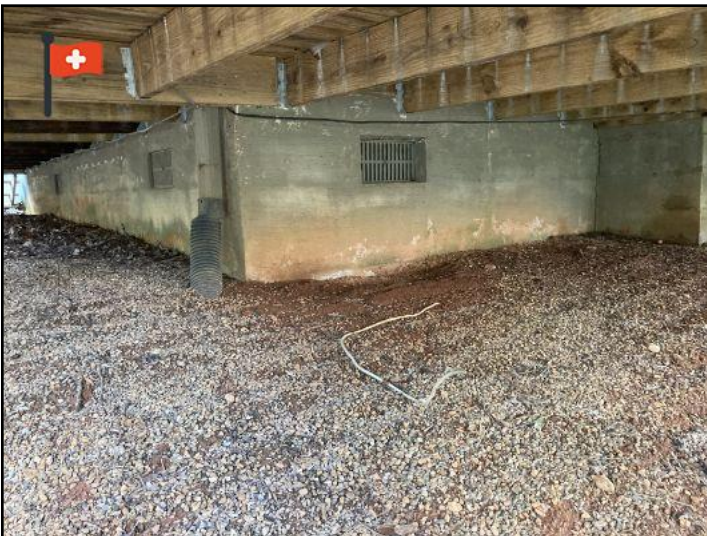
another 4x4 post that is beginning to rot from water exposure/contact with concrete footer.



This ledger board for the rear deck steps (next to a/c compressors) is very wet and is rotting/soft. This needs to be replaced by a qualified contractor.



the deck is not properly attached to the home. Most deck failures occur at the attachment point at the house. The hangers for the joists are not fully bearing on the ledger. The ledger is not bolted or structurally screwed to the home. Recommend evaluation and repair by qualified contractor



the deck at the house is a safety hazard. With enough people on it this deck could collapse with its improper attachment to the home. 85% of deck failures occur at the attachment to the home. This deck needs to be repaired immediately



these two 4x4 posts are rotting...among others on the deck. This is a safety hazard as the deck is not properly supported and is not performing as designed.

rotting 4x4



there are several areas of the deck down to the creek that are in need of treatment/washing and staining/paint. The wood decking is heavily weathered.



handrail is coming loose from its mount here...recommend repair

6. Stairs & Handrail

Observations:

- Unstable railings are present.
- Balusters spaced too far apart.
- Recommend rebuilding the house deck to current building standards. Use of 6x6 support piers, bolts, metal brackets for the support posts.



handrail at front entry steps is loose. Recommend repair.



this handrail is loose at the rear deck. Recommend repair by qualified contractor



this bottom step off the rear deck...out to the back yard....is cracked and beginning to fail. Recommend replacement.



location of deteriorated step.



the balusters on the deck should not be more than 4 inches apart as to prevent a child from getting their head caught between them. While we are not code inspectors, we will still give the information and then let the parties involved decide on any action.



the hand rail on the deck...facing the front...south of the house...is loose and in need of reinforcement.

7. Grounds Electrical

Observations:

- GFCI trip test failed.
- The electrical outlets installed at the long deck walkway down to the creek have no power. Recommend asking seller if there is a remote switch for power. Otherwise may need evaluation by an electrical contractor

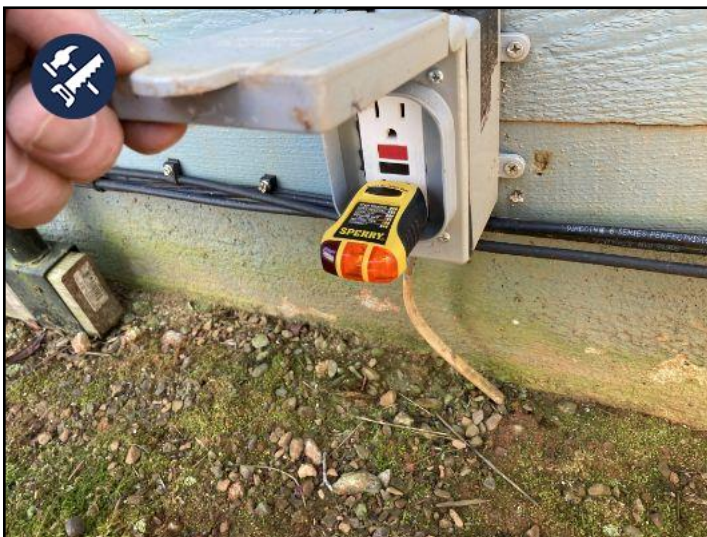


there is no power to the outlets that are on the long deck path down to the creek.

8. GFCI

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.



this GFCI did not trip to my tester. These wear over time and stop working. Recommend replacment by electrical contractor



While we are not code inspectors, we will still supply information about certain codes....such as GFCI outlets required on the exterior of the home and the garage. Most of the outlets are not GFCI protected.



not GFCI protected.



GFCI did not trip to my tester.

9. Plumbing

Materials: Copper piping noted. • PVC piping noted.

10. Water Pressure

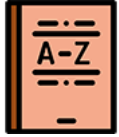
Observations:
• 50

11. Exterior Faucet Condition

Location: Front of structure. • North side of house.
Observations:
• Appears Functional.



Pool



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.