

PDX Inspect inc.

Inspection and Consulting Services



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PDXinspect.com

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GENERAL INSPECTION INFORMATION

INSPECTION COMPANY INFO

PDX Inspect

Home Inspection and Consulting Services

818 SW 3rd Ave Ste 221-9506. Portland, OR 97204.

Contact Info: Office Phone(503) 970-5360 E-Mail: Info@PDXinspect

Inspection performed by: Don Adams Hatch OCHI # 053 CCB # 201495 VM (503)740-5838

CLIENT & SITE INFORMATION:

FILE #: Sample Maintenance Inspection **DATE of INSPECTION:** August 06.

TIME OF INSPECTION: 9:00 AM, **WEATHER:** Partly Cloudy, **TEMPERATURE:** 70 to 80 Degrees.

INSPECTION FEE: \$545.

CLIENT NAME, PHONE # and E-MAIL: Valued Client
Youremail@gmail.com 503-555-1212.

INSPECTION ADDRESS: 567 Pleasant Lane
Portland, OR 97000.



BUILDING CHARACTERISTICS:

YEAR BUILT: 1997.

BUILDING TYPE: 1 family, **MAIN ENTRY FACES:** NORTH

OTHER INFORMATION:

AREA: City, **HOUSE OCCUPIED:** YES.

CLIENT PRESENT: Yes.

INSPECTION CONTRACT

PDX Inspect is a dba of PDX Inspect Inc. The purpose of the report is to alert the client to any defects in the property that are discoverable in the limited visual inspection we provide that impinge upon the health and safety of the occupants of the property or materially affect the condition of the property. Please note that the inspection is a snapshot in time of the conditions of the property at one particular moment and that certain conditions may exist which may not be readily ascertainable at the time of inspection. Our inspection and report is limited to the extent that said conditions can be determined by a nondestructive visual examination. We will use our best professional judgment and experience to document our observations, but we cannot be responsible for or liable for any defects which cannot be reasonably discovered during the limited time of the inspection.

INSPECTION PROCEDURES: This inspection and the report we provide will be based on a general overview of the major components of the property and the major mechanicals of the property as set forth by the standards of practice of the State of Oregon. There are items in the PDX Inspect inspection report format that exceed these standards, however the term of the inspection will be bound solely and limited by the state mandated standards of practice. The inspector will give special attention to specific areas of concern identified by the party ordering the inspection.

Except under conditions of specific instruction, agreement and authorization set forth in writing and supported by additional fees, the inspector is neither obligated nor expected to investigate any area that is concealed. The inspector will not remove nails, bolts or screws to gain access nor will he move furniture, appliances, lift rugs, move paintings or wall hangings. The inspector will not test equipment requiring special tools or knowledge to operate.

OPINIONS AND WARRANTIES: We try our best to refrain from using personal preferences or opinions in our reports, but rather reference industry standards, manufacturers instructions, data and guidelines, UL, building codes, FHA, VA, or HUD guidelines. We feel these institutions have much greater knowledge, judgment and credibility. We are not code certified and have no authority to enforce code or any other standard, but may and will use codes and standards as a marker of comparison. We are not versed in all standards and codes, nor are all standards applicable to all structures. Older homes will have older components that will not meet newer standards. Ratings and judgments are relative to the age of the structure.

Our report and inspection is simply our written evaluation of the conditions of the property on the date of the inspection distilled to writing for your convenience. This report and inspection is not an expert witness testimony, and is not to be used in any legal dispute without written approval by PDX Inspect. Expert witness testimony can be provided for additional fees and only with an additional retainer agreement.

You should assume that certain items will wear and fail over time and there is no means by which any inspection could predict all occurrences or when they may occur. This report is also not an insurance policy or warranty. Despite our best attempts not all issues or areas of damage are likely to be found during our inspection. Satisfactory rating and/or the lack of condemnation of any feature or component of the home is not a warranty as to condition, performance or expected service period and is not a statement in fact as to the adequacy of the structure nor any valuation of any code or standards of compliance. Please read the section CLOSING NOTES & DISCLAIMERS at the end of your report.

INSPECTION REPORT: This inspection and the report we prepare for you are our work product and are copyrighted materials. We provide the inspection report to you for your exclusive use only. **This report may not be transferred**, assigned to or relied upon by any third party. ALL COPYRIGHTS ARE RESERVED.

Conditions not reported: Conditions that are judged to be minor in nature may not be included in the report. Such items that can be corrected by simple adjustment or basic maintenance will not normally merit inclusion in the report. In certain geographic locations and environmental settings, wet conditions are common and as a result a large percentage of structures are subject to minor rot conditions. Unless these conditions are extensive and/or affect the quality, structural integrity, soundness or future life of the building, they may not be included. Exclusion of such items by the inspector is not an evaluation regarding their presence or absence.

Accessory buildings: The inspection will evaluate the primary home and directly attached contiguous components such as garages and carports if direct access is provided. Unattached garages, carports, shops, sheds and outbuildings will not be inspected unless specific instructions include the structure and fees in the report.

Our Pest & Rot inspection is bound by a separate contract, written and endorsed by the National Pest Control Association.

INSPECTION FEES: Payment for services is due at the time of the inspection. Additional fees or surcharges will be applied for payments not collected at or prior to the date of the inspection. There will be a \$50 late payment fee for any payments received more than 30 days past the date of inspection. An additional \$100 will be applied at 60 days and collections will be pursued on any accounts not paid within 90 days. Late fees and collections charges are added to the original inspection fee.

RIGHT OF ACCESS: The parties ordering the inspection warrant that they have the right to order this inspection and to grant access, and that PDX Inspect and representatives of PDX Inspect have authority to access the property to be inspected, that all utilities

Test Maintenance Inspection

are on at the time of inspection, and access privileges are granted for the purpose of the inspection.

The ordering party shall hold PDX Inspect harmless against any claims arising from unauthorized entry.

The Client agrees/ understands that trip charge(s) and hourly fees will be charged for return visits under all circumstances.

INSPECTION LIMITATIONS

A) This inspection excludes ANY AND ALL subterranean conditions, issues or concerns.

B) Hot tubs, solar systems, sprinkler systems, security, intercom, yard lights, vacuum and swimming pool systems and all related components of these systems are excluded from this inspection.

C) Inaccessible Areas: Certain areas of a structure are inaccessible by design and cannot be inspected or evaluated without special investigative procedures such as disassembly, excavation, cutting or utilization of specialized equipment. Such areas include but are not limited to: (1) joist and rafter space, (2) wall void spaces, (3) submaterials covered by finishes or insulation, (4) areas inaccessible around, under and behind appliances, furniture, or stored items (5) inside pipes, ducts and conduits, (6) crawl and attic spaces not provided with access. Inaccessible areas include areas that are not accessible with a 6ft. step ladder and crawl areas with access ways less than 18".

D) This report shall not include any inspection for the presence or non-presence of radon, lead, urea- formaldehyde, asbestos, or other contaminants, and no such inspection shall be made. All claims against the inspector or inspection firm arising out of a release of such contaminants caused by the inspection are hereby waived and the party ordering this inspection shall hold the inspector and inspecting firm harmless.

E) Electrical, plumbing, appliances and mechanical systems: Inspector will test only to determine if such equipment will turn on at time of inspection and inspector will note failure of such equipment to turn on. No representations or guarantees are made as to the performance, condition, efficiency or useful life thereof.

F) Inspector of inspecting firm shall not be responsible or liable for any condition known to owner, owner's agent, or occupant of the premises not disclosed to the inspecting firm.

G) PDX Inspect and/or its inspectors do not perform moisture scan tests on EIFS or Hard Coat Stucco. Any building having EIFS should have a specialty inspection by an approved EIFS or Hard Coat Stucco inspection company.

LEGAL PROVISIONS: In the event action or arbitration is instituted to enforce or interpret the terms hereof, the prevailing party shall be entitled to reasonable attorneys fees, at trial, in arbitration, on appeal or review and in enforcing any judgment or decree, including as a creditor in bankruptcy.

If any part of this contract is declared invalid or unenforceable by any court of competent jurisdiction, the surviving provisions of this contract shall remain in effect.

Signed or Unsigned all aspects of this report and inspection are bound by this contract.

The client agrees to indemnify, defend and hold harmless PDX Inspect and affiliates hired by PDX Inspect from any and all losses and liabilities and all related costs and expenses including attorneys fees which arise out of lawsuits brought by third parties against PDX Inspect for any and all reasons related to our services or our report.

ADDITIONAL CONDITIONS REVEALED DURING PERFORMANCE OF RECOMMENDATIONS:

Should additional damage(s), be revealed during the accomplishment of work recommendations whether done by owner, purchaser or third party contractor, the inspection firm should be notified of such conditions for the purpose of having a reasonable opportunity for re-inspection of any additional work recommendations before such conditions are covered up. The owner, purchaser or agents undertaking the work shall be responsible for such notification. Any pest control inspecting firm, whether performing the recommended work, or if notified as provided in this paragraph, shall promptly perform an additional inspection and issue any additional work recommendations. Failure to notify the inspecting firm shall be a waiver of any claims against the said inspecting firm arising out of such conditions.

Disclaimer: PDX Inspect shall use its best efforts to perform the inspection services in a thorough, professional and competent manner. This report does not constitute a warranty of the condition or serviceability of any part, fixture, feature, equipment or components of the property inspected regardless of the rating given or remarks set forth in this report. PDX Inspect shall not be liable for special, indirect, incidental or consequential damages or for any mistake made in the inspection or the preparation of this report. PDX Inspect reserves the right to amend or correct any miss-notations in the report. The liabilities of PDX Inspect and its officers, directors and agents for any error or omission in the inspection or in the report shall not exceed the fee paid for the inspection services as liquidated damages.

I have read the above, and I hereby authorize PDX Inspect to perform the inspection.

CLIENT SIGNATURE:

Signature on File

Inspection Date: August 06, 2018.

STRUCTURAL REPORT

Please remember: Our service is established to help you identify the most significant conditions of the property, typically relevant to habitability, integrity, cost and safety. Our report is not intended to be an "all-inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. Despite our best attempts not all issues or areas of damage are likely to be found during our inspection.

Although a thorough inspection of the property was made, we wish to caution you that conditions may change and equipment may become defective. This report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Home warranty plans are available through separate companies) Our liability is limited by the service agreement titled: contract. Our contract provides additional details. PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing, electrical and heating equipment. It is possible and even likely these systems and other aspects of older homes would not meet present standards, although these systems may have met the requirements at the time they were installed.

GENERAL COMMENTS:

GENERAL NOTE(S):

The following is a Maintenance Inspection Report. This report is limited to noting or reporting only the details and recommendations of needed repairs, need for current maintenance or noting issues that will need to be addressed in the near future.

The procedure of this Maintenance Inspection is similar to that of a pre-purchase inspection as detailed in the Oregon Home Inspector Certification Law for the crawlspace, basement, attic, roof, siding and exterior components. This maintenance inspection deviates from the standards regarding interior components and systems which are given more of an overview evaluation and not a full and detailed inspection. The limitations and exclusion noted in the Oregon Home Inspector Certification Law and Inspection Contract apply to this limited Maintenance Inspection.

Please remember that cosmetic items are subjective and are beyond the scope of our inspection.

Insulation in the crawlspace, basement and/or attic areas can and does limit physical and visual access for inspection. Insulation will be pulled back in some areas during an inspection, if the insulation can be moved without causing damage or tearing vapor barriers. Some hidden damage or issues may exist that cannot be observed due to visual obstruction.

Section Summaries

To help the interpretation of this report there will be a System Summary at the end of every section.

This is a generalized summary comment about the overall condition of that system. These comments are subjective and are in the opinion of the home inspector. We can not require that any specific repairs be performed, however recommendations may be given. All system ratings are based on the normal expected conditions for a structure related to its age. Homes, like cars, require periodic maintenance, repair and replacement of parts and pieces. All systems of a home have a useful expected life and will wear over time.

ADDITIONAL NOTES

This report shall not include any inspection for the presence or non-presence of radon, lead, urea- formaldehyde, asbestos, or other contaminants, and no such inspection shall be made. Any obvious presence will be noted, and should be further investigated and evaluated by a licensed, bonded expert in the area of contaminate or environmental concern.

VISIT OUR WEBSITE

Additional information is available on our web site: www.PDXinspect.com
Our RECALL & SAFETY section contains specific information we want our clients to be aware of and several links to government recall sites. New recalls are constantly being posted by manufacturers for various products. This inspection report may not call out all current recalls, so please review our website for additional current information. Our site also has additional information about Mold and links to the EPA and other related sites.

CRAWLSPACE

CRAWLSPACE ACCESSIBILITY:

There are some areas of the crawlspace; due to the clearances and the size and amount of ducting and plumbing in a particular area, full and complete access was inhibited or blocked. The crawlspace was inspected as completely as possible, with the exception of these areas.



There is restricted clearance in the crawlspace and the flooring insulation is hanging and damaged. These two issues combined are significantly restricting both visual and physical access throughout the crawlspace. A reasonable attempt to inspect the crawlspace was made however; hidden or unapparent issues may exist due to the limited access.



VENTILATION & MOISTURE PROTECTION

The under side of the house (crawlspace) is open along the rear half of the house. There is a 1/4" galvanized wire mesh that has been hung to inhibit animals from entering the front half of the under floor areas, but the mesh is laying on uneven ground and is not effectively preventing rodents from entering the crawlspace, storage, and under floor areas.



INSULATION & DUCTING There are areas where the floor insulation has been knocked or pulled down from the supports. It would be recommended to re-install and to secure these areas. There is no twine or batten to hold or support the flooring insulation. The insulation should be supported.
This is leaving some sections of the plumbing supply piping exposed and un-insulated.



GRADING & ELEVATION There are posts and beams in the crawlspace that are partially buried. The grade should be pulled back or lowered to prevent wood to ground contact.



MOISTURE ISSUES & WATER DAMAGE The condensation drip line from the air conditioner is draining into the crawlspace. It would be recommended to pipe the condensation drip line out of the crawlspace, to eliminate adding moisture into this area.



There are water stains or signs of active leaking into the crawlspace all along the area of the driveway attachment to the house and where the concrete driveway was poured over the siding on the side of the house. There is no current elevated moisture readings at the water stains in these areas; however, it does appear that leaking has been seasonal and reoccurring.

The concrete driveway slab is poured over the bottom course of the siding. This can trap moisture against the siding and lead to rot and damage. This intersection has been caulked, however caulking is a temporary seal and will require maintenance. The caulking is currently split or damaged in areas. This area should be periodically checked and maintained.

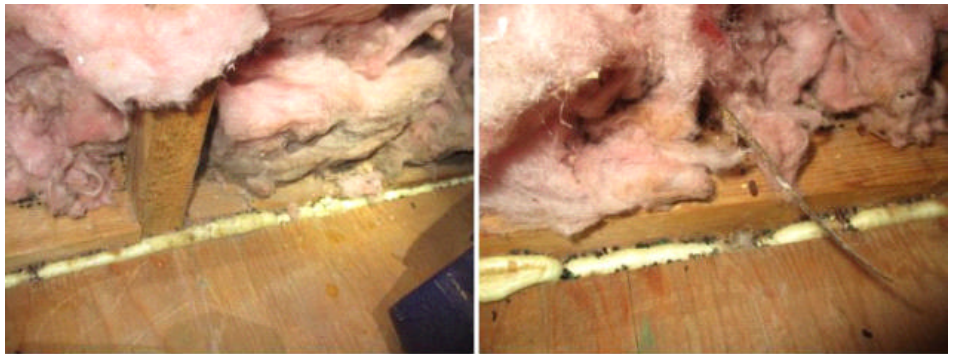


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Misc:

There were signs of rodent activity in the storage room.



ATTIC

ADDITIONAL OBSERVATIONS:

There is compacted or shifted areas of insulation in the attic due to "traffic" in the attic. There are foot trails through the insulation. This has diminished the thickness and R-Value of the insulation in these areas.



It is recommended to have a "level 2" inspection by a **CSIA** (*Chimney Safety Institute of America*) Certified Chimney Sweep upon any sale or transfer of property. Please visit the *Chimney Safety Institute of America* website for important information about chimneys and fireplaces. WWW. CSIA.ORG

FIREPLACE TYPE: Metal Prefabricated gas fireplace .
This fireplace cannot burn wood, only gas.

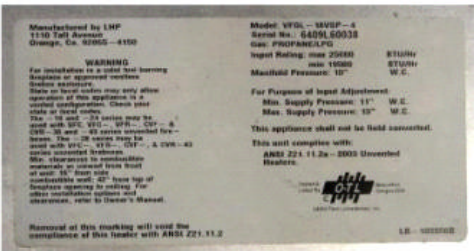
[illegible]

The wooden corner trim and siding on the chimney chase is fairly tight to the roofing. Debris is collecting behind the chimney and causing water to dam behind the chimney. This is causing moss and water damage to the bottom of corner trims and siding. It would be recommended to cut the corner trim and siding a minimum of 2" up off of the roofing to allow water and debris to flow around the chase without causing siding damage.



MASTER BEDROOM FIREPLACE COMPONENTS:

FIREPLACE TYPE: Metal Prefabricated gas fireplace .
This fireplace cannot burn wood, only gas.



PLUMBING SYSTEMS REPORT

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Probability of failure rating: Though a probability of failure for systems or components is specifically not required by the Oregon Home Inspector Certification Law (ORS 701) we at PDX Inspect feel that giving a general idea of the likelihood of failure some of the major systems in the home is useful information. *This rating is typically based on the published industry data of expected ages or expected service lives. This rating is in the opinion of the inspector, and is not in any way a warranty or guarantee on the system.*

Note: The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

The inspector will not operate the temperature/pressure relief valve on any water heater or boiler and will not operate any valve that is not used as part of normal daily function of that system or component.

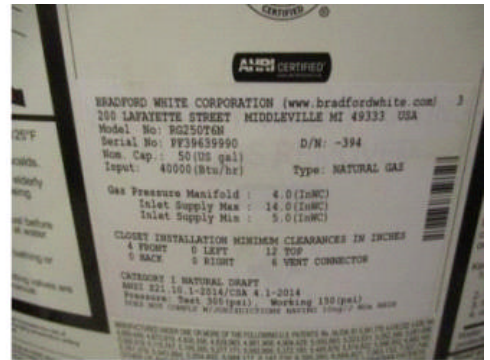
WATER HEATER:

FUEL TYPE:

Gas.

SPECIFICS:

Bradford White, Manufacturer Date: 2017.



SERVICEABLE LIFE:

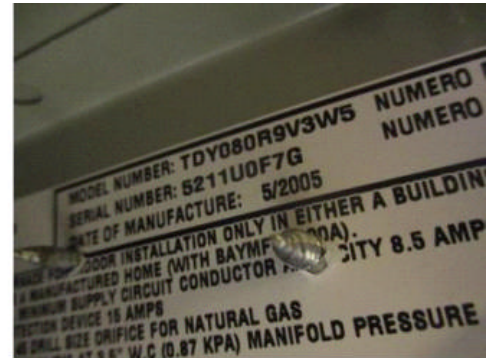
Water heaters have an expected service life of between 10 to 15 years depending on the type of water heater. Based on the age of the components and the visible condition there is a LOW probability that this system will require replacement or major repairs within the next 3 to 5 years.

HVAC SYSTEMS REPORT

Thermostats are not checked for calibration or timed functions. All systems are checked by turning on the thermostat. Systems that have been shut-down will not be restarted by the inspector. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis for High Efficiency and Oil Burning furnaces, and every 2 years for most all other types of furnaces.

PRIMARY HEATING SYSTEM DESCRIPTION:

UNIT LOCATION(s): Furnace room.
SYSTEM TYPE(s): Forced air, **FUEL TYPE:** Natural gas
SPECIFICS: Trane, Manufacturer Date: 2005.



PRIMARY HEATING SYSTEM CONDITION:

BURNERS/HEAT EXCHANGERS: GENERAL CONDITION: Good, with exceptions.

It is recommended to have the furnace & /or air conditioner checked and serviced no less than every two years. There are no current service records and furnace does not appear to have been cleaned or serviced in the past few years. The last indicated service repair or maintenance was on: 9/2012. It would be recommended to have the furnace checked and serviced by a licensed HVAC technician.



AIR PLENUM: The furnace ducting is lying on the ground in areas of the crawlspace. The ducting should be raised up off of the ground and supported.



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AIR FILTER(s)

Furnace Filter size(s): 16" x 20" x, 1"

FILTER CONDITION:

The furnace filter(s) are very dirty and should be cleaned or replaced.



PRIMARY A/C or HP COMPRESSOR SYSTEM:

MANUFACTURER & DATE BUILT

Trane, Manufacturer Date: 1996.

SYSTEM CONDITION:

There is dirt and/or bark dust over the base of the compressor. It would be recommended to clear the grade from around the compressor to allow drainage around the compressor and prevent rust and damage to the compressor case.



CONDENSATE LINE & DRAINAGE:

The condensation drip line from the air conditioner condenser unit is not piped out of the crawlspace. The condensation drip line should be plumbed out of the crawlspace.



SERVICEABLE LIFE:

The typical expected service life of an air conditioning systems is of 18 to 22 years. Based on the age of the components and the visible condition there is a HIGH probability that this system will require replacement or major repairs within the next 3 to 5 years.

Budgeting for this expense would be recommended.

SECONDARY HEATING SYSTEM DESCRIPTION:

UNIT LOCATION(s): Attic.

SYSTEM TYPE(s): Forced air, **FUEL TYPE:** Natural gas

SPECIFICS: Trane, Manufacturer Date: 2015.



SECONDARY HEATING SYSTEM CONDITION:

The last record or indication of service or repairs was on: 1/ 2016.

AIR FILTER(s) Furnace Filter size(s): 14" x 24" x 1"

FILTER CONDITION: The air filter is installed at an access panel in the attic, located in the attic.
Consider installing a filter grill on the air return to allow the filter to be more easily accessed.



SERVICEABLE LIFE: Based on the age of the components and the visible condition there is a LOW probability that this system will require replacement or major repairs within the next 3 to 5 years.

SECONDARY A/C or HP COMPRESSOR SYSTEM:

**MANUFACTURER &
DATE BUILT**

Trane, Manufacturer Date: 2016.

**CONDENSATE LINE &
DRAINAGE:**

The condensation drip line from the air conditioner condenser unit is not piped out of the crawlspace. The condensation drip line should be plumbed out of the crawlspace.



SERVICEABLE LIFE:

Based on the age of the components and the visible condition there is a LOW probability that this system will require replacement or major repairs within the next 3 to 5 years.

INTERIOR REPORT

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Cracks in plaster, nail pops, split corner beads or other issues that are determined to be age relevant or cosmetic in nature, in the opinion of the inspector, will not be noted or considered in this evaluation. Though there may be a cost associated with repairing these conditions, they are aesthetic in nature and severity or need for repair is subjective.

Smoke Detectors: In addition to the guidelines set forth in the Oregon State Law, PDX Inspect recommends that every dwelling should have smoke detectors in each bedroom, plus one per floor.

DOORS:

SIDE DOOR(S):

Wood GENERAL CONDITION: Poor.

SIDE DOOR ISSUES

The joint between the threshold and frame is not sealed, which is allowing the end-grain of the door frame to wick moisture. The bottom of the doorframe rails are rotted or water damaged.

The finish on the door is significantly deteriorated and the door should be re-finished within the next 1 to 2 years.



GARAGE SIDE/MAN DOOR:

Metal, GENERAL CONDITION: Fair / Below Average, considered to have excessive wear and/or damage.

GARAGE SIDE/MAN DOOR ISSUES

The joint between the threshold and frame is not sealed, which is allowing the end-grain of the doorframe to wick moisture. The bottom of the doorframe rails are rotted or water damaged.

The finish on the door is significantly deteriorated and the door should be re-finished within the next 1 to 2 years.



WINDOWS:

WINDOW TYPE(S):

Wood Double Hung, & Fixed, Double Pane

EXTERIOR ISSUES:

GENERAL CONDITION: Fair, with exceptions

The sills of the front windows are rotted due to water intrusion and direct contact with the brick. It would be recommended to repair the decayed sills to prevent further deterioration and moisture intrusion.

The paint on the exterior window sashes, window frames, and trim is split and peeling.

It would be recommended to re-paint the wooden windows and repaint the wooden window trim within the next 1 to 2 years, to prevent moisture damage to the wooden windows, frames, and trim.



INTERIOR ISSUES:

GENERAL CONDITION: Good, with exceptions

There is evidence of "blown seal(s)" or "failed seal(s)". The double pane windows have a moisture free gas sealed between the two panes of glass. The rubbery seal that can fail over time and allow the moisture free gas to escape and normal air to enter between the two panes. When there is a rapid temperature difference the window becomes a terrarium and fogs. Typically after the temperature levels out most, if not all, of the fogging goes away.

Some windows will develop a film on the glass that can be easily seen regardless of temperature and obscures the glass, while some windows will fog for 30-minutes to an hour, typically in the morning, and will go years without developing a film that is obvious. For this reason there maybe some windows that either appeared failed at the time of the inspection, but not at a different time (with different conditions), or some windows that were not obviously failed at the time of the inspection may show obvious evidence at a later date or time. Thereby, the list of windows below should not be considered fully inclusive.

Test Maintenance Inspection

The failure of the seal is about 60% -70% cosmetic, but is also about 30%- 40% function, in the opinion of this inspector. The "R-value" of a window is lower because the moisture free gas has a higher insulation value, so the windows are slightly "efficient" than design and by code requirement (of the windows when they were installed). The lower R-value of the windows is akin to removing insulation from the walls. The walls would still be functional, but not as efficient.

The cause of failure is not always obvious. Sometimes rough handling during installation will damage the seal, sometimes the cause is improper installation, and sometimes they just fail. Typically we will see window seals start to fail around 20 years of age. (slightly less for metal windows, slightly more for vinyl)

Fogging or evidence of failed window seals was noted at the following rooms or areas:
2 of the upper Dining Room windows, the Eastern window of the family room.



Smoke detectors will not be removed during the process of inspection, there by no comment as to whether the smoke detector(s) are hard wired or battery operated will be included. Any smoke detectors that are in need of being replaced will require removal, and determination of wired or not wired can be easily made at that time.

OTHER ROOM:

COMMENTS

There are Odiferous House Ants noted in area of the house. These ants are difficult to control and most home owner methods to kill or treat these ants can lead to "budding" or the colony creating several new queens due to the threat of being "under attack". It would be recommended to have a licensed pest control company address these ants.

KITCHEN REPORT

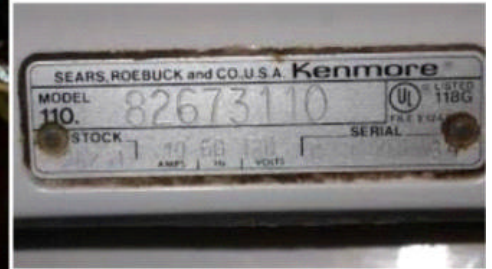
Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected as they require connection to facilitate testing.

The RECALL & SAFETY section of our web site: www.PDXinspect.com, contains specific information we want our clients to be aware of and links to government recall sites. New recalls are constantly being posted by manufactures for various products. This inspection report may not call out all current recalls, so please review our web site for current information.

KITCHEN APPLIANCES:

OVEN:

GENERAL CONDITION: Good
Jenaire.



REFRIGERATOR:

Fridgidaire.



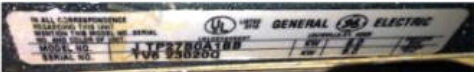
DISHWASHER:

A proper air gap IS NOT installed in the dishwasher drain line. This can allow water to siphon from the disposal into the dishwasher. The drain hose of the dishwasher should have a loop that runs several inches above the garbage disposal.

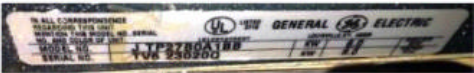


Test Maintenance Inspection

-
- Kenmore.



MICROWAVE: GE.



BATHROOM(s) REPORT

BATHROOM #1

BATH LOCATION:

Downstairs

FLOORS:

The grouted floor seam or intersection with the floor tile and tub and/or shower is not a water tight seal and will allow water intrusion. It would be recommended to caulk the floor to tub and/or shower intersection to prevent water intrusion.



GARAGE REPORT

GARAGE DOOR(S):

DOOR CONDITION:

The garage door surround and trim is set in direct contact with the concrete driveway. The wooden trim is wicking moisture and has minor paint peeling and damage. It would be recommended to cut or trim the bottom of the garage surround trim 1/4" to 1/2" above the ground level to prevent direct contact with the ground.



DOOR OPENER:

The resistance self reversing mechanism was tested by the inspector holding arms out under the closing door. **The door opener is NOT reversing with appropriate or minimal resistance**, the door requires excessive force to reverse. It would be recommended to adjust the sensitivity of the reversing mechanism.

EXTERIOR SYSTEMS REPORT

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited only to areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping including; sprinkling systems, municipal water and sewer service piping or septic systems.

RETAINING WALLS:

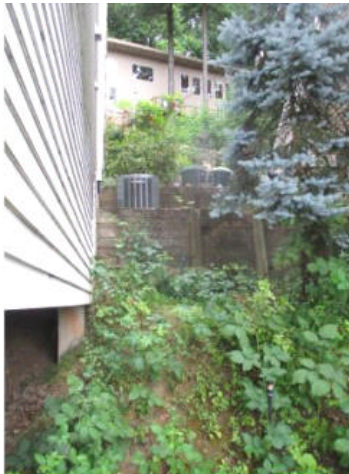
Timber / Wooden Wall:

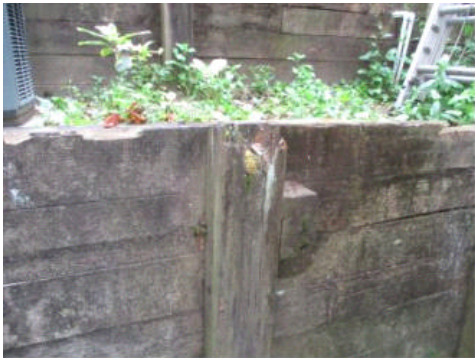
Condition: Poor

The wood of the two small wooden retaining wall system at the Western side of the garage is significantly deteriorated and rotted. Exposed wood rots from the inside out and the wood in contact with the ground is subject to rot below grade. These two factors conceal rot and damage until the wood is closely observed or probed, or the wood fails. Most of the timbers are significantly rotted. The timbers and main structure of the retaining wall are expected and need to be replaced within the next 1 to 2 years.



The post and rails of the 3 Eastern retaining walls are significantly rotted and are considered to have lost all structural integrity and should be replaced immediately.





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GRADING:

SITE:

There is a steep slope through the property.

This inspector is not a licensed geo-structural engineer and this report and/or any comments about the site are in the opinion of the inspector, based on obvious visual clues. It is always recommended to have an independent geological inspection on any structure built into or on a steep slope.

SITE CONDITION:



There is a large portion of the Western slope that is over a 45 degree slope, has multiple tall trees, was excavated, and is unsupported.

MASTER BEDROOM BALCONY

PORCH TYPE: The deck structure has a water proof membrane system over a wood structure.
General Condition: Good, with exceptions

CONDITIONS: The deck surface has been recently painted. The coat of paint has several missing or poorly painted areas. The paint is not fully dry and the surface of the deck is sticky.



MAIN DECK:

DECKING TYPE: Wood, General Condition: Fair / Average

CONDITIONS : There is some minor deterioration to the decking and deck structure, which is considered to be part of normal wear and aging. Beyond normal general maintenance of the deck structure (no wood -to-ground contact, paint or oil as necessary, keep vegetation trimmed back...) There are no specific recommendations for correction at this time.



LOWER DECK:

DECKING TYPE: Wood, General Condition: Good, with exceptions

CONDITIONS : The deck ledger is installed over the top of the siding and is only supported by 16d (3-1/2") nails, which are only allowed if the deck ledger is attached directly to the wall. Additional lags, bolts, or anchors should be installed.



Test Maintenance Inspection

There is one wood boring beetle emergence hole and some decay in the center post.



SIDE DECKS:

DECKING TYPE:

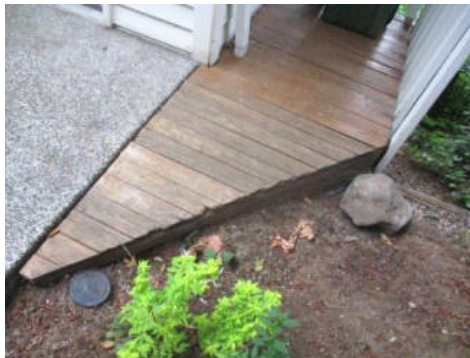
Wood,

General Condition: Fair / Below Average, considered to have excessive wear and/or damage

CONDITIONS :

The decking has been nailed down. The shrinking and swelling of the wood decking due to normal weather exposure tends to pull the nails. Most of the nail heads are raised above the surface of the deck, which is creating a tripping and safety hazard. It would be recommended to re-set the decking nails.

The deck has limited to no clearance to allow air movement or venting for the deck member under the joist. The limited clearance is also inhibiting a proper inspection of the decking and structure. Limited venting and air movement can cause moisture build up and cause accelerated deterioration to a deck or its structure. Portions of the deck structure are in direct contact with the ground or are buried. The low elevation of deck prevents or limits viewing or access under the deck structure. The deck structure and deck are deteriorated and damaged. The decking is not expected to safely support usage for more than a 2 to 3 year period. It would be recommended to replace any of the damaged or rotted decking or deck structure to prevent any serious accidents due to deck failure.





SIDING REPORT

SIDING & TRIM TYPE(s):

SIDING MATERIAL(s): Cedar Lap. & Brick.

INSTALLATION ISSUES: The wooden corner trim and siding on the chimney chase is fairly tight to the roofing. Debris is collecting behind the chimney and causing water to dam behind the chimney. This is causing moss and water damage to the bottom of corner trims and siding. It would be recommended to cut the corner trim and siding a minimum of 2" up off of the roofing to allow water and debris to flow around the chase without causing siding damage.



There is fortiflash exposed under the livingroom door. This material is not UV rated and should be covered.



MOISTURE & WEATHER PROTECTION

CAULKING CONDITION: There is some split, cracked or missing caulking in areas all around the house. It would be recommended to re-caulk and seal these splits or gaps.





PAINT CONDITION:

The paint on the house is in average condition for the age. There are some areas of minor splitting and peeling around the house, but the majority of the paint is in good condition. It would be recommended to re-paint the siding within the next 2 to 3 years. The paint on the wood trim is worn or split and peeling. It would be recommended to repaint the wooden trims within the next 1 to 2 years, to prevent moisture damage.



The bottom edges of the siding are not completely painted or sealed. This is an important area to have properly painted or sealed to prevent water damage, paint lifting, and peeling.



GRADE & CLEARANCE ISSUES:

There is vegetation in contact with the structure, in areas around the house. The vegetation should be trimmed and kept 6 to 12 inches from the siding. The vegetation will hold moisture against the house and increase the likelihood of insect infestation.

The bottom of the siding is buried or even with the grade in areas around the house. The grade should be a minimum of 6" below the bottom edge of the siding. This is allowing moisture and water damage to the siding and paint. It is recommended to lower the grade and repair any damaged siding or paint.



LEAKING or WATER DAMAGE:

The sills of the front windows are rotted due to water intrusion and direct contact with the brick. It would be recommended to repair the decayed sills to prevent further deterioration and moisture intrusion.



The deck joists of the main deck are cantilevered. The wall penetrations are unsealed and allowing some moisture intrusion into the wall structure. There are some water stains on the ceiling of the family room and along the tops of the family room windows. It would be recommended to fully seal around the joist wall penetrations.





GENERAL SIDING CONDITIONS

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There are some split or cracked sections of siding. There are minor splits and damage at the edges of the siding (at the butt joints and corners). The damage is not extensive, but the split should be sealed or the damaged sections replaced. This damage is normal and expected age-relative damage. Corrections to this type of damage is considered part of normal house hold maintenance.



ROOF REPORT

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall and severe conditions . Reference weather condition on page 2, many times this situation is not present during the inspection.

ROOF:

ROOFING TYPE:

Composition shingles,

Number of Layers of Roofing: 1, One Layer.

ROOF ACCESS:

Roof was walked on or viewed from the roof surface.

**COMPOSITION
CONDITION:**

GENERAL CONDITION: Good

**STANDARD
MAINTENANCE**



There is a build up of moss on the roof that should be cleaned and/or treated to facilitate the expected life of roofing.

There is a build up of debris on the roof that should be cleaned to facilitate the expected life of roofing.

GUTTERS & DOWNSPOUTS:

TYPE(S):

GUTTERS: Metal,

DOWNSPOUTS: Metal.

CONDITION:

There are sections of plastic gutter guard screening that have been installed on the gutters. Some of the sections of gutter guards have fallen into the gutters or pulled away from the roofing, which are catching debris and trapping it in the gutters. It would be recommended to remove or re-install the loose or misplaced sections of gutter guards.

The gutters and downspouts are plugged with debris and overflowing during rainstorms. This can create moisture issued and erosion round the structure. The gutter and downspout openings should be cleared. Water is leaking out of the gutter through the gutter spike penetrations as well, this could lead to rot or damage in the rafter tails over time if the gutters are not kept clean.



ROOFING SYSTEM RATING:

EXPECTED SERVICE **10+ Years**, with periodic maintenance.

ROOF LIFE:

PDX Inspect Inc.

info@PDXinspect.com 503-970-5360

CCB# 201495 OCHI #53

Maintenance Inspection Summary Page

Below is a list of the inspectors recommendations for this section of the Maintenance Inspection report. The full details of the items noted below are more fully explained in the report body; the below is simply a recap of particular sections for your convenience. The timing or ranking of the action recommendations are in the opinion of the inspector. They are not a requirement and may vary from the opinion of other contractors. The recap below is of just the items that are the most significant in the inspectors opinion and is not exhaustive of all of findings of the maintenance inspection.

Please be sure to read the entire report, and not just the summary or recommendations.

IMMEDIATE ATTENTION RECOMMENDED

The items listed in the summary section below are considered to be in need of urgent attention for safety reasons, system failure, or to prevent more significant damage from occurring.

STRUCTURAL REPORT

CRAWLSPACE

MOISTURE ISSUES & WATER DAMAGE

The condensation drip line from the air conditioner is draining into the crawlspace. It would be recommended to pipe the condensation drip line out of the crawlspace, to eliminate adding moisture into this area.

INTERIOR REPORT

DOORS:

SIDE DOOR ISSUES

The joint between the threshold and frame is not sealed, which is allowing the end-grain of the door frame to wick moisture. The bottom of the doorframe rails are rotted or water damaged.

The finish on the door is significantly deteriorated and the door should be re-finished within the next 1 to 2 years.

BATHROOM(s) REPORT

BATHROOM #1

FLOORS:

The grouted floor seam or intersection with the floor tile and tub and/or shower is not a water tight seal and will allow water intrusion. It would be recommended to caulk the floor to tub and/or shower intersection to prevent water intrusion.

EXTERIOR SYSTEMS REPORT

RETAINING WALLS:

The post and rails of the 3 Eastern retaining walls are significantly rotted and are considered to have lost all structural integrity and should be replaced immediately.

Test Maintenance Inspection

SIDE DECKS:

CONDITIONS :

The decking has been nailed down. The shrinking and swelling of the wood decking due to normal weather exposure tends to pull the nails. Most of the nail heads are raised above the surface of the deck, which is creating a tripping and safety hazard. It would be recommended to re-set the decking nails.

The deck has limited to no clearance to allow air movement or venting for the deck member under the joist. The limited clearance is also inhibiting a proper inspection of the decking and structure. Limited venting and air movement can cause moisture build up and cause accelerated deterioration to a deck or its structure. Portions of the deck structure are in direct contact with the ground or are buried. The low elevation of deck prevents or limits viewing or access under the deck structure. The deck structure and deck are deteriorated and damaged. The decking is not expected to safely support usage for more than a 2 to 3 year period. It would be recommended to replace any of the damaged or rotted decking or deck structure to prevent any serious accidents due to deck failure.

SIDING REPORT

MOISTURE & WEATHER PROTECTION

The deck joists of the main deck are cantilevered. The wall penetrations are unsealed and allowing some moisture intrusion into the wall structure. There are some water stains on the ceiling of the family room and along the tops of the family room windows. It would be recommended to fully seal around the joist wall penetrations.

ROOF REPORT

GUTTERS & DOWNSPOUTS:

CONDITION:

There are sections of plastic gutter guard screening that have been installed on the gutters. Some of the sections of gutter guards have fallen into the gutters or pulled away from the roofing, which are catching debris and trapping it in the gutters. It would be recommended to remove or re-install the loose or misplaced sections of gutter guards.

The gutters and downspouts are plugged with debris and overflowing during rainstorms. This can create moisture issued and erosion round the structure. The gutter and downspout openings should be cleared. Water is leaking out of the gutter through the gutter spike penetrations as well, this could lead to rot or damage in the rafter tails over time if the gutters are not kept clean.

Test Maintenance Inspection

PROMPT ATTENTION RECOMMENDED (attention recommended sooner than 1-2 years)

The items listed in the summary section below are considered to be significantly deteriorated or in need of attention. It is always recommended to address maintenance issues sooner rather than later, but action within the next 1 to 2 years should be sufficient.

STRUCTURAL REPORT

CRAWLSPACE

VENTILATION & MOISTURE PROTECTION

The under side of the house (crawl space) is open along the rear half of the house. There is a 1/4" galvanized wire mesh that has been hung to inhibit animals from entering the front half of the under floor areas, but the mesh is laying on uneven ground and is not effectively preventing rodents from entering the crawl space, storage, and under floor areas.

INSULATION & DUCTING

There are areas where the floor insulation has been knocked or pulled down from the supports. It would be recommended to re-install and to secure these areas. There is no twine or batten to hold or support the flooring insulation. The insulation should be supported.

This is leaving some sections of the plumbing supply piping exposed and un-insulated.

There are water stains or signs of active leaking into the crawl space all along the area of the driveway attachment to the house and where the concrete driveway was poured over the siding on the side of the house. There is no current elevated moisture readings at the water stains in these areas; however, it does appear that leaking has been seasonal and reoccurring.

The concrete driveway slab is poured over the bottom course of the siding. This can trap moisture against the siding and lead to rot and damage. This intersection has been caulked, however caulking is a temporary seal and will require maintenance. The caulking is currently split or damaged in areas. This area should be periodically checked and maintained.

Misc:

There were signs of rodent activity in the storage room.

HVAC SYSTEMS REPORT

PRIMARY HEATING SYSTEM CONDITION:

It is recommended to have the furnace & /or air conditioner checked and serviced no less than every two years.

There are no current service records and furnace does not appear to have been cleaned or serviced in the past few years. The last indicated service repair or maintenance was on: 9/2012.

It would be recommended to have the furnace checked and serviced by a licensed HVAC technician.

PRIMARY A/C or HP COMPRESSOR SYSTEM:

SYSTEM CONDITION:

There is dirt and/or bark dust over the base of the compressor. It would be recommended to clear the grade from around the compressor to allow drainage around the compressor and prevent rust and damage to the compressor case.

Test Maintenance Inspection

INTERIOR REPORT

DOORS:

GARAGE SIDE/MAN DOOR ISSUES

The joint between the threshold and frame is not sealed, which is allowing the end-grain of the doorframe to wick moisture. The bottom of the doorframe rails are rotted or water damaged.

The finish on the door is significantly deteriorated and the door should be re-finished within the next 1 to 2 years.

WINDOWS:

EXTERIOR ISSUES:

GENERAL CONDITION: Fair, with exceptions

The sills of the front windows are rotted due to water intrusion and direct contact with the brick. It would be recommended to repair the decayed sills to prevent further deterioration and moisture intrusion.

The paint on the exterior window sashes, window frames, and trim is split and peeling.

It would be recommended to re-paint the wooden windows and repaint the wooden window trim within the next 1 to 2 years, to prevent moisture damage to the wooden windows, frames, and trim.

GARAGE REPORT

GARAGE DOOR(S):

DOOR OPENER:

The resistance self reversing mechanism was tested by the inspector holding arms out under the closing door.

The door opener is NOT reversing with appropriate or minimal resistance, the door requires excessive force to reverse. It would be recommended to adjust the sensitivity of the reversing mechanism.

EXTERIOR SYSTEMS REPORT

RETAINING WALLS:

Timber / Wooden Wall: Condition: Poor

The wood of the two small wooden retaining wall system at the Western side of the garage is significantly deteriorated and rotted. Exposed wood rots from the inside out and the wood in contact with the ground is subject to rot below grade. These two factors conceal rot and damage until the wood is closely observed or probed, or the wood fails. Most of the timbers are significantly rotted. The timbers and main structure of the retaining wall are expected and need to be replaced within the next 1 to 2 years.

SIDING REPORT

SIDING & TRIM TYPE(s):

There is fortiflash exposed under the living room door. This material is not UV rated and should be covered.

Test Maintenance Inspection

MOISTURE & WEATHER PROTECTION

GRADE & CLEARANCE ISSUES:

There is vegetation in contact with the structure, in areas around the house. The vegetation should be trimmed and kept 6 to 12 inches from the siding. The vegetation will hold moisture against the house and increase the likelihood of insect infestation.

The bottom of the siding is buried or even with the grade in areas around the house. The grade should be a minimum of 6" below the bottom edge of the siding. This is allowing moisture and water damage to the siding and paint. It is recommended to lower the grade and repair any damaged siding or paint.

ROOF REPORT

ROOF:

STANDARD MAINTENANCE

There is a build up of moss on the roof that should be cleaned and/or treated to facilitate the expected life of roofing.

There is a build up of debris on the roof that should be cleaned to facilitate the expected life of roofing.

Test Maintenance Inspection

UPCOMING ATTENTION NEEDED (attention recommended within 1- 3 years)

The items listed in the summary section below are considered to have some wear and deterioration that will require normal care and maintenance within the next 1 to 3 years. Many home maintenance items—especially exterior maintenance—are typically easier, quicker, and cheaper to address before you “have to”. (IE: caulking, painting, or staining before splitting, peeling, and moisture damage occurs)

STRUCTURAL REPORT

CRAWLSPACE

There is restricted clearance in the crawlspace and the flooring insulation is hanging and damaged. These two issues combined are significantly restricting both visual and physical access throughout the crawlspace. A reasonable attempt to inspect the crawlspace was made however; hidden or unapparent issues may exist due to the limited access.

GRADING & ELEVATION

There are posts and beams in the crawlspace that are partially buried. The grade should be pulled back or lowered to prevent wood to ground contact.

ATTIC

ADDITIONAL OBSERVATIONS:

There is compacted or shifted areas of insulation in the attic due to "traffic" in the attic. There are foot trails through the insulation. This has diminished the thickness and R-Value of the insulation in these areas.

FIREPLACE REPORT

LIVING ROOM FIREPLACE COMPONENTS:

The wooden corner trim and siding on the chimney chase is fairly tight to the roofing. Debris is collecting behind the chimney and causing water to dam behind the chimney. This is causing moss and water damage to the bottom of corner trims and siding. It would be recommended to cut the corner trim and siding a minimum of 2" up off of the roofing to allow water and debris to flow around the chase without causing siding damage.

HVAC SYSTEMS REPORT

PRIMARY HEATING SYSTEM CONDITION:

AIR PLENUM:

The furnace ducting is lying on the ground in areas of the crawlspace. The ducting should be raised up off of the ground and supported.

INTERIOR REPORT

WINDOWS:

INTERIOR ISSUES:

GENERAL CONDITION: Good, with exceptions

There is evidence of "blown seal(s)" or "failed seal(s)". The double pane windows have a moisture free gas sealed between the two panes of glass. The rubbery seal that can fail over time and allow the moisture free gas to escape and normal air to enter between the two panes. When there is a rapid temperature difference the window becomes a terrarium and fogs. Typically after the temperature levels out most, if not all, of the fogging goes away.

Some windows will develop a film on the glass that can be easily seen regardless of temperature and obscures the glass, while some windows will fog for 30-minutes to an hour, typically in the morning, and will go years without developing a film that is obvious. For this reason there maybe some windows that either appeared

Test Maintenance Inspection

failed at the time of the inspection, but not at a different time (with different conditions), or some windows that were not obviously failed at the time of the inspection may show obvious evidence at a later date or time. Thereby, the list of windows below should not be considered fully inclusive.

The failure of the seal is about 60% -70% cosmetic, but is also about 30%- 40% function, in the opinion of this inspector. The "R-value" of a window is lower because the moisture free gas has a higher insulation value, so the windows are slightly "efficient" than design and by code requirement (of the windows when they were installed). The lower R-value of the windows is akin to removing insulation from the walls. The walls would still be functional, but not as efficient.

The cause of failure is not always obvious. Sometimes rough handling during installation will damage the seal, sometimes the cause is improper installation, and sometimes they just fail. Typically we will see window seals start to fail around 20 years of age. (slightly less for metal windows, slightly more for vinyl)

Fogging or evidence of failed window seals was noted at the following rooms or areas:

2 of the upper Dining Room windows, the Eastern window of the family room.

OTHER ROOM:

COMMENTS

There are Odiferous House Ants noted in area of the house. These ants are difficult to control and most home owner methods to kill or treat these ants can lead to "budding" or the colony creating several new queens due to the threat of being "under attack". It would be recommended to have a licensed pest control company address these ants.

KITCHEN REPORT

KITCHEN APPLIANCES:

DISHWASHER:

A proper air gap IS NOT installed in the dishwasher drain line. This can allow water to siphon from the disposal into the dishwasher. The drain hose of the dishwasher should have a loop that runs several inches above the garbage disposal.

EXTERIOR SYSTEMS REPORT

GRADING:

SITE CONDITION:

There is a large portion of the Western slope that is over a 45 degree slope, has multiple tall trees, was excavated, and is unsupported.

SIDING REPORT

MOISTURE & WEATHER PROTECTION

CAULKING CONDITION:

There is some split, cracked or missing caulking in areas all around the house. It would be recommended to re-caulk and seal these splits or gaps.

Test Maintenance Inspection

BUDGETING RECOMMENDED (attention recommended within 3- 5 years)

The items listed in the summary below considered notable, likely because of the scope or cost of the maintenance project, but do not require attention at this time. These maintenance issues will be necessary to address in the near future so we are suggesting that you start planning and budgeting for them now and avoid surprises later.

GARAGE REPORT

GARAGE DOOR(S):

DOOR CONDITION:

The garage door surround and trim is set in direct contact with the concrete driveway. The wooden trim is wicking moisture and has minor paint peeling and damage. It would be recommended to cut or trim the bottom of the garage surround trim 1/4" to 1/2" above the ground level to prevent direct contact with the ground.

EXTERIOR SYSTEMS REPORT

MAIN DECK:

CONDITIONS :

There is some minor deterioration to the decking and deck structure, which is considered to be part of normal wear and aging. Beyond normal general maintenance of the deck structure (no wood -to-ground contact, paint or oil as necessary, keep vegetation trimmed back...) There are no specific recommendations for correction at this time.

LOWER DECK:

CONDITIONS :

The deck ledger is installed over the top of the siding and is only supported by 16d (3-1/2") nails, which are only allowed if the deck ledger is attached directly to the wall. Additional lags, bolts, or anchors should be installed.

There is one wood boring beetle emergence hole and some decay in the center post.

SIDING REPORT

GENERAL SIDING CONDITIONS

There are some split or cracked sections of siding. There are minor splits and damage at the edges of the siding (at the butt joints and corners). The damage is not extensive, but the split should be sealed or the damaged sections replaced. This damage is normal and expected age-relative damage. Corrections to this type of damage is considered part of normal house hold maintenance