



**All Views Home Inspections**  
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OCHI# 1421 CCB# 173168  
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Report: 0001041 Address: 123 Inspection St.



**123 Inspection St.  
Redmond, OR 97756**

**Prepared for:**

**This report is the exclusive property of the inspection company and the client whose name appears here with  
and its use by any unauthorized persons is prohibited.**



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**All Views Home Inspections**  
**Report:** 0001041 **Address:** 123 Inspection St.

March 18, 2014

RE:



Dear :

At your request, a visual inspection of the above referenced property was conducted on March 18, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **EXTERIOR - FOUNDATION**

##### Exterior Walls:

##### *Materials & Condition:*

Walls are constructed with Wood siding. Expose the masonry foundation between exterior finished grade and the existing wall siding. All types of exterior siding should not be any closer than six inches (6") above finished grade. Proper installation will help prevent rot to the structure, moisture entering the house and insect infestation. If a foundation doesn't exist in this area it should be installed.

#### **BASEMENT - CRAWLSPACE**

##### Condition:

##### *Crawlspace:*

Wood Destroying Insects were found around water heater in crawl space. Based upon my observations during my home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible



wood-destroying organism (WDO) infestation and provide control if deemed necessary.

Termites.

## ROOF SYSTEM

### Attic & Insulation:

#### *Ventilation:*

There are soffit vents installed. One on the south side Has been damaged by a wood pecker or a pest. Should be repaired to prevent them from doing further damage.

#### *Insulation:*

Fiberglass- Blown, Some insulation is installed unevenly or has been moved and not replaced.

## ELECTRICAL SYSTEM

### Electrical Distribution Panels:

#### *Main Panel Observations:*

Damage/defects noted Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, Have a licensed electrician make further evaluation and corrections as needed.

Damage/defects noted Over fusing at main panel. (fuse or breaker size too large for wire size) A 20amp Breaker should have a 12g wire, The Lower left hand 20amp breaker looks to have a 14g wire. Have a licensed electrician make further evaluation and corrections as needed.

Damage/defects noted Some sort of timing switch is in the main panel incorrectly, This should not be in the panel. This should be installed in its own receptacle box. Have a licensed electrician make further evaluation and corrections as needed.

#### Conductors:

#### *Branch Wiring:*

Connections not made within junction boxes- Hazard condition exists in the attic,

## BATHROOMS

### Sink & Cabinetry:

#### *Master Bath:*

The following problems were noted at the sink: Drain stopper not working and damaged.

## INTERIOR ROOMS

### Doors:

#### *Other Exterior Doors:*

Sliding glass, Door hardware needs some adjustment or repair for it to function appropriately, The latch or strike plate needs to be adjusted so that the door will latch correctly. Standard side/rear door down stairs is missing dead bolt.

### Smoke / Fire Detector:

#### *General:*

We suggest additional smoke detectors be installed in appropriate locations.

## GARAGE - CARPORT

### Storage Loft:

#### *Type:*

The storage loft does not have a railing, this is a safety concern because you can access it by walking onto it from



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the landing. Recommend installing a railing.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Dustin Collins*  
*All Views Home Inspections*



All Views Home Inspections  
Report: 0001041 Address: 123 Inspection St.

## GENERAL INFORMATION

### Client & Site Information:

<b>Inspection Date:</b> March 18, 2014 10:00 AM.	<b>Client:</b>	<b>Inspection Site:</b>	<b>People Present:</b> Selling agent.
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### Building Characteristics:

<b>Main Entry Faces:</b> East.	<b>Building Style &amp; Type:</b> 1 family, Split Level.	<b>Stories:</b> 2	<b>Space Below Grade:</b> Crawl space.
<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.	

### Climatic Conditions:

<b>Weather:</b> Clear.	<b>Soil Conditions:</b> Damp.	<b>Outside Temperature (f):</b> 40-50.
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### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or*



regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

OK MM RR

**Driveway:**

Cracks noted are typical. Spalling noted.

**Walks:**

**Exterior Steps / Stoops:**

### Decks / Balcony:

**Condition:**

### Fences & Gates:

**Condition:**

### Grading:

**Site:**

### Landscaping:

**Condition:**

## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any



evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**Exterior Walls:**

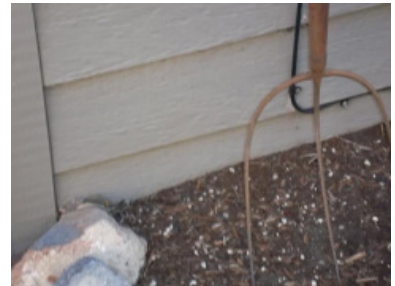
OK MM RR

**Materials & Condition:**

- Walls are constructed with Wood siding. Expose the masonry foundation between exterior finished grade and the existing wall siding. All types of exterior siding should not be any closer than six inches (6") above finished grade. Proper installation will help prevent rot to the structure, moisture entering the house and insect infestation. If a foundation doesn't exist in this area it should be installed.



- 



- 



**Flashing & Trim:**

- 

**Chimney:**

**Please Note:**

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

**Foundation:**





**Materials & Condition:**

- Poured concrete stem wall. Typical cracks are noted.

## BASEMENT - CRAWLSPACE

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### Crawlspace:

**Access:**

Crawl space is fully accessible.

OK MM RR

**Walls:**

- Wall materials are poured concrete. Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

**Foundation Bolts:**

- 



**Moisture:**

- No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

**Beams/Underfloor:**

- 

**Ventilation:**

- 

**Floor:**

- 

**Posts / Piers:**

- 

### Insulation & Vapor Retarders:

**In Unfinished Areas:**

- 

### Condition:

**Crawlspace:**

- Wood Destroying Insects were found around water heater in crawl space. Based upon my observations during my home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible wood-destroying organism (WDO) infestation and provide control if deemed necessary.





Termites.

OK MM RR



**Mud Chutes**

## ROOF SYSTEM

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

### Roof:

**Style:**

Gable.

**Roof Access:**

Walked on roof.

**Roof Covering:**

Damage/Deterioration/Defects noted on ridge caps, TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles or ridge caps. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.





**Flashings:**

- OK MM RR
- 

**Valleys:**

- The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

**Skylights:**

- 

**Eaves - Soffits - Fascias:**

- 

**Gutters & Downspouts:**

- 

*In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.*

**Attic & Insulation:**

**Access:**

Attic is full size.

**Structure:**

- A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

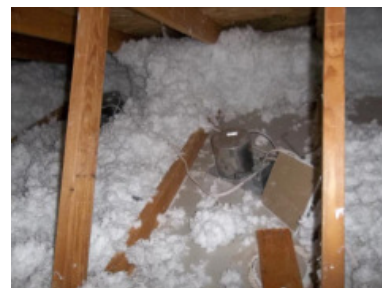
**Ventilation:**

- There are soffit vents installed. One on the south side Has been damaged by a wood pecker or a pest. Should be repaired to prevent them from doing further damage.



**Insulation:**

- Fiberglass- Blown, Some insulation is installed unevenly or has been moved and not replaced.





- 
- 
- 



**Depth & R-factor:**

Insulation has been disturbed and good coverage is no longer present.

## ELECTRICAL SYSTEM

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Service:

OK MM RR

**Type & Condition:**

- Underground, 110/220 Volt, Circuit breakers.

**Grounding Equipment:**

- 

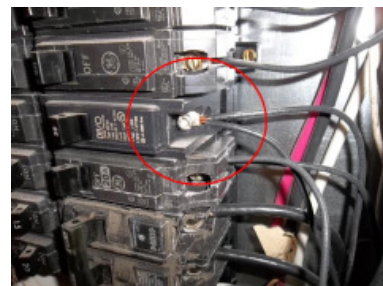
### Electrical Distribution Panels:

**Main Panel Location:**

- Utility Area.

**Main Panel Observations:**

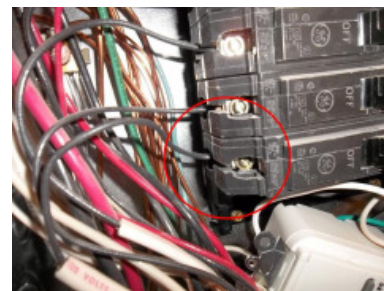
- Damage/defects noted Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, Have a licensed electrician make further evaluation and corrections as needed.





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- Damage/defects noted Over fusing at main panel. (fuse or breaker size too large for wire size) A 20amp Breaker should have a 12g wire, The Lower left hand 20amp breaker looks to have a 14g wire. Have a licensed electrician make further evaluation and corrections as needed.



- OK MM RR
- Damage/defects noted Some sort of timing switch is in the main panel incorrectly, This should not be in the panel. This should be installed in its own receptacle box. Have a licensed electrician make further evaluation and corrections as needed.



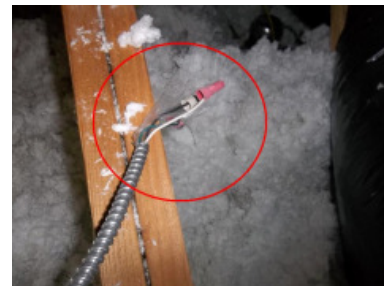
**Conductors:**

**Entrance Cables:**

- Aluminum- OK.

**Branch Wiring:**

- Connections not made within junction boxes- Hazard condition exists in the attic,



**Switches & Fixtures:**

**General:**

- 

**Kitchen Interior:**

Operable.

**Master Bath:**

Ok.

**Hall Bath:**

Ok.

**Bath Between Bedrooms:**

Ok.

**Other Bath:**

Ok.

**Entry / Foyer / Hall:**

Operable.

**Living Room:**

Operable.

**Dining Room:**



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Operable.

**Master Bedroom:**

Operable.

**Bedroom #2:**

Operable.

**Bedroom #3:**

Operable.

**Down Stairs:**

Operable.

**Laundry:**

OK.

**Garage Walls:**

OK.

**Electrical Outlets:**

OK MM RR

**General:**

**Kitchen Interior:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Master Bath:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Hall Bath:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Living Room:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Dining Room:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Master Bedroom:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Bedroom #2:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Bedroom #3:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Down Stairs:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Laundry:**

OK.

**Garage Walls:**

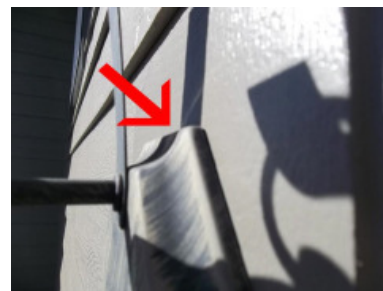
A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

**Exterior Lighting**

**Exterior Walls:**



- Exterior light fixtures should be sealed or caulked to prevent water intrusion.



**Ceiling Fans:**

**Living Room:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

**Master Bedroom:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

**HEATING - AIR CONDITIONING**

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual 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. We perform a conscientious evaluation of the system, but we are not specialists.*

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*

**Heating Equipment:**

**Type & Location:**

Forced Air, Heat pump, Electric calrods of coils are installed for backup heat.

**Fuel Source:**

Electric.

OK MM RR

**General Operation & Cabinet:**

- 

**Pump / Blower Fan:**

- 

**Flues, Vents, Plenum:**

- 

**Air Filters:**

- 

**Normal Controls:**

- 

**Air Conditioning:**



**Primary Type:**

Central, Split System- Heat pump. Outside air temperature was below 65 degrees. Unable to test system at this time.

**Fuel Source:**

220 Volt, Electrical disconnect present.

OK MM RR

**Condensate Line:**

**Ductwork / Distribution:**

**Ducts / Air Supply:**

**Kitchen Interior:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Entry / Foyer / Hall:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Living Room:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Dining Room:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Master Bedroom:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Bedroom #2:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Bedroom #3:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Down Stairs:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**PLUMBING SYSTEM**

*Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.*

*The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.*

*Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.*

**Main Line:**

**Shut Off:**





Water meter is located, at the east side of the house.



**Material:**

Copper.

**Pressure:**

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



**Supply Lines:**

**Material:**

Copper.

OK MM RR

**Condition:**

**Waste Lines:**

**Material:**

Plastic.

**Condition:**

**Hose Bibs / Hookups:**

**General:**

*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.*

**Water Heater:**

**Power Source:**

Electric, Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

**Capacity:**

50 Gallons.

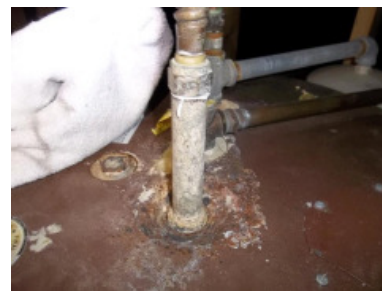
**Location:**

Crawl space.

**Condition:**



- Corrosion is noted, There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

OK MM RR

**Kitchen Sink:**

- 

**Instant Hot Water Dispenser:**

**Other Built-ins:**

- 

**Hose Bibs / Hookups/Sink Faucets:**

**Laundry:**

- 

**Waste Lines/Sink Drains:**

**Laundry:**

OK.

**KITCHEN - APPLIANCES**

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Range/ Cooktop / Oven:**

**Type & Condition:**

- 

**Ventilation:**

**Type & Condition:**

- External.

**Dishwasher:**

**Condition:**

- 

**Garbage Disposal:**

**Condition:**

- 

**Kitchen Interior:**

**Counters & Cabinets:**

-



# BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

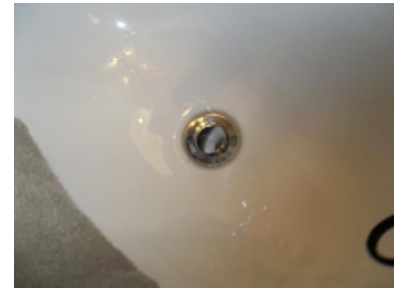
*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

## Sink & Cabinetry:

OK MM RR

**Master Bath:**

The following problems were noted at the sink: Drain stopper not working and damaged.



**Hall Bath:**

## Toilet:

**Master Bath:**

**Hall Bath:**

## Tub/Shower Fixtures:

**Master Bath:**

**Hall Bath:**

## Tub/Shower And Walls:

**Master Bath:**

**Hall Bath:**

## Bath Ventilation:

**Master Bath:**

**Hall Bath:**

# INTERIOR ROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they*



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**Report: 0001041 Address: 123 Inspection St.**

are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Doors:**

OK MM RR

**Main Entry Door:**

**Other Exterior Doors:**

Sliding glass, Door hardware needs some adjustment or repair for it to function appropriately, The latch or strike plate needs to be adjusted so that the door will latch correctly. Standard side/rear door down stairs is missing dead bolt.

**Overall Interior Door Condition:**

**Kitchen Interior:**

Ok.

**Master Bath:**

Ok.

**Hall Bath:**

Ok.

**Entry / Foyer / Hall:**

Ok.

**Dining Room:**

Door hardware needs some adjustment or repair for it to function appropriately.

**Master Bedroom:**

Ok.

**Bedroom #2:**

Ok.

**Bedroom #3:**

Ok.

**Down Stairs:**

Ok.

**Laundry:**

OK.

**Windows:**

**General Type & Condition:**

Insulated glass, vinyl.

**Master Bath:**

Ok.

**Hall Bath:**

Ok.

**Bath Between Bedrooms:**

Ok.

**Other Bath:**

Ok.

**Entry / Foyer / Hall:**



OK.

**Living Room:**

OK.

**Dining Room:**

OK,

**Master Bedroom:**

OK.

**Bedroom #2:**

OK.

**Bedroom #3:**

OK,

**Down Stairs:**

OK.

**Walls:**

OK MM RR

**General Material & Condition:**

Typical cracks noted.

**Kitchen Interior:**

OK.

**Master Bath:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Hall Bath:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Entry / Foyer / Hall:**

OK.

**Living Room:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Dining Room:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Master Bedroom:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #2:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #3:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Down Stairs:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Laundry:**

OK.

**Ceilings:**

**General Type & Condition:**

Typical cracks noted.

**Kitchen Interior:**

OK.

**Master Bath:**

OK.

**Hall Bath:**

OK.

**Bath Between Bedrooms:**



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There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. OK.

**Other Bath:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. OK.

**Entry / Foyer / Hall:**

OK.

**Living Room:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Dining Room:**

OK.

**Master Bedroom:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #2:**

OK.

**Bedroom #3:**

OK.

**Down Stairs:**

OK.

**Laundry:**

OK.

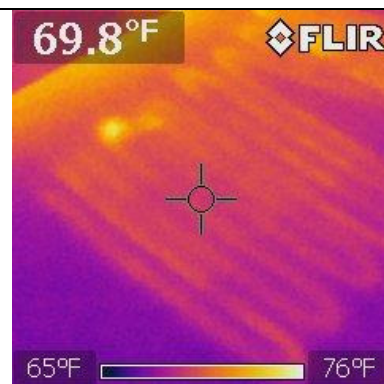
**Floors:**

OK MM RR

**General:**

**Kitchen Interior:**

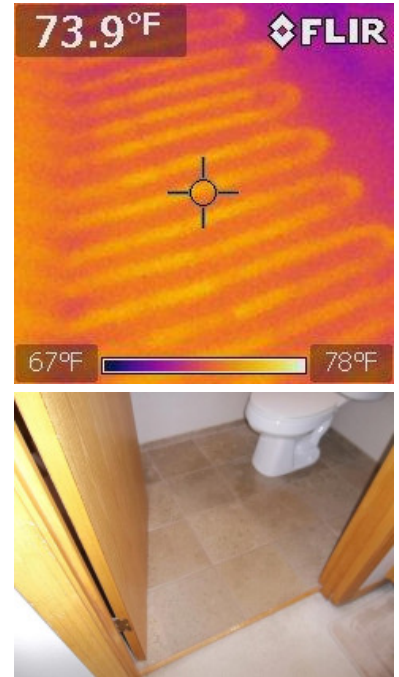
Good - The floor covering is newer, and it should provide years of service. With in floor heating in front of stove to the dish washer.



**Master Bath:**



The floor covering material is ceramic or glazed tile. With in floor heating in the shower and toilet area. Carpet in the other area.



**Hall Bath:**

Good - The floor covering is newer, and it should provide years of service.

**Entry / Foyer / Hall:**

Good - The floor covering is newer, and it should provide years of service.

**Living Room:**

Good - The floor covering is newer, and it should provide years of service.

**Dining Room:**

Good - The floor covering is newer, and it should provide years of service.

**Master Bedroom:**

Good - The floor covering is newer, and it should provide years of service.

**Bedroom #2:**

Good - The floor covering is newer, and it should provide years of service.

**Bedroom #3:**

Good - The floor covering is newer, and it should provide years of service.

**Down Stairs:**

Good - The floor covering is newer, and it should provide years of service.

**Laundry:**

Good - The floor covering is newer, and it should provide years of service.

**Closets:**

OK MM RR

**General:**

**Master Bath:**

OK.

**Entry / Foyer / Hall:**

OK.

**Master Bedroom:**

OK, The closet is lighted. Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.



**Bedroom #2:**

Some portion of the closet door or interior fixtures needs repair or replacement. The door skin is punctured or broken. Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.



**Bedroom #3:**

OK, Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

**Down Stairs:**

OK, Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

**Stairs & Handrails:**

OK MM RR

**Condition:**

Loose, needs tightening at bottom of stairs.



**Smoke / Fire Detector:**

**General:**

We suggest additional smoke detectors be installed in appropriate locations.

**Master Bedroom:**

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedroom #2:**

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedroom #3:**

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Down Stairs:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**LAUNDRY AREA**

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

**Laundry:**

**Location:**

Service area main floor.

**Fuel System:**



**Dryer Vent:**

A dryer vent is provided, and in good visual condition. No tears were noted.

## GARAGE - CARPORT

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

**Type:**

Attached, Two car.

**Roof:**

OK MM RR

**Condition:**

Same as house.

**Ceilings:****Condition:****Garage Door:****Material - Condition:****Door Operator:****Service Doors:****Garage Walls:****Type & Condition:****Floor:****Condition:**

Typical cracks noted.

**Storage Loft:****Type:**

The storage loft does not have a railing, this is a safety concern because you can access it by walking onto it from the landing. Recommend installing a railing.