

HOBSON'S CHOICE HOME INSPECTION

INSPECTION REPORT



PREPARED FOR:

John Smith

INSPECTED PROPERTY:

1234 Se Anywhere Ln
Portland OR 97206

TABLE OF CONTENTS

Intro & Overview	3-4
Exterior	5-7
Roofing	7-8
Interior	9-10
Structure	10-11
Plumbing	12-13
Electrical	14-16
Heating/Cooling	16-17
Insulation/Ventilation	17-18
Appliances	19
Summary	20

INTRO

Thank you for contracting with Hobson's Choice Home Inspection to assist you to evaluate your home purchase.

I understand that you could contract with any number of inspection companies in the area and could expect a quality report. My goal is to exceed your expectations and provide a thorough easy-to-understand report.

Hobson's Choice is operated under 3 basic tenets; honesty, integrity and fairness.

The following will provide you with a careful quality report to help you understand the current condition of the home.

The format of the report will follow:

- Observation of condition of structure or component
- If action is recommended it will be reported as falling into the following categories:
 - Repair
 - Replace
 - Monitor

All comments made by the inspector are opinions regarding the current condition of the home and should not be considered as absolutes. The operational condition of any system may change suddenly. Many times structures are partially covered or completely blocked from view. Hobson's Choice highly recommends that all major repairs and corrective action be performed by a qualified licensed contractor to protect the investment in your home.

Frequently major modifications and repairs performed by unqualified personnel lack city code knowledge and may perform sub-standard work. This type of repair may also leave you with a lack of warranty and a lack of legal recourse. While major repairs may require a skilled technician, a homeowner such as you can easily handle the minor corrections. Your questions are welcome and you may contact me now or in the future regarding your home.

Thanks Again,

Terence Hobson
Certified Home Inspector
CCB # 198454 OCHI # 1206

OVERVIEW

Property Address:	1234 SE Anywhere Ln Portland OR 97206
Date of Inspection:	6/13/2013
Persons in Attendance:	John Smith/Client Jane Doe/Realtor
Weather:	Cloudy / Showers
Temp Range:	60-65
Recent Rain:	Today
Building Type:	SFR / Ranch
Approximate Age of Dwelling:	1973
Orientation of Dwelling:	Northern Exposure

Terence Hobson

Oregon Certified Home Inspector

503.970.3584

hobsonschoicethome@gmail.com

www.hobsonschoicethome.com

EXTERIOR

This section includes wall cladding, flashings and trim, entryway doors and all windows. Garage door operators, attached decks and balconies, stoops, steps, porches and railing are also included. The inspector will report on all eaves, soffits and fascia surrounding walkways, patios, driveways and retaining walls with respect to their effect of the building that adversely affect the structure.

The inspector is not required to inspect storm windows or doors, screening or awnings, soil conditions or recreational facilities i.e. spas, saunas, pools, or decorative water features. The inspection does not include detached buildings (unless agreed upon in advance), fences or condition of trees, shrubs or vegetation.

- **Wall Cladding / Flashing / Trim**

Siding Type:	T-111
Siding Material:	Wood

Comments: Painted wood siding in better than average condition considering age of home. First photo shows minor damage above roof on eastern exposure. Second photo shows soffit sag on southeast corner of home. Recommend monitoring of siding damage. Recommend repair of soffit since it is causing slight dip in roof and pooling of water.



- **Entry Doors**

Material:	Wood
Hardware:	Door lock functions / no deadbolt present

- **Windows**

Type:	Double pane sliders
Material:	All white vinyl

Comments: All windows operate properly. Master bedroom slightly sticky to begin slide. Locks work properly. No broken panes.

- **Decks / Balconies / Stoops / Steps / Porches / Patios / Railings**

Deck:	N/A
Balcony:	N/A
Porch:	N/A
Patio:	Concrete with minor normal cracking
Railing:	N/A

- **Vegetation / Grading / Drainage / Driveways / Walkways / Retaining Wall**

Vegetation:	Trimmed properly / not touching siding
Grading:	Ground near front door drains water toward foundation
Drainage:	Good except near front door
Driveway Type:	Concrete / normal cracking / caulked / no offsets
Walkways:	Brick pavers in backyard / no offsets
Retaining Wall:	N/A

Comments: Recommend changing landscaping slightly near front door. Ground is draining water toward foundation; it should be the opposite.



- **Eaves / Soffits & Fascia**

Comments: See picture of sagging soffit under siding section above. Recommend monitoring of siding damage. Recommend repair of soffit since it is causing slight dip in roof and pooling of water.

ROOFING

This section includes roof coverings, drainage, flashings, skylights, roof penetrations, leaks or abnormal condensation on building components. Oregon standards do not require the inspector to walk on the roof, but they may do so if not deemed a safety hazard or can be walked on without causing damage to the structure.

- **Roof Coverings**

Type:	Asphalt shingles
Viewed From:	Walked roof

Comments: Slight sagging on SE corner of roof allowing water to pool. Recommend repair before water damage to underlying structure takes place. This may be connected to sagging soffit mentioned above.



- **Flashings**

Comments: Flashing in place. Appears to function as intended.

- **Chimneys / Skylights / Penetrations**

Chimney Exterior:	Metal with rotating wind cap
Skylights:	N/A
Penetrations:	Vents are properly flashed

Comments: Overall, roof shingles in good condition.

- **Roof Drainage / Gutters**

Type:	Seamless aluminum gutters all around
Splash Blocks:	Present on NE corner only...all others are connected
Rain Leaders:	Same as above

Comments: Bottom of downspout separated on NE corner. Recommend to re-connect.



INTERIORS

This section includes walls, ceiling, floors, steps, stairways, balconies and railings. The inspection will also include counters and cabinet doors, windows and any signs of abnormal water penetrations or harmful condensation. The inspection of interiors does not include cosmetic finish treatments i.e. wall paper and paint, carpets, draperies, blinds or other window accessories.

- **Ceilings**

Materials:	Wood joists and sculptured sheetrock covering
------------	---

Comments: One small water stain on ceiling in family room. Owner states it has been there for years and has not enlarged. Unable to locate any current roof leakage. Recommend monitoring.



- **Walls**

Materials:	2x4 wood studs...textured sheetrock coverings
------------	---

Comments: No discrepancies noted.

- **Floors**

Coverings:	Kitchen ceramic tile / baths vinyl / bedrooms & living room wall to wall carpets
------------	--

Comments: No discrepancies except cosmetic wear.

- **Steps / Stairways / Balconies / Railings**

Comments: Entry steps good condition. Patio step good. No balcony or railings.

- **Counters & Cabinets**

Cabinet Material:	Painted wood
Countertop Material:	Kitchen / laminate baths / laminate

Comments: No discrepancies.

- **Doors**

Material:	Wood
Hardware:	Functions as intended

Comments: All doors latch properly.

- **Windows**

Type:	Double pane vinyl sliders
-------	---------------------------

Comments: All operate and lock properly.

STRUCTURE

This section describes structural components including foundation, floor structure, walls and wall structure, columns or piers, ceilings, roof and roof structure. The inspector is required to enter crawl spaces, basements and attics except when access is obstructed or restricted or when dangerous or adverse conditions are suspected. All signs of abnormal or harmful water penetrations into the building will be reported.

- **Foundations / Basements / Crawlspace**

Foundation Material:	Concrete
Method to Observe Crawlspace	Entered crawlspace

Comments: Foundation in good condition. Vapor barrier in place. Some small areas of insulation hanging from floor space. Recommend monitor insulation.

- **Basements**

Floor Drain:	N/A
Dampness:	N/A

- **Wall Structure**

Material:	2x4 Wood Studs
-----------	----------------

Comments: No discrepancies.

- **Floor Framing**

Material:	Wood
Type:	Beam and joists

Comments: No discrepancies.

- **Floor Structure**

Material:	Plywood
-----------	---------

Comments: No discrepancies.

- **Ceiling Structure**

Material:	Wood joists
-----------	-------------

Comments: No discrepancies.

- **Roof Structure & Attic:**

Type:	Gable
Material:	Wood
Method to Observe Attic:	Through hatch
Attic Access:	Ceiling hatch at end of hallway

Comments: Some evidence of mold/mildew on rafters. Slight discoloration found on bottom side of roof sheathing. Found no signs of ongoing water penetration from roof. Mildew could be a result of condensation alone. Recommend removal of storage items to improve ventilation and monitor mildew. If condition continues or worsens, recommend professional treatment.



PLUMBING SYSTEM

This section includes interior water supply and distribution system, piping materials, supports, insulation, fixtures and faucets, functional flow, leaks and cross connections.

The inspector observes interior drains, waste and vent piping, piping supports, leaks and functional drainage. Hot water systems are checked for normal operating controls and automatic safety controls. Chimney flues and vents are inspected and all above ground oil storage and distribution equipment are observed. The inspector will examine sump pumps and sewage ejection pumps, all faucets inside and outside the home except for faucets that are connected to an appliance or interior faucets not serviced by a drain. The inspector is not required to state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal are public or private, operate auto safety devices, and operate any valve except toilet and faucet. Oregon inspections do not include water conditioning systems, fire or lawn sprinkler systems, on site water quantity or quality, on site waste disposal systems, foundation irrigation systems, whirlpool tubs except as to functional flow and drainage. Swimming pools, spas and solar heating equipment is outside the scope of this inspection.

- **Plumbing Drain, Waste and Vent System**

Main Drain Material:	Black plastic
Drain Pipe Size:	4 inch
Toilet Flush / Drain:	Both flush and drain properly

- **Plumbing Water Supply / Distribution & Fixtures**

Inside Water Distribution:	Copper tube
Functional Flow:	Good pressure throughout
Fixtures:	Good condition
Faucets:	Good condition / no leaks / good shutoff
Water Temperature:	120 degrees at faucet
Main Water Shutoff Location:	Shutoff in sump hole below hose bib at front door

Comments: Long reach down to valve. Keep tool in place to assist shutoff.

- **Hot Water Systems / Controls / Chimneys / Flues & Vents**

Water Heater Power Source:	Electric 220 volts
Heater Capacity:	50 gallons
Date MFG:	1973

Comments: Water heater is heavily rusted on top and bottom. Appears there has been long term leakage at water exit fitting. Damage and date of manufacture dictate replacement of this appliance.



- **Fuel Storage & Distribution System**

Comments: N/A

- **Main Fuel Shut-Off location**

Comments: N/A

- **Sump Pump**

Comments: None present.

ELECTRICAL SYSTEM

The Oregon Certified Home Inspector shall observe service entrance conductors; service equipment, grounding equipment, main overcurrent device, and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages. The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault or arc fault circuit interrupters and smoke alarms. The inspector shall describe service amperage and voltage; service entry conductor materials; and service type as being overhead or underground. The inspector shall report any observed 110 volt aluminum branch circuit wiring and the presence or absence of smoke alarms, and operate their test function; if accessible, except when detectors are part of a central security system.

- **Service Entrance Conductors**

Location:	Northeast corner
Type:	Buried
Volts:	240
Amps:	200
Material:	Wrapped and insulated wire

Comments: In good working condition.

- **Service & Grounding Equipment / Main Overcurrent Device / Main & Distribution Panels**

Panel Capacity:	200 amps
Panel Type:	Cutler breaker

Comments: Good condition. One breaker space left available.

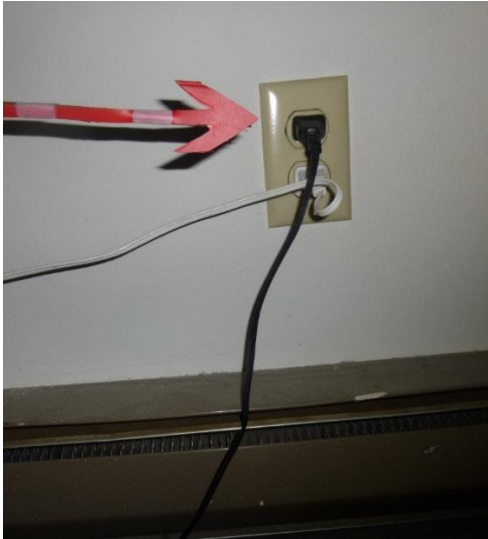
- **Branch Circuit Conductors / Overcurrent Devices and Compatibility**

Wiring Type Methods:	14 and 12 gauge copper
-------------------------	------------------------

Comments: Appears to follow professional wiring methods.

- **Electrical Fixtures & Outlets**

Comments: No discrepancies noted. Safety note: During time of construction it was deemed ok to place fixtures over baseboard heating. New construction does not allow this practice. Electrical cords may become overheated if in contact with heater. Recommend extreme caution when in use.



- **Polarity & Grounding of Electrical Receptacles**

Comments: No discrepancies.

- **GFCI (Ground Fault Circuit Interrupters)**

Comments: None located. Recommend GFCI receptacles replace current outlets in both bathrooms and kitchen. Safety issue.

- **Location Main Distribution Panel**

Comments: Family room, south wall behind picture.

- **Smoke Detectors**

Locations:	Family room ceiling / hallway between bedrooms
Test Results:	Both respond to test

Comments: Recommend installing smoke detectors inside all three bedrooms. Safety issue.

- **Carbon Monoxide Detectors**

Locations:	None located
------------	--------------

Comments: N/A

HEATING / CENTRAL AIR CONDITIONING

The Oregon certified home inspector shall observe permanently installed heating systems including; heating equipment, normal operating controls, automatic safety controls, chimneys, flues, and vents where readily visible; solid fuel heating devices, heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors and the presence of installed heat source in each room.

- **Heating Equipment**

Heat Type:	Baseboard heaters / woodstove
Energy Source:	Electric / natural wood

Comments: Baseboard heaters found in all rooms except the family room which utilizes an electric fan-forced space heater in the wall. All respond to normal controls. Each room has its own separate control.

- **Normal Operating Controls**

Comments: No discrepancies.

- **Distribution Systems**

Comments: Baseboard heaters

- **Presence of Installed Heat Source in each room**

Comments: Yes

- **Chimneys, Flues & Vents**

Comments: Metal chimney for woodstove in good condition. Flue included on top of woodstove. Front bath has fan-forced vent to outside. Kitchen has fan-forced vent to outside. Both respond to normal controls.

- **Solid Fuel Heating Device**

Fireplace Type:	N/A
Woodstove Type:	Amity brand Top loading Set on brick with brick wall behind to provide heat barrier

Comments: Stove appears to be in good condition. Clearances are good with raised hearth and intact mortar. Safety warning. Chimneys should be cleaned once yearly to prevent chimney fires caused by creosote buildup.

- **Cooling Equipment**

AC Unit:	N/A
----------	-----

- **Normal Operating Controls**

Comments: N/A

- **Presence of Installed Cooling Source in Each Room**

Comments: N/A

INSULATION & VENTILATION

- **Attic Insulation**

Type:	Fiberglass
Approximate R-Value:	R-38

Comments: Appears adequate and even.

- **Under Floor Insulation**

Type:	Fiberglass between joists
Approximate R-Value:	R-19

Comments: Noted some areas in crawlspace where insulation was falling. None in contact with ground but recommend monitoring.

- **Vapor Retarders Crawl Space or Basement**

Comments: In place and connected properly.

- **Ventilation of Attic & Foundation**

Attic Ventilation Type:	Soffit & Foundation both have screened vents
-------------------------	--

Comments: All vents are screened. As mentioned above in roof and attic structures there is evidence of minor molding on rafters and underside of roof sheathing in attic. See picture in roof structures.

- **Venting Systems (Kitchen, bath & laundry)**

Exhaust Fans:	Located in front bath only
Dryer Power Source:	Electric
Dryer Vent Type:	Plastic

Comments: Front bath has a fan and is functioning properly. The back bath has minor mold problem as a result of poor ventilation. Recommend removal of mold and develop method to increase airflow especially during shower operation.



- **Ventilation Fans & Controls (Attic)**

Comments: N/A

BUILT-IN KITCHEN APPLIANCES

- **Dishwasher**

Comments: Responds to normal controls.

- **Range / Oven**

Comments: Responds to normal controls.

- **Range Hood**

Exhaust Hood:	Present
---------------	---------

Comments: Vents to outside and is functioning as intended.

- **Trash Compactor**

Comments: N/A

- **Food Waste Disposer**

Comments: N/A

- **Microwave**

Comments: None built-in

SUMMARY

The following items indicate that these systems or components do not function as intended or warrants further investigation by a specialist or requires monitoring at the very least. Hobson's Choice highly recommends that any repairs be completed by a qualified licensed contractor. While hiring a licensed contractor is not required by law, frequently friends and neighbors helpfulness results in amateur workmanship. Use good judgment and if the action required is fairly simple, tackle it yourself. If you are unsure whether your actions are correct or could result in a safety issue, seek professional advice.

Your home may be your largest investment ever. Protect that investment and choose carefully whenever repairing a structure in your home.

This summary is not the entire report. It is recommended that the customer read the detailed report in its entirety.

- Exterior:** Recommend repair of soffit on SE corner and dip in roof directly above same location. Monitor weather damage to siding above roof on eastern exposure.
- Drainage:** Recommend changing soil level near front door to drain. Direct water away from foundation, not toward it. Recommend re-attaching the rain leader on gutter east side of home.
- Electrical:** Recommend extreme caution utilizing outlets directly above baseboard heaters. Lack of smoke detectors; recommend getting them added to each bedroom. Recommend replacing current outlets with GFCI outlets in both bathrooms and kitchen.
- Attic Ventilation:** Recommend removal of storage items, cleanup affected areas and monitor for any reoccurrences.
- Small Bath:** Recommend removal of mold and increase ventilation.
- Interior:** Recommend monitoring of water stain on ceiling in family room.
- Appliances:** Recommend replacement of water heater.

THANK YOU FOR USING HOBSON'S CHOICE HOME INSPECTION

