

Aug 5th, 2026

Home Inspection Report

PREPARED FOR:

INSPECTED BY:

Seth Murray / Cornerstone Home Inspections



Table of Contents

HOME INSPECTION REPORT

Inspection Details

Definitions

Summary

What is a Home Inspection?

Main Electrical Panel

Water Service and Water Heater

General Floor/Level/Interior

Kitchen

Bathroom - First Floor Half Bath

Bathroom - Second Floor

Bathroom - Second Floor Master Bath

Living area

Master Bedroom

Bedroom 2

Bedroom 3

Laundry

Heating/Cooling Initial Check

Garage

Attic

Grounds

Exterior Front Side

Exterior Left Side

Exterior Back Side

Energy Services

Roof

General Structure

Crawl Space

SEWER SCOPE INSPECTION REPORT

Inspection Details

Definitions

Summary

Table of Contents

General Results

ATTACHMENTS

Inspection Details

INSPECTOR 1

Seth Murray
Cornerstone Home Inspections

Address 805 MW Alder St, McMinnville, Oregon 97128

Phone

Email service@cornerstoneinspectionpros.com

CLIENT

Phone

Email

BUYERS AGENT

Phone

Email

ADDITIONAL INFO

📅 Inspection date	Aug 5th, 2026
● Start date/time	20260805 08:30 AM
● Others Present	Buyer,Seller,Buyer's Agent
● Property Occupied	Vacant
● Building Type	Townhouse
● Current Weather	Sunny
● Recent Weather	Sunny
● Low Temp	69 °F
● Current Relative Humidity	52
● Year Built	2026
● Water Source	City
● Sewage/Disposal	City
● Energy Sources	Underground Electric
● Note power requirements on exterior HVAC unit	30A
● Note service amperage (at meter)	200A
● High Temp	95 °F

Definitions

-  **Inspected / No significant defects observed**
The Item or component was inspected and no significant defects were observed (cosmetic issues may have been observed).
-  **Minor Defect**
The component or system is in need of maintenance, monitoring, upgrading, or evaluation.
-  **Major Defect**
The system or component exhibits or may cause significant damage or injury. Repair or further evaluation by a qualified contractor is urged.
-  **Material Defect / Hazard**
The component or system appears seriously unsafe or could cause significant damage. It should not be used or operated until evaluated and corrected by a qualified professional.
-  **Not Present**
System/Component is not present for inspection.
-  **Not Accessible**
The component or system seems present but could not be accessed for inspection. Further inspection or evaluation is recommended.
-  **Evaluation Recommended**
System or component state is unclear.
-  **Maintenance Recommended**
Item appears to be in need of routine maintenance.
-  **Upgrade Recommended**
Item should be upgraded to a newer type for safety or utility.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. What is a Home Inspection?

1.1 WHAT THE INSPECTION COVERS

INFORMATION:

Scope of Inspection

A home inspection is a visual, non-invasive examination of readily accessible systems and components. It is intended to evaluate the condition of the readily accessible systems and components and identify observed deficiencies, with emphasis on significant defects and safety concerns. It is not technically exhaustive and cannot identify every existing or future defect.

Systems Included

The inspection generally includes visual examination of:

- Structural components
- Roof coverings and roof drainage
- Exterior walls, windows, doors, trim, decks, porches and site drainage
- Electrical service, panels, visible wiring, representative switches, receptacles and lighting
- Plumbing supply, drain and vent systems, fixtures and water heater
- Heating and cooling systems using normal operating controls
- Interior walls, ceilings, floors, stairs, railings, windows and doors
- Insulation and ventilation in accessible attics and crawlspaces
- Built-in kitchen appliances
- Garage doors and automatic safety reverse features

1.2 LIMITATIONS AND EXCLUSIONS

INFORMATION:

The inspection does not include destructive testing or dismantling of systems and does not determine:

- Code compliance
- Future performance or remaining service life
- Cost of repairs
- Hidden or concealed defects
- Environmental hazards unless specifically contracted (radon, mold, etc.)
- Engineering or architectural analysis
- Cosmetic deficiencies unless considered significant

1.3 INSPECTOR LICENSING INFORMATION

INFORMATION:

- Seth Murray, OCHI# 2876
- Cornerstone Home Inspections LLC, CCB# 261773

1.4 OREGON-REQUIRED STATEMENT

INFORMATION:

THE REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

1.5 STANDARDS OF PRACTICE

INFORMATION:

This inspection was performed in substantial accordance with the Oregon Construction Contractors Board (CCB) Standards of Practice and the InterNACHI Residential Standards of Practice. For complete Standards of Practice, see:

- Oregon CCB Home Inspector Standards:
<https://www.oregon.gov/ccb/Documents/Home%20Inspection%20Standards.pdf>
- InterNACHI Residential Standards of Practice:
<https://www.nachi.org/standards-and-policies>

2. Main Electrical Panel

Along with the hot water heater and plumbing system, and total HVAC system, the electrical system is a fundamental part of any home. We inspect its heart--the main electrical panel--first as the other core systems (and the entire inspection) depends upon it.

2.1 MAIN ELECTRICAL CABINET/PANEL

 Inspected / No significant defects observed

INTEGRITY, ACCESSIBILITY, AND SAFETY CHECKLIST: Image of closed panel, Image of panel and space, Evaluate panel location, Check access clearance, Check illumination, Check casing for voltage, Check service entrance conductors, Check panel stability, Check screws

LOCATION: Garage

MEDIA:



2.2 MAIN ELECTRICAL PANEL BREAKER INTERFACE

☒ Inspected / No significant defects observed

CHECKLIST: Panel is clearly labeled, All breakers are clearly labeled, No breakers are damaged, No open breaker spots in cover, AFCI breakers are adequate, Panel amperage rating is clear, Main disconnect amperage is clear, Panel amperage $\geq$ main disconnect amperage, All breakers match panel requirements, No breaker higher than 6'7", Image of panel inside door, Image of breakers, Note any tripped breakers, Image of main disconnect

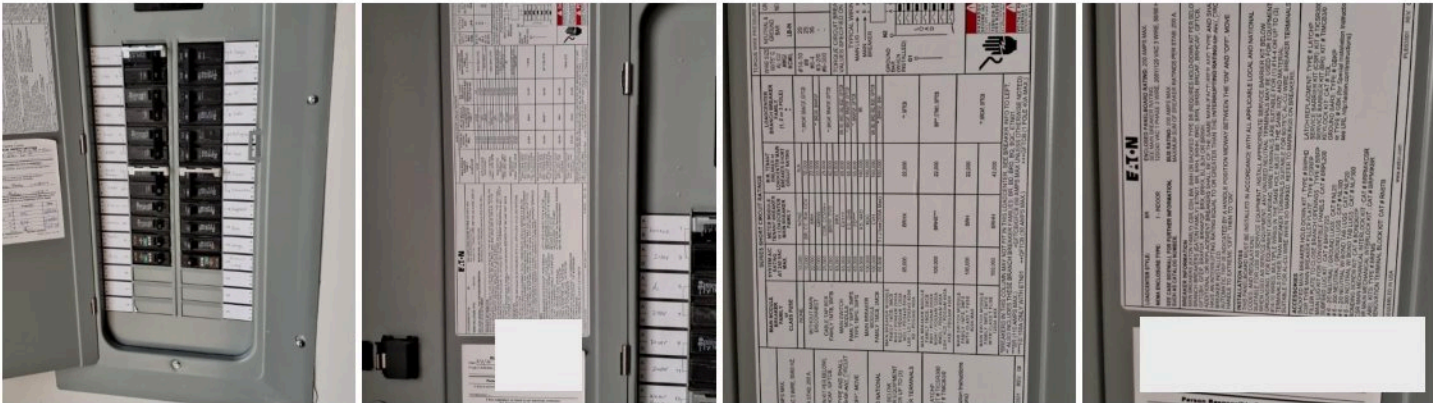
PANEL MANUFACTURER: Eaton / Cutler-Hammer / CH / BR

SERVICE AMPERAGE: 200

PANEL AMPERAGE: 200

DISCONNECT AMPERAGE: 200

MEDIA:





Main Disconnect

COMMENTS:

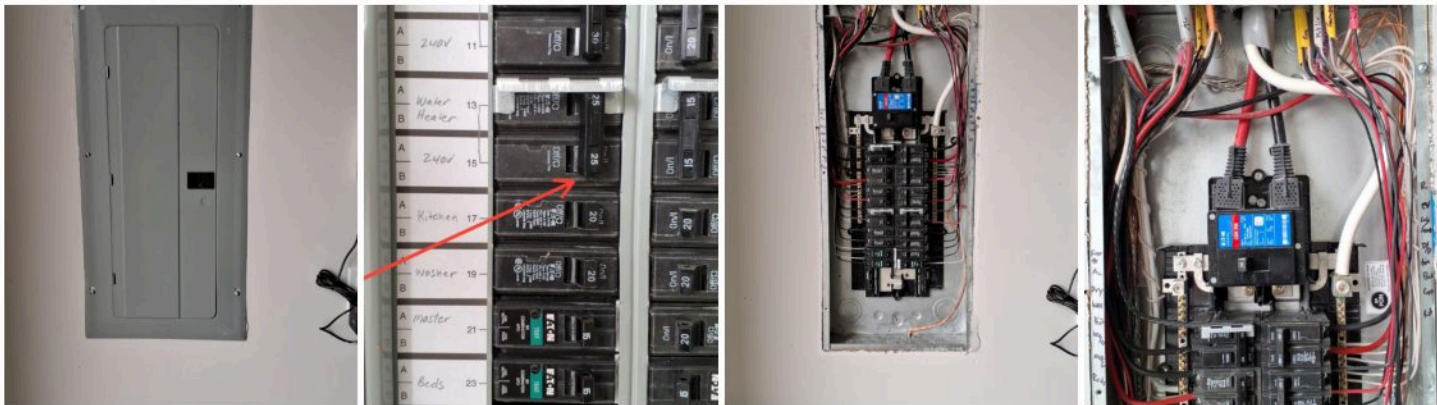
AFCI breakers tested

Inspected / No significant defects observed

2.3 MAIN ELECTRICAL PANEL INTERIOR

CHECKLIST: No relabeled free wires in conduits, No excess stripping was observed, No loose wires were observed, All conductors appear correctly sized, No double-tapped neutral, No double-tapped breakers, No signs of heat or arcing, All relabeled wires appear correct, Service ground is clearly marked, Wiring is well routed, No open knockouts, No corrosion, rust, or foreign objects, No hot spots (IR imaging), No mixed-size double-taps, 30A 10/2 to water heater, Inspect main GEC, No white wires on breakers, No gaps around cabinet > 1/8 inch, No low voltage items in panel, No junctions in panel, Replace cover and take image

MEDIA:



Consistent with requirements



Main disconnect interior showing neutral-ground bonding

COMMENTS:

Grounding electrode not visible

The grounding electrode conductor was observed at the service equipment; however, the grounding electrode and concealed/buried conductor termination were not visible for inspection. No visible defect was observed in the accessible portion of the grounding system.

 Evaluation Recommended

3. Water Service and Water Heater

The water heating and distribution systems in homes are amazing conveniences that we often take for granted. When they fail, though, it can cause tremendous damage. Regular monitoring and maintenance of plumbing systems is important for personal safety and house health.

3.1 SERVICE LINE AND SHUTOFF

 Inspected / No significant defects observed

CHECKLIST: Locate water service line, Note line material, Pressure regulator present, Shutoff valve condition, General condition, Take images of components

OTHER COMPONENTS: Pressure regulator

WATER SERVICE LINE MATERIAL: PVC

SHUTOFF LOCATION: Garage

MEDIA:

CHECKLIST: Image of area, Image of tank, Info plate image, Temp regulator image, TPR image, Bracing, TPR discharge handling, Expansion tank is present, General condition

MANUFACTURER: Bradford White

FUEL: Electric

INFORMATION:

low bracket is a little high. No tpr catch.
add insulation to water lines.

LOCATION: Garage

NAMEPLATE:



MEDIA:



Could add insulation and a shutoff valve here.

COMMENTS:

Insulation on exposed water lines

Adding insulation to the copper flex lines might provide some additional energy efficiency.

 Upgrade Recommended



No water shutoff at water heater

A water shutoff valve on the intake (cold water) side of the heater is very helpful in the event of a water heater failure, leak, or maintenance.

 Minor Defect



4. General Floor/Level/Interior

4.1 ELECTRICAL

DESCRIPTION: Test receptacle polarity and grounding, Test light switches

INFORMATION:

Be aware that the 15A circuits cannot handle high power devices very well. Multiple high power devices drawing from the same 15A circuit may result in unreliable performance or tripped breakers.

COMMENTS:

Unusual voltage drop on 15A circuits

Many of the receptacles throughout the home on 15A circuits experienced voltage drops of more than 5% on a 12A load test. This is unusual, may indicate a deeper wiring/electrical problem, and may cause problems with sensitive electrical equipment. It should be evaluated by an electrician.

 Evaluation Recommended

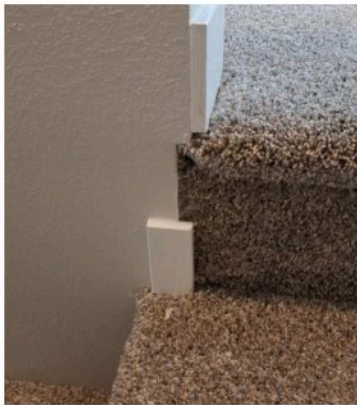
 Minor Defect

4.2 CEILING, WALLS, FLOORS

 Inspected / No significant defects observed

DESCRIPTION: Inspect for signs of cracking or bowing, Inspect for signs of moisture, Inspect for other apparent defects, Floor is even and solid, Perform IR scan

MEDIA:



Minor, cosmetic trim issue.

4.3 DOORS

Inspected / No significant defects observed

DESCRIPTION: Solid wood

4.4 WINDOWS

Inspected / No significant defects observed

DESCRIPTION: Vinyl

4.5 SMOKE DETECTOR

Inspected / No significant defects observed

DESCRIPTION: Fire alarm present (wired)

4.6 SECONDARY EGRESS

Inspected / No significant defects observed

DESCRIPTION: Secondary egress is a door

INFORMATION:

Every floor, bedroom, and similar should have a secondary exit for use in an emergency.

4.7 CARBON MONOXIDE DETECTOR

Inspected / No significant defects observed

DESCRIPTION: Hard wired with battery back up

INFORMATION:

Carbon monoxide (CO) is a deadly gas produced during fuel combustion. CO detectors/alarms are recommend in garages, in rooms with fueled water heaters or HVAC systems, and in rooms with fireplaces or similar. They are further recommended immediately inside the door connecting a home to a garage. One is located there.

MEDIA:



5. Kitchen

5.1 DISHWASHER

Inspected / No significant defects observed

DESCRIPTION: External picture, Interior picture, Picture underneath, Plumbing picture, Check for leaks, Start dishwasher, Plumbed correctly, Drained at end of cycle

MANUFACTURER: Whirlpool

MEDIA:





5.2 RANGE/OVEN

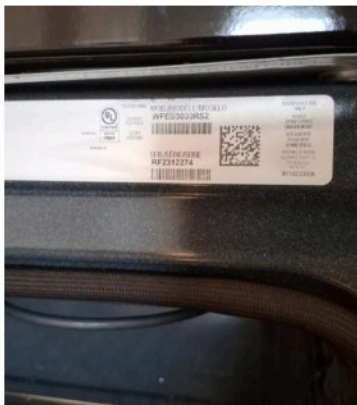
☒ Inspected / No significant defects observed

DESCRIPTION: General picture, Over interior picture, All burners heat, Oven heats to 350, Check for tipping, Check oven light, Check ventilation, Check stove lighting

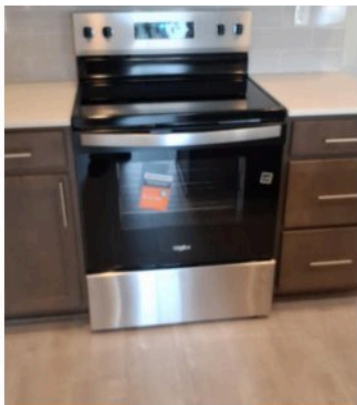
MANUFACTURER: Whirlpool

FUEL SOURCE: Electric

NAMEPLATE:



MEDIA:



5.3 MICROWAVE

☒ Inspected / No significant defects observed

DESCRIPTION: Light works, Heats a damp paper towel

MANUFACTURER: Whirlpool

MEDIA:



5.4 REFRIGERATOR

☐ Not Present

5.5 ELECTRICAL

☒ Inspected / No significant defects observed

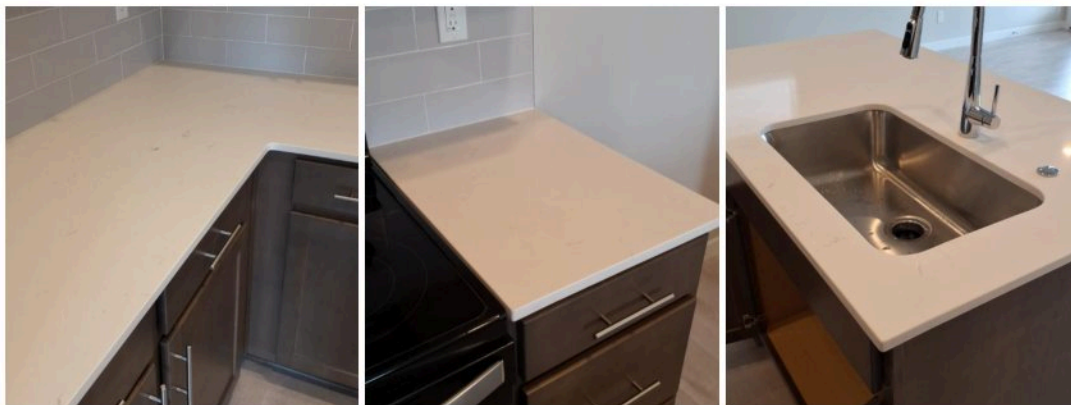
DESCRIPTION: Check receptacle polarity and grounding, GFCI present at all outlets, No outlets below counters, Check switches, A receptacle within 24 inches at countertops, Test GFCI functionality, Load test, Lights operate

5.6 COUNTERTOPS

☒ Inspected / No significant defects observed

DESCRIPTION: Solid surface

MEDIA:



5.7 CABINETS AND DRAWERS

DESCRIPTION: Check operation, Check for damage

INFORMATION:

Binding hinge on cabinet door to left of microwave.

MEDIA:



COMMENTS:

Binding hinges

Hinges on cabinet door to left of microwave seem to be binding.

 Minor Defect



5.8 SINK

☒ Inspected / No significant defects observed

DESCRIPTION: Picture of sink, Check water pressure, Check cold/hot water, Faucet kit is tight, Sink faucet is not dripping, Check seal around sink, Check draining speed, Picture of under-sink plumbing, Check for leaks under sink, Confirm only P trap present, Check for signs of moisture damage

UNDER-SINK PLUMBING MATERIALS: ABS / plastic

SINK MATERIAL: Stainless Steel

MEDIA:



5.9 DISPOSAL

☒ Inspected / No significant defects observed

DESCRIPTION: Moen

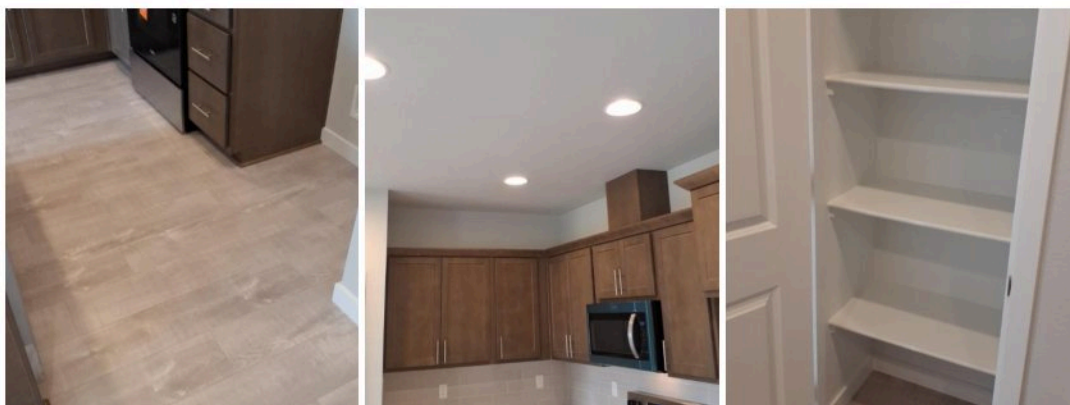
MEDIA:



5.10 WALLS, FLOOR, CEILING

☒ Inspected / No significant defects observed

MEDIA:



5.11 WINDOWS AND DOORS

☐ Not Present

6. Bathroom - First Floor Half Bath

6.1 ELECTRICAL

☒ Inspected / No significant defects observed

DESCRIPTION: Check switch operation, Check receptacle polarity and grounding, Check GFCI operation, At least one receptacle near sink/vanity

INFORMATION:

As we discussed, this bathroom on the main floor is the one with the GFCI receptable that acts as the protection for ALL of your bathrooms. If the power goes off at the receptacles only in any bathroom, check the GFCI breaker in this bathroom first.

6.2 COUNTER, CABINETS, DRAWERS

☐ Not Present

DESCRIPTION: Composite

6.3 SINK/BASIN

☒ Inspected / No significant defects observed

DESCRIPTION: Single, Pedestal

6.4 FAUCETS/TRAPS

☒ Inspected / No significant defects observed

DESCRIPTION: Metal

6.5 TOILETS

☒ Inspected / No significant defects observed

DESCRIPTION: Western

6.6 TUB/SHOWER/SURROUND

☐ Not Present

6.7 VENTILATION

☒ Inspected / No significant defects observed

DESCRIPTION: Electric fan

7. Bathroom - Second Floor

7.1 ELECTRICAL

☒ Inspected / No significant defects observed

DESCRIPTION: Check switch operation, Check GFCI operation, Check receptacle polarity and grounding, At least one receptacle near sink/vanity

7.2 COUNTER, CABINETS, DRAWERS

☒ Inspected / No significant defects observed

DESCRIPTION: Composite

MEDIA:



7.3 SINK/BASIN

Inspected / No significant defects observed

DESCRIPTION: Single

7.4 FAUCETS/TRAPS

Inspected / No significant defects observed

DESCRIPTION: Moen

7.5 TOILETS

Inspected / No significant defects observed

DESCRIPTION: Western

7.6 TUB/SHOWER/SURROUND

Inspected / No significant defects observed

DESCRIPTION: Fiberglass tub

7.7 VENTILATION

Inspected / No significant defects observed

DESCRIPTION: Electric fan

8. Bathroom - Second Floor Master Bath

8.1 ELECTRICAL

 Inspected / No significant defects observed

DESCRIPTION: Check switch operation, Check GFCI operation, Check receptacle polarity and grounding, At least one receptacle near sink/vanity

8.2 COUNTER, CABINETS, DRAWERS

 Inspected / No significant defects observed

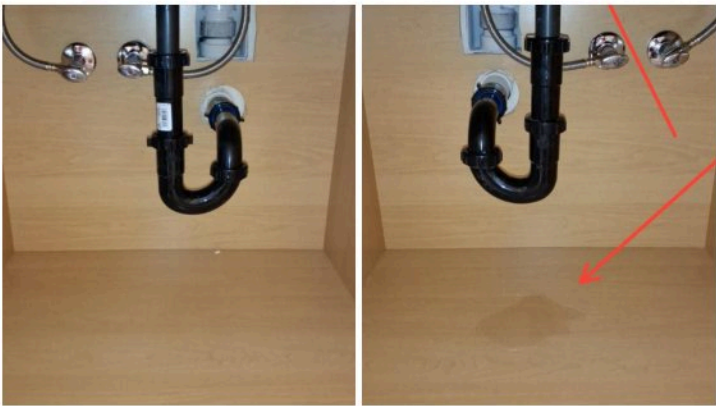
DESCRIPTION: Composite

8.3 SINK/BASIN

DESCRIPTION: Double

LOCATION: 2nd Floor, Master

MEDIA:



Leak at sink tailpiece.

COMMENTS:

Leak at sink tailpiece

Water is leaking around tailpiece of right sink.

 Minor Defect



8.4 FAUCETS/TRAPS

☒ Inspected / No significant defects observed

DESCRIPTION: Moen

8.5 TOILETS

☒ Inspected / No significant defects observed

DESCRIPTION: Western

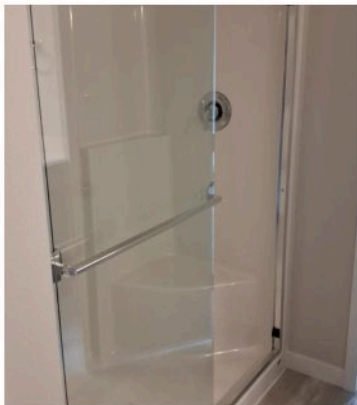
8.6 TUB/SHOWER/SURROUND

☒ Inspected / No significant defects observed

DESCRIPTION: Fiberglass surround

LOCATION: 2nd Floor

MEDIA:



8.7 VENTILATION

☒ Inspected / No significant defects observed

DESCRIPTION: Electric fan

9. Living area

9.1 ELECTRICAL

DESCRIPTION: Test receptacle polarity and grounding

INFORMATION:

Over 5% voltage drop at 12A on multiple receptacle in living area.

MEDIA:



COMMENTS:

Excessive Voltage Drop

Many receptacles on 15A circuits showed a voltage drop greater than 5% at a 12A load. This is common in older homes, but was unexpected in new construction. Evaluation by an electrician is recommended.

 Evaluation Recommended

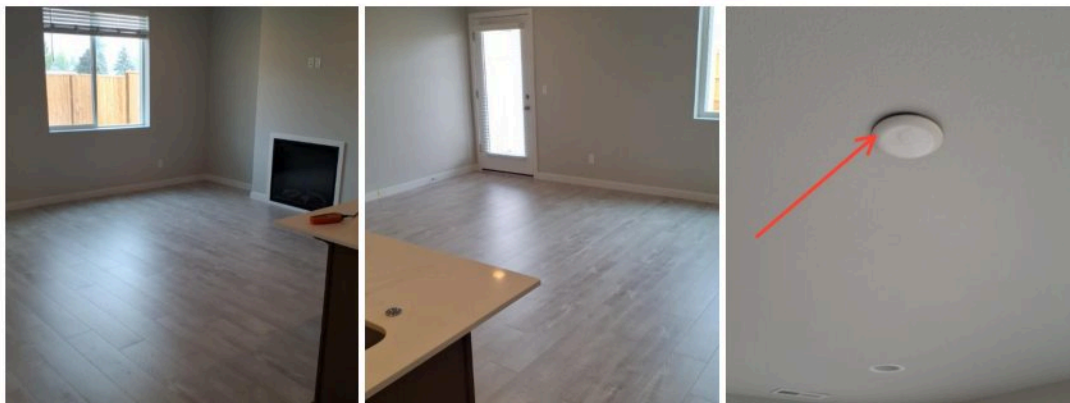
9.2 CEILING, WALLS, FLOORS

DESCRIPTION: Inspect for signs of cracking or bowing, Inspect for signs of moisture, Inspect for other apparent defects, Floor is even and solid, Perform IR scan

INFORMATION:

Small gap at electrical cover

MEDIA:



Mis-fitted electrical cover.

COMMENTS:

Electrical Box Cover Misalignment

Electrical box cover in living room is not correctly seated. Might indicate mis-installed box beneath it.

Minor Defect Evaluation Recommended



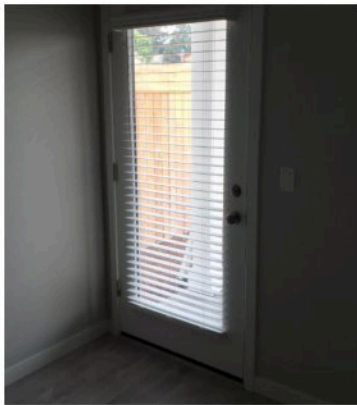
9.3 DOORS

Inspected / No significant defects observed

DESCRIPTION: French

LOCATION: Living room

MEDIA:



9.4 WINDOWS

☒ Inspected / No significant defects observed

DESCRIPTION: Vinyl

9.5 SMOKE/CO DETECTOR

☐ Not Present

INFORMATION:

Smoke detector is optional in living area, but you may want one.

9.6 SECONDARY EGRESS

☒ Inspected / No significant defects observed

DESCRIPTION: Secondary egress is a door

INFORMATION:

Every floor, bedroom, and similar should have a secondary exit for use in an emergency.

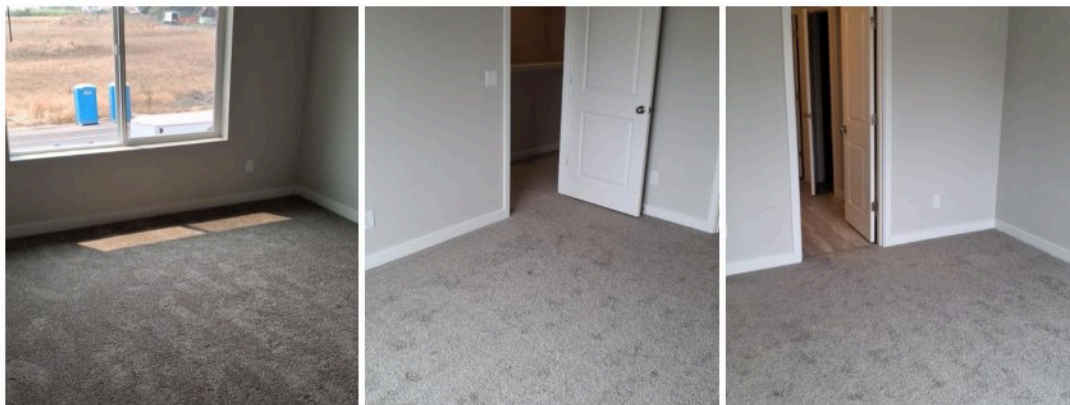
10. Master Bedroom

10.1 ELECTRICAL

☒ Inspected / No significant defects observed

DESCRIPTION: Test receptacle polarity and grounding, AFCI protection is present, Test light switches

MEDIA:



10.2 CEILING, WALLS, FLOORS

☒ Inspected / No significant defects observed

DESCRIPTION: Inspect for signs of cracking or bowing, Inspect for signs of moisture, Inspect for other apparent defects, Floor is even and solid

10.3 DOORS

☒ Inspected / No significant defects observed

DESCRIPTION: Hollow wood

10.4 WINDOWS

☒ Inspected / No significant defects observed

DESCRIPTION: Vinyl

10.5 SMOKE DETECTOR

☒ Inspected / No significant defects observed

DESCRIPTION: Fire alarm present (wired)

10.6 SECONDARY EGRESS

☒ Inspected / No significant defects observed

DESCRIPTION: Secondary egress is a window

INFORMATION:

Every floor, bedroom, and similar should have a secondary exit for use in an emergency.

11. Bedroom 2

11.1 ELECTRICAL

Inspected / No significant defects observed

DESCRIPTION: Test receptacle polarity and grounding, AFCI protection is present, Test light switches

MEDIA:



11.2 CEILING, WALLS, FLOORS

DESCRIPTION: Inspect for signs of cracking or bowing, Inspect for other apparent defects, Inspect for signs of moisture, Floor is even and solid

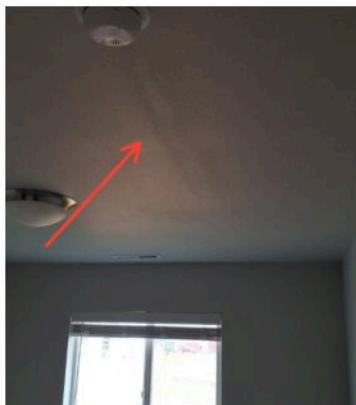
MEDIA:



COMMENTS:

Cosmetic finish on ceiling

Evaluation Recommended



11.3 DOORS

■ Inspected / No significant defects observed

DESCRIPTION: Hollow wood

11.4 WINDOWS

■ Inspected / No significant defects observed

DESCRIPTION: Vinyl

11.5 SMOKE DETECTOR

■ Inspected / No significant defects observed

DESCRIPTION: Fire alarm present (wired)

11.6 SECONDARY EGRESS

■ Inspected / No significant defects observed

DESCRIPTION: Secondary egress is a window

INFORMATION:

Every floor, bedroom, and similar should have a secondary exit for use in an emergency.

12. Bedroom 3

12.1 ELECTRICAL

■ Inspected / No significant defects observed

DESCRIPTION: Test receptacle polarity and grounding, AFCI protection is present, Test light switches

12.2 CEILING, WALLS, FLOORS

 Inspected / No significant defects observed

DESCRIPTION: Inspect for signs of cracking or bowing, Inspect for other apparent defects, Inspect for signs of moisture, Floor is even and solid

12.3 DOORS

 Inspected / No significant defects observed

DESCRIPTION: Hollow wood

12.4 WINDOWS

 Inspected / No significant defects observed

DESCRIPTION: Vinyl

12.5 SMOKE DETECTOR

 Inspected / No significant defects observed

DESCRIPTION: Fire alarm present (wired)

12.6 SECONDARY EGRESS

 Inspected / No significant defects observed

DESCRIPTION: Secondary egress is a window

INFORMATION:

Every floor, bedroom, and similar should have a secondary exit for use in an emergency.

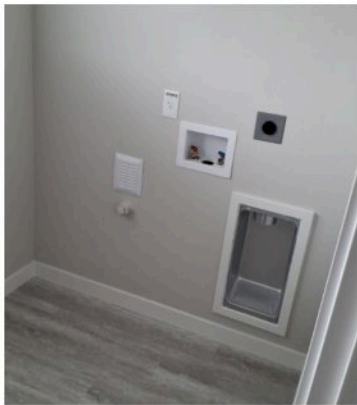
13. Laundry

13.1 LOCATION

 Inspected / No significant defects observed

DESCRIPTION: Second floor

MEDIA:



13.2 DRYER VENT

☒ Inspected / No significant defects observed

DESCRIPTION: Rigid metal

13.3 WASHER HOSE BIB

☒ Inspected / No significant defects observed

DESCRIPTION: Ball

13.4 WASHER DRAIN

☒ Inspected / No significant defects observed

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

☒ Inspected / No significant defects observed

DESCRIPTION: 110 volts, 220 volts

INFORMATION:

checked 110 only

COMMENTS:

Non-GFCI circuit

13.6 FLOOR DRAIN/PAN

☐ Not Present

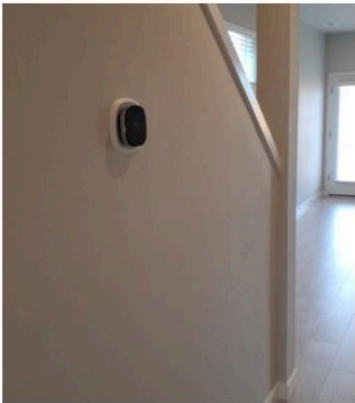
14. Heating/Cooling Initial Check

14.1 THERMOSTAT(S)

Inspected / No significant defects observed

DESCRIPTION: Programmable

MEDIA:



14.2 HEATING SYSTEM

Inspected / No significant defects observed

DESCRIPTION: Forced air, Heat pump

MANUFACTURER: Intertek

LOCATION: 2nd Floor

MEDIA:



14.3 DISTRIBUTION

Inspected / No significant defects observed

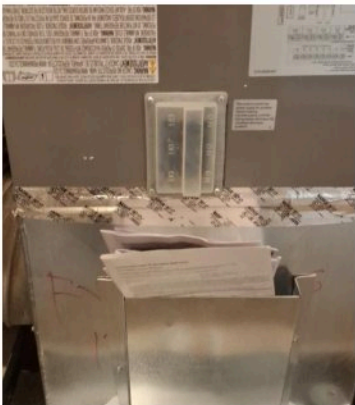
DESCRIPTION: Insulated Duct

14.4 CONTROLS

Inspected / No significant defects observed

DESCRIPTION: Service disconnect switch

MEDIA:



14.5 COOLING SYSTEM

Inspected / No significant defects observed

DESCRIPTION: Central A/C, Heat pump

MANUFACTURER: Intertek

FUEL TYPE: 220 VAC

14.6 EXTERIOR UNIT

Inspected / No significant defects observed

DESCRIPTION: Pad mounted

MEDIA:



14.7 BLOWER FAN/FILTERS

■ Inspected / No significant defects observed

DESCRIPTION: Disposable filter

15. Garage

15.1 TYPE

DESCRIPTION: Tuck under

15.2 GARAGE DOORS

DESCRIPTION: Insulated aluminum

INFORMATION:

Garage door rails are not firmly mounted to the wall. Could cause garage door binding or failure.

MEDIA:



Garage door rails are not firmly mounted to wall.

COMMENTS:

Bottom of door tracks not anchored. Have evaluated.

The lower portions of the garage-door vertical tracks were not adequately secured to the supporting jambs and were loose or inadequately restrained. Garage-door tracks must be securely mounted and installed in accordance with the door manufacturer's installation instructions. Movement or spreading of the tracks may cause the door to bind or allow the rollers to become displaced, creating a potential safety hazard. Have the builder's qualified garage-door installer evaluate the complete door assembly and

properly secure and adjust the tracks before closing. Do not operate the door until the installation has been evaluated and corrected.

Evaluation Recommended

Major Defect



15.3 DOOR OPENER

Inspected / No significant defects observed

DESCRIPTION: Genie

15.4 SERVICE DOORS

DESCRIPTION: Wood

INFORMATION:

An auto-closing fire rated door is recommended between garage and living area.

LOCATION: Garage

COMMENTS:

Auto-closing mechanism

An auto-closing mechanism is strongly advised for doors to attached garages to slow the spread of fires and dangerous gasses.

Upgrade Recommended

15.5 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

INFORMATION:

minor cracking in slab

COMMENTS:

Minor floor crack(s)

 Minor Defect



15.6 ELECTRICAL

☒ Inspected / No significant defects observed

DESCRIPTION: 110 volts, GFCI

15.7 WINDOWS

☐ Not Present

16. Attic

16.1 METHOD OF INSPECTION

☒ Inspected / No significant defects observed

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 30%

MEDIA:



COMMENTS:

Ducting/Insulation block visual inspection of some components

 Not Accessible



16.2 ROOF FRAMING

 Inspected / No significant defects observed

DESCRIPTION: Truss

16.3 INSULATION

 Inspected / No significant defects observed

DESCRIPTION: Blown in, Batts, Cellulose

DEPTH: 12 inches

16.4 VENTILATION

Inspected / No significant defects observed

DESCRIPTION: Soffit, Turtle

16.5 MOISTURE PENETRATION

Inspected / No significant defects observed

DESCRIPTION: None noted

16.6 EXHAUSTS

Inspected / No significant defects observed

DESCRIPTION: No exhausts open in the attic

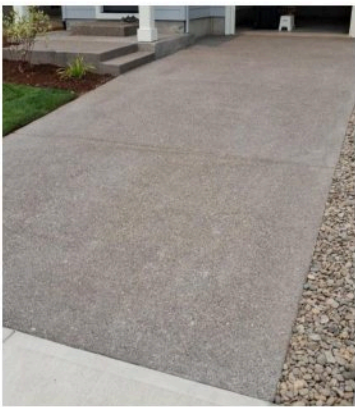
17. Grounds

17.1 DRIVEWAY

Inspected / No significant defects observed

DESCRIPTION: Concrete

MEDIA:

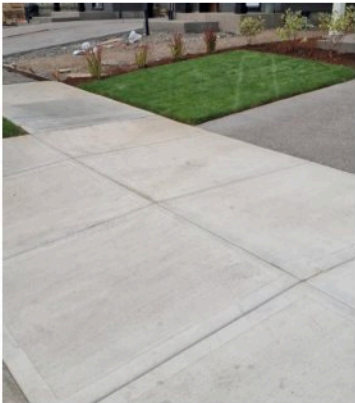


17.2 WALKS

Inspected / No significant defects observed

DESCRIPTION: Concrete

MEDIA:



17.3 STEPS/STOOPS

☒ Inspected / No significant defects observed

DESCRIPTION: Concrete

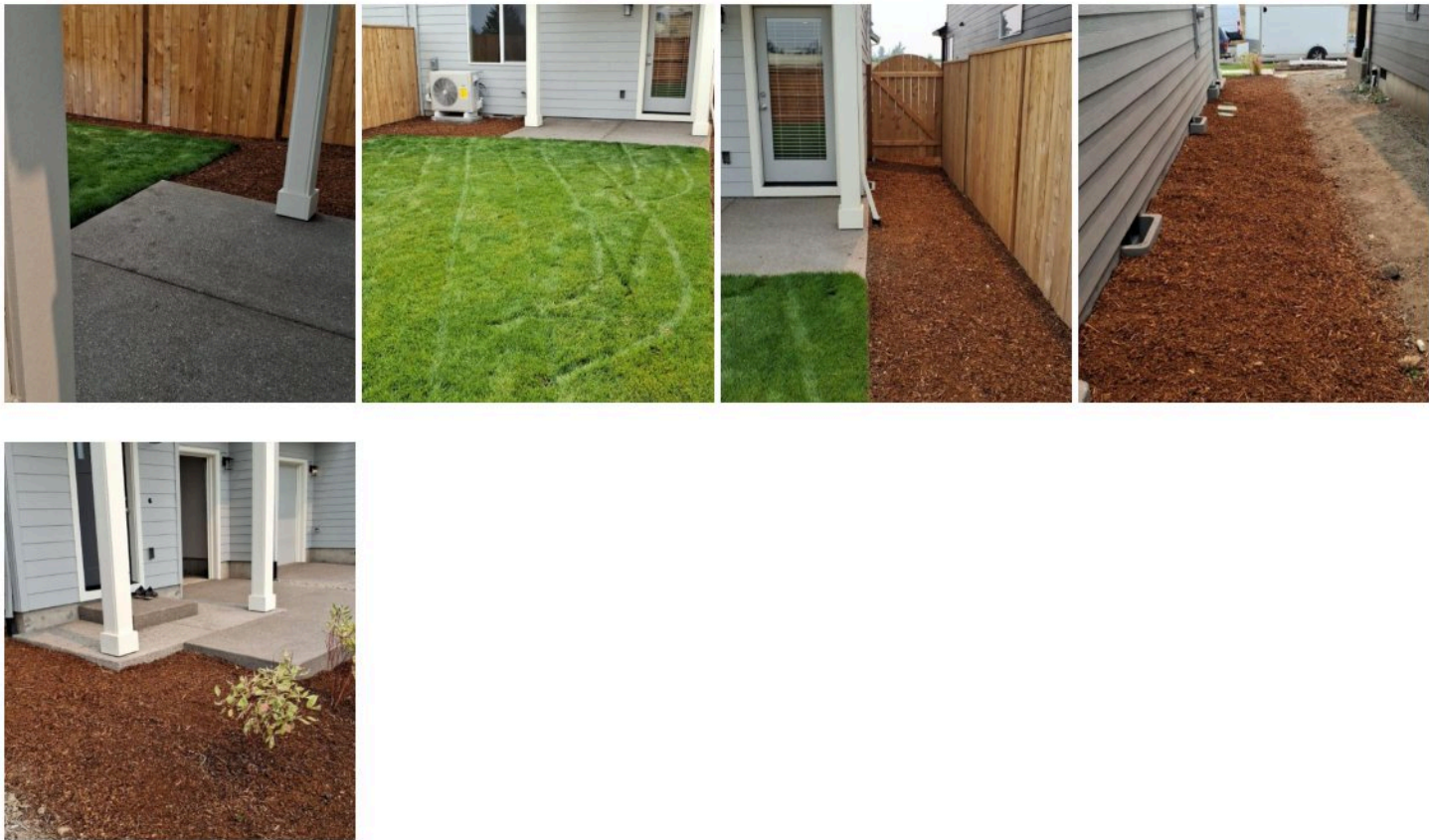
MEDIA:



17.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

MEDIA:



COMMENTS:

Ongoing observation recommended

Both the back yard and side access grades are such that they may become soggy during the rainy season. This could lead to moisture under the house or other problems. Recommend ongoing observation. If soil moisture becomes an issue, a French drain or similar can be installed.

 Evaluation Recommended

17.5 FENCES/RETAINING WALLS

 Inspected / No significant defects observed

DESCRIPTION: Wood

MEDIA:



Probably a sprinkler hitting here. May want to adjust sprinkler.

17.6 PORCH/PATIO

☒ Inspected / No significant defects observed

DESCRIPTION: Concrete, Pebble top

MEDIA:



17.7 DECK/BALCONY

☐ Not Present

18. Exterior Front Side

18.1 SIDING

☒ Inspected / No significant defects observed

CHECKLIST: Note siding, Note trim, Check windows, Check doors, Check spigots, Check vents, Check clearance to ground, Check other penetrations

SIDING MATERIAL: Composite

TRIM MATERIAL: Composite material

MEDIA:



18.2 SOFFITS/FASCIA

☒ Inspected / No significant defects observed

DESCRIPTION: Composite material

18.3 EXTERIOR DOORS

DESCRIPTION: Wood

INFORMATION:

cosmetic on front door

MEDIA:



COMMENTS:

Minor cosmetic issue

Just needs a little paint touch up.

☒ Minor Defect



19. Exterior Left Side

19.1 SIDING

☒ Inspected / No significant defects observed

CHECKLIST: Note siding

SIDING MATERIAL: Composite

TRIM MATERIAL: Composite material

MEDIA:



19.2 SOFFITS/FASCIA

☒ Inspected / No significant defects observed

DESCRIPTION: Composite material

19.3 EXHAUSTS

☒ Inspected / No significant defects observed

DESCRIPTION: Dryer exhaust located and checked, Other exhaust vents are screened, Siding penetrations inspected for flashing and caulking

20. Exterior Back Side

20.1 SIDING

Inspected / No significant defects observed

CHECKLIST: Note siding, Note trim, Check windows, Check doors, Check spigots, Check vents, Check other penetrations

SIDING MATERIAL: Composite

TRIM MATERIAL: Composite material

20.2 SOFFITS/FASCIA

Inspected / No significant defects observed

DESCRIPTION: Composite material

20.3 EXTERIOR DOORS

Inspected / No significant defects observed

DESCRIPTION: Wood

MEDIA:



20.4 EXHAUSTS

Not Present

21. Energy Services

21.1 ELECTRICAL SERVICE

Inspected / No significant defects observed

DESCRIPTION: Meter is secure, Underground service

MEDIA:



22. Roof

22.1 TYPE

☒ Inspected / No significant defects observed

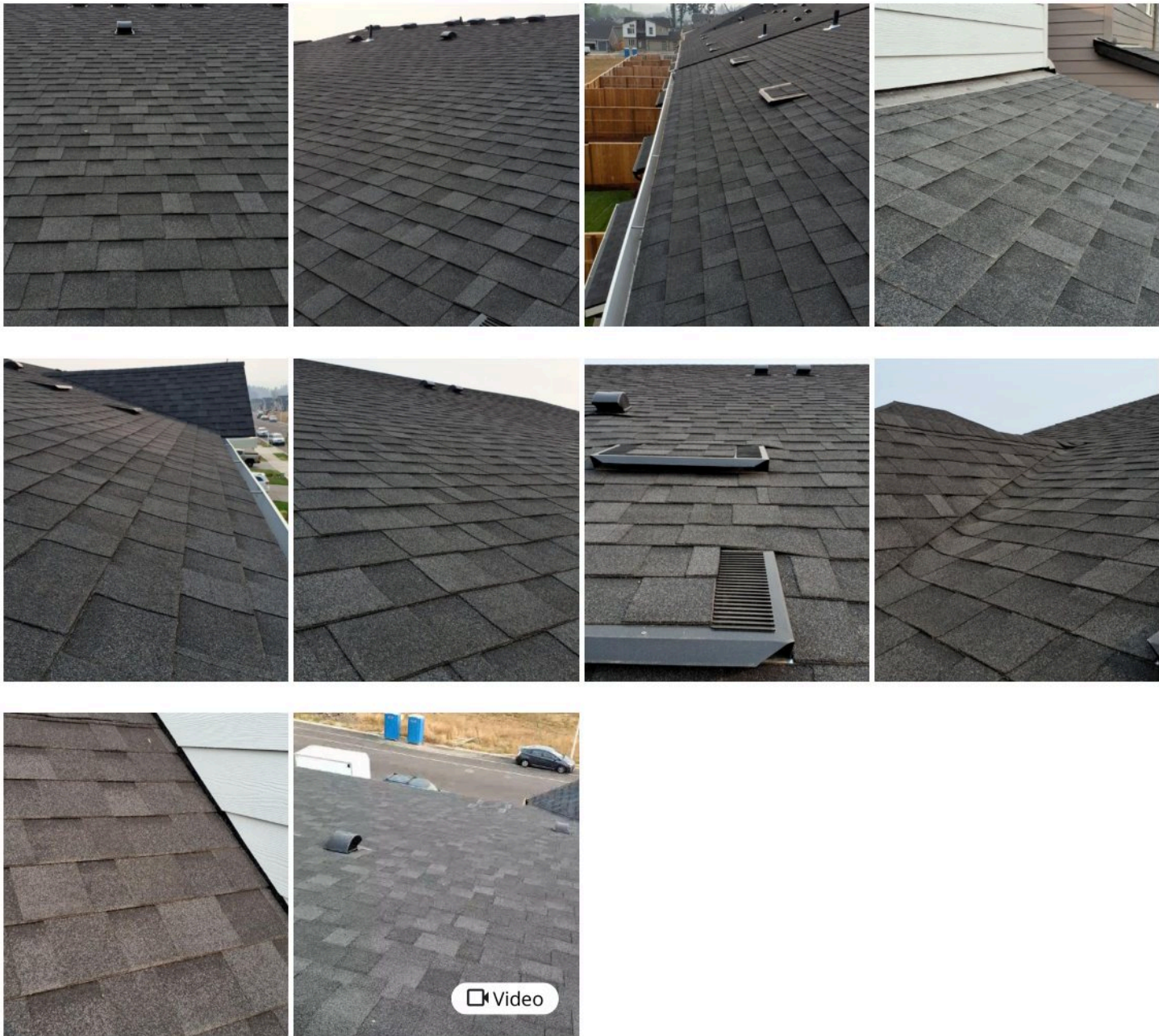
DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle

MEDIA:





22.2 GUTTERS

☒ Inspected / No significant defects observed

DESCRIPTION: Aluminum

22.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Aluminum

INFORMATION:

disconnect on back of home

COMMENTS:

Downspout separation

Downspout has separated from gutter, which will allow excessive rainwater to be in contact with (and eventually damage) siding. It will also collect at the corner of the foundation and may cause moisture problems under the home, or unusual/uneven ground settling leading to foundation/structural damage.

Recommendation: Have a contractor reconnect the downspout.

 Minor Defect



Downspout Separation

22.4 FLASHING

 Inspected / No significant defects observed

DESCRIPTION: Metal

22.5 VALLEYS

 Inspected / No significant defects observed

DESCRIPTION: Asphalt shingle

22.6 PLUMBING VENTS

 Inspected / No significant defects observed

DESCRIPTION: ABS

23. General Structure

23.1 TYPE

DESCRIPTION: Wood frame

23.2 FOUNDATION

 Inspected / No significant defects observed

DESCRIPTION: Poured

INFORMATION:

Supporting post is loose.

Only able to inspect a portion of the foundation from crawlspace due to obstacles.

No cracking observed externally.

COMMENTS:

Foundation integrity

The foundation areas were not fully accessible and portions were not inspected. No defects were obvious in the areas that could be observed

 Not Accessible

23.3 BEAMS

DESCRIPTION: Not visible

COMMENTS:

Beams not fully visible

Beam(s) is not accessible or visible except for bottom edge due to insulation coverage.

 Not Accessible

23.4 SUBFLOOR

DESCRIPTION: Not visible

COMMENTS:

Not accessible/visible

 Not Accessible

24. Crawl Space

24.1 GENERAL OBSERVATIONS

DESCRIPTION: In the crawl space

ACCESS: Wood

MEDIA:



COMMENTS:

Loose/unseated support post

One of the support posts reachable near the crawlspace entry could be moved by hand where it meets the underlying concrete pier, indicating that it is not actually bearing load. It will likely naturally settle with time, but is being reported in the interest of being thorough.

Recommendation: Monitoring

 Evaluation Recommended



Moisture observed

Moisture was observed in the crawlspace although there was not any recent rain. The cause is unknown. Crawlspace should be monitored for moisture intrusion. Additional drainage may be needed around foundation perimeter if it persists, as moisture in the crawlspace can contribute to rot, mold, and damage to the insulation, flooring, and crit-

ical home structures.
Recommendation: Continued monitoring.

 Evaluation Recommended

24.2 VAPOR BARRIER

DESCRIPTION: Plastic

COMMENTS:

Insufficient vapor barrier

According to standard practice, vapor barrier should be continuous over all exposed earth, and extend up the insides of the perimeter foundation by at least 12 inches.
Recommendation: Correction.

 Minor Defect



SEWER SCOPE INSPECTION REPORT

Definitions

- 

Inspected
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- 

Maintenance
The Item or component requires regular maintenance for continued optimal performance.
- 

Recommendation
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.



Inspected / No significant defects observed

The Item or component was inspected and no significant defects were observed (cosmetic issues may have been observed).

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. General Results

1.1 SEWER ACCESS LOCATION

Inspected

APPARENT MATERIAL: PVC (white or green), ABS (black)

INFORMATION:

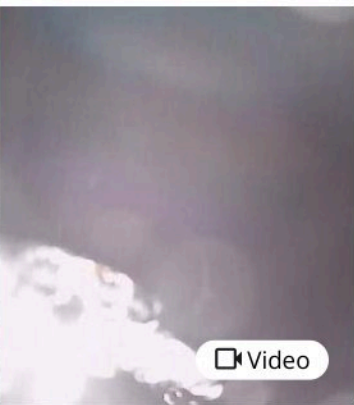
Checked from cleanout to property boundary then from cleanout back to home. No blockages or line failures were observed.

ACCESS LOCATION: Front Yard

MEDIA:



Cleanout-to-road



Cleanout-to-house

Summary

HOME INSPECTION REPORT

This 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*.

- 

Minor Defect
The component or system is in need of maintenance, monitoring, upgrading, or evaluation.
- 

Major Defect
The system or component exhibits or may cause significant damage or injury. Repair or further evaluation by a qualified contractor is urged.
- 

Material Defect / Hazard
The component or system appears seriously unsafe or could cause significant damage. It should not be used or operated until evaluated and corrected by a qualified professional.
- 

Not Accessible
The component or system seems present but could not be accessed for inspection. Further inspection or evaluation is recommended.
- 

Evaluation Recommended
System or component state is unclear.
- 

Maintenance Recommended
Item appears to be in need of routine maintenance.
- 

Upgrade Recommended
Item should be upgraded to a newer type for safety or utility.

2. Main Electrical Panel

2.3 MAIN ELECTRICAL PANEL INTERIOR

COMMENTS:

Grounding electrode not visible

The grounding electrode conductor was observed at the service equipment; however, the grounding electrode and concealed/buried conductor termination were not visible for inspection. No visible defect was observed in the accessible portion of the grounding system.

 Evaluation Recommended

3. Water Service and Water Heater

3.2 WATER HEATER

COMMENTS:

Insulation on exposed water lines

Adding insulation to the copper flex lines might provide some additional energy efficiency.

 Upgrade Recommended



No water shutoff at water heater

A water shutoff valve on the intake (cold water) side of the heater is very helpful in the event of a water heater failure, leak, or maintenance.

 Minor Defect



4. General Floor/Level/Interior

4.1 ELECTRICAL

COMMENTS:

Unusual voltage drop on 15A circuits

Many of the receptacles throughout the home on 15A circuits experienced voltage drops of more than 5% on a 12A load test. This is unusual, may indicate a deeper wiring/electrical problem, and may cause problems with sensitive electrical equipment. It should be evaluated by an electrician.

 Evaluation Recommended

 Minor Defect

5. Kitchen

5.7 CABINETS AND DRAWERS

COMMENTS:

Binding hinges

Hinges on cabinet door to left of microwave seem to be binding.

 Minor Defect



8. Bathroom - Second Floor Master Bath

8.3 SINK/BASIN

COMMENTS:

Leak at sink tailpiece

Water is leaking around tailpiece of right sink.

Minor Defect



9. Living area

9.1 ELECTRICAL

COMMENTS:

Excessive Voltage Drop

Many receptacles on 15A circuits showed a voltage drop greater than 5% at a 12A load. This is common in older homes, but was unexpected in new construction. Evaluation by an electrician is recommended.

Evaluation Recommended

9.2 CEILING, WALLS, FLOORS

COMMENTS:

Electrical Box Cover Misalignment

Electrical box cover in living room is not correctly seated. Might indicate mis-installed box beneath it.

Minor Defect

Evaluation Recommended



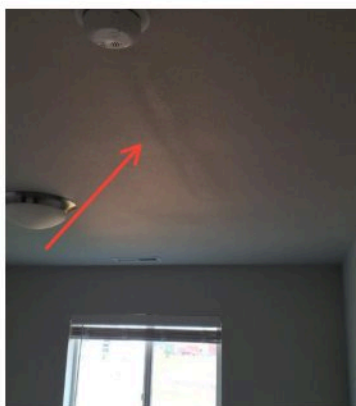
11. Bedroom 2

11.2 CEILING, WALLS, FLOORS

COMMENTS:

Cosmetic finish on ceiling

 Evaluation Recommended



15. Garage

15.2 GARAGE DOORS

COMMENTS:

Bottom of door tracks not anchored. Have evaluated.

The lower portions of the garage-door vertical tracks were not adequately secured to the supporting jambs and were loose or inadequately restrained. Garage-door tracks must be securely mounted and installed in accordance with the door manufacturer's installation instructions. Movement or spreading of the tracks may cause the door to

bind or allow the rollers to become displaced, creating a potential safety hazard. Have the builder’s qualified garage-door installer evaluate the complete door assembly and properly secure and adjust the tracks before closing. Do not operate the door until the installation has been evaluated and corrected.

Evaluation Recommended

Major Defect



15.4 SERVICE DOORS

COMMENTS:

Auto-closing mechanism

An auto-closing mechanism is strongly advised for doors to attached garages to slow the spread of fires and dangerous gasses.

Upgrade Recommended

15.5 FLOOR/FOUNDATION

COMMENTS:

Minor floor crack(s)

Minor Defect



16. Attic

16.1 METHOD OF INSPECTION

COMMENTS:

Ducting/Insulation block visual inspection of some components

 Not Accessible



17. Grounds

17.4 GRADING/DRAINAGE

COMMENTS:

Ongoing observation recommended

Both the back yard and side access grades are such that they may become soggy during the rainy season. This could lead to moisture under the house or other problems.

Recommend ongoing observation. If soil moisture becomes an issue, a French drain or similar can be installed.

 Evaluation Recommended

18. Exterior Front Side

18.3 EXTERIOR DOORS

COMMENTS:

Minor cosmetic issue

Just needs a little paint touch up.

 Minor Defect



22. Roof

22.3 DOWNSPOUTS/LEADERS/EXTENSIONS

COMMENTS:

Downspout separation

Downspout has separated from gutter, which will allow excessive rainwater to be in contact with (and eventually damage) siding. It will also collect at the corner of the foundation and may cause moisture problems under the home, or unusual/uneven ground settling leading to foundation/structural damage.

Recommendation: Have a contractor reconnect the downspout.

 Minor Defect



Downspout Separation

23. General Structure

23.2 FOUNDATION

COMMENTS:

Foundation integrity

The foundation areas were not fully accessible and portions were not inspected. No defects were obvious in the areas that could be observed

 Not Accessible

23.3 BEAMS

COMMENTS:

Beams not fully visible

Beam(s) is not accessible or visible except for bottom edge due to insulation coverage.

 Not Accessible

23.4 SUBFLOOR

COMMENTS:

Not accessible/visible

 Not Accessible

24. Crawl Space

24.1 GENERAL OBSERVATIONS

COMMENTS:

Loose/unseated support post

One of the support posts reachable near the crawlspace entry could be moved by hand where it meets the underlying concrete pier, indicating that it is not actually bearing load. It will likely naturally settle with time, but is being reported in the interest of being thorough.

Recommendation: Monitoring

 Evaluation Recommended



Moisture observed

Moisture was observed in the crawlspace although there was not any recent rain. The cause is unknown. Crawlspace should be monitored for moisture intrusion. Additional drainage may be needed around foundation perimeter if it persists, as moisture in the crawlspace can contribute to rot, mold, and damage to the insulation, flooring, and critical home structures.

Recommendation: Continued monitoring.

 Evaluation Recommended

24.2 VAPOR BARRIER

COMMENTS:

Insufficient vapor barrier

According to standard practice, vapor barrier should be continuous over all exposed earth, and extend up the insides of the perimeter foundation by at least 12 inches.

Recommendation: Correction.

 Minor Defect



SEWER SCOPE INSPECTION REPORT

This 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.



Requires Attention

The item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.