

PROPERTY INSPECTION REPORT



Dustin Keller
Sky Pines Home Inspections

Inspection Prepared For:
Agent: Dustin Keller - Test Agent

Date of Inspection: 2/20/2024

Year Built: Size:

Weather:

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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

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



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



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



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



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



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

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

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Master Bedroom			
	Page 8 Item: 7	Wall Condition	<ul style="list-style-type: none"> • Possible water damage or signs of deterioration. Recommend further evaluation by a qualified contractor.
	Page 8 Item: 9	Ceiling Condition	<ul style="list-style-type: none"> • Small stains noted on the ceiling. They tested dry at the time of the inspection.
Kitchen			
	Page 18 Item: 4	Doors	<ul style="list-style-type: none"> • Door doesn't latch properly.
	Page 22 Item: 15	Electrical	<ul style="list-style-type: none"> • None of the outlets in the kitchen area are GFCI protected • All outlets in the kitchen are non-GFCI. • No smoke/ fire detectors were installed at time of inspection.
Laundry			
	Page 24 Item: 2	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
	Page 24 Item: 3	Floor Condition	<ul style="list-style-type: none"> • Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring.
Heat/AC			
	Page 25 Item: 1	Heater Condition	<ul style="list-style-type: none"> • There is evidence of pest infiltration inside and around the heating unit itself.
Roof			
	Page 35 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Clean roof areas: Significant amounts of organic debris evident. • Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm.
	Page 36 Item: 2	Flashing	<ul style="list-style-type: none"> • Recommend review by a licensed roofer for repair or replacement as necessary.
	Page 37 Item: 3	Chimney	<ul style="list-style-type: none"> • A very limited visual inspection due to access. Recommend further evaluation by a roofing contractor.

	Page 37 Item: 6	Gutter	<ul style="list-style-type: none"> • Clean gutters: Significant amounts of debris evident. • Gutter leak(s) noted. Potential ice hazard in winter; repairs recommended.
Attic			
	Page 39 Item: 1	Access	<ul style="list-style-type: none"> • No attic access. The entry port has been painted over and I am not able to open it at the time of inspection.
Exterior Areas			
	Page 40 Item: 1	Doors	<ul style="list-style-type: none"> • The front door screen does not close all the way. Recommend repair by a qualified contractor or monitor for condition to get worse.
	Page 40 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Vegetation, near or against the wood, siding can increase the likelihood of deterioration recommend clearing all vegetation that makes contact with the siding. • Some areas of the siding appear to have minor water damage and or are a bit loose towards the bottom of the structure. Something to monitor for increased deterioration. Or have a qualified contractor further evaluate.
	Page 42 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
Foundation			
	Page 44 Item: 5	Ventilation	<ul style="list-style-type: none"> • Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control.
Grounds			
	Page 46 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
	Page 47 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> • Some deck boards are damaged, and some others need securing.
	Page 48 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • The outdoor rated waterproof cover for the outlet is loose and just needs to be secured by either the homeowner or a qualified electrician.
	Page 49 Item: 13	Balcony	<ul style="list-style-type: none"> • Unstable supports. I recommend further evaluation by a qualified contractor.
	Page 50 Item: 14	Patio and Porch Condition	<ul style="list-style-type: none"> • There are signs of water intrusion in the soffits over the deck. I recommend further evaluation by a roofing contractor.



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant



Interior Areas

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

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

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Smoke Detectors

Observations:

- Operated when tested.



Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

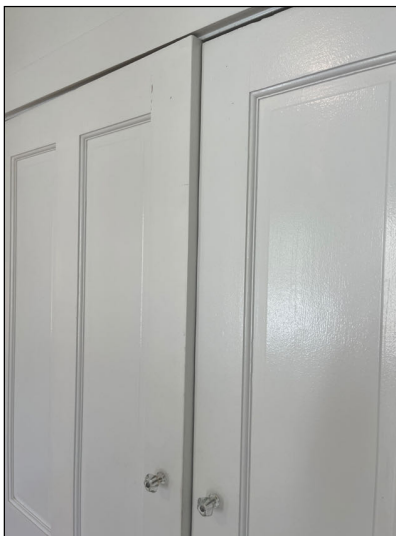
Locations: Master#1

2. Closets

Observations:



- The closet door does not close all the way and latch



3. Doors

Observations:



- Hollow wood doors.

4. Electrical



5. Floor Condition

Flooring Types: Hardwood flooring is noted.

6. Smoke Detectors



7. Wall Condition

Observations:



- Possible water damage or signs of deterioration. Recommend further evaluation by a qualified contractor.



8. Window Condition



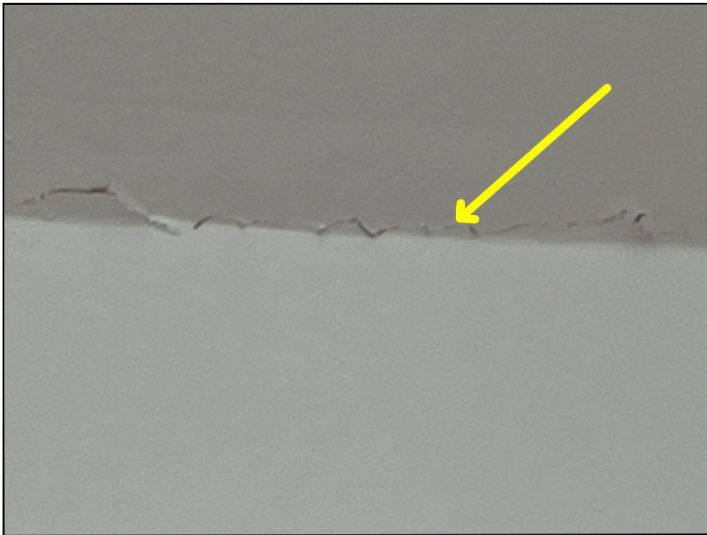
9. Ceiling Condition

Materials: There are wood plank ceilings noted.



Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.



Bedroom2

Bedroom3



Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Counters

Observations:

- Plastic laminate tops noted.



4. Doors

Observations:

- Door binds in jamb or floor.



5. Electrical



6. GFCI

Observations:

- **GFCI** in place and operational



7. Floor Condition

Materials: Sheet vinyl flooring is noted.



8. Heating



9. Mirrors



10. Plumbing

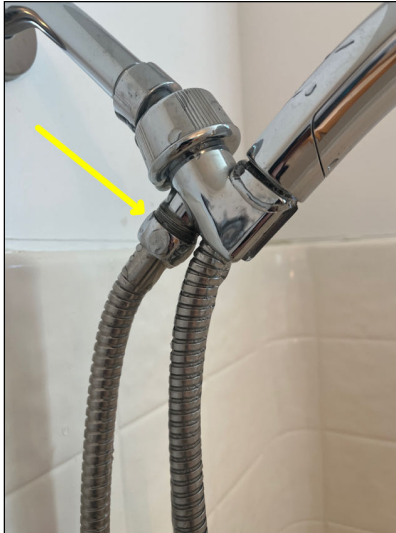


11. Showers

Observations:

- Shower head leaks.





12. Shower Walls

Observations:

- Fiberglass surround noted.



13. Bath Tubs

Observations:

- Tub



14. Enclosure



15. Sinks



16. Toilets

Observations:

- Observed as functional and in good visual condition.



17. Window Condition

Materials: Vinyl framed single hung window noted.





Bathroom2

Bathroom3



Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Plastic laminate tops noted.

3. Dishwasher

Observations:

- Operated.

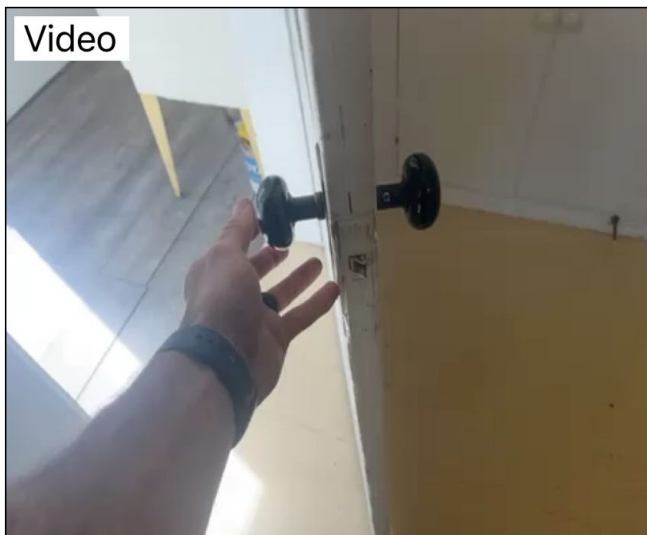
4. Doors

Observations:

- Door doesn't latch properly.



Door doesn't latch





5. Garbage Disposal

Observations:

- ✓ • Operated - appeared functional at time of inspection.

6. Microwave



7. Cook top condition

Observations:

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

8. Oven & Range

Observations:

- ✓ • Oven(s): Electric



9. Sinks

Observations:



• ****DRAINS****



10. Vent Condition

Materials: Exterior Vented



11. Window Condition

Materials: Vinyl framed single hung window noted.



12. Floor Condition

Materials: Hardwood flooring is noted.





13. Plumbing



14. Ceiling Condition

Materials: There are wood plank ceilings noted.





15. Electrical

Observations:

- None of the outlets in the kitchen area are GFCI protected
- All outlets in the kitchen are non-GFCI.
- No smoke/ fire detectors were installed at time of inspection.



16. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.





Laundry

1. Electrical



2. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

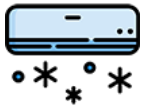


3. Floor Condition

Observations:

- Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring.





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Gas fired forced hot air.

Observations:



- There is evidence of pest infiltration inside and around the heating unit itself.



2. Heater Base

Observations:



- The heater base appears to be functional.

3. Enclosure



4. Venting

Observations:

- Plastic - **PVC** vent noted.



5. Gas Valves

Observations:



- Gas shut off valves were present and functional.



6. Registers



7. Filters

Location: Located in a filter grill in a hall area wall.



8. Thermostats

Observations:



- Functional at the time of inspection.



Water Heater

1. Base

Observations:

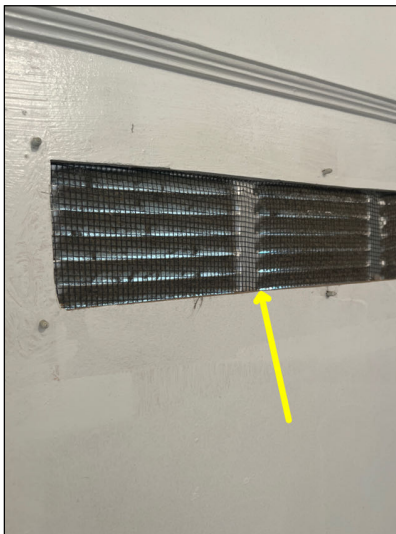
- ✓ • The water heater base is functional.



2. Heater Enclosure

Observations:

- ✓ • The water heater enclosure is functional. However, the screen for the air coming in could be cleaned.



3. Combustion

Observations:

- ✓ • The combustion chamber appears to in functional condition.

4. Venting



5. Water Heater Condition

Heater Type: Gas



Location: The heater is located in the hall closet.



6. TPRV

Observations:

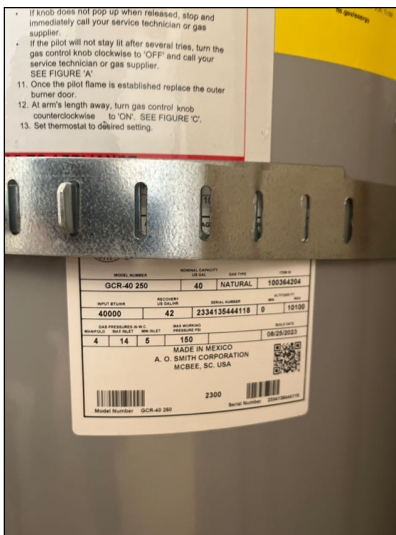


• Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Observations:

• 40 gallons



8. Gas Valve

Observations:

- Appears functional.



9. Plumbing

Materials: Copper



10. Overflow Condition

Materials: PVC



11. Strapping





Garage



Electrical

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

1. Electrical Panel

Location: North side of the house. • Main Disconnect in panel box.

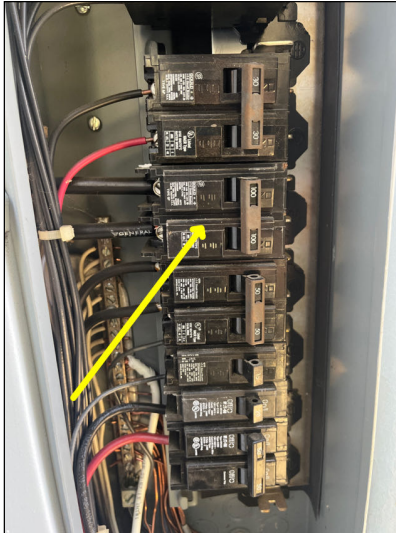


2. Main Amp Breaker

Observations:



• 100 amp



3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

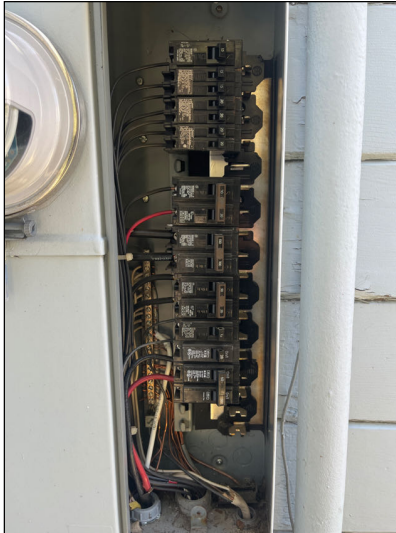
- Normal acceptable clearance is 10-15' at the closest point.



5. Breakers

Materials: Copper non-metallic sheathed cable noted.

-



6. Fuses

Materials: 20 amp. • 30 amp. • 50 amp.





Roof

1. Roof Condition

Materials: Roofing is the same as main structure.



Materials: Asphalt shingles noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.





2. Flashing

Observations:



- Recommend review by a licensed roofer for repair or replacement as necessary.



3. Chimney

Observations:



- A very limited visual inspection due to access. Recommend further evaluation by a roofing contractor.



4. Spark Arrestor



5. Vent Caps

Observations:

- The vent caps appear to be functional. But it's a limited inspection do to access because the angle of the roof is to steep.



6. Gutter

Observations:



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





Attic

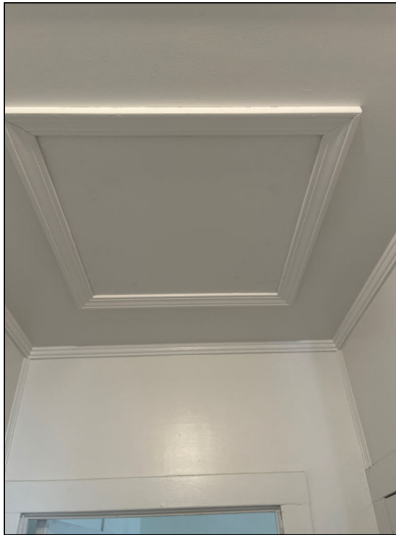
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor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

1. Access

Observations:



• No attic access. The entry port has been painted over and I am not able to open it at the time of inspection.





Exterior Areas

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

1. Doors

Observations:



- The front door screen does not close all the way. Recommend repair by a qualified contractor or monitor for condition to get worse.



2. Window Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

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



Observations:

- Vegetation, near or against the wood, siding can increase the likelihood of deterioration recommend clearing all vegetation that makes contact with the siding.
- Some areas of the siding appear to have minor water damage and or are a bit loose towards the bottom of the structure. Something to monitor for increased deterioration. Or have a qualified contractor further evaluate.





4. Eaves & Facia



5. Exterior Paint

Observations:



- Suggest caulking around doors and windows as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.





Foundation

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

1. Slab Foundation



2. Foundation Perimeter

Observations:



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

3. Foundation Walls





4. Cripple Walls

Observations:

- Concrete block/wood piers support floor above.



5. Ventilation

Observations:

- Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control.



6. Vent Screens

Observations:

- Vent screens noted as missing.

7. Access Panel

Observations:

- The foundation access panel installed and functional during the inspection.



8. Post and Girders

Observations:

- Support Material: Wood/Bearing Wall



9. Sub Flooring

Observations:

- **DECKING**



10. Anchor Bolts

Observations:

- The anchor bolts were not visible.



11. Foundation Electrical



12. Foundation Plumbing

Observations:

- 3/4 inch copper
- 3/4 inch Galvanized
- **DRAIN, WASTE, VENT**



13. Ducting

Observations:

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





Grounds

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

1. Driveway and Walkway Condition

Materials: Gravel driveway noted. • Gravel/dirt driveway and walks noted.



Observations:

- Gravel driveways need ongoing maintenance. Repair as needed.

2. Grading



3. Vegetation Observations

Observations:



- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- **Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.**



4. Gate Condition

Materials: Chain link



Observations:

- Gate is sagging.



5. Patio and Porch Deck

Observations:



- Rotted Wood.
- Decking board spacing less than 3/8". Recommend cleaning deck frequently to avoid accumulation of organic debris causing trapped moisture and eventual rot.
- **Some deck boards are damaged, and some others need securing.**



6. Stairs & Handrail

Observations:



- Unstable railings are present.



7. Grounds Electrical

Observations:

- ✓ • The outdoor rated waterproof cover for the outlet is loose and just needs to be secured by either the homeowner or a qualified electrician.



8. GFCI

Observations:

- ✓ • GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Materials: East side. • Main gas shut off located at outside meter - East side.





This is the gas shut off valve located on the meter itself.

10. Plumbing



11. Water Pressure

Observations:



- Pressure is sufficient at the outside Spicket



12. Exterior Faucet Condition

Location: Front of structure.



Observations:

- Appears Functional.

13. Balcony

Observations:



- **Unstable supports. I recommend further evaluation by a qualified contractor.**



14. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure.



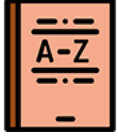
Observations:

- There are signs of water intrusion in the soffits over the deck. I recommend further evaluation by a roofing contractor.



15. Fence Condition





Glossary

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