

Crawford Inspection Services

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BUILDING INSPECTION REPORT



This is not a complete home inspection report. The pages that follow were taken from actual inspection reports and are presented here as examples of our reporting format.

Sample Inspection Report

HEATING AND COOLING

(Includes heating equipment, central air conditioning systems, energy sources, normal operating controls, automatic safety controls, flues and vents where readily observable, heat distribution systems, and air filters. *Inspection of heat exchangers in fossil-fuel furnaces is beyond the scope of the home inspection.*)

Heating/Cooling:

Type:	Furnace	Central A/C		
Fuel:	Gas	Electric		
Capacity:	92,000 BTUs	N/A		
Estimated Age:	7 yrs.	7 yrs.		
Filter:	Washable	N/A		
Distribution:	Ductwork	Ductwork		
Exhaust:	Appears Intact	N/A		
Operation:	Functioned Normally	Functioned Normally		

Comments:



Significant air leakage was noted from the air conditioner box below the furnace in the garage. The seam between the box and the bottom of the furnace should be sealed and a threaded port at the bottom of the A/C box should be plugged to prevent excess energy loss.

PLUMBING

(Includes interior water supply and distribution system, interior drain waste and vent system, hot water systems, above ground oil storage equipment, sump pumps, and sewage ejection pumps.)

Supply Pipes:

- Copper
- Plastic
- Galvanized

Drain, Waste & Vent Pipes:

- Copper
- Plastic
- Galvanized
- Cast Iron

Sump Pump(s): N/A

- In Basement
- In Crawl Space
- Operated
- Not Operated

Water Heater(s):

Location:	Garage		
Fuel:	Gas		
Capacity:	50 Gal.		
Estimated Age:	12 yrs.		
Seismic Straps:	Strapped		
Exhaust:	Appears Intact		

Comments:



Heavy corrosion was noted on both water pipe connections on top of the water heater and around the flue. The water pipe connections were leaking at the time of the inspection. It is recommended that the pipe connections and the flue be further evaluated by a licensed plumber and corrections made, as needed.

ELECTRICAL

(Includes service entry conductors, service equipment, grounding equipment, over-current devices, distribution panels, amperage and voltage ratings of service, branch circuit conductors, smoke alarms, representative number of installed fans, lighting fixtures, switches, and receptacles. Also see Standards of Practice for Oregon Certified Home Inspectors.)

Service: 200 Amps 110/220 Volts <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Grounded at Panel	Service Entry Conductors: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum 110-Volt Conductors: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum	Service Entry: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground	Smoke Detector(s): <input checked="" type="checkbox"/> Functioning <input type="checkbox"/> Not Functioning <input type="checkbox"/> None Found	GFI Outlet(s): <input checked="" type="checkbox"/> Functioning <input type="checkbox"/> Not Functioning <input type="checkbox"/> None Found
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Comments:

- New circuit cables have been unprofessionally installed in the crawl space. These added cables were installed improperly and should be replaced by a licensed electrician for safety. See photos below.



Unprotected cable splices in the crawl space.



Double-and triple tapping (two or three circuits on the same circuit breaker) was found in the panel. Each circuit wire should be connected to its own breaker to avoid loosening of the wires at the breaker terminal. When the wires become loose, an electrical arc can occur, creating a potential fire hazard. Nuisance tripping due to overloading may also occur.

INTERIOR

(Includes walls, ceilings, floors, solid fuel heating devices, steps, stairways, balconies, railings, counters, cabinets, doors, and windows.)

Walls/Ceilings:

- Drywall/ Plaster
- Wood
- Fiberboard/Tile
- Suspended Ceilings
- Other: _____

Floors:

- Sheet goods
- W-W Carpet
- Resilient Tile
- Wood
- Marble/Granite
- Ceramic Tile
- Concrete
- Laminate
- Other: _____

Fireplace:

- Masonry
- Metal Pre-Fab
- Wood Stove
- Fireplace Insert
- Damper

Windows:

- Wood
- Metal
- Vinyl

Window Type:

- Single Hung
- Double Hung
- Casement
- Sliding
- Other: _____
- Single Pane
- Insulated Glass
- Storm Windows

Comments:

- The casement window in the lower level west bedroom does not operate due to a damaged or defective crank assembly. The crank should be repaired or replaced.



The ceilings in the lower level family room and lower level west bedroom are significantly warped and show signs of water damage. This area is below a main level bathroom. It is not possible to check for concealed damage in the ceiling without removing the ceiling wallboard. All of the water damaged ceiling wallboard has been weakened and should be replaced.



The lower level NW bedroom has one broken glass pane that should be replaced.

ROOFING AND ROOF COMPONENTS

(Includes roof coverings, roof drainage systems, flashings, skylights, roof penetrations, signs of leaks or abnormal condensation.)

Roof Covering: Concrete Tiles
Approximate Age: 14 yrs.

Roof viewed:
 From the Ground
 From the Gutter Line
 From Roof Surface

Gutters:
 Metal
 Plastic
 Rain Drains
 Splash Blocks

Comments:

- Broken roof tiles were noted in several places. It is recommended that the entire roof surface be inspected by a qualified roofing contractor and that all damaged, cracked, or missing tiles be replaced. All moss on the roof should be removed.

