

PROPERTY INSPECTION REPORT



Kelly Murphy License #NACHI20020632
Murphy's Home Inspection

115 Ruth St.
Inspection Prepared For: Jeriah Ruiz
Agent:

Date of Inspection: 3/12/2021
Age of House: 1993 Size: 2903
Weather: Clear

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!



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.

Bedrooms		
Page 7 Item: 10	Ceiling Condition	• Small stains noted on the ceiling. They tested dry at the time of the inspection.
Bathroom		
Page 10 Item: 14	Toilets	• Operated when tested. Appeared functional, at time of inspection - except for the master bathroom tank top missing
Kitchen		
Page 11 Item: 2	Dishwasher	• The dishwasher appears to be a worn unit, and may have reached the end of its useful life.
Laundry		
Page 15 Item: 7	Plumbing	• Laundry room drains on top of the ground outside.
Exterior Areas		
Page 28 Item: 2	Window Condition	• Window glass cracked.
Roof		
Page 32 Item: 1	Roof Condition	<ul style="list-style-type: none"> • 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. • Some shingles damaged. • Exposed nails on roofing material. Recommend sealing all fastener heads.
Page 35 Item: 3	Gutter	• Gutters need to be replaced.
Grounds		
Page 38 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 40 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • There were no railings installed at the steps. Location: . • Porch railing not secure.
Page 41 Item: 6	Grounds Electrical	• WIRES:Exposed on the front porch



Inspection Details

1. Attendance

In Attendance: Client present • Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished



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



2. Door Bell



Observations:

- Operated normally when tested.

3. Electrical



Observations:

- Some outlets not accessible due to furniture and or stored personal items.

4. Smoke Detectors



5. Ceiling Condition



Materials: There are drywall ceilings noted.

6. Wall Condition

Materials: Drywall walls noted.



7. Window Condition





Bedrooms

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 • North East#2 • North West#3

2. Ceiling Fans



3. Closets



Observations:

- The closet is in serviceable condition.

4. Doors



5. Electrical



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors



8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition



10. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

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



North east bedroom water stain . Was dry at the time of the inspection



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. Locations

Locations: Half bathroom

2. Cabinets

Observations:



- No deficiencies observed.



3. Ceiling Condition

Materials: There are drywall ceilings noted.

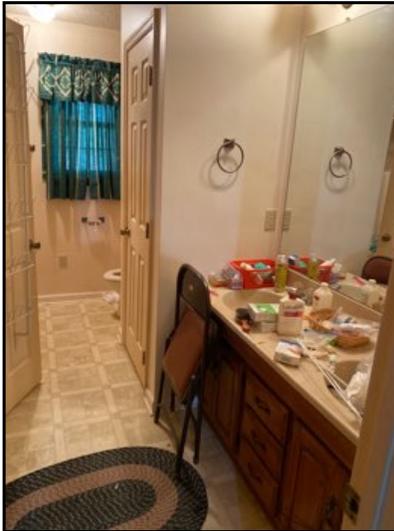


4. Counters



Observations:

- Solid Surface tops noted.



Master bathroom

5. Doors



Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical



Observations:

- No major system safety or function concerns noted at time of inspection.

7. Floor Condition



Materials: Sheet vinyl flooring is noted.

8. Mirrors



9. Plumbing



10. Showers



Observations:

- functional

11. Shower Walls



Observations:

- Fiberglass surround noted.

12. Bath Tubs



13. Sinks



14. Toilets



Observations:

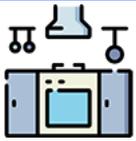
- Operated when tested. Appeared functional, at time of inspection - except for the master bathroom tank top missing



Master bathroom toilet tank top is missing

15. Window Condition





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.



Missing knob

2. Dishwasher



Observations:

- The dishwasher appears to be a worn unit, and may have reached the end of its useful life.

3. Doors



Observations:

- No major system safety or function concerns noted at time of inspection.

4. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.

5. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



6. Sinks



Observations:

- ****DRAINS****

7. Vent Condition



Materials: Exterior Vented

8. Window Condition



9. Floor Condition



Materials: Sheet vinyl flooring is noted.



10. Plumbing



11. Ceiling Condition

Materials: There are drywall ceilings noted.



12. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.



13. Wall Condition

Materials: Drywall walls noted.





Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Observations:

- No deficiencies observed.



3. Counters

Observations:

- Solid Surface tops noted.



4. Dryer Vent

Observations:

- Could not fully inspect the dryer vent, it is obscured by cabinetry.



5. Wash Basin



6. Floor Condition

Materials: Sheet vinyl flooring is noted.

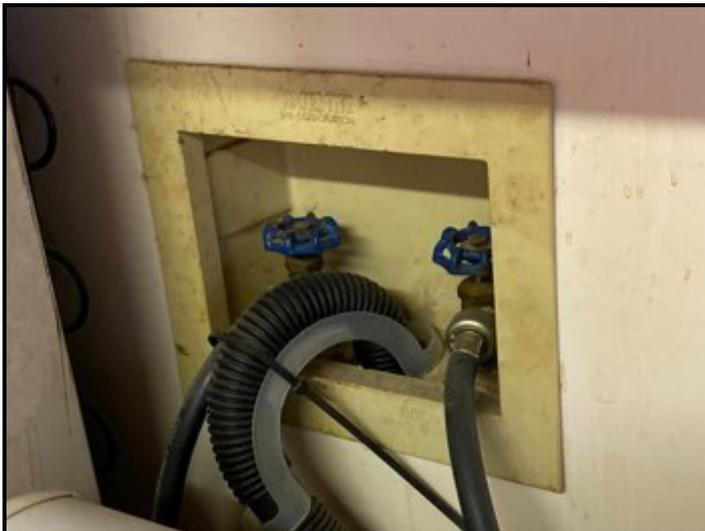


7. Plumbing

Observations:



- Laundry room drains on top of the ground outside.



Laundry drain



8. Wall Condition

Materials: Drywall walls noted.



9. Ceiling Condition

Materials: There are drywall ceilings noted.



10. Doors

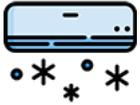
Observations:

- No major system safety or function concerns noted at time of inspection.



11. Window Condition





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: Location:crawl space



2. AC Compress Condition



Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- Annual HVAC service contract is recommended.



Split system heat pump. MFD 1992, 2.5 ton R-22 system.

3. Air Supply

Observations:



- The return air supply system appears to be functional.



35 degree delta T

4. Registers



5. Filters

Location: Located in a filter grill in an interior area wall.





6. Thermostats





Water Heater

1. Heater Enclosure



Observations:

- The water heater enclosure is functional.

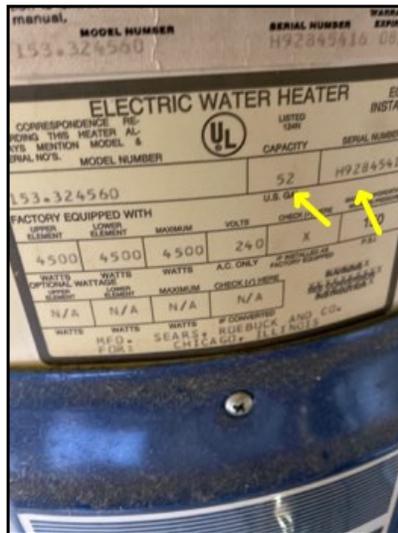


2. Water Heater Condition



Heater Type: Electric

Location: The heater is located in the laundry room.



3. TPRV



Observations:

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



4. Number Of Gallons

Observations:
• 52 gallons

5. Plumbing

Materials: Copper



6. Overflow Condition

Materials: Copper





Garage

1. Roof Condition

Materials: Roofing is the same as main structure. • Inspected from ladder.



2. Walls



Damaged wall



Damaged trim



Damaged wall

3. Floor Condition





4. Electrical



Light cover is loose



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: Main Location:Back bedroom



Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker



Observations:

- 200 amp

3. Breakers in off position

Observations:

- 2

4. Cable Feeds



Observations:

- There is an underground service lateral noted.

5. Breakers



Observations:

- All of the circuit breakers appeared serviceable.



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:

- Pull Down Ladder located in:laundry room



2. Structure



Well built

3. Duct Work



4. Electrical



5. Attic Plumbing



Observations:

- **PVC** plumbing vents



6. Insulation Condition



Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 12-14 inches in depth





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:



- Appeared in functional and in satisfactory condition, at time of inspection.



Carport side



Back porch



Front door

2. Window Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.
- **Window glass cracked.**



Cracked glass to the window on the front right side of the house



Front of the house



Front side of the house



North side of the house



Back of the house



Back of the house



Back of the house



South side of the house

3. Siding Condition



Materials: Vinyl siding, wood frame construction, concrete / block foundation
Observations:
• No major system safety or function concerns noted at time of inspection.



4. Eaves & Facia







Roof

1. Roof Condition



Materials: Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

- 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>.
- Some shingles damaged.
- Exposed nails on roofing material. Recommend sealing all fastener heads.



Missing shingle and exposed nail head.



Exposed nail



Organic growth



Continuous ridge vent



Valley is in good condition



Build up in the gutters



PVC vent pipe boot needs to be replaced.



Missing shingle and exposed nail



PVC vent



Gutters need to be replaced



Damaged shingle



Damaged shingle and exposed nails



Damaged shingles



Damaged shingles



Damaged shingles



Damaged shingles

2. Flashing



3. Gutter



Observations:

- Gutters need to be replaced.





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. Foundation Walls



2. Ventilation





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: Asphalt driveway noted.



2. Grading

Observations:



- No major system safety or function concerns noted at time of inspection.



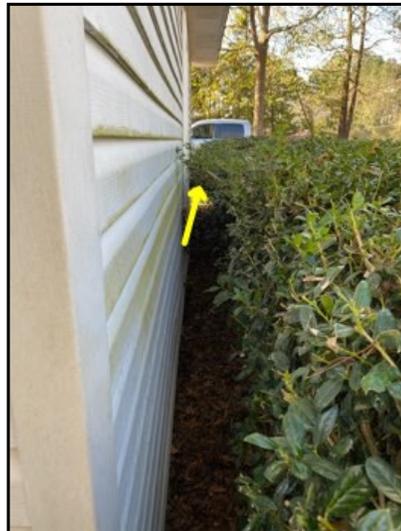


3. Vegetation Observations



Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.





Prune

4. Patio and Porch Deck



Observations:

- Appeared functional at time of inspection.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.





5. Stairs & Handrail

Observations:



- There were no railings installed at the steps. Location: .
- Porch railing not secure.



Loose handrails



Loose balusters



No handrails present



No handrails present

6. Grounds Electrical

Observations:



- No major system safety or function concerns noted at time of inspection.
- **WIRES: Exposed on the front porch**



Back porch



Light switch for flood light



Flood light



Carport entry



Exposed electrical wiring on the front porch

7. Plumbing

Materials: Copper piping noted. • PVC piping noted.





Plumbing clean out

8. Water Pressure



9. Exterior Faucet Condition



Back left side of the house



Front of the house

10. Patio and Porch Condition

Materials: Asphalt shingles noted.





Basement/Crawlspace

1. Walls

Materials: ****CRAWLSPACE****



Piers were in good condition



PVC drain pipe



Cinder block foundation wall

2. Basement Electric



3. Access

Materials: Exterior hatch door.



4. Framing



5. Subfloor



6. Columns



Observations:

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



Termite trail



Termite trail



Termite trail



Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.