



INSPECTION *report*

6677 Jane Street
Nampa, HI 83605

JANE DOE

Wednesday, January 29, 2020

Ivan Hurlburt



Grey Owl
— Properly Inspections —

Grey Owl Property Inspections LLC
12864 W Engelmann Drive
Boise, ID 83713

2084172040

www.greyowlinspections.com
ivan.e.hurlburt@gmail.com



Our reputation is everything.
Serving the entire island of Oahu, seven days a week.
The right inspection for the best protection.



March 19, 2020

Dear Jane Doe,

RE: Report No. 3295
6677 Jane Street
Nampa, HI
83605

Thanks very much for choosing Grey Owl Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Grey Owl Inspections to perform your home inspection.

Sincerely,

Ivan Hurlburt
on behalf of
Grey Owl Property Inspections LLC

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Grey Owl
— Property Inspections —

INVOICE

March 19, 2020

Client: Jane Doe

Report No. 3295

For inspection at:

6677 Jane Street

Nampa, HI

83605

on: Wednesday, January 29, 2020

Single family home 1000+sq ft

\$315.00

Total

\$315.00

PAID IN FULL - THANK YOU!

Grey Owl Property Inspections LLC
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SUMMARY

6677 Jane Street, Nampa, HI January 29, 2020

Report No. 3295

www.greyowlinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Task: Improve

ROOF DRAINAGE \ Downspouts

Condition: • Recommend gutters and downspouts around the entire home.

Task: Monitor

WALLS \ Wood siding

Condition: • Water damage

The siding above the front entry was cut to low to the roof which has resulted in some water damage. Recommend remove an 1-2 inches from the base of the siding at this isolated 10-12 foot section.

Implication(s): Chance of water damage to contents, finishes and/or structure | Rot

Location: Roof above front entry

Task: Further evaluation Improve Monitor

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Some typical cracking was seen in the driveway. The readily observable cracks appeared to be typical settlement. However, it is advisable to have any cracks sealed to prevent further moisture intrusion and consider sealing any concrete surfaces which should be conducted every 2-3 years to preserve and prolong the masonry life.

Implication(s): Trip or fall hazard

Location: Driveway

Task: Improve Monitor

GARAGE \ Vehicle doors

Condition: • Difficult to open or close

Implication(s): Reduced operability

Location: Garage

Task: Monitor

Heating

FURNACE \ General notes

Condition: • Service Furnace

The furnace appeared to be an original to the build, however, the system did test and appear to be in adequate condition with at least one service that was recent. The unit appeared to be a conventional to mid efficiency system (recommend verify that with HVAC technician). The system did appear to properly function when tested with adequate heating in all rooms. Recommend a qualified HVAC technician further assess the system for basic maintenance to ensure all components are properly functioning and verify age of system and likely remaining viable years.

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In addition, some rust was observed at the B vent on the roof. Although not unusual, its possible this acidic condensate from the combustion gasses that are not clearing the vent before condensing, then running down the edge coming out at the connection. Recommend during servicing a qualified HVAC technician assess the vent stack.

Location: Garage

Task: Service Service annually

FURNACE \ Ducts, registers and grilles

Condition: • [Poor location](#)

It appeared a heat vent was located either under the kitchen sink or a heating duct was broken/damaged under the kitchen sink cabinet. The base board cabinet of the sink was hot to the touch. Recommend a contractor or HVAC technician further assess the heating vent install under the kitchen sink.

Implication(s): Increased heating costs | Reduced comfort

Location: Kitchen

Task: Further evaluation

Cooling & Heat Pump

RECOMMENDATIONS \ General

Condition: • Recommend servicing AC unit(s) annually.

Task: Service Service annually

RECOMMENDATIONS \ Overview

Condition: • R22 refrigerant, sometimes known as R22 Freon or HCFC-22 Freon, is an environmental danger because it contributes to the depletion of the ozone layer. The U.S. government has placed restrictions on R22 and has issued the requirement that R22 refrigerant must be eliminated from use in cooling systems by the year 2020. At this point, R22 will no longer be manufactured and cannot be used as a refrigerant in new air conditioning systems. R22 is being replaced by R-410A, a safer material which is the current, compliant standard refrigerant in air conditioning equipment.

The refrigerant change means several things for homeowners with older ACs:

You can continue to use R22 refrigerant in existing systems, but it will only be available through after-market sales, such as when it is recovered from older systems that have been salvaged.

Prices of R22 refrigerant have been rising and are expected to continue to rise. By the time the phase-out is complete, R22 will most likely be very expensive.

Availability of R22 will be limited since it cannot be purchased new. Even if you need a recharge of R22 in the future, there can be no guarantee that the refrigerant will be available.

Complete air conditioning system replacement to an R422 model may be the most cost-effective solution.

Recommend a qualified HVAC technician further assess this system.

The coolant data was not evident on the plate. Recommend during servicing a qualified HVAC technician determine if the coolant is R22.

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Task: Further evaluation

Plumbing

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Missing or cannot be located](#)

The main water shut off was not located during the inspection. Recommend consult with the sellers or plumber as to the location of the main water shut off.

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Task: Further evaluation

WATER HEATER \ General notes

Condition: • Service water heater

Although the water heater was tested and appeared to be functional, it is advisable to have the unit serviced to ensure proper operation and efficiency. Recommend moisture alarms be placed at the base of the tank and below all fixtures as a leak detection method. Recommend a timer be installed/utilized as a cost/energy saving measure. Recommend consult with the sellers as to any known history of service or maintenance on the system. A full INFRARED scan was conducted of the interior showing no readily observable water damaged areas. The temps at the fixtures were at or near 108. Ideal temps would be near 120-125 degrees. Recommend during servicing to increase temp if so desired.

The vent stack at the top of the unit was loose. Recommend during servicing to have this properly secured to prevent accidental fume release into the living space.

Location: Garage

Task: Service Service annually

Interior

FLOORS \ General notes

Condition: • Damage

The crawl space hatch handle was loose and the hatch was a poor fit. Recommend properly securing the handle and trim/adjust the frame or hatch to easily allow access.

Implication(s): Physical injury

Location: Bedroom closet floor

Task: Repair Further evaluation

WINDOWS \ Glass (glazing)

Condition: • Surface damage

Several glass panes at the right side french door set had obscured glass or surface defects. Recommend further assessment for deep cleaning or possible replacement of the obscured glaze.

Location: Living Room

Task: Further evaluation

WINDOWS \ Storms and screens

Condition: • [Torn](#)

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Implication(s): Chance of pests entering building

Location: Bedroom

Task: Repair or replace

DOORS \ Hardware

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Master Bedroom

Task: Repair or replace

APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

Backflow preventers stop water in contaminated pipes from siphoning backward into sanitary parts of the home plumbing. Backflow from a clogged sink into a dishwasher won't run back into the supply line, but can flood the dishwasher with dirty water.

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Improve Monitor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

General: • The roof is in average condition for a home of this age, location and materials used



1. The roof is in average condition for a home...



2. The roof is in average condition for a home...



3. The roof is in average condition for a home...



4. Hurricane clips observed

Sloped roofing material:

- [Asphalt shingles](#)

The house roof appeared to be in adequate condition with no readily observable signs of damage or compromise. A full INFRARED scan of the interior showed no readily observable signs of water damage at the second floor ceiling and attic areas. The condition of the house roofing material appeared to be commensurate with age and material in use.

- [Metal](#)

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5. Metal

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

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Description

General: • The home is in average condition needing minor repairs

Gutter & downspout material: • Metal Alloy

Gutter & downspout type: • [Eave mounted](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces - wood: • Composite Siding



6. Composite Siding

Wall surfaces - wood: • Wood



7. Wood

EXTERIOR

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Driveway: • Asphalt • Concrete

Porch: • Concrete

Patio: • Concrete

Fence:

• Wood



8. Wood



9. Wood



10. Wood

Garage: • Attached

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Recommendations / Observations

ROOF DRAINAGE \ Gutters

1. **Condition:** • Dirty/debris

Task: Improve



11. *Dirty/debris*

ROOF DRAINAGE \ Downspouts

2. **Condition:** • Recommend gutters and downspouts around the entire home.

Task: Monitor



12. *Recommend gutters and downspouts around the...*

WALLS \ Wood siding

3. **Condition:** • Water damage

The siding above the front entry was cut to low to the roof which has resulted in some water damage. Recommend remove an 1-2 inches from the base of the siding at this isolated 10-12 foot section.

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Implication(s): Chance of water damage to contents, finishes and/or structure | Rot

Location: Roof above front entry

Task: Further evaluation Improve Monitor



13. Water damage

LANDSCAPING \ Driveway

4. Condition: • [Cracked or damaged surfaces](#)

Some typical cracking was seen in the driveway. The readily observable cracks appeared to be typical settlement. However, it is advisable to have any cracks sealed to prevent further moisture intrusion and consider sealing any concrete surfaces which should be conducted every 2-3 years to preserve and prolong the masonry life.

Implication(s): Trip or fall hazard

Location: Driveway

Task: Improve Monitor

GARAGE \ Vehicle doors

5. Condition: • Difficult to open or close

Implication(s): Reduced operability

Location: Garage

Task: Monitor

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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14. No powered opener

Limitations

Not included as part of a building inspection: • Geological and soil conditions

Description

General: • The foundation is in average condition with some minor concerns

Configuration: • [Crawlspace](#)

Foundation material: • Concrete



15. Concrete

Foundation material: • Wood columns on concrete piers



16. Wood columns on concrete piers

Floor construction:

- [Joists](#)
- Wood beams
- Subfloor - plank

STRUCTURE

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17. Subfloor - plank

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- Ceiling Joists
- [Trusses](#)



18. Trusses

- [Plywood sheathing](#)

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Limitations

Inspection limited/prevented by: • Carpet/furnishings • New finishes/paint

Attic/roof space: • Inspected from access hatch

Crawlspace: • Entered but access was limited

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Description

General: • The condition of the electrical system is in average condition with minor defects/repairs needed

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - garage](#)



19. Breakers - garage

System grounding material and type: • [Not visible](#)

Distribution panel type and location: • [Breakers - garage](#)

Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Square D

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • Aluminum - multi-strand

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke alarms (detectors):

- [Present](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



20. Present

Carbon monoxide (CO) alarms (detectors): • None noted

Fire Extinguishers: • None

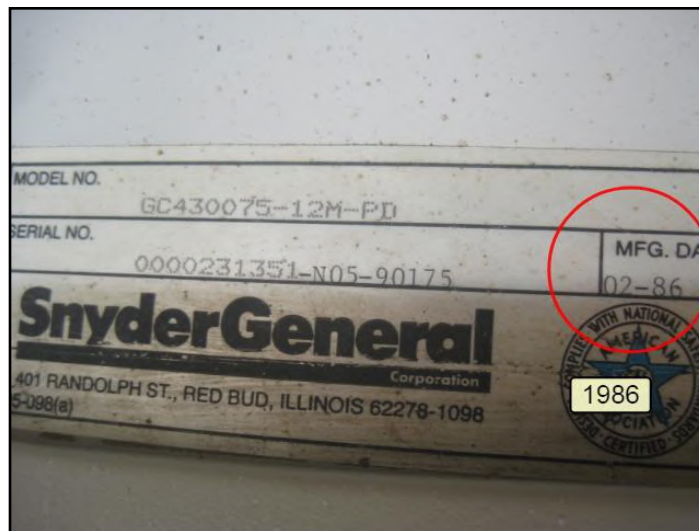
Limitations

System ground: • Continuity not verified • Quality of ground not determined

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- System type: • [Furnace](#)
- Fuel/energy source: • [Gas](#)
- Heat distribution: • [Ducts and registers](#)
- Approximate capacity: • Not determined
- Efficiency: • [Conventional](#)
- Approximate age:
 - [34 years](#)



21. 34 years

- Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years
- Main fuel shut off at: • Meter
- Location of the thermostat for the heating system: • First Floor

Recommendations / Observations

FURNACE \ General notes

6. Condition: • Service Furnace

The furnace appeared to be an original to the build, however, the system did test and appear to be in adequate condition with at least one service that was recent. The unit appeared to be a conventional to mid efficiency system (recommend verify that with HVAC technician). The system did appear to properly function when tested with adequate heating in all rooms. Recommend a qualified HVAC technician further assess the system for basic maintenance to ensure all components are properly functioning and verify age of system and likely remaining viable years.

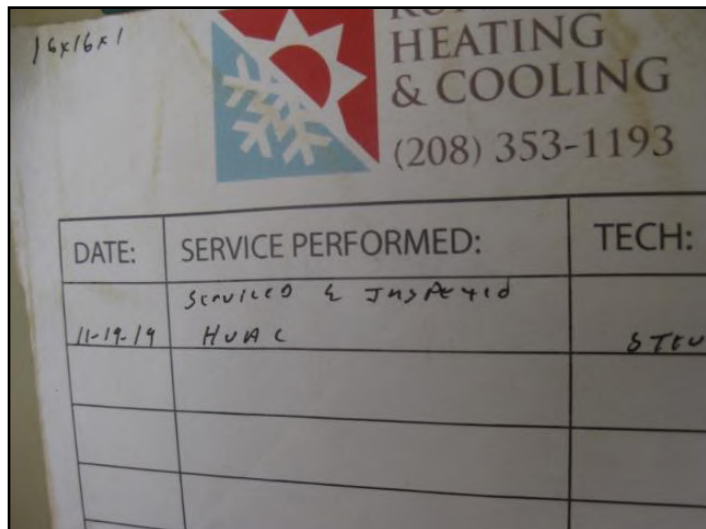
In addition, some rust was observed at the B vent on the roof. Although not unusual, its possible this acidic condensate from the combustion gasses that are not clearing the vent before condensing, then running down the edge coming out at the connection. Recommend during servicing a qualified HVAC technician assess the vent stack.

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
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- COOLING
- INSULATION
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Location: Garage
Task: Service Service annually



22. Rust at B vent



23. Last service



24. Service Furnace

FURNACE \ Ducts, registers and grilles

7. Condition: • [Poor location](#)

It appeared a heat vent was located either under the kitchen sink or a heating duct was broken/damaged under the kitchen sink cabinet. The base board cabinet of the sink was hot to the touch. Recommend a contractor or HVAC technician further assess the heating vent install under the kitchen sink.

HEATING

6677 Jane Street, Nampa, HI January 29, 2020

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Implication(s): Increased heating costs | Reduced comfort

Location: Kitchen

Task: Further evaluation



25. Poor location

Limitations

Data plate on equipment: • Missing

Heat exchanger: • Only a small portion visible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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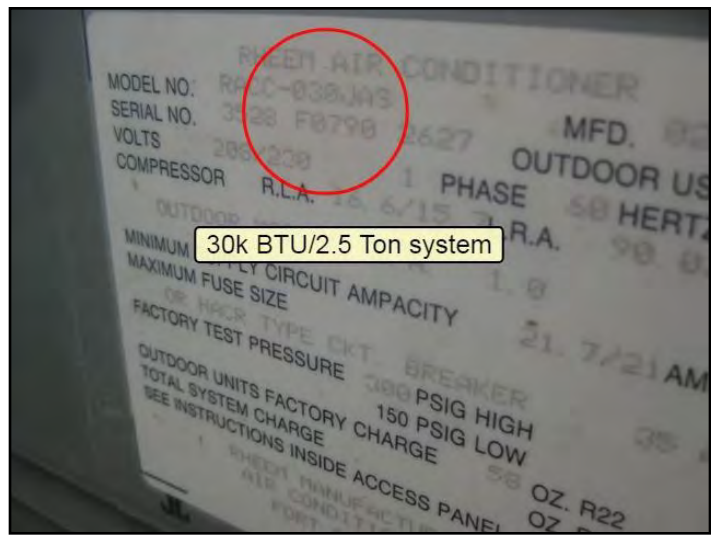
Description

Air conditioning type: • Centralized Air Conditioner with condenser unit • Ceiling Fan(s)

Manufacturer: • Rheem

Cooling capacity:

- [30,000 BTU/hr](#)



26. 30,000 BTU/hr

Recommendations / Observations

RECOMMENDATIONS \ General

8. Condition: • Recommend servicing AC unit(s) annually.

Task: Service Service annually



27. Recommend servicing AC unit(s) annually.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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RECOMMENDATIONS \ Overview

9. Condition: • R22 refrigerant, sometimes known as R22 Freon or HCFC-22 Freon, is an environmental danger because it contributes to the depletion of the ozone layer. The U.S. government has placed restrictions on R22 and has issued the requirement that R22 refrigerant must be eliminated from use in cooling systems by the year 2020. At this point, R22 will no longer be manufactured and cannot be used as a refrigerant in new air conditioning systems. R22 is being replaced by R-410A, a safer material which is the current, compliant standard refrigerant in air conditioning equipment.

The refrigerant change means several things for homeowners with older ACs:

You can continue to use R22 refrigerant in existing systems, but it will only be available through after-market sales, such as when it is recovered from older systems that have been salvaged.

Prices of R22 refrigerant have been rising and are expected to continue to rise. By the time the phase-out is complete, R22 will most likely be very expensive.

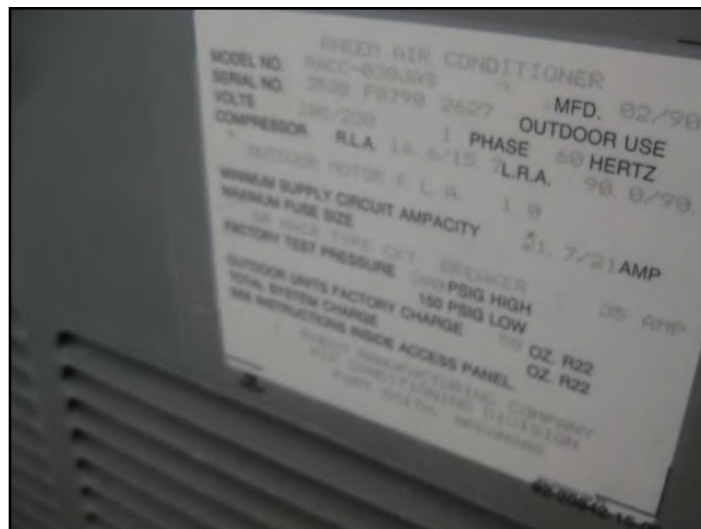
Availability of R22 will be limited since it cannot be purchased new. Even if you need a recharge of R22 in the future, there can be no guarantee that the refrigerant will be available.

Complete air conditioning system replacement to an R422 model may be the most cost-effective solution.

Recommend a qualified HVAC technician further assess this system.

The coolant data was not evident on the plate. Recommend during servicing a qualified HVAC technician determine if the coolant is R22.

Task: Further evaluation



28. R22 refrigerant

COOLING & HEAT PUMP

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Limitations

Inspection limited/prevented by: • Low outdoor temperature

Description

General: • The insulation is typical for a home of this age and construction. Although improving the insulation is always advised it may not be practical and is a discretionary improvement.

Attic/roof insulation material:

- [Cellulose](#)



29. Cellulose

Attic/roof insulation amount/value: • [R-12](#)

Attic/roof ventilation: • Bathroom Power Ventilators

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • [Wall Vents](#)

Mechanical ventilation system for building: • Bathroom exhaust fan

Limitations

Inspection prevented by no access to: • Roof space • Wall space

Attic inspection performed: • From access hatch

Crawlspace inspection performed: • By entering space, but access was limited

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • As a general rule, fixtures, appliances, waste and supply plumbing like to be used. When these items are left unused for a significant amount of time, the joints, gaskets and adhesives can dry out and lead to drips or leaks. In the case of a property that is between owners, one can expect drips or leaks.

Water supply source: • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • [Not visible](#)

Main water shut off valve at the: • Not Found

Water flow and pressure:

• [Functional](#)



30. Functional/70 psi

Water heater type: • [Conventional](#)

Water heater location: • Garage

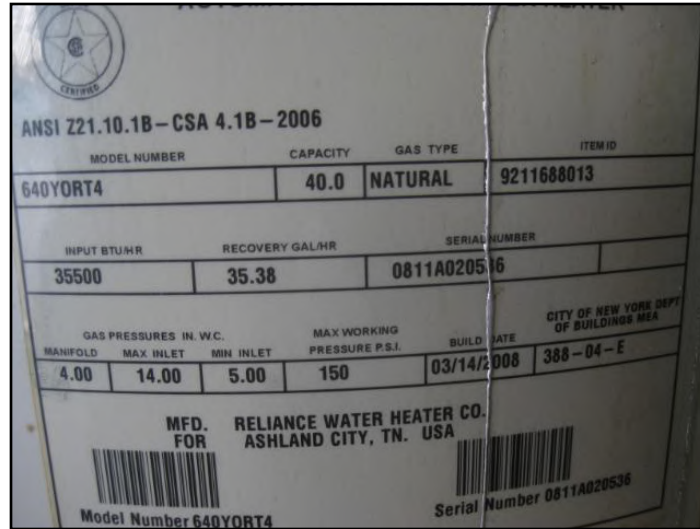
Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater tank capacity:

• [40 gallons](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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31. 40 gallons

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

Hot water temperature (Generally accepted safe temp. is 120° F): • Less than 100° F

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#) • [ABS plastic](#)

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Exterior hose bibb (outdoor faucet): • Present

Recommendations / Observations

SUPPLY PLUMBING \ Water shut off valve

10. Condition: • [Missing or cannot be located](#)

The main water shut off was not located during the inspection. Recommend consult with the sellers or plumber as to the location of the main water shut off.

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Task: Further evaluation

WATER HEATER \ General notes

11. Condition: • Service water heater

Although the water heater was tested and appeared to be functional, it is advisable to have the unit serviced to ensure proper operation and efficiency. Recommend moisture alarms be placed at the base of the tank and below all fixtures as a leak detection method. Recommend a timer be installed/utilized as a cost/energy saving measure. Recommend consult with the sellers as to any known history of service or maintenance on the system. A full INFRARED scan was conducted of the interior showing no readily observable water damaged areas. The temps at the fixtures were at or near 108. Ideal temps would be near 120-125 degrees. Recommend during servicing to increase temp if so desired.

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The vent stack at the top of the unit was loose. Recommend during servicing to have this properly secured to prevent accidental fume release into the living space.

Location: Garage

Task: Service Service annually



32. Service water heater



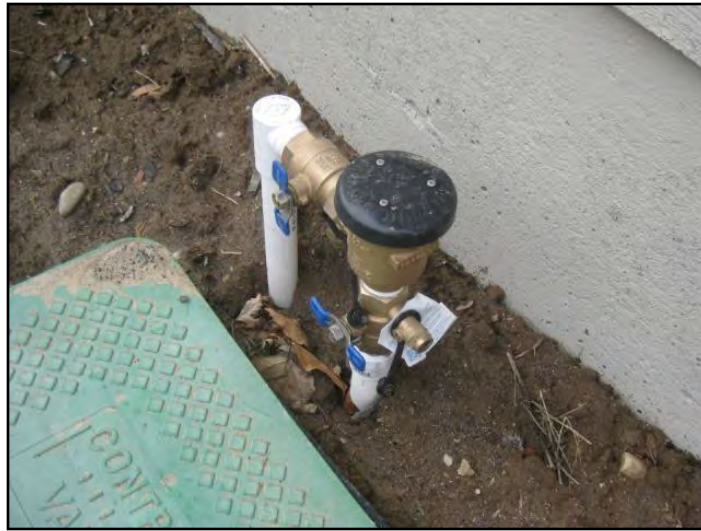
33. Loose vent

Limitations

Items excluded from a building inspection:

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing
- Tub/sink overflows
- Landscape irrigation system

Although an irrigation system was observed on the property, it was not tested nor seen in operation. Recommend consult with the sellers as to its current status and history of maintenance or service. It did appear several sprinkler heads were damaged or in disrepair.



34. *Landscape irrigation system*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Description

General: • The home shows signs of normal wear and tear for a house of this age, construction and location

Major floor finishes: • [Carpet](#) • [Resilient](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows:

• [Single/double hung](#)



35. *Single hung*

• [Sliders](#)



36. *Sliders*

• [Vinyl](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [French](#) • [Solid wood](#)

Doors: • Inspected

Oven type:

• Conventional

Tested - acceptable



37. Conventional

Appliances:

• Range hood

Tested - acceptable



38. Range hood

• Dishwasher

Tested - acceptable



39. Dishwasher

- Waste disposal
- Tested - acceptable



40. Waste disposal

Laundry facilities: • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Natural vent

Kitchen ventilation: • Range hood

Bathroom ventilation: • Natural vent • Motorized Venting

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Recommendations / Observations

FLOORS \ General notes

12. Condition: • Damage

The crawl space hatch handle was loose and the hatch was a poor fit. Recommend properly securing the handle and trim/adjust the frame or hatch to easily allow access.

Implication(s): Physical injury

Location: Bedroom closet floor

Task: Repair Further evaluation



41. Loose handle



42. Poor fit

WINDOWS \ Glass (glazing)

13. Condition: • Surface damage

Several glass panes at the right side french door set had obscured glass or surface defects. Recommend further assessment for deep cleaning or possible replacement of the obscured glaze.

Location: Living Room

Task: Further evaluation



43. Surface damage

WINDOWS \ Storms and screens

14. Condition: • [Torn](#)

Implication(s): Chance of pests entering building

Location: Bedroom

Task: Repair or replace



44. Torn screen

DOORS \ Hardware

15. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Master Bedroom

Task: Repair or replace

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



45. Loose knob

APPLIANCES \ Dishwasher

16. Condition: • Backflow prevention missing

Backflow preventers stop water in contaminated pipes from siphoning backward into sanitary parts of the home plumbing. Backflow from a clogged sink into a dishwasher won't run back into the supply line, but can flood the dishwasher with dirty water.

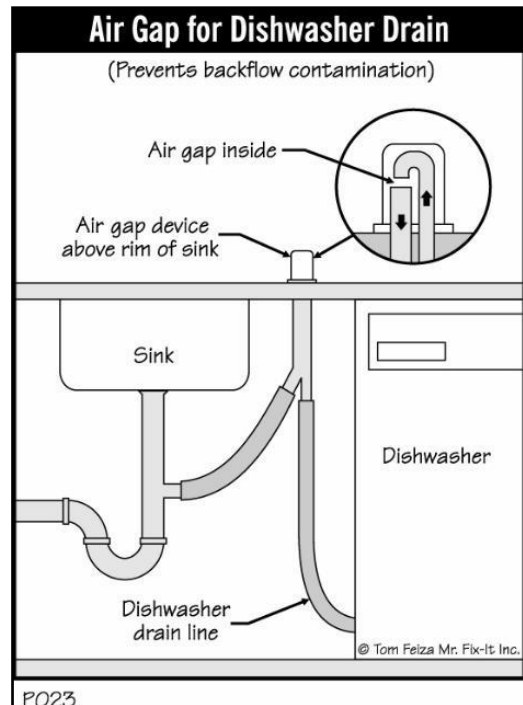
Implication(s): Contaminated drinking water

Location: Kitchen

Task: Improve Monitor



46. Backflow prevention missing



47. Backflow prevention

SITE INFO

6677 Jane Street, Nampa, HI January 29, 2020

Report No. 3295

www.greyowlinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

Description

Weather: • Partly cloudy

Building type:

• Detached home



48. Living room



49. Bedroom



50. Bedroom



51. Kitchen

SITE INFO

6677 Jane Street, Nampa, HI January 29, 2020

Report No. 3295

www.greyowlinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



52. Bathroom



53. Bedroom



54. Bathroom

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Reading Your Report

The purpose of the report is to help a prospective buyer make an informed decision about the house they are interested in. The report will document the current condition, and identify any impending repairs, based on a visual inspection of the home.



How the report works

This report provides a comprehensive package which simplifies buying and owning a home. The report can identify things at a glance, or provide in-depth explanations. It can identify maintenance items and can even act as a work order for contractor repairs.

Easy to navigate and find information.

Tabs for each home system are labeled and color coded at the top of the report pages, clicking on any tab will take you directly to that system or scroll through page by page.

Easy to read and understand.

This report is organized in 3 layers

1. Provide the BIG picture!

An executive summary addressing significant issues to help you make a purchasing decision. You should read the full report to get the whole picture.

2. Once you've moved in!

Outline of major and minor issues, where appropriate helping to protect your investment.

3. When you need the precise details!

Color illustrations and links to reference articles helping you understand all of the components of your house.

Added benefits:

- Electronic .PDF file report is secure and universally readable on any computer (free Adobe reader available online). Print if you want.
- Clear, colorful illustrations to exemplify conditions.
- Articles that explain technical issues in plain words.
- It's Green! Environmentally friendly, ink and paper free report.

Report features

- You will receive an email with your Inspection Report Link. Click to open.
- Save your report to your computer or CDrom. View anytime using Adobe reader.
- Print or email the report as needed.

Print or Save a copy of your report to your computer.

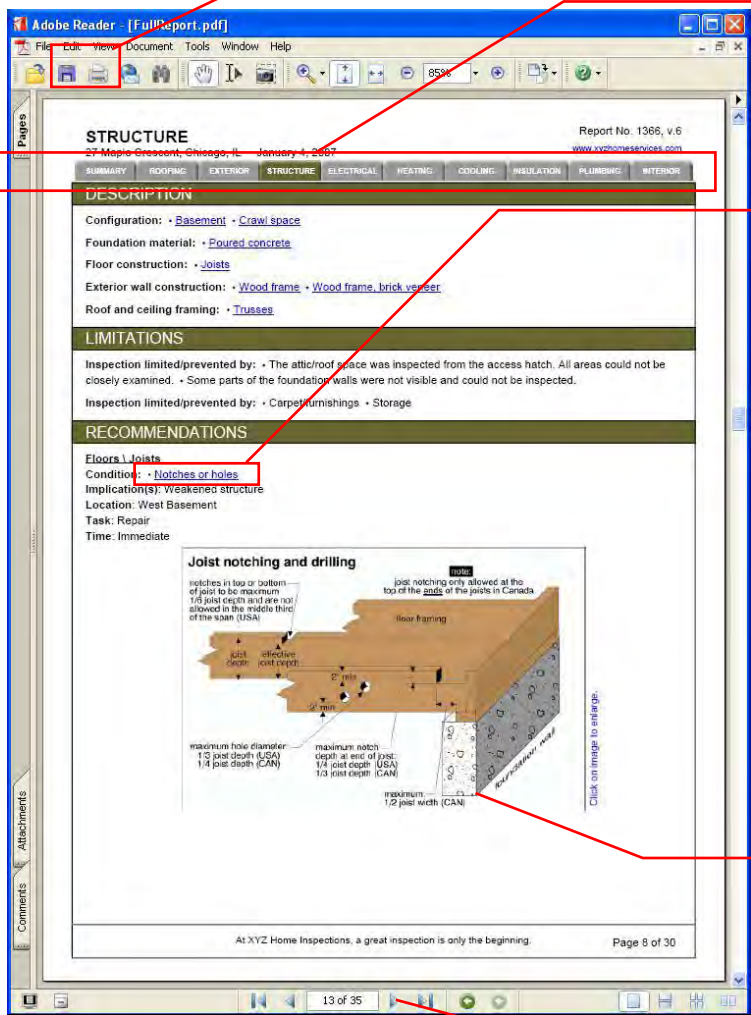
Click any of the Color coded tabs to navigate to a section of the report.

'Click' on Hyperlinks to open technical articles for detailed information.

The screenshot shows a technical article with a title 'PROBLEMS WITH JOISTS SUPPORTING FLOORS - NOTCHES HOLES AND THINGS THAT DAMAGE JOISTS'. It includes sections for 'Description', 'Implications', 'Recommendations', and 'Performance'. A 'More Information' button is visible at the top of the article content.

Full color illustrations. Click to enlarge image.

Navigate page by page.



The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS