

# HomeCheck

INSPECTION SERVICES

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## Professional Home Inspection Report

**Best Customer**

1122 Boogey Ave  
Great Town, OR 97001



January 1, 2011



**ENTRIES, DECKS & PATIOS**

Items : *Covered Entry* ● *Patio* ● ●  
 Location: *Front* ● *Back* ● ●  
 Material: *Concrete* ● *Concrete* ● ●  
 Recommend advice from a contractor?  Yes  No

|  | Yes                                 | No                                  | N/A                                 | See Note    |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------|
| 1. Are areas under porches and decks visible or accessible?          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 2. Do areas appear to be adequately vented?                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 3. Are items free of visible signs of settlement or lifting?         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Photo Below |
| 4. Are floor and decking surfaces free of visible rot/deterioration? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |             |
| 5. Are posts free of rot and properly secured?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Photo Below |
| 6. Are wood components free from directly contacting the ground?     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |             |
| 7. Deck ledgers bolted to the structure?                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 8. Are joists and beams free of visible rot?                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 9. Are railings free of visible rot/deterioration?                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 10. Are railings sturdy?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 11. Are railings free of obvious hazards?                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 12. Are steps free of significant problems?                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |             |
| 13. Does the front door appear to be protected from the weather?     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |             |
| 14. Is there a working doorbell at the entry?                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |             |



*Front posts not mechanically connected to beam.*



*Minor deterioration noted at front entry support post.*



*Settling noted at parts of the back patio.*



**FIREPLACES / CHIMNEYS / SMOKE ALARMS**

Type of Chimney: *Masonry*      •      Type of Fireplace(s): *Masonry*  
Recommend advice from a contractor or chimney sweep?       Yes       No

| FIREPLACE AND CHIMNEYS   | <a href="#">Visit DEQ's Woodstove Website (See Below)</a>                              |                                     |                                     | Yes | No | N/A | See Note                           |
|--|--|-------------------------------------|-------------------------------------|-----|----|-----|------------------------------------|
| 1. Are chimneys free of visible damage &/or deterioration?               | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 2. Are chimneys well attached &/or free of leaning?                      | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 3. Are chimney caps in place & secure?                                   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |     |    |     | Photo Below                        |
| 4. Do chimney penetrations appear to be proper?                          | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 5. Are visible areas free of substantial soot build-up?                  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 6. Are fireplaces free of visible damage &/or deterioration?             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |     |    |     | Photo Below                        |
| 7. Do dampers fit tight and operate easily?                              | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 8. Do mantles, hearths & lintels appear to be in satisfactory condition? | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 9. Are fireplaces enclosed or have screens and doors in place?           | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |     |    |     | <<<<<<                             |
| 10. Do gas log starters and electric fans operate?                       | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |     |    |     |                                    |
| SMOKE ALARMS   | <a href="#">Visit The Oregon Fire Marshall's "Live Fire Smart" Website (See Below)</a> |                                     |                                     | Yes | No | N/A | See Note                           |
| 11. Are smoke alarms in all recommended areas?                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 12. Are smoke alarms operating (if testable), or showing green lights?   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            |     |    |     |                                    |
| 13. Are CO alarms in place if there gas appliances?                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |     |    |     | <i>CO alarms absent.</i><br><<<<<< |

*Note: We recommend that all fireplace systems be serviced by a licensed specialist prior to operating them.*



*Spark/rain caps absent at chimneys.*



*No screen or glass in place at main floor fireplace.*



*Cracking noted at firebrick*