



Home Maintenance Review



PROPERTY INFORMATION:

OWNER: John Wayne
ADDRESS: 99 Cowboy Lane
CITY & ZIP: Roundup, OR. 97123
DATE of REVIEW: January 1, 2011
BUILD DATE: Aprox. 2000
HOUSE FACES: East
WEATHER: Cloudy, rainy. Wet conditions

EXTERIOR:

ROOF: **B** Flexible flashing at plumbing stack vents are cracked and open to leaking. Have them repaired.
SIDING: **B** Upper gable areas still contain some loose/worn shingles. Repair/replace them and paint properly.
ROOF DRAINAGE: **C-** Underground drain at north side of drain (sidewalk) is plugged. Some debris in gutters.
GRADING: **B** Small areas of neg grade around foundation (rear/center). Improve the grade for positive drainage away from home.
DRAINAGE: **C** Yard is soggy and will not grow grass. Likely contributes to water under the home.
VEGETATION: **B** Trim the trees and bushes away from the home.
COMMENTS: You need to improve the overall yard drainage around the home. Improving the drainage in the yard will likely reduce the amount of moisture under the home. You also need to have a professional review and repair your underground drainage system. Finally, you should plan to clean your gutters several times/year and have the moss and debris cleaned from the roof surface.

GARAGE:

DOORS: **A** The doors operated normally today. Check and adjust the safety features periodically.
FIRE SAFETY: **A** The fire safety barrier appeared in tact today.
HAZARDS: - N/A
OTHER: **B** Some of the lighting in the garage did not operate today. Replace the bulbs and repair further as needed.
COMMENTS: N/A

ATTIC:

INSULATION: **A** Cellulose insulation is in good condition.
STRUCTURE: **A** Typical structure for the era. No changes noted.
VENTILATION: **A** N/A
OTHER: - N/A
COMMENTS: Consider adding insulation to the attic side of the attic cover. I noticed a cold draft around the edges of the cover. Insulation will stop the draft and increase your home's energy efficiency.

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INTERIOR:

- WALLS/FLOORS:** B Loose vinyl noted at shower/floor area. Secure and improve caulking at floor & shower/tub joints.
- DOORS:** A N/A
- FIRE/CO ALARMS:** D Missing alarm batteries observed. No Carbon Monoxide alarm observed.
- HAZARDS:** C Extension cords noted in some areas. For safety, have outlets added where needed.
- OTHER:** - N/A
- COMMENTS:** Change all smoke alarm batteries and test all alarms monthly. Install Carbon Monoxide alarms in appropriate locations. You should also understand that extension cords are intended as temporary wiring only. Older homes commonly have few outlets in some rooms. You should have your electrician add outlets in areas where needed and avoid using extension cords as permanent wiring.

HVAC:

- FURNACE:** A Unit is operating normally. Manufactured in 2001. The unit is about 10 years old and typically lasts about 20 years.
- AC:** B Disconnect cover has fallen off at exterior, near unit. Replace for safety. Too cold to operate and evaluate today.
- DUCTWORK:** B Ductwork is dirty. Consider have them professionally cleaned.
- FILTERS:** C Filters are dirty. Replace or clean.
- OTHER:** - N/A
- COMMENTS:** Your furnace was recently serviced. You should plan to have it serviced at least every other year at this point. Regular servicing will keep it running as efficiently as possible. Check your filters every 30 days and replace them when they are dirty.

PLUMBING:

- DRAINS/LEAKS:** A No signs of drain leakage today.
- SUPPLY:** A N/A
- WATER HEATER:** C Your water heater is operating but is aging. Typical life is about 15 years. Prepare your budget for future replacement.
- OTHER:** C Cleanout cap for washer drain is missing. Have the cap replaced.
- COMMENTS:** Missing caps at cleanouts will allow potentially dangerous sewer gasses to enter your home. Replace the missing cap behind the washing machine.

ELECTRICAL:

- SERVICE:** A Flashing at service mast is open to leaking. Have the flashing sealed/repared.
- WIRING:** A FYI - The home does contain the original knob tube type wiring. The visible wiring has been replaced with NM cable.
- HAZARDS:** C As noted earlier, there are extension cords in use in the home.
- OTHER:** - N/A
- COMMENTS:** There is likely some of the original knob tube wiring in the home. This is typical. The visible/accessible wiring appears to have been updated/replaced with modern NM (Romex brand) type wiring. Again, as noted before, avoid using extension cords and add outlets where needed.

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FIREPLACES & WOOD STOVES:

- FIREPLACES:** **B** The fireplace glass cover is heavily clouded and should be cleaned.
- WOOD STOVES:** **D** There is an old, uncertified wood stove in the basement. This stove is very inefficient. See below.
- HAZARDS:** - N/A
- OTHER:** - N/A
- COMMENTS:** Oregon law states all uncertified wood stoves must be removed when a home is sold. Although you are not selling your home, you should consider upgrading to a modern, efficient wood stove. You can find information about this requirement at the following DEQ website: <http://www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm>

CRAWLSPACE & BASEMENT:

- MOISTURE:** **C** Water is entering the basement at the garage door area. Improvements are needed.
- STRUCTURE:** **A** Very typical for the era and in good condition today.
- VENTS:** - N/A
- INSULATION:** **A** N/A
- HAZARDS:** - N/A
- OTHER:** - N/A
- COMMENTS:** Moisture staining (evidence of periodic puddling) was observed at the garage door sides today. Improve the weather stripping around the door edges to reduce the amount of moisture entry.

OVERALL GRADE: B

- COMMENT 1:** The largest concern for the home is the drainage around the yard and under the home. As noted, at least part of your underground drainage system is blocked and is non-functioning. Consult with landscape and/or drainage contractors to discuss options for improvement.
- COMMENT 2:** Repair the flashing at the roof stack vents before the leakage increases and can cause damage to interior finishes.
- COMMENT 3:** Overall, this is an older home in good condition. Improve you maintenance efforts at the exterior for overall better water control and drainage around the home. Remember that water is your biggest enemy and all systems should be working to keep it moving away from your home.

THANK YOU:

For choosing RED WALL Property Inspection, LLC to perform your Home Maintenance Review. Please read the comments carefully and remember that this review was not a home inspection. Use this information to help you plan your future maintenance and repairs while you live in the home. Do not use this information to make home purchase decisions. If you feel you need a thorough, detailed review of your home, contact RED WALL Property Inspection, LLC to schedule a full home inspection.

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