A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

3330 NE Dorchester Way, Corvallis, OR 97330
Inspection prepared for: Andaman Rosse
Real Estate Agent: -

Date of Inspection: 10/23/2025 Time: 2:30 PM
Age of Home: 1970 Size: 912
Order ID: 181

Inspector: Matthew Ramirez
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INSPECTED ONCE. INSPECTED RIGHT!

Table Of Contents

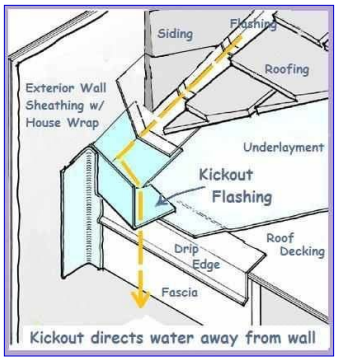
Glossary

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.

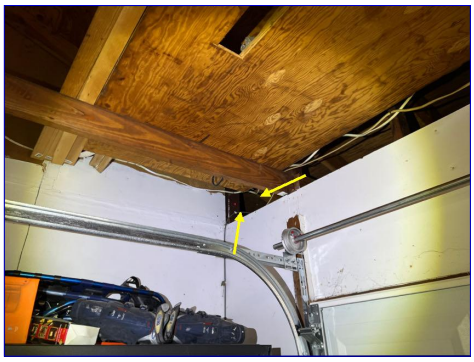
Roof		
Page 12 Item: 3	Roof Flashing	• Missing kickout flashing (also called diverter flashing) noted. Kickout flashing should be present anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter or where gutters terminate at the side of a chimney.

Missing diverter flashing



Diverter flashing example*

Garage		
Page 17 Item: 4	Fire Separation Wall	• Holes observed, suggest sealing to restore fire rating.

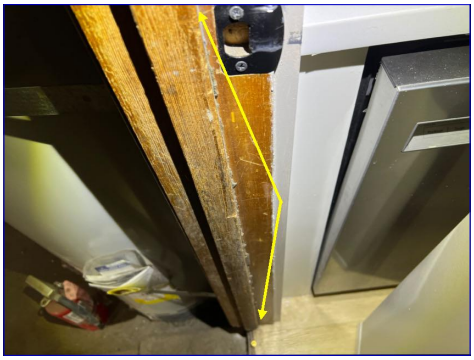


Gap in fire separation wall

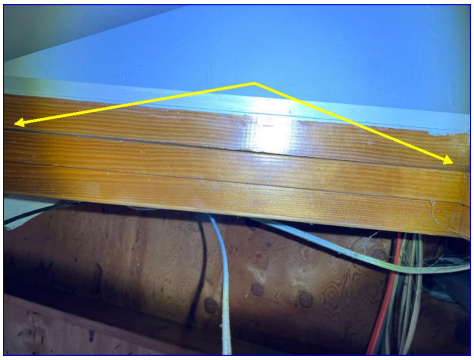
Hole in fire separation wall

Gap in fire separation wall

Page 17 Item: 5	Occupant/Fire Door	• Door does not seal properly. Damaged or missing weatherstripping observed. Recommend having a qualified contractor repair.



Damaged/missing weatherstripping



Damaged/missing weatherstripping

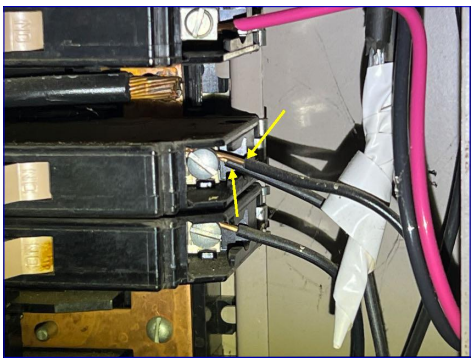
Page 18 Item: 8	Garage Door(s)	• The manual garage door closes abruptly when released, indicating an improper or failed counterbalance spring that should be adjusted or repaired by a qualified technician.

Manual garage door

Electrical System

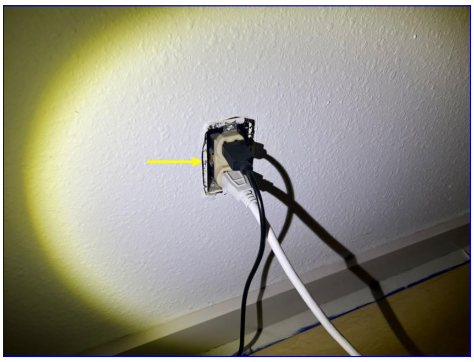
Page 23 Item: 2	Service Entrance Panel	• Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker or a fuse) can add to the load of the affected circuit causing a possible overload and tripping breaker(s)/blowing fuses or result in loose connections and overheating of the breaker or connections. Ideally, doubled up circuits should be independently fused. Recommend having a licensed electrical contractor review electrical system and repair as necessary for safety. • Incorrect panel screws observed. Panel screws must be the manufacturers screws with a blunt tip to prevent accidental penetration of the wiring insulation which is a shock/electrocution hazard. Recommend further evaluation of the wiring by a licensed electrical contractor to ensure wiring insulation has not be damaged and to repair as necessary for safety. The inspector put in two of the correct screws in order to hold the dead front cover up.

Correct vs. incorrect panel screws



Double tapped breaker

Page 23 Item: 3	120 / 240 VAC Branch Circuits	• Hot-Neutral reversed electrical receptacles present in dining area. This means that the black and white wires in the circuit have been reversed and may be a concern with such items as computers and electronic devices. Recommend having a licensed electrical contractor further evaluate the electrical system and repair as necessary. • Missing receptacle covers observed in bedroom 3. This is a shock hazard. Recommend installing covers for safety.



Missing receptacle cover

Reversed hot and neutral

Plumbing System

Page 25 Item: 4	Water Supply Lines	• Copper to galvanized missing proper connections. This condition will lead to a galvanic reaction which will corrode the pipes. Contact a licensed plumbing contractor to have the proper fittings installed.

Incorrect metal to metal connection

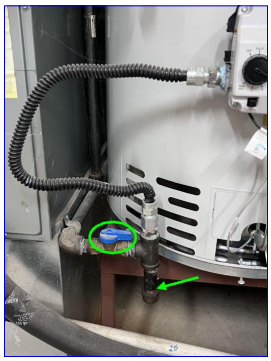
Heating / HVAC

Page 30 Item: 10	Distribution/Ducting/Registers	• Improper use of duct tape noted and should not be used as it will eventually dry out and fail. Suggest using HVAC-rated / foil tape to secure ducting.

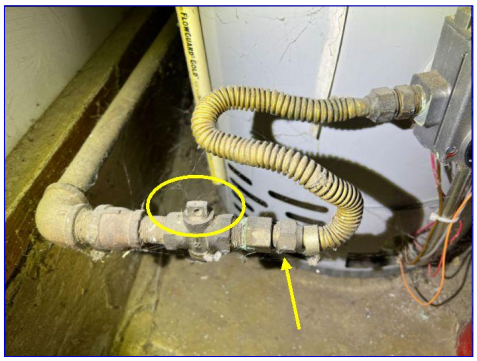
Duct tape on ducting

Water Heater		
Page 32 Item: 4	Water Heater Fuel Supply & Fuel Shut Off	• Extreme bend or possible kink observed in the flexible fuel line. Recommend further review by a licensed contractor to ensure line is not leaking or restricted and repair as necessary. • No drip leg or sediment trap present. Recommend having a licensed plumbing contractor install a drip leg or sediment trap downstream of the gas shutoff valve, as close to the appliance as possible to help prevent moisture and/or debris from effecting combustion and burner operation.

Excessive bends



Proper sediment trap example*



Missing sediment trap

Kitchen		
Page 34 Item: 9	Cooktop/Range	• Range tips which is a safety hazard. Recommend installing anti-tip device for safety.

Range tips

Bedroom(s) Main Floor		
Page 37 Item: 4	Windows	• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

Bedroom(s) Main Floor 2		
Page 38 Item: 4	Windows	• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

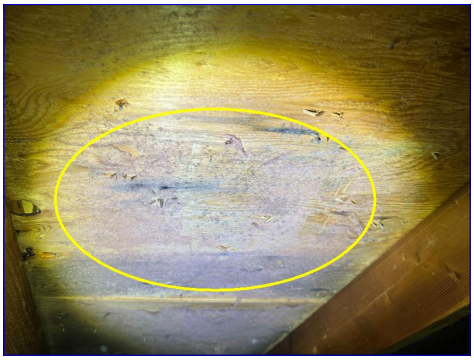
Bedroom(s) Main Floor 3		
Page 39 Item: 4	Windows	• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

Microbial Growth

Page 42 Item: 1	Microbial Growth	• Microbial growth or possible mold growth observed in west and northern areas of the Attic. Mold can only be confirmed with laboratory testing. Recommend having a qualified, contractor perform mold spore air testing and tape/swab sample of observed growth.

Possible microbial growth



Possible microbial growth

Possible microbial growth

General Information

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 so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Homes being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visible portion of the structure; inspections may be limited by access, weather, vegetation and possessions. Depending on the age of the house, some items like GFCI receptacles may not be installed; this report will focus on safety and function, not current code. The 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 pre-closing walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

A Home Inspection is a non-invasive visual examination of a house, performed for a fee, which is designed to identify observed material defects within specific components of said property. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the house, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A Home Inspection is intended to assist in evaluation of the overall condition of the house. The inspection is based on observation of the visible and apparent condition of the house and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

A Home Inspection report shall describe and identify in written format the inspected systems, structures, and components of the house and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Typical wear and tear including nicks, scratches, marks, touch ups, etc. are considered normal and may or may not be identified in this report. Inspection does not cover damage/defects concealed by furniture, rugs, paneling, wall coverings, fixtures and/or stored items/clutter.

To determine the age of the appliances, please visit **http://www.appliance411.com/service/date-code.php**. Verifying the age of appliances is outside the scope of a home inspection. This link is included as a tool for the client to use as they wish.

SCOPE OF THE INSPECTION: The home inspection is conducted following the International Standards of Practice for Inspecting homes which define the scope of the home inspection and what is required to be inspected. All items in the Standards are inspected by may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

https://www.nachi.org/sop.htm

TEXT COLOR SIGNIFICANCE:

BLACK text indicates general information and descriptions of the systems and components installed at the house.

BLUE text indicates observations and information regarding the condition of the system and components of the property. These include: comments of deficiencies which are less significant but should be addressed, comments which further expand on a significant deficiency, and comments of recommendation, routine maintenance, tips, and other relevant

resource information. These comments may also be duplicated in the Report Summary page(s).

RED text indicates comments of significantly deficient components and/or conditions which need attention, repair or replacement. These comments are also duplicated in the Report Summary page(s).

GREEN text indicates Limitations that may have restricted the inspection associated with an area.

Text with YELLOW highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

1. Persons in Attendance

Seller(s)

2. Home Type

Single Family Home

3. Exposure

For the purpose of this report, the house is considered to be facing West.

4. Occupancy

The Property is occupied. Access to some items and portions of the interior were hidden or restricted by furniture and/or personal belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible.

5. Weather Conditions

Weather: Cloudy • Temperature at the time of inspection was approximately 70 degrees Fahrenheit.
Soil Conditions: Dry

6. Utilities On

Utilites On: Electricity • Water

7. Water Source

City / Municipal

8. Sewage Disposal

City / Municipal

9. Limitations / Observations

• Pre-Inspection: This report is a pre-inspection report for the client(s) identified on the cover page. If potential buyer(s) would like to utilize this report, for a fee, inspector will send an inspection agreement and arrange to meet buyer(s) at the property to complete an inspection walkthrough and review the report.

Carbon Monoxide / Smoke Detectors

Operational smoke alarm/detectors are typically required on each level. In most jurisdictions, homes built after 2015 have smoke alarms present in every bedroom. New homes should be hardwired and interconnected. Operational carbon monoxide (CO) detectors are required in all dwellings with fossil fuel-fired heater(s), fossil fuel-fired appliance(s), fireplace(s) of any kind, or an attached garage. CO detectors should be located within 15 feet of the entrance of each room lawfully used for sleeping purposes. Smoke and CO detectors should be tested monthly and batteries should be replaced twice a year. Detectors should be replaced when they fail to respond to testing or every 7-10 years (depending on manufacturers recommendations), whichever is sooner. Determining the age of detectors is outside the scope of a home inspection.

1. CO/Smoke Detectors

CO CO Detector Type(s): Battery
Smoke Smoke Detector Type(s): Battery
• CO Detectors present.
• Smoke Detectors present.

Smoke/CO alarm

Roof

Often roofs are not accessible for safety or other reasons that may include; the roof is wet, frost or snow covered, roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as inspections performed by other methods and there are limitations to the inspection. Only visible/accessible areas of chimneys, flues and caps can be inspected and reported. The remaining roofing life can be affected by many factors such as weather conditions, etc. No warranty on the roofing design life can be provided. Clients are advised to consult a licensed roofing contractor for a professional opinion if they are concerned with limitations.

1. Inspection Method

Inspection Method(s): On Roof

2. Material

Materials: Asphalt Composition Shingles
Roof Type(s): Gable
• Any installation that relies on a sealant to prevent moisture intrusion will need to have new sealant applied on a regular basis. Sealant eventually dries, shrinks and cracks
• Lifting at laps observed.
• Damaged/chipped shingles observed. No signs of current failure at time of inspection.

Roof

Roof

Roof

Roof (continued)

Roof

Roof

Roof

Damaged/chipped shingle

Damage/chipped shingle area

Damaged/chipped shingles

Lifted shingles

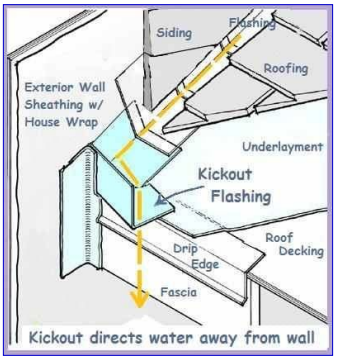
Lifted shingle

3. Roof Flashing

Materials: Metal
• Drip edge present.
• Missing kickout flashing (also called diverter flashing) noted. Kickout flashing should be present anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter or where gutters terminate at the side of a chimney.

Roof (continued)

Missing diverter flashing



Diverter flashing example*

4. Gutters & Downspouts

Installation & Material: Aluminum
Extension/Leaders: Underground

- Downspout(s) extension is too short and downspout(s) discharge water within 6 feet of the foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.
- Drains to underground drain piping which was not tested.
- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Damaged leader observed at one or more downspouts.

Downspout

Downspout with damaged leader

Downspout discharges within 6’ of foundation

Downspout

Downspout

Gutter filled with debris

Gutter filled with debris

5. Exhaust Vent Pipe(s)

Vent Type(s): Metal Furnace Vent • PVC Water Heater Vent Pipe
Vent Cap Observation(s): Listed Vent Cap

6. Vents, Venting & Ventilation

Plumbing Vent Materials: ABS Plumbing Vent(s)
Ventilation Vent Materials: Off Ridge Vent(s)

Exterior

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. Fences and outbuildings are outside the scope of an inspection and may be included as a courtesy for information purposes only. An effective water management program is necessary for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing.

1. Driveway

Materials: Concrete

2. Walkways

Materials: Concrete

3. Lot Grade and Drainage

• Exterior drainage is generally away from the foundation.

4. Vegetation Observations

Vegetation: Trees
• Maintenance Tip: When landscaping, keep plants (even at full growth) at least 12-18 inches from house siding and windows. Plants in proximity to home can provide pathways for wood destroying organisms as well as abrade and damage siding, screens, and roofs.

5. Fences

Materials: Chain Link • Wood

6. Foundation

Foundation Type: Crawlspace
Materials: Concrete
• Common cracks noted, which may leak at any time.

Exterior (continued)


Foundation crack (north)


Foundation crack (east)


Foundation crack (east)


Foundation crack (south)


Foundation crack (west)


Foundation crack (west)

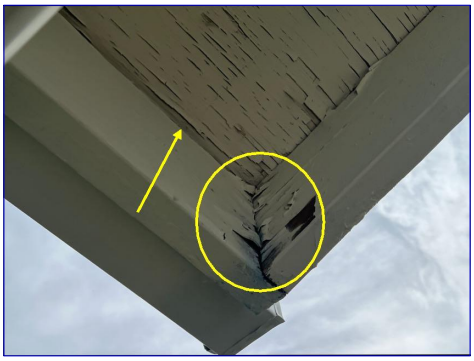

Foundation crack (west)

7. Soffits and Trim

Materials: Wood

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.


Peeling paint


Peeling paint


Peeling paint

Exterior (continued)

Moisture damage (southwest)

Moisture damage (Northwest)

8. Exterior Wall Cladding

Materials: Composition wood or composition cement siding; "Hardi-Board"
• Caulk and seal all gaps, cracks, and openings.

Split caulking at bottom of windowsill

Split caulking

9. Exterior Doors

Materials: Wood and Glass

10. Faucets/Hose Bibbs

Location(s): Front • Rear
Faucet Type(s): Hose Bibb
• Rear exterior faucet leaks while connected.

Exterior faucet

Exterior faucet leaks when connected

11. Windows

Type: Sliding Frame
Materials: Vinyl

Garage

1. Garage Type

Type: Attached (2 car)

2. Walls

Materials: Drywall

Garage

Garage

Garage

3. Ceiling

Materials: Unfinished

4. Fire Separation Wall

• Present

• Holes observed, suggest sealing to restore fire rating.

Gap in fire separation wall

Hole in fire separation wall

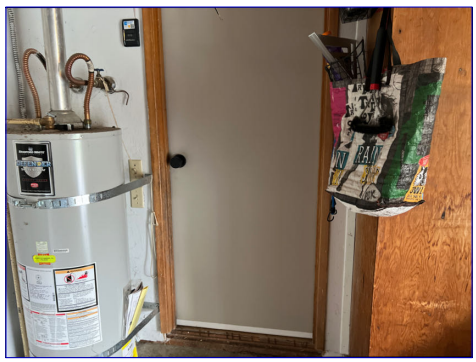
Gap in fire separation wall

5. Occupant/Fire Door

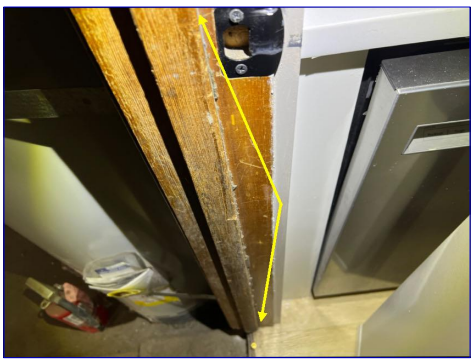
Materials: Wood

• Door does not close automatically as self closer is disconnected or not present. This is to act as a fire stop, keep exhaust and storage fumes out of the interior home. Recommend reconnecting/installing self closer for safety.

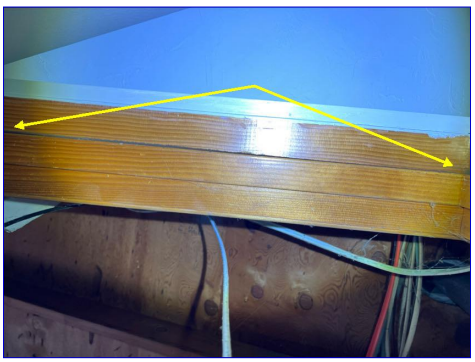
• Door does not seal properly. Damaged or missing weatherstripping observed. Recommend having a qualified contractor repair.



Door does not self close



Damaged/missing weatherstripping



Damaged/missing weatherstripping

6. Floor

Materials: Concrete
• Common cracks noted.

7. Exterior Door

Materials: Metal Clad
• Deadbolt missing.
• Door does not seal properly. Recommend having a qualified contractor repair.


Missing deadbolt


Door does not seal properly


Door does not seal properly

8. Garage Door(s)

Material(s): Metal
• The manual garage door closes abruptly when released, indicating an improper or failed counterbalance spring that should be adjusted or repaired by a qualified technician.


Manual garage door

Manual garage door

9. Garage Door Hardware

Hardware: Overhead Track

10. Garage Door Opener(s)

Manufacturer(s): Liftmaster
• Garage door opener(s) is/are equipped with a safety reverse photo eye sensor operated when tested at the time of the inspection. The U.S. Product Safety Commission recommends testing these devices monthly for proper operation and safety.
• Safety reversal system in place and operational

Attic

Attic access is sometimes very limited due to hatch location or blocked access. If in the inspectors opinion, they may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as best we can from the access point(s). Only readily accessible, visible areas of attic structure, sheathing, insulation, ventilation can be inspected and reported. We recommend all attic hatches have sufficient insulation installed over them and be sealed with an appropriate weatherstripping to prevent warm moist air

Attic (continued)

from entering attic which may cause condensation, microbial or mold growth. The attic should be reviewed at least twice a year to ensure ventilation openings are clear and to ensure no developement of mold.

1. Attic Observations

Access Location & Access Type: Garage • Plywood Door
Inspection Method & Percent Inspected: 90%


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic

2. Framing

Framing: Rafters
Framing Material(s): 2x6

3. Sheathing

Materials: Plywood

4. Insulation

Insulation Material(s): Fiberglass
Insulation Thickness: Averages ~4-6 inches in depth. Recommend installing additional insulation.

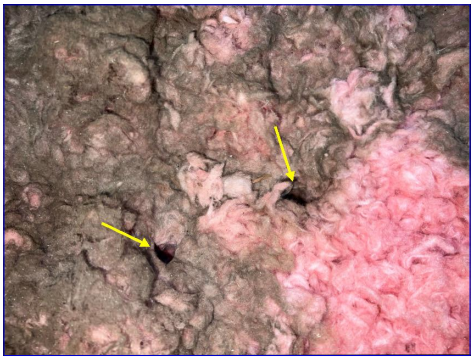
Insulation depth

5. Ventilation

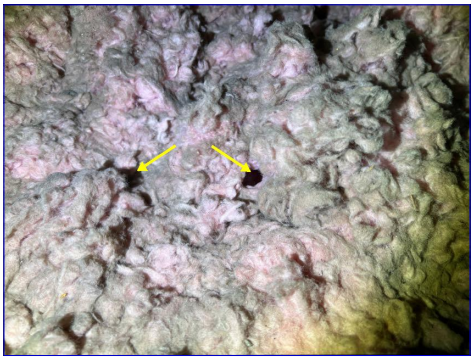
Ventilation Type: Gable Vent(s) • Off Ridge Vent(s) • Soffit Vent(s)

6. Attic General Comments/Observations

• Rodent droppings, burrowing and rodents observed. Recommend further evaluation by a licensed pest control professional or exterminator to evaluate and correct.



Rodent activity



Rodent activity

Rodent activity

Crawlspace

Basement/crawlspace leakage is often caused by conditions on the exterior of the building. If water is allowed to collect outside of the foundation walls, it will leak through into the basement/crawlspace. it is important that lot grading around the building slope down and away from the building and that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the building. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation walls.

1. Crawlspace

Access Location: Hall Closet
Percent Inspected & Inspection Location: 90%

Crawlspace (continued)


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace

2. Crawlspace Foundation

Type: Crawlspace
Materials: Poured Concrete

3. Vapor Retarder/Barrier

• No vapor retarder/barrier observed in crawlspace area. Recommend adding a vinyl vapor barrier to keep moisture from intruding into the structure and insulation above.

4. Beams

Materials: Wood

5. Support Posts

Materials: Concrete • Wood

6. Subfloor

Materials: Wood Plank

7. Ventilation

Type: Screened openings

8. Insulation

• None observed.

9. Crawlspace Comments

• Rodent droppings observed.

Rodent droppings

Electrical System

Due to limitations of time and scope, branch circuit load analysis and breaker-receptacle/outlet tracing is not part of a home inspection. Some bathroom, exterior, kitchen, garage or other receptacles may have what appear to be non-GFCI protected receptacles but are actually protected by a GFCI in a remote area "up stream". Any building with a Bulldog Pushmatic, Federal Pacific, Sylvania Zinsco, or Zinsco panel should be evaluated by a licensed electrical contractor as these panels and breakers have been known to overheat, breakers not trip when overloaded and in some instances be tied to structure fires.

1. Service Entrance Drop

Meter & Manufacturer: 200 Amp Meter Socket
Service Entrance Drop & Ground: Underground Entrance (a/k/a Service Lateral)

Electric meter

Electrical System (continued)

2. Service Entrance Panel

Manufacturer: Cutler Hammer
Location: Garage

• Combination Service Entrance Device (CSED) with Main Breaker

• The main service disconnect is approximately 60 amps. This may be inadequate for insurance and personal lifestyle needs.

• Service entrance cables are aluminum.

• Branch circuit wiring is a mix of copper and aluminum wiring. Buyer is advised that periodic maintenance of aluminum wiring is recommended to prevent "creeping" at electrical connections.

• AFCI protection in bedroom branch circuits not present in this house. Although AFCI protection may not have been required when this house was built, recommend consider upgrading all living space circuits by a licensed electrical contractor for safety.

• Panel screw(s) missing. Recommend installing proper screws.

• Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker or a fuse) can add to the load of the affected circuit causing a possible overload and tripping breaker(s)/blowing fuses or result in loose connections and overheating of the breaker or connections. Ideally, doubled up circuits should be independently fused. Recommend having a licensed electrical contractor review electrical system and repair as necessary for safety.

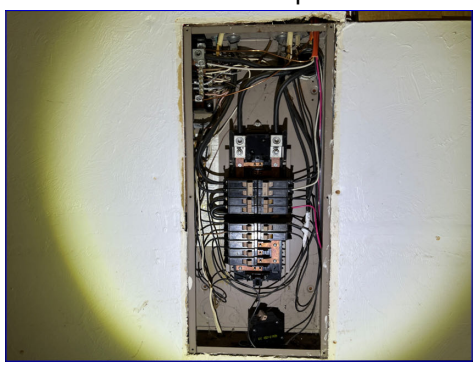
• Incorrect panel screws observed. Panel screws must be the manufacturers screws with a blunt tip to prevent accidental penetration of the wiring insulation which is a shock/electrocution hazard. Recommend further evaluation of the wiring by a licensed electrical contractor to ensure wiring insulation has not be damaged and to repair as necessary for safety.

The inspector put in two of the correct screws in order to hold the dead front cover up.

Main electrical panel

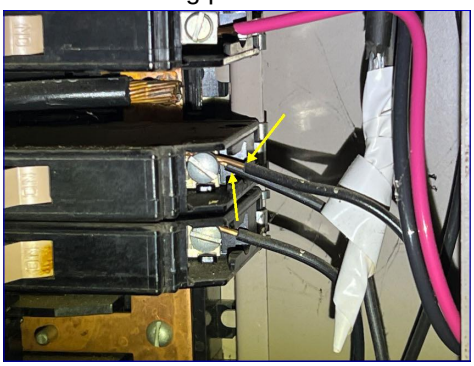
Main electric shut off

Missing panel screws



Main electric panel interior

Correct vs. incorrect panel screws



Double tapped breaker

3. 120 / 240 VAC Branch Circuits

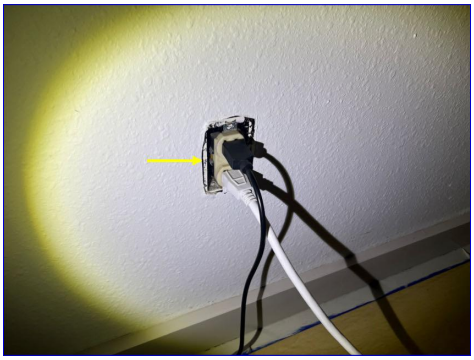
• Exterior light(s)/light fixture(s) located in rear is/are missing. Unable to determine functionality of the fixture. Suggest client verify proper operation prior to closing.

• Hot-Neutral reversed electrical receptacles present in dining area. This means that the black and white wires in the circuit have been reversed and may be a concern with such items as computers and electronic devices. Recommend having a licensed electrical contractor further evaluate the electrical system and repair as necessary.

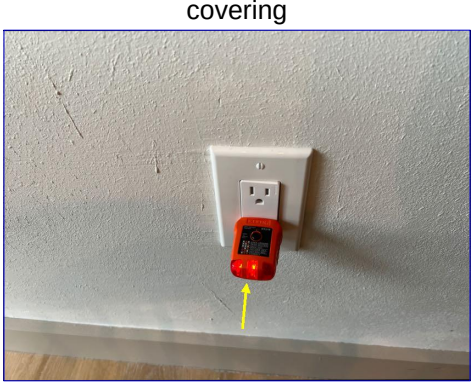
• Missing receptacle covers observed in bedroom 3. This is a shock hazard. Recommend installing covers for safety.

Missing light fixture

Missing receptacle and weatherproof covering



Missing receptacle cover



Reversed hot and neutral

Since main shut off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason, main shut off valves are not tested during an inspection. We suggest caution when operating shut off valves that have not been turned/operated for an extended period of time. All shut off valves should be turned regularly to ensure free movement in case of an emergency.

Plumbing System

1. Gas Service

Location: Rear
• Main fuel shutoff was located at the meter. All gas appliances have cut-off valves in line at each unit. No gas odors detected at meter.

Gas meter

Main fuel shut off

2. Water Supply

Source: Public (City or Water District)
• Functional

Plumbing System (continued)

3. Water Main Shutoff

Location: Water meter
Material(s): Galvanized

Main water shut off

Water meter

4. Water Supply Lines

Material(s): Galvanized
• Galvanized supply lines were noted. This was common plumbing at time of construction. Due to nature of galvanized piping, buyer is advised that he/she may experience leakage at plumbing joints as well as reduced water pressure due to mineral deposit buildup. Recommend monitoring and consultation with a qualified contractor should problems arise.
• Copper to galvanized missing proper connections. This condition will lead to a galvanic reaction which will corrode the pipes. Contact a licensed plumbing contractor to have the proper fittings installed.

Incorrect metal to metal connection

5. Waste Disposal

Type: Public Waste
• Ran water for 20-30 minutes to test function. Water drained normally. No leaks, flooding or back up observed unless noted. Client is advised to seek the services of a specialist for proper maintenance and sewage disposal regularly.

6. Waste Disposal Lines

Materials: PVC

7. Sewer Line Cleanout(s)

Exterior Location & Material(s): Rear • ABS or PVC Plug

Sewer line clean out

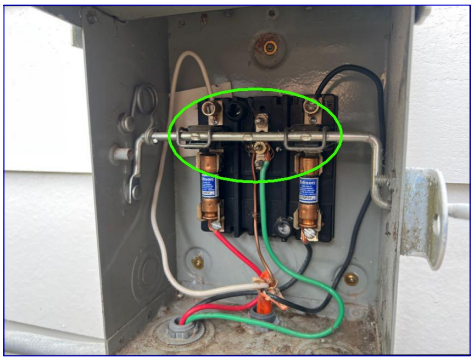
Air Conditioning

The air conditioning system is the cooling portion of the climate control system for the structure. Air conditioners dehumidify the air to improve comfort. Due to inaccessibility of many of the components of these units, the review/inspection is limited. Systems are tested using the thermostat and normal operating controls. Most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degree Fahrenheit. Testing refrigerant pressure and levels is outside the scope of an inspection and therefore not performed. If this is a concern, a licensed heating contractor should be contacted. Annual professional service, regular maintenance and cleaning of the system highly recommended to ensure proper, safe operation as well as help prolong the life of the system. Air conditioners have a lifespan of 15 to 20 years.

1. Air Conditioner

Type: Air Source Heat Pump
Disconnect Type: Fused Pullout Disconnect
• Condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant as well as shorten the life of the compressor. Unit should be leveled.

Condenser unit



Electric service disconnect

Unit is out of level

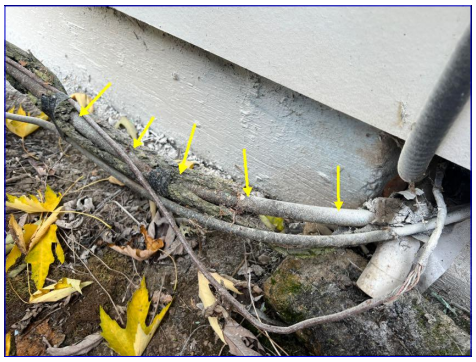
2. A/C Data Plate Information

Manufacturer: Carrier
• Approximate Year Manufactured: 2004
• The lifespan of an air conditioner is about 15 to 20 years. Based on the age of this unit plan for future replacement.

Data plate

3. Refrigerant Line

• Missing and weathered insulation on suction line at A/C unit.



Missing/weathered insulation

Missing/weathered insulation

Heating / HVAC

The heating and air conditioning/cooling system (often referred to as HVAC) is the climate control system for the structure. Due to inaccessibility of many of the components of these units, the review/inspection is limited. Systems are tested using the thermostat and normal operating controls. Holes or cracks in heat exchangers are not visible or accessible to the inspector. Certain areas of the heat exchanger are not visible without invasive dismantling of components which is outside the scope of an inspection and therefore not performed. If this is a concern, a licensed heating contractor should be contacted. Annual professional service, regular maintenance and cleaning of the system and ducts is highly recommended to ensure safe operation as well as help prolong the life of the system. Filters should be changed or cleaned at least every 90 days. Furnaces have a life expectancy of 15 to 30 years with an average lifespan of ~15 years. Modern boilers have a life expectancy of 15 to 30 years with an average lifespan of 10 to 20 years.

1. Heating Observations

Type: Gas Forced Air
Location: Main Floor Closet

• Rust and corrosion observed in the burner chamber cabinet and blower compartment. Recommend further evaluation by a licensed HVAC contractor for repair and service.

• Unit was loud and noisy during operation.

Heating / HVAC (continued)

HVAC unit

HVAC unit interior

Rust/corrosion

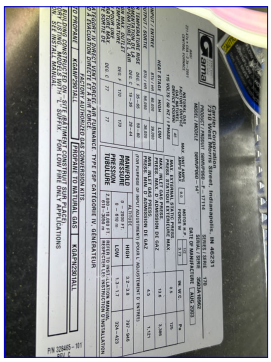
Noisy unit (sound on)

2. Combustion Air

Supply: Interior
Materials: Interior Wall Grate(s)

3. Manufacturer

Manufacturer: Carrier
Data Plate: Approximate Year Manufactured: 2003 • BTU Input: 60,000 • Approximate Efficiency: 93%
• The life expectancy of a furnace is 16 to 30 years with an average lifespan of ~15 years. Based on the age of the furnace, plan for future replacement.

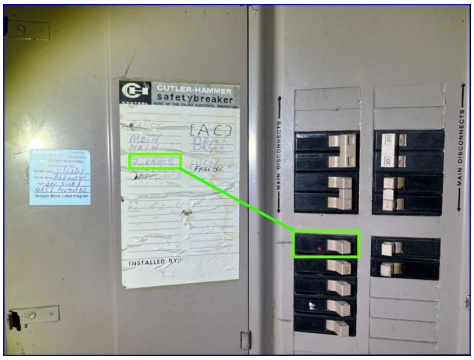


Data plate

4. Observations

Disconnect Type: Breaker

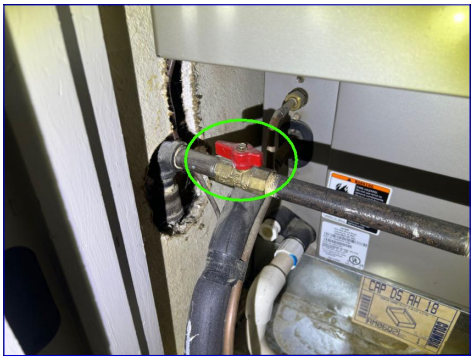
Heating / HVAC (continued)



Electric service disconnect

5. Fuel Supply Line

Materials: Black Metal Pipe



Fuel shut off

6. Condensate Removal

Materials: PVC
Discharge: Exterior

7. Filter

Location: Above air handler in a slot cut into the ductwork.
• Filter is dirty, suggest replacement.

Dirty filter (16x25x1)

8. Exhaust Venting

Material: Metal

9. Thermostat

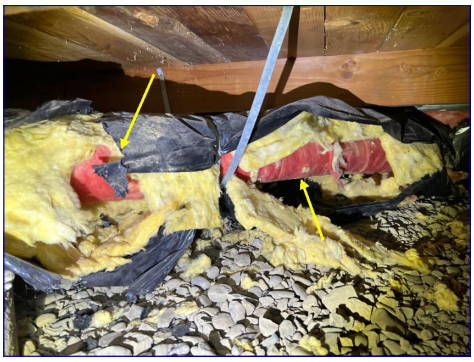
Type: Digital
Location(s): Dining Room

Heating / HVAC (continued)

Thermostat

10. Distribution/Ducting/Registers

Distribution: Insulated Flexible Ducts and Registers
- A representative number of registers were tested and generally appeared to be in serviceable condition.
- Duct insulation has rips, voids and damage observed.
- Improper use of duct tape noted and should not be used as it will eventually dry out and fail. Suggest using HVAC-rated / foil tape to secure ducting.

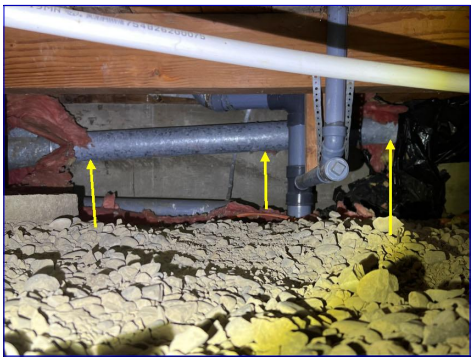


Damaged insulation

Damaged insulation

Damaged insulation

Damaged/missing insulation



Damaged/missing insulation

Damaged/missing insulation

Duct tape on ducting

Water heaters have a life expectancy of 10 to 20 years with an average lifespan of 8 to 12 years. Temperature should be set to 120 degrees Fahrenheit or less. Regular water heater maintenance should be performed by a qualified, licensed contractor to help prevent future problems, save energy and extend the life of the water heater. Sediment buildup may cause clogged water lines and faucets resulting in low hot water pressure. Other problems associated with excessive sediment are slower recovery rates, increased energy costs, tank glass liner cracking (especially in gas water heaters), shortened water heater life, and bacteria growth. Recommended maintenance is: 1) testing the temperature relief valve annually, 2) flush water heater every 4-6 months, 3) clean water heater annually, 4) replace anode rod every 2 to 5 years, 5) check/clean burner on gas water heater annually. tankless water heaters should be serviced annually.

Water Heater

1. Water Heater

Type: Gas
Location: Garage
• A hot water tank with an open source of ignition should be elevated not less than 18 inches above the garage floor unless labeled (flammable vapor ignitiion resistant) FVIR

Water heater

Water heater is less than 18“ of floor

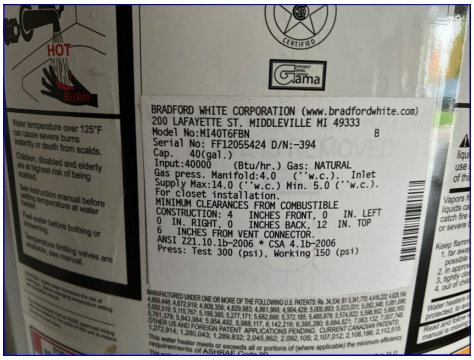
2. Combustion Air

Materials: Interior
Materials: Interior Wall Grate(s)

3. Water Heater Observations

Manufacturer: Bradford White
Data Plate: Approximate Year Manufactured: 2009 • Estimated Gallons Capacity: 40
• Water heaters have a life expectancy of 10 to 20 years with an average lifespan of 8 to 12 years. Based on the age of the water heater, plan for future replacement.

Water Heater (continued)



Data plate

4. Water Heater Fuel Supply & Fuel Shut Off

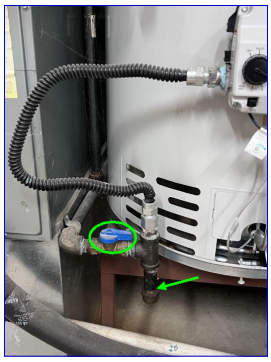
Materials: Black Steel
Materials: Fuel shut off valve present.
Observations:

• Extreme bend or possible kink observed in the flexible fuel line. Recommend further review by a licensed contractor to ensure line is not leaking or restricted and repair as necessary.

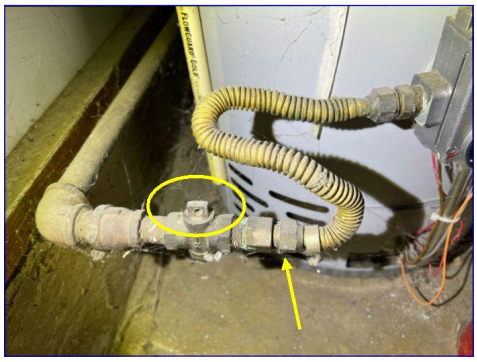
• No drip leg or sediment trap present. Recommend having a licensed plumbing contractor install a drip leg or sediment trap downstream of the gas shutoff valve, as close to the appliance as possible to help prevent moisture and/or debris from effecting combustion and burner operation.

Fuel shut off

Excessive bends



Proper sediment trap example*



Missing sediment trap

5. Water Supply Lines

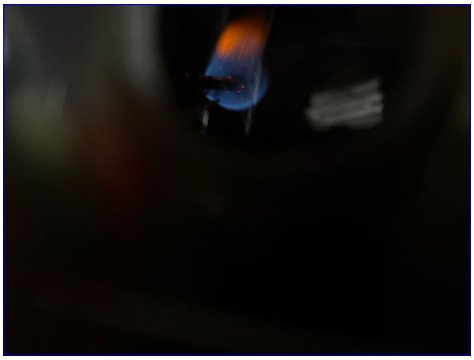
Material(s): Copper

Cold water shut off

6. TPR Valve

- TPR valve and extension/discharge pipe present.

7. Combustion Chamber



Combustion chamber

8. Venting

Material: Metal

Kitchen

If appliances were tested, this is as a courtesy only. Working condition is not required to be tested or noted within report per Standard of Practice. An inspection does not include identification or researching for recalled items or appliances with a consumer safety alert issued. We recommend visiting www.cpsc.gov if recalls are a concern. It cannot be guaranteed that the appliances will be functional at time of possession and it is recommended to retest during the pre-closing walk-through.

1. Walls/Ceiling

Materials: Drywall / Paint

Kitchen (continued)


Kitchen


Kitchen


Kitchen

2. Floor

Materials: Wood Laminate

3. Windows

Type: Sliding Frame
Materials: Vinyl

4. Heat / HVAC Source

Heat Source: Central Heating and Cooling

5. Cabinets & Counter Observations

Cabinet Materials: Composite and Wood
Counter Materials: Solid Surface

6. Sinks & Plumbing Observations

Material & Type: Metal
Faucet & Trap: Standard fixtures wtih ABS trap

7. Disposal

Manufactuer: InSinkErator

8. Refrigerator

Manufacturer: Samsung

9. Cooktop/Range

Manufacturer: Samsung
Type: Electric
• Range tips which is a safety hazard. Recommend installing anti-tip device for safety.


Range tips


Oven

10. Hood Fan

Style: Exterior Vented

11. Dishwasher

Manufacturer: Kitchenaid
Discharge: Food-Waste Disposal Unit
• Operated normal at time of inspection

Living Spaces (Dining, Family, Great, Hallways, Living, Office)

Inspectors shall inspect floors, walls, ceilings, stairs, steps, landings, stairways, ramps, railings, guards, handrails as well as a representative number of doors and windows by opening and closing them. Cosmetic blemishes, floor coverings, wall covering,and window treatments are outside the scope of an inspection and may be included as a courtesy for information purposes only.

1. Walls/Ceiling

Materials: Drywall / Paint

Dining area

Dining area

Living room

Living room

Living room

2. Floors

Materials: Wood Laminate

3. Doors

Type & Materials: Sliding Glass (Vinyl)

4. Windows

Type: Sliding Frame
Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Hall

7. Ceiling Fan

• None present.

Laundry Room / Area

Working condition is not required to be tested or noted within the report per Standard of Practice. If appliances were tested, this is as a courtesy only.An inspection does not include indentification of researching for recalled appliances or appliances with a consumer safety alert issued. We recommend visiting www.spsc.gov if recalls are a concern. It cannot be guaranteed that appliances will be funtional at time of possession and it si recommended to retest during the pre-closing walk-through. Washer hook ups are observed unless noted differently in report. We do not disconnect the supply hoses to the washer, nor do we operate the valves as they can leak at any time and should be considered a part of normal maintenance.

1. Walls/Ceiling

Materials: Drywall / Paint

Laundry area

2. Washing Machine

Materials: Speed Queen
• Operated normal at time of inspection.

3. Washer Drain & Fill Hose

Washing Machine Drain: Wall mounted drain
Inlet/Fill Hose Materials: Black Rubber Hose

4. Dryer

Materials: Speed Queen
• Operated normal at time of inspection.

5. Dryer Supply & Vent

Dryer Supply: Electric
Dryer Vent Materials: Flexible Vinyl
• Although once considered acceptable, flexible, ribbed vents are a potential fire hazard and should be replaced.

Flexible ribbed vent

Dryer exhaust examples*

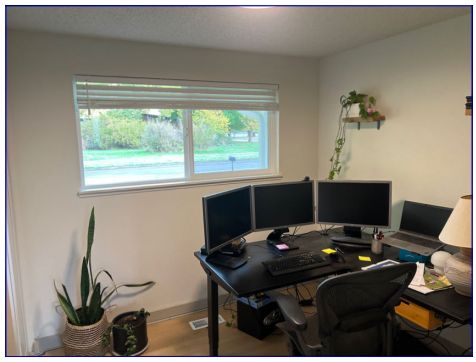
6. Exhaust Fan

• Current guidelines state that either an exhaust fan, passive ventilation or window should be in all laundry rooms to ensure ventilation of moisture.
• None observed, we recommend an exhaust fan be installed in all laundry rooms where a window or passive ventilation is not present for proper ventilation and moisture control.

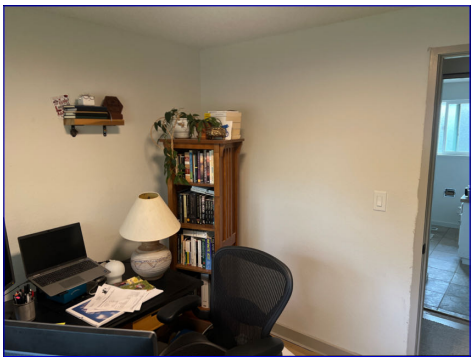
Bedroom(s) Main Floor

1. Walls/Ceiling

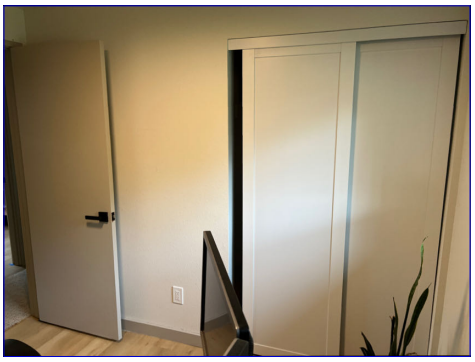
Materials: Drywall / Paint



Bedroom 3



Bedroom 3



Bedroom 3

2. Floor

Materials: Wood Laminate

3. Doors

Type & Materials: Wood Hollow Core
• Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

4. Windows

Type: Sliding Frame
Materials: Vinyl
• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

• None present.

Bedroom(s) Main Floor 2

1. Walls/Ceiling

Materials: Drywall / Paint

Bedroom 2

Bedroom 2

Bedroom 2

2. Floor

Materials: Wood Laminate

3. Doors

Type & Materials: Wood Hollow Core
• Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

4. Windows

Type: Sliding Frame
Materials: Vinyl
• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

• None present.

Bedroom(s) Main Floor 3

1. Walls/Ceiling

Materials: Drywall / Paint

Primary bedroom

Primary bedroom

Primary bedroom

2. Floor

Materials: Wood Laminate

3. Doors

Type & Materials: Wood Hollow Core
• Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

4. Windows

Type: Sliding Frame
Materials: Vinyl
• The bedroom window has a sill height that exceeds the maximum 44 inches above the finished floor, which does not meet current emergency egress standards. Although this may not have been required at the time of original construction, it is considered a current safety concern. Recommend evaluation and modification by a qualified contractor to provide a compliant means of escape.

Window sill exceeds 44”

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

• None present.

Hall Bathroom

Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable due to being concealed within the walls, wall paneling, under flooring, floor coverings/rugs, fixtures, furniture, and/or stored items/clutter. Leaks can occur at any time, especially if the building is vacant for a period of time. Replace worn caulking to help prevent moisture penetration and/or damage. Typical wear and tear such as nicks, scratches, touch ups, etc. are considered normal and may or may not be indicated in this report.

1. Bathroom Location

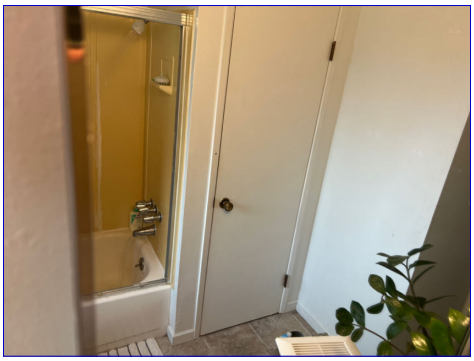
Main Floor Common / Guest Bathroom

2. Walls/Ceiling

Materials: Drywall / Paint

Hall bathroom

Hall bathroom



Hall bathroom

3. Floor

Materials: Tile

• Damaged grout observed, suggest regrouting as necessary.

Hall Bathroom (continued)

Deteriorated grout

Deteriorated grout

4. Doors

Type & Materials: Wood Hollow Core
• Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

5. Windows

Type: Sliding Frame
Materials: Vinyl

6. Heat / HVAC Source

Heat Source: Central Heating and Cooling

7. Exhaust Fan

• None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

8. Tub

Tub Type: Soaking

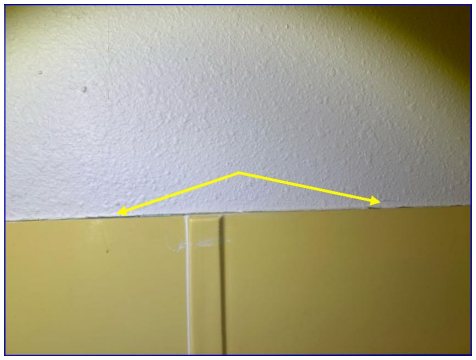
9. Tub Faucet

• Serviceable
• Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time.
• Shower diverter leaks while tub faucet is running.

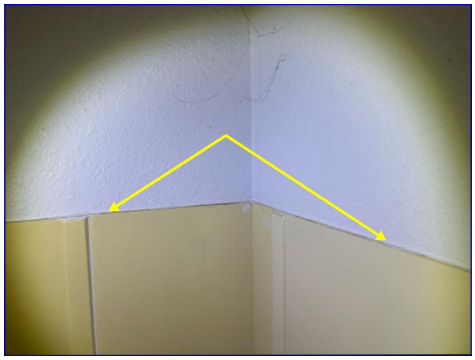
Shower diverter

10. Shower Surround

Materials: Plastic
• Caulking needed.



Split caulking



Split caulking

11. Shower Door / Enclosure Observations

Materials: Tempered Safety Glass

12. Shower Head / Faucet

• Serviceable condition

13. Counter & Cabinets

Cabinet Materials: Wood
Counter Materials: Solid Surface

14. Sink(s) & Plumbing

Material & Type: Porcelain
Faucet & Trap: Standard fixtures with metal trap
• Older style metal traps noted. Buyer is cautioned that these can leak at any time due to rust/corrosion.

15. Toilet

Manufacturer: Project Source
• Operated when tested.

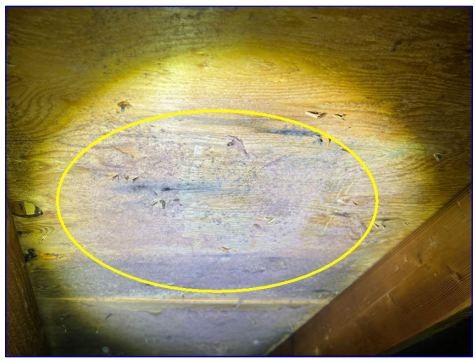
Microbial Growth

1. Microbial Growth

Observations:

• Microbial growth or possible mold growth observed in west and northern areas of the Attic. Mold can only be confirmed with laboratory testing. Recommend having a qualified, contractor perform mold spore air testing and tape/swab sample of observed growth.

Possible microbial growth



Possible microbial growth

Possible microbial growth

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves