A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

660 32nd Ave SE Apt 20, Albany, OR 97322
Inspection prepared for: Andaman Rosse
Real Estate Agent: -

Date of Inspection: 11/1/2025 Time: 8:00 AM
Age of Home: 1979 Size: 1196
Order ID: 187

Inspector: Matthew Ramirez
matthew.ramirez@abuyerschoice.com

INSPECTED ONCE. INSPECTED RIGHT!

Table Of Contents

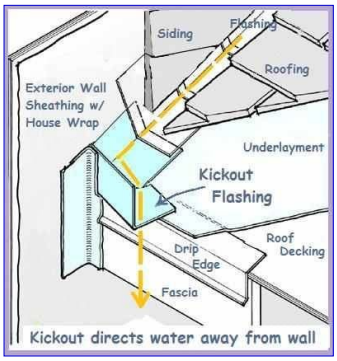
Report Summary

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 10 Item: 3	Roof Flashing	• Undersized 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.

Undersized diverter flashing

Undersized diverter flashing



Proper diverter flashing example*

Exterior		
Page 12 Item: 10	Deck/Balcony	• Moisture damage and wood rot were observed in multiple areas, which may be compromising the structural integrity of the balcony. Recommend evaluation by a licensed contractor to determine the extent of the damage and perform any necessary repairs or replacements. • Guardrail is loose and should be secured.

Moisture damage/wood rot

Moisture damage/wood rot

Moisture damage/wood rot

Loose guardrail

Loose guardrail

Attic

Page 13 Item: 1	Attic Observations	• Fire separation wall between units is damaged. Recommend review by a qualified, licensed contractor for repairs as necessary for safety.

Fire separation between units is compromised

Fire separation between units is compromised

Fire separation between units is compromised

Page 14 Item: 6	Attic General Comments/Observations	• Second floor bathroom vent fan is improperly vented near or at a hooded roof vent. Bathroom exhaust vents should be sealed to the exterior and vented through hooded vents manufactured for this purpose. Correction advised.

Bathroom exhaust vent

Electrical System

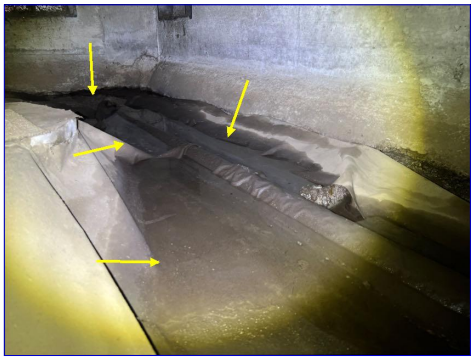
Page 17 Item: 2	120 / 240 VAC Branch Circuits	• Electrical receptacle within six feet of a water source is not GFCI protected. Recommend having a licensed electrical contractor repair for safety.

Not GFCI protected (kitchen)

Not GFCI protected (kitchen)

Plumbing System

Page 19 Item: 5	Waste Disposal Lines	• Sitting water observed in the crawlspace at the main DWV waste disposal line. The inspector was unable to determine the cause of the water at the time of inspection. It is possible that there is or was a waste disposal line leak. Recommend referring to sellers disclosure and/or having a licensed and qualified plumber evaluate to determine the cause and prevent any further issues.



Sitting water

Sitting water

Sitting water

Water Heater

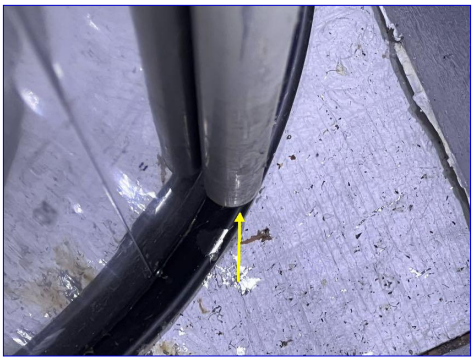
Page 22 Item: 1	Water Heater	• The water heater was observed leaning and is not equipped with the required seismic strapping. Current standards require water heaters to be properly secured with seismic straps to prevent movement or tipping during an earthquake. Recommend correction and securing of the unit by a qualified plumber or contractor.

Missing seismic straps

Unit is leaning

Page 23 Item: 5	TPR Valve	• TPR valve / piping should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt. • TPR discharge pipe was observed to be misaligned with the drip pan. In the event the unit needs to utilize the Temperature Pressure Relief (TPR) valve, the water will most likely spray to the surrounding areas. Recommend having a licensed contractor replace the discharge pipe with proper material and realign with drip pan.

PVC discharge pipe



Discharge pipe not aligned with drip pan

Kitchen

Page 25 Item: 8	Cooktop/Range	• Range tips which is a safety hazard. Recommend installing anti-tip device for safety.

Range tips

Laundry Room / Area

Page 28 Item: 4	Dryer Supply & Vent	• Dryer vents shall terminate not less than 3 feet in any direction from openings into buildings. • Dryer exhaust vents should not terminate with a screen, as this can lead to lint accumulation and restrict airflow. Recommend removing the screen and cleaning the dryer exhaust to help reduce the risk of a potential fire hazard.

Dryer vent termination too close to opening

Screen on dryer exhaust vent termination

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

Unattended

2. Building Type

Buildng Type: Condominium

3. Home Type

Condominium/Townhouse - Typically exterior and common area are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

4. Exposure

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

5. Occupancy

The property is vacant. We are unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through.

6. Weather Conditions

Weather: Raining • Temperature at the time of inspection was approximately 65 degrees Fahrenheit.
Soil Conditions: Wet

7. Utilities On

Utilites On: Electricity • Water

8. Water Source

City / Municipal

9. Sewage Disposal

City / Municipal

10. 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

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

Smoke 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
• Roof is in good condition and appeared serviceable.

Roof

Roof

Roof

Roof (continued)


Roof


Roof

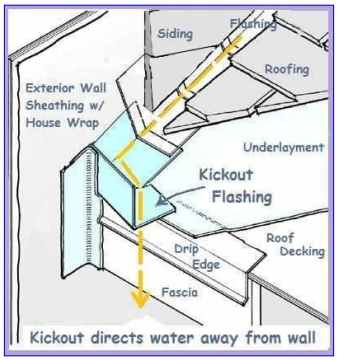

Roof

3. Roof Flashing

Materials: Metal
• Drip edge and diverter (a/k/a kickout) flashing present.
• Undersized 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.


Undersized diverter flashing


Undersized diverter flashing



Proper diverter flashing example*

4. Gutters & Downspouts

Installation & Material: Aluminum
Extension/Leaders: Underground
• Drains to underground drain piping which was not tested.


Downspout

5. Exhaust Vent Pipe(s)

Vent Type(s): Metal Furnace/Water Heater Vent

6. Vents, Venting & Ventilation

Plumbing Vent Materials: PVC 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

• Flat Lot

4. Vegetation Observations

Vegetation: Bushes/Shrubs • Flowers/Plants • 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.

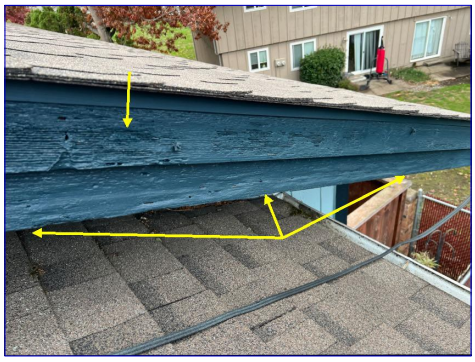
5. Foundation

Foundation Type: Crawlspace
Materials: Concrete

6. Soffits and Trim

Materials: Wood
• Moisture damage, wood rot, observed. Recommend review for repair as necessary.

Moisture damage



Moisture damage

7. Exterior Wall Cladding

Materials: Wood Siding

8. Exterior Doors

Materials: Metal / Metal Clad • Metal Storm Door • Sliding Glass (Vinyl)

9. Faucets/Hose Bibbs

Location(s): Front
Faucet Type(s): Spigot

Front exterior faucet

10. Deck/Balcony

Structure Type: Balcony
Material(s): Wood

• Moisture damage and wood rot were observed in multiple areas, which may be compromising the structural integrity of the balcony. Recommend evaluation by a licensed contractor to determine the extent of the damage and perform any necessary repairs or replacements.

• Guardrail is loose and should be secured.

Moisture damage/wood rot

Moisture damage/wood rot

Moisture damage/wood rot

Loose guardrail

Loose guardrail

Loose guardrail

11. Windows

Type: Sliding Frame
Materials: Vinyl

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

Attic (continued)

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 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: Bathroom • Drywall Panel
Inspection Method & Percent Inspected: 90%

• No weatherstripping present around access panel. Recommend installing weatherstripping between the access hatch opening and trim. Without proper weatherstripping, warm, moist air escapes into the attic through the hatch greatly increasing the possibility for mildew and/or mold growth in the attic, particularly around the hatch opening.

• Fire separation wall between units is damaged. Recommend review by a qualified, licensed contractor for repairs as necessary for safety.


Missing weatherstripping


Missing weatherstripping


Attic


Attic


Attic


Attic


Attic


Attic


Fire separation between units is compromised

Attic (continued)

Fire separation between units is compromised

Fire separation between units is compromised

2. Framing

Framing: Truss
Framing Material(s): 2x4

3. Sheathing

Materials: Spaced Wood Plank

4. Insulation

Insulation Material(s): Fiberglass
Insulation Thickness: Averages ~8-10 inches in depth.

Insulation depth

5. Ventilation

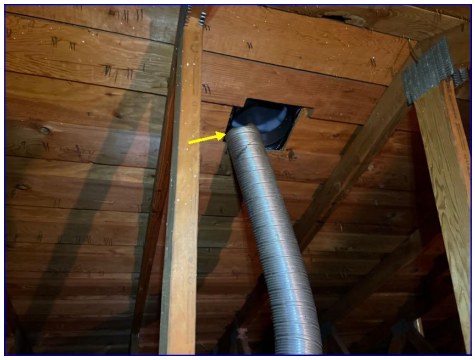
Ventilation Type: Off Ridge Vent(s) • Soffit Vent(s)

6. Attic General Comments/Observations

• Missing insulation over hatch door can cause enormous energy loss. Recommend adding insulation to cover hatch door and add weatherstripping around opening to maximize energy efficiency.

• Second floor bathroom vent fan is improperly vented near or at a hooded roof vent. Bathroom exhaust vents should be sealed to the exterior and vented through hooded vents manufactured for this purpose. Correction advised.

Missing insulation



Bathroom exhaust vent

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

Crawlspace

Crawlspace

Crawlspace

Crawlspace

Crawlspace

Crawlspace


Crawlspace


Crawlspace


Crawlspace

2. Crawlspace Foundation

Type: Crawlspace
Materials: Poured Concrete

3. Vapor Retarder/Barrier

• Vapor retarder/barrier present.

4. Beams

Materials: Wood

5. Support Posts

Materials: Concrete • Wood

6. Subfloor

Materials: Wood Plank

7. Ventilation

Type: Screened openings

8. Insulation

• None observed.

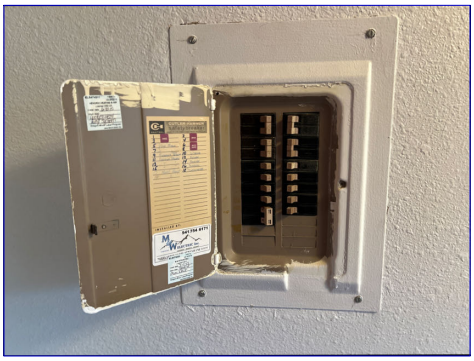
Electrical System

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.

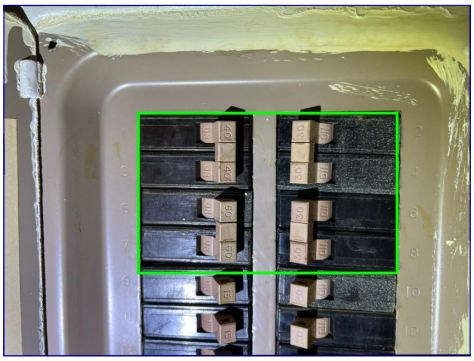
Electrical System (continued)

1. Service Entrance Panel

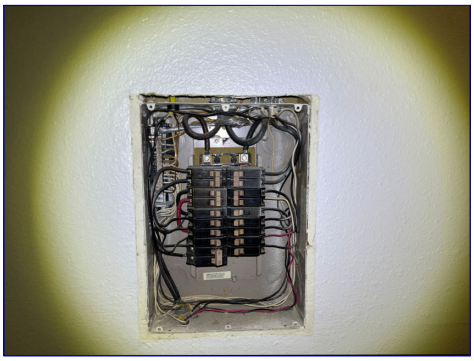
Manufacturer: Cutler Hammer
Location: Bedroom 2
• Combination Service Entrance Device (CSED) with Main Breaker
• The main service disconnect is approximately 60 amps. This may be inadequate for insurance and personal lifestyle needs.
• Service entrance cables are aluminum.
• Branch circuit wiring is 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.
• Thermal anomaly observed at connection of breaker which may be indicative of a loose, corroded or damaged connection. Recommend further evaluation of electrical system by a qualified electrical contractor and repair as necessary.



Main electric panel

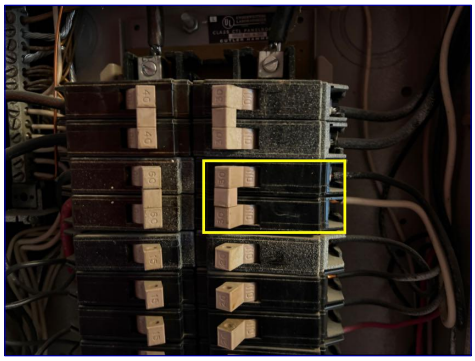


Main electric shut offs



Main electric panel interior

Thermal anatomy



Thermal anomaly breaker

2. 120 / 240 VAC Branch Circuits

• Electrical receptacle in areas noted is/are loose and should be secured.
• Electrical receptacle within six feet of a water source is not GFCI protected. Recommend having a licensed electrical contractor repair for safety.


Loose receptacle(s) (Bedroom 1)


Loose receptacle(s) (Bedroom 1)


Loose receptacle(s) (Bedroom 2)


Loose receptacle(s) (Bedroom 2)


Loose receptacle(s) (Bedroom 2)


Not GFCI protected (kitchen)


Not GFCI protected (kitchen)

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

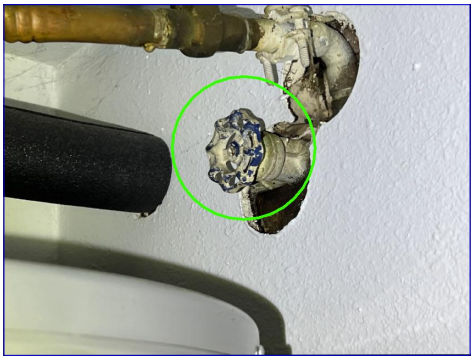
1. Water Supply

Source: Public (City or Water District)
• Functional

2. Water Main Shutoff

Location: Bedroom 2 Closet
Material(s): Copper

Plumbing System (continued)



Main water shut off

3. Water Supply Lines

Material(s): Copper
• Minor corrosion noted on supply lines in basement. Recommend monitoring.

Minor corrosion

Minor corrosion

4. 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.

5. Waste Disposal Lines

Materials: PVC
Observations:
• Sitting water observed in the crawlspace at the main DWV waste disposal line. The inspector was unable to determine the cause of the water at the time of inspection. It is possible that there is or was a waste disposal line leak. Recommend referring to sellers disclosure and/or having a licensed and qualified plumber evaluate to determine the cause and prevent any further issues.

Sitting water

Sitting water

Sitting water

6. Sewer Line Cleanout(s)

Exterior Location & Material(s): Front • Rear • PVC Cap • PVC Plug

Sewer line clean out

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: Ductless Mini-Split System
Disconnect Type: Fused Pullout Disconnect

• As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

• 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.

Mini split system

Electric service disconnect

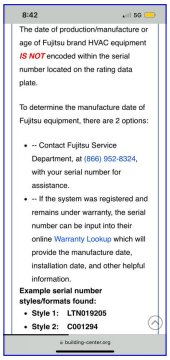
Unit is not level

2. A/C Data Plate Information

Manufacturer: Fujitsu

• Approximate Year Manufactured cannot be determined using the serial number/code. The age of the unit or manufacture year is not embedded into the serial number/code. Please refer to the photo and customer service line to determine the age of the unit if desired.

Data plate



Fujitsu data

3. Refrigerant Line

- Insulated

Heating / HVAC

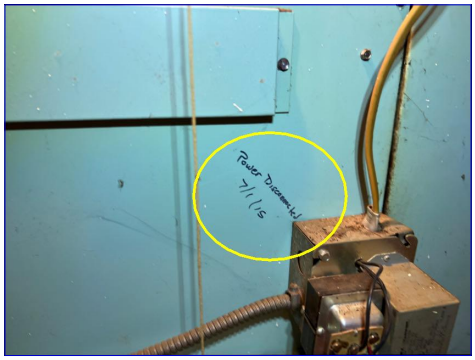
The heating and air conditioning/cooling system (often referred to as HVAC) is the climate control system for the structure. Due to inaccessibility of many of the components of these units, the review/inspection is limited. Systems are tested using the thermostat and normal operating controls. Holes 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: Attic

- Not inspected. System is shut down. Please confer with seller regarding start up procedure for this system

System is shut down



Power was disconnected

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: Electric
Location: Bedroom 2 Closet
• The water heater was observed leaning and is not equipped with the required seismic strapping. Current standards require water heaters to be properly secured with seismic straps to prevent movement or tipping during an earthquake. Recommend correction and securing of the unit by a qualified plumber or contractor.

Water heater

Missing seismic straps

Unit is leaning

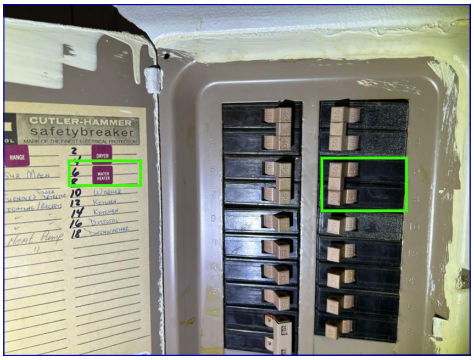
2. Water Heater Observations

Manufacturer: Rheem
Data Plate: Approximate Year Manufactured: 2014 • Estimated Gallons Capacity: 50
• 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.

Data plate

3. Disconnect

Disconnect Type: Breaker



Electric service disconnect

4. Water Supply Lines

Material(s): Copper

Cold water shut off

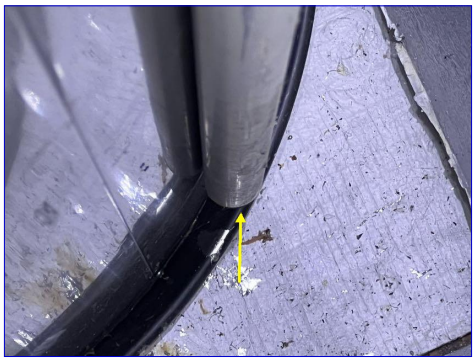
5. TPR Valve

• TPR valve and extension/discharge pipe present.

• TPR valve / piping should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.

• TPR discharge pipe was observed to be misaligned with the drip pan. In the event the unit needs to utilize the Temperature Pressure Relief (TPR) valve, the water will most likely spray to the surrounding areas. Recommend having a licensed contractor replace the discharge pipe with proper material and realign with drip pan.

PVC discharge pipe



Discharge pipe not aligned with drip pan

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: Laminate

3. Windows

Type: Sliding Frame
Materials: Vinyl

4. Cabinets & Counter Observations

Cabinet Materials: Composite and Wood
Counter Materials: Solid Surface
• Caulk needed along edge of counter and wall


Caulking needed

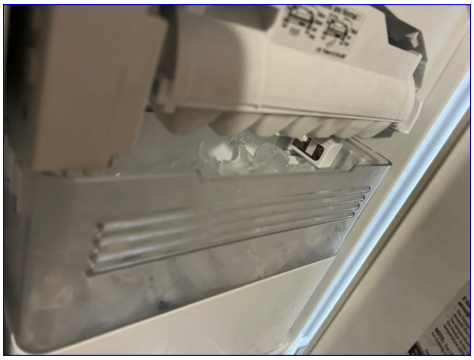
5. Sinks & Plumbing Observations

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

6. Refrigerator

Manufacturer: LG

Kitchen (continued)



Icemaker

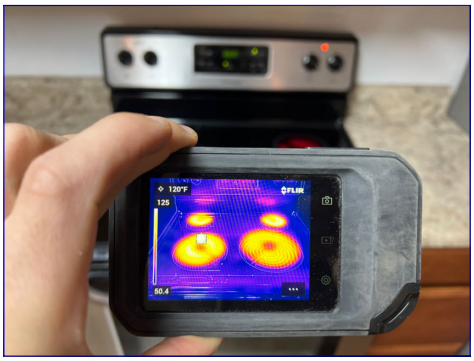
7. Microwave

Manufacturer: Whirlpool
• Operated normal at the time of inspection.
• Loose or damaged handle and other components.

Loose/damaged components

8. Cooktop/Range

Manufacturer: Frigidaire
Type: Electric
• Operated normal at the time of inspection.
• Range tips which is a safety hazard. Recommend installing anti-tip device for safety.



Cooktop

Oven

Range tips

9. Hood Fan

Style: Ductless/Recirculating

10. Dishwasher

Manufacturer: Whirlpool
Discharge: Directional Tailpiece Fitting
• 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

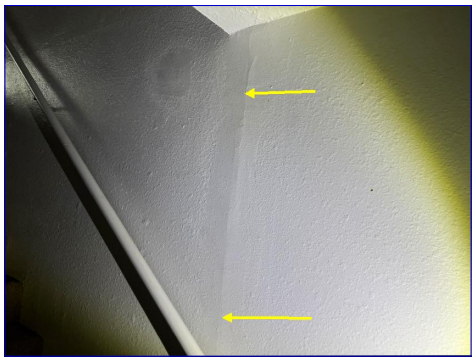
Living room

Living room

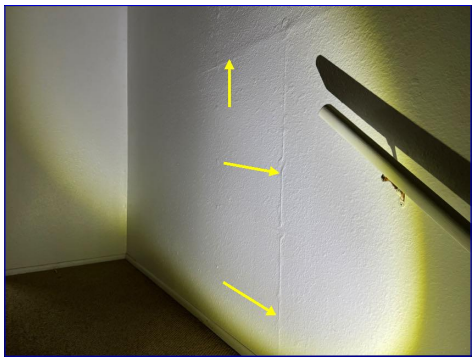
Living room

2. Walls

• Common cracks noted.



Common cracks



Common cracks

3. Floors

Materials: Laminate

4. Doors

Type & Materials: Sliding Glass (Vinyl)

5. Heat / HVAC Source

Heat Source: Ductless Mini Split System

6. Ceiling Fan

• None present.

7. Stairs

Material(s): Carpet

• Baluster opening between vertical members should not exceed 4 inches apart to keep children and pets from falling through or getting stuck in the railing.

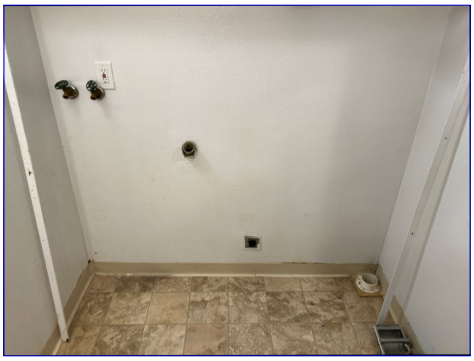
Balusters exceeded 4”

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. Washer Drain & Fill Hose

Washing Machine Drain: Wall mounted drain

• No washing machine was present at the time of inspection, therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning.

No unit present

3. Dryer

• No unit present at the time of inspection and not tested. Recommend confirming proper operation prior to closing.

No unit

4. Dryer Supply & Vent

Dryer Supply: Electric
Dryer Vent Materials: Metal

• Dryer vents shall terminate not less than 3 feet in any direction from openings into buildings.

• Dryer exhaust vents should not terminate with a screen, as this can lead to lint accumulation and restrict airflow. Recommend removing the screen and cleaning the dryer exhaust to help reduce the risk of a potential fire hazard.

Dryer vent termination too close to opening

Screen on dryer exhaust vent termination

Bedroom(s) Second Floor

1. Walls/Ceiling

Materials: Drywall / Paint

Bedroom 1

Bedroom 1

Bedroom 1

2. Floor

Materials: Carpet

3. Doors

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

4. Heat / HVAC Source

Heat Source: Ductless Mini Split System
• Mini split system would not produce heat at the set temperature at the time of inspection. Recommend having a licensed and qualified contractor evaluate and make any necessary repairs.

Mini split not heating

Mini split not heating

5. Closet

Reach-In

6. Ceiling Fan

• None present.

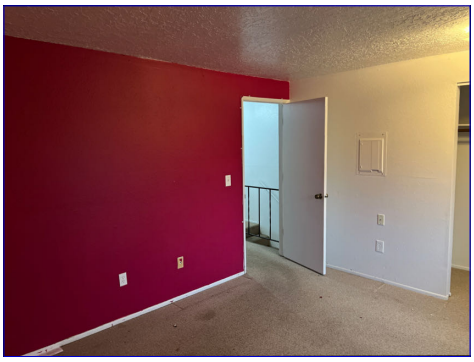
Bedroom(s) Second Floor 2

1. Walls/Ceiling

Materials: Drywall / Paint

Bedroom 2

Bedroom 2



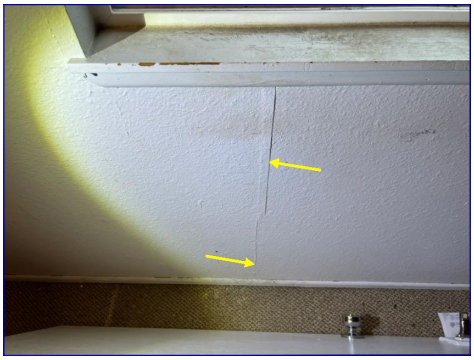
Bedroom 2

2. Walls

• Common cracks noted.


Common crack


Common crack


Common crack

3. Floor

Materials: Carpet
• Floor is squeaky.

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: None
• No permanent heat source was observed in Bedroom 2. The HVAC system was shut down at the time of inspection, and there is no visible means of providing heat to this room. Modern standards require a permanent heat source in all habitable rooms, including bedrooms. Recommend evaluation and installation of an appropriate heat source by a qualified HVAC contractor.

7. Closet

Reach-In

8. 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

Second Floor Common / Guest Bathroom

2. Walls/Ceiling

Materials: Drywall / Paint

Hall Bathroom (continued)


Hall bathroom


Hall bathroom


Hall bathroom


Hall bathroom


Hall bathroom

3. Floor

Materials: Vinyl

4. Doors

• Door is missing/not installed.

5. Heat / HVAC Source

Heat Source: None
• No heat source observed.

6. Exhaust Fan

• Operated normally when tested.

7. Tub

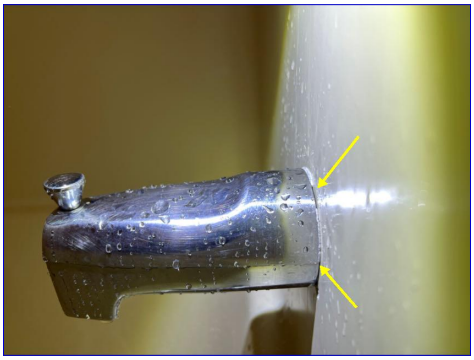
Tub Type: Soaking
Observations:
• Caulk needed around tub to prevent moisture intrusion to the floor and surrounding.


Caulking needed

Hall Bathroom (continued)

8. Tub Faucet

• Faucet drips.
• Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.



Tub faucet is not flush with wall

9. Shower Surround

Materials: Plastic

10. Shower Door / Enclosure Observations

Materials: Curtain

11. Shower Head / Faucet

• Serviceable condition
• Faucet is loose in the wall.

Loose showerhead

12. Counter & Cabinets

Cabinet Materials: Wood
Counter Materials: Solid Surface
• Moisture damage under sink. No leaks were observed at time of inspection, recommend referring to sellers disclosure for any past leaks or repairs.

13. Sink(s) & Plumbing

Material & Type: Porcelain
Faucet & Trap: Standard fixtures with PVC trap

14. Toilet

Manufacturer: Kohler
• Operated when tested.

Half Bathroom

1. Bathroom Location

Main Floor Common / Guest Bathroom

2. Walls/Ceiling

Materials: Drywall / Paint

Half bathroom

Half bathroom

Half bathroom

3. Floor

Materials: Vinyl

4. Doors

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

5. Exhaust Fan

• Operated normally when tested.
• Fan is a slow starter, suggest having motor professionally cleaned.

6. Counter & Cabinets

Cabinet Materials: Wood
Counter Materials: Solid Surface

7. Sink(s) & Plumbing

Material & Type: Porcelain
Faucet & Trap: Standard fixtures with PVC trap

8. Toilet

Manufacturer: Kohler
• Operated when tested.

Glossary

Term	Definition
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.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
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.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
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