



Home Inspection Report

Prepared exclusively for
Andaman Rosse



PROPERTY INSPECTED:
4001 South Elliott Prairie Road
Woodburn, OR 97071

Date of Inspection: 01/16/2026

Inspection No. 44631-2-5828

COMPANY:

R&B Enterprises LLC

A Pillar To Post Authorized Franchise

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Each office is independently owned and operated

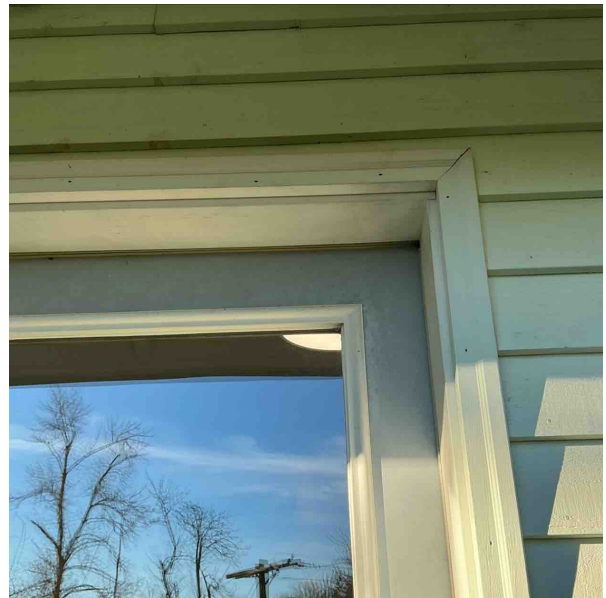
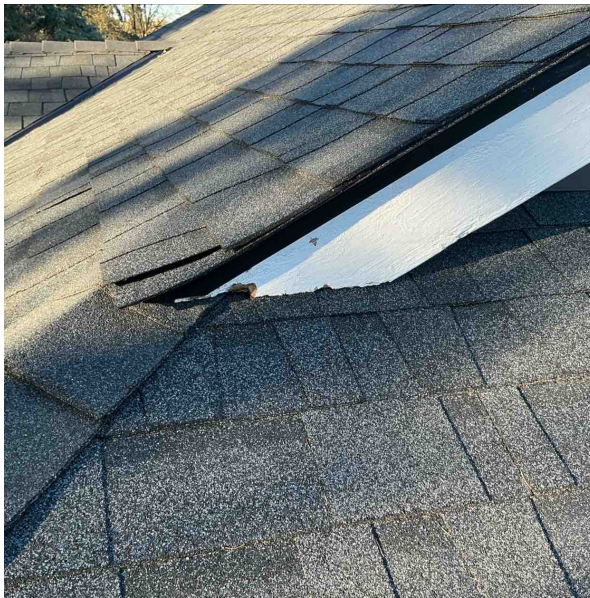
REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

3.0 EXTERIOR

3.3 Wall Surface

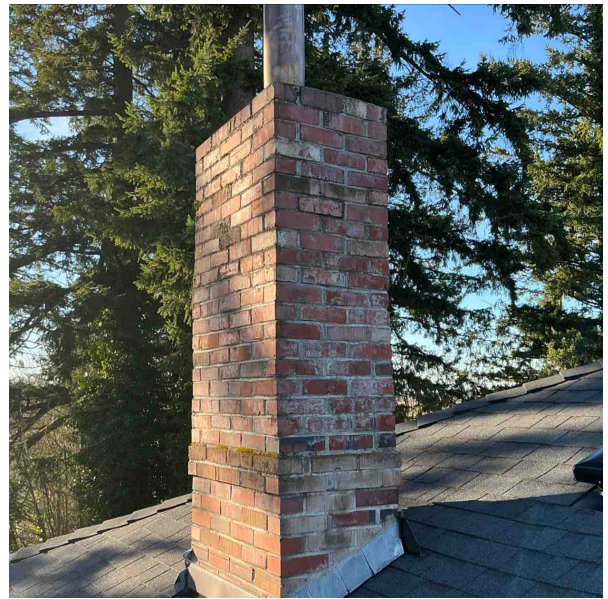
3.3.1 Minor chipping/flaking paint was observed in various locations throughout the exterior, as well as minor cracked caulking and trim damage. Additionally, there were a number of trim nails that have not been sealed. Recommend caulking and paint touchup as needed to ensure exterior components are well sealed.



4.0 ROOFING SYSTEM

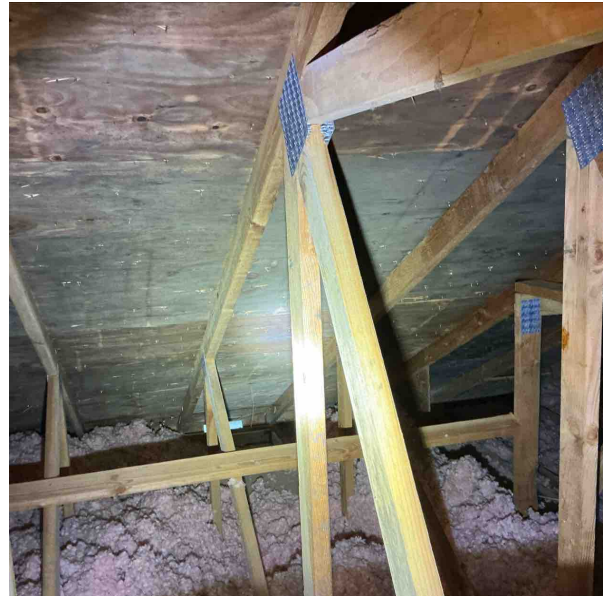
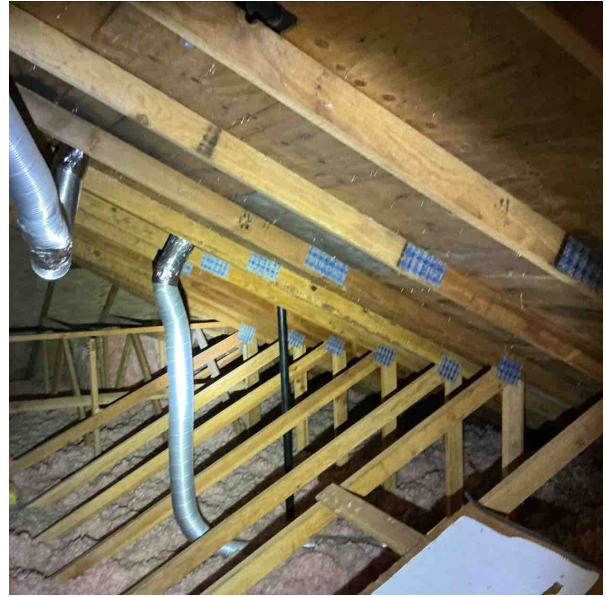
4.6 Chimney(s)

4.6.1 Chimney shows signs of general wear and deterioration. Cracking was observed in the mortar joints and crown, minor moss growth was observed, and wearing/cracking sealant noted around chimney flashing. Recommend further evaluation and correction by a licensed chimney professional.

**5.0 ATTIC**

5.6 Sheathing

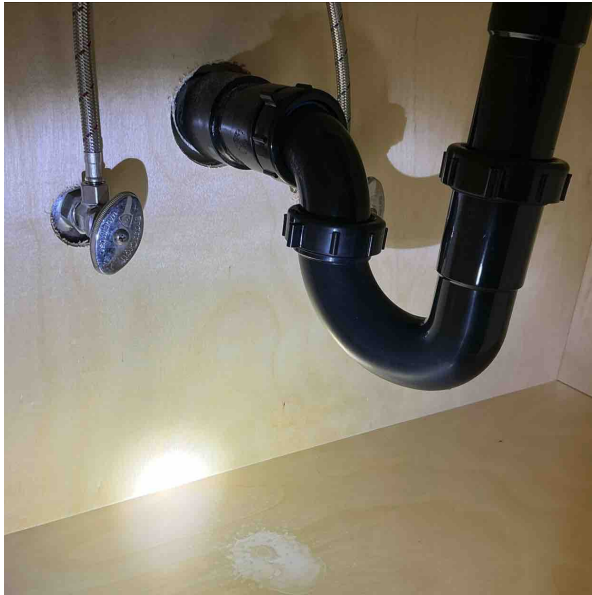
5.6.1 Mildew growth was noted on the interior roof sheathing in the attic, which is often times caused by a lack of proper ventilation throughout the attic. Have the ventilation checked by a qualified and licensed contractor, and the necessary corrections made to reduce the chance of further/future mildew growth or other ventilation related problems. The existing mildew growth should be treated and removed, post ventilation corrections, for health reasons. (The roof itself does appear to be newer, which may have corrected the ventilation issue.)



9.0 PLUMBING SYSTEM

9.8 Sink(s)

9.8.1 A leak was noted at the sink drain. Recommend correction by a qualified professional. **(Half Bathroom)**

**10.0 INTERIOR****10.3 Windows**

10.3.3 The south window has a broken thermopane seal causing moisture staining and discoloration. Recommend repair or replacement by a licensed contractor. **(South East Bedroom)**

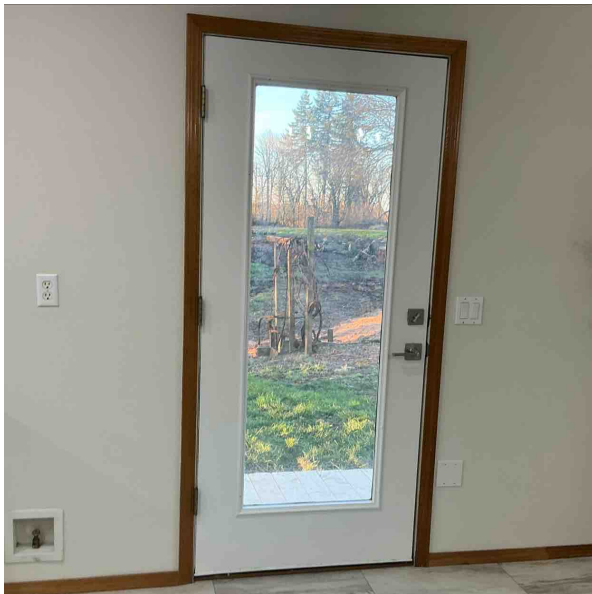


10.3.4 The south window has a broken thermopane seal causing moisture staining and discoloration. Recommend repair or replacement by a licensed contractor. **(South West Bedroom)**



10.5 Entrance Door(s)

10.5.1 North dining room exterior door has a broken thermal pane window seal, causing fogging in between the panes of glass. Recommend repair or replacement by a qualified contractor. **(Dining room)**



INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

☑ Rural

1.1.1 For the purposes of this review, the front of the structure faces east. All references to direction contained within this report reflect this orientation.

1.2 Scope of Inspection

1.2.1 This home inspection is in accordance with standards and practices set forth in Division 8 of OAR chapter 812.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

1.2.2 Unless noted otherwise, all exterior components are checked from the ground. These observations are not exhaustive. This inspection does not involve any cosmetic issues such as minor typical drywall cracking, uneven trim, standard "bowing" in walls & floors that are typical of using wood for a building material, paint touch-ups etc. The inspection for pests is limited to wood destroying pests only. Pests that do not threaten the soundness of the structure such as bees, non-wood destroying ants, flies, spiders, rodents, etc are not reported in this inspection. The purpose of this service is to make limited observations. Please be advised that the report may at first seem quite negative because identifying deficiencies is part of the review process. We therefore encourage you to read the report as an objective list of descriptions and deficiencies, and to recognize that virtually every property has a significant number of issues that need resolution. For all but the simplest repairs we recommend further evaluation and correction by qualified licensed professionals. We are generalists while they are specialists, and our simple visual inspection is generally far less revealing than a comprehensive review by a specialist. While we simply identify visible deficiencies their job is to diagnose and determine the full extent of our findings. The inspection contracts and the limitations and standards specified therein are an integral part of this report. Deficiencies to interior components such as wall coverings, paint, damaged or missing window and door trims, baseboards, minor drywall damage, etc are considered obvious and will not be reported unless the main structure is compromised.

1.3 Approximate Year Built

1.3.1 It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. Under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting must be done by a certified contractor following lead-safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present. It is recommended that a preliminary screening for lead based paint be conducted to determine the likelihood of the presence of lead before closing.

Houses built prior to 1978 may have components that contain substances now known to be hazardous to health (ie. asbestos, lead). The only way to determine their presence is through lab testing. Further information can be found at the Environmental Protection Agency's (EPA) website www.epa.gov.

This house was built in approximately 1947.

1.4 Inspection / Site Conditions

☑ Sunny

1.4.1 The house has been vacant. This can make finding some problems such as plumbing leaks, etc, more difficult (if not impossible) to detect at the time of the inspection.

The temperature at the time of the inspection was approximately 52 degrees.

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 Maintenance Tip: All plants and tree branches should be kept trimmed back 12" (Minimum) from home to reduce the chance of premature deterioration of siding by allowing better ventilation as well as to help reduce the chance of infestation by wood destroying insects.

2.2 Walkway(s)

☑ Gravel

2.3 Driveway(s)

☑ Gravel

3.0 EXTERIOR**3.1 Exterior General Comments**

3.1.1 Overall, the exterior of the home is in good serviceable condition with only minor caulking and paint. Touchup recommended at this time. Maintaining exterior siding is crucial to waterproofing a home and longevity.

3.2 Foundation Surface

3.2.1 Typical cracks were noted in the foundation at this time, and do not appear to compromise the structure, or pose an immediate safety concern. Almost all foundations will have some cracks in various areas. Combined vertical cracking, in a 10' span, should amount to no more than 1/4" in width. Monitor for future excessive cracking and repair as needed. (Repair/correction is not required at this time.)

3.2.2 Some foundation vents are at or below ground level. This can allow water to enter the crawlspace. Grades require lowering approx 6" under these foundation vents & vent wells installed where necessary to hold back the dirt and allow water to flow away from foundation and not into the crawlspace.

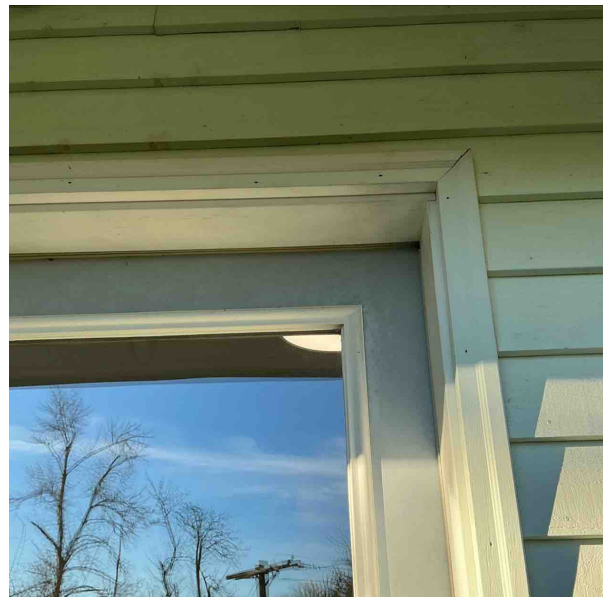


3.3 Wall Surface

☑ Wood siding

3.3.1 **Minor chipping/flaking paint was observed in various locations throughout the exterior, as well as minor cracked caulking and trim damage. Additionally, there were a number of trim nails that have not been sealed. Recommend caulking and paint touchup as needed to ensure exterior components are well sealed.**





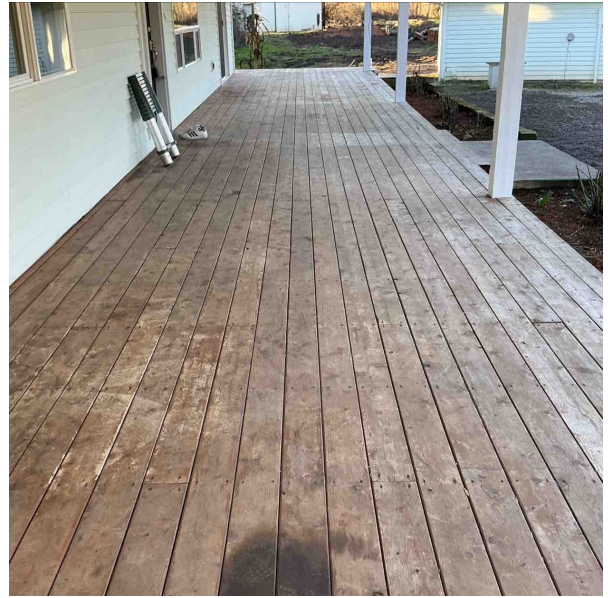
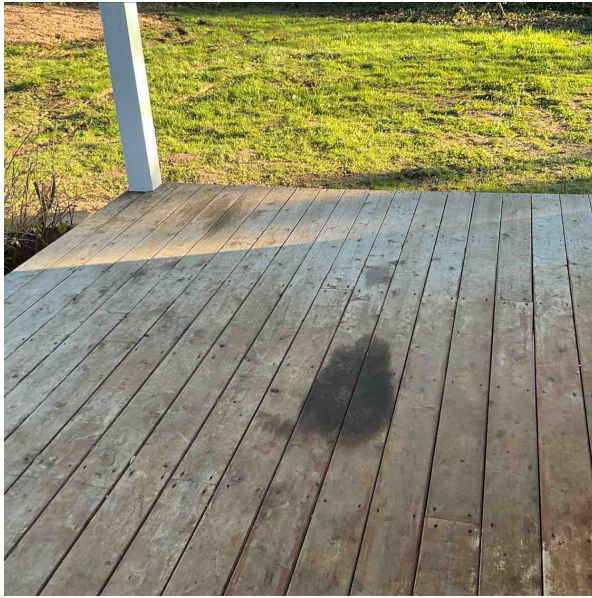
3.4 Windows

3.4.1 Damage was noted to the window frame of the large picture window on the west facing exterior wall. Recommend repair.



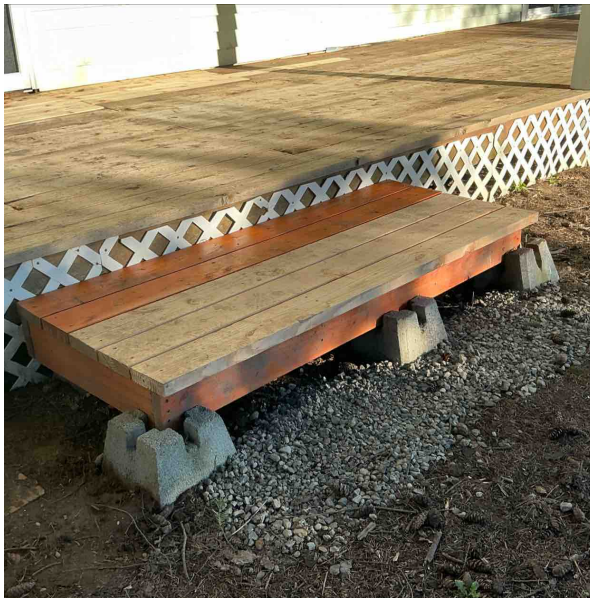
3.5 Porch(es)

3.5.1 Porch is in typical shape for its age. The sealant is wearing off in several locations, as well as some minor deterioration noted starting at the board edges. Recommend routine maintenance be done now to extend the porch's life expectancy. Repair or replace components as needed.



3.6 Deck(s)

3.6.1 Deck is in typical shape for its age. General wear and some minor deterioration noted starting at the board edges. Recommend routine maintenance as needed to extend the deck's life expectancy. Also recommend installing a handrail and additional step off of the lower step for added safety.

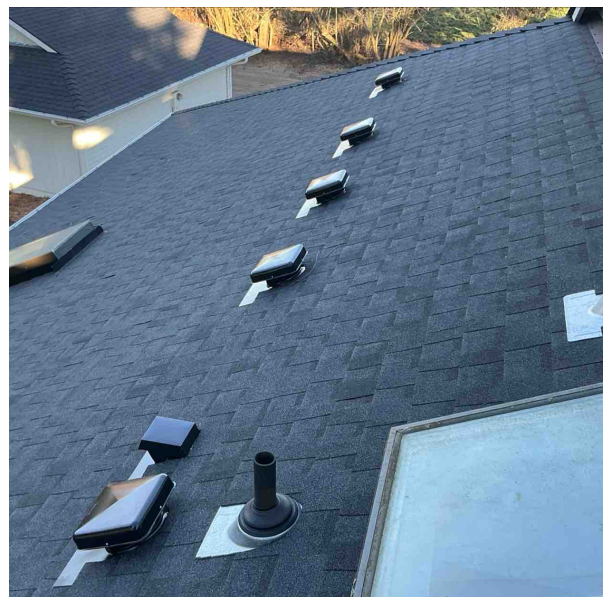
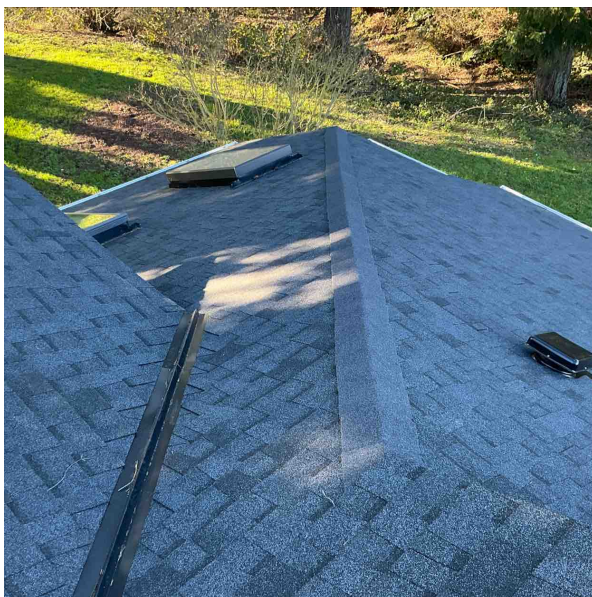
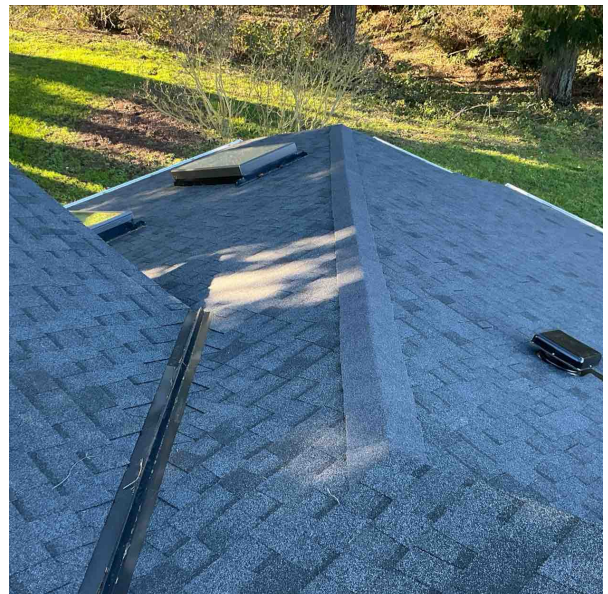
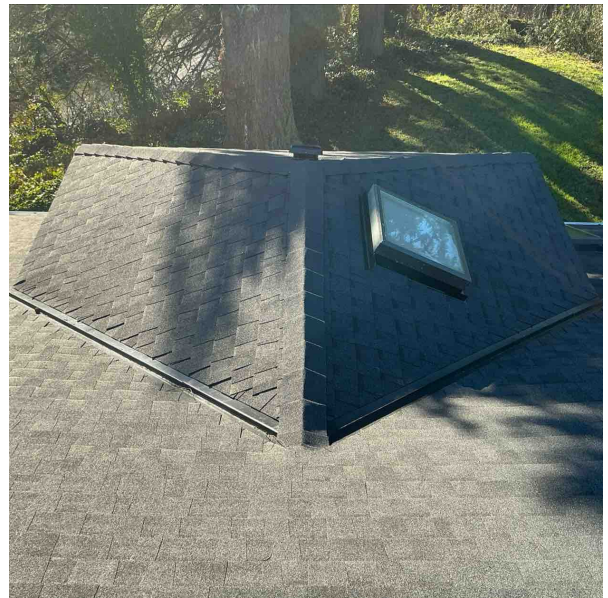
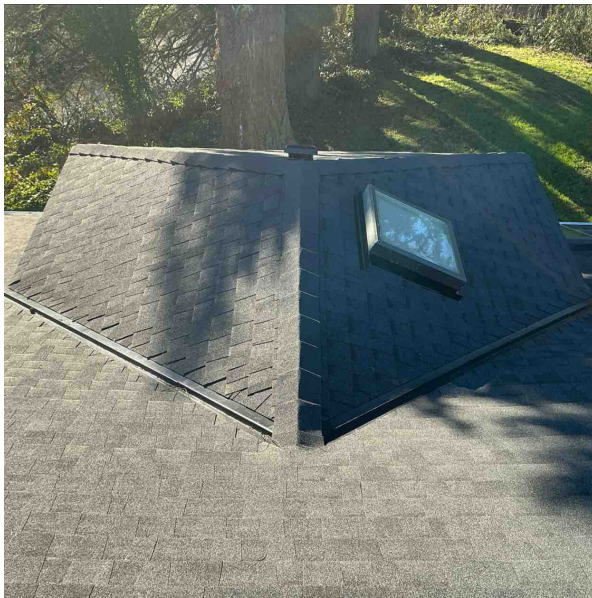


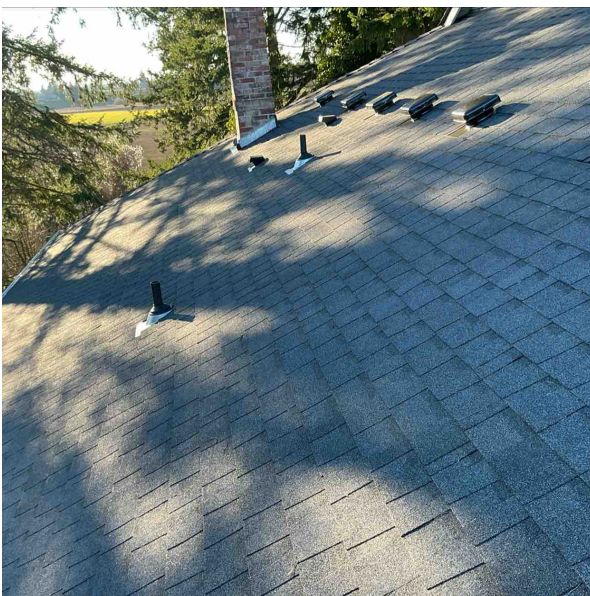
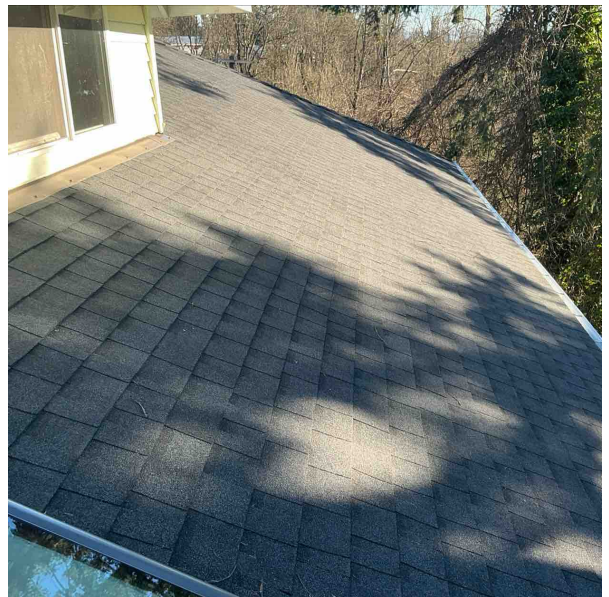
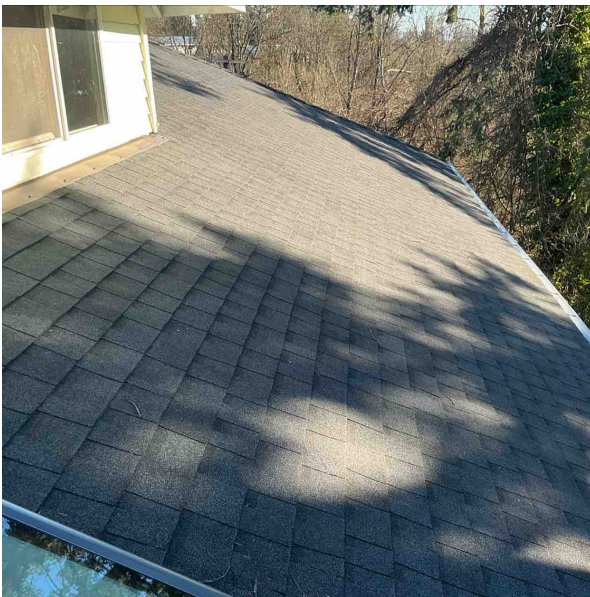
4.0 ROOFING SYSTEM

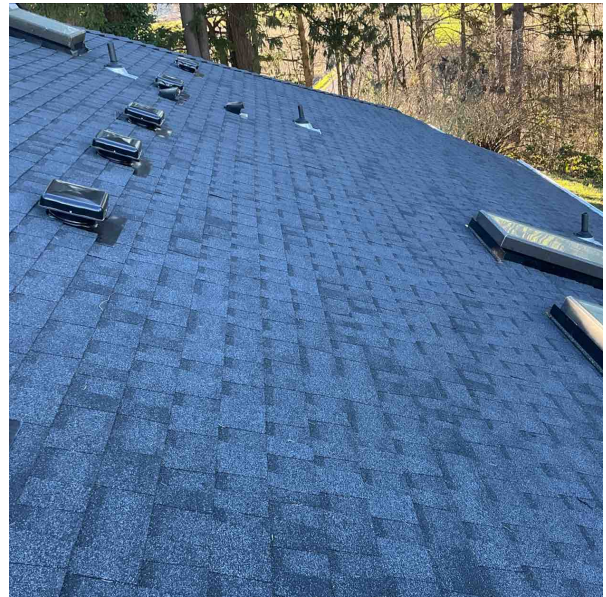
4.1 Roofing General Comments

4.1.1 The evaluation of the roof provided by this inspection is meant as a general guideline only and does not constitute a formal roof certification. Some deficiencies such as leaks may or may not be visible on the day of the inspection. Accordingly it does not include any guarantees against leaking nor the need for roof repairs or replacement. If a precise estimate of the current condition and remaining usefulness of the roof is needed contact a licensed roofer for a full technical evaluation.

4.1.2 Roof was inspected and in overall good working order. Recommend routine maintenance be done to reduce the risk of premature deterioration, failure, and leaks.







4.1.3 The roof was inspected and an overall good working order and appears to be relatively new in age. Roof maintenance is an important part of home ownership and can extend the longevity of the roof and reduce the chance of leaks or other damage.

4.2 Roofing Inspection Method

- ☑ Walked on roof surface.

4.3 Sloped Surface(s)

- ☑ Asphalt shingles

4.4 Flashings

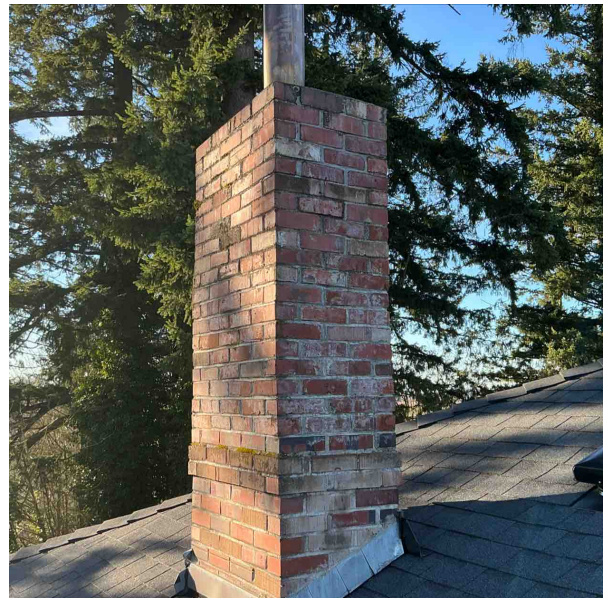
- ☑ Chimney
- ☑ Drip Edge
- ☑ Plumbing stack
- ☑ Roof To Wall
- ☑ Skylight
- ☑ Step Flashing
- ☑ Valley

4.5 Roof Drainage

- ☑ Aluminum

4.6 Chimney(s)

4.6.1 Chimney shows signs of general wear and deterioration. Cracking was observed in the mortar joints and crown, minor moss growth was observed, and wearing/cracking sealant noted around chimney flashing. Recommend further evaluation and correction by a licensed chimney professional.



4.7 Accessories

- ⊙ Attic Vent
- ⊙ Mechanical Vent
- ⊙ Plumbing Stack
- ⊙ Skylight

5.0 ATTIC

5.1 Attic General Comments

5.1.1 Inspection of the attic can be limited by ducting, insulation, and other building materials.

5.1.2 Evidence of rodent activity was noted in the attic, recommend elimination of rodents and sealing all possible entry points by a licensed pest control professional.



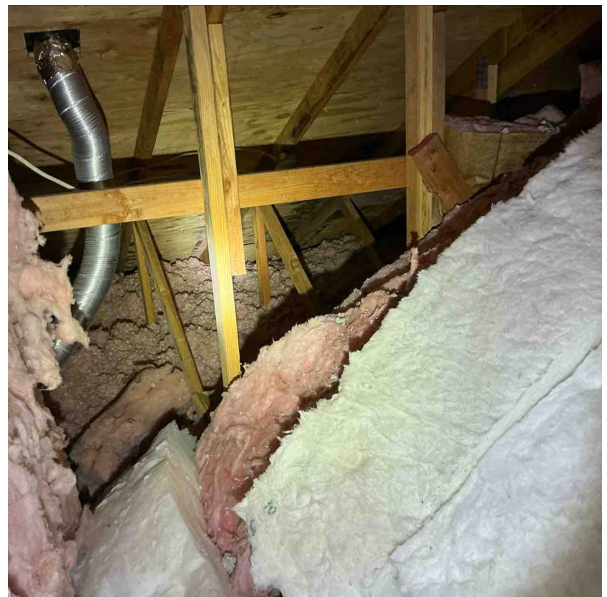
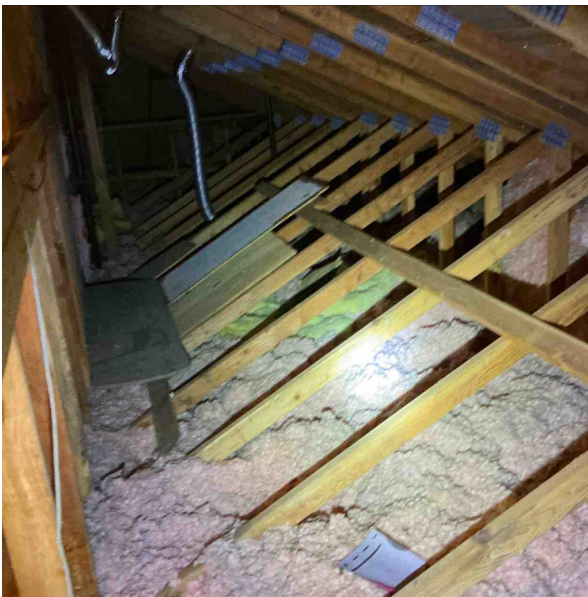
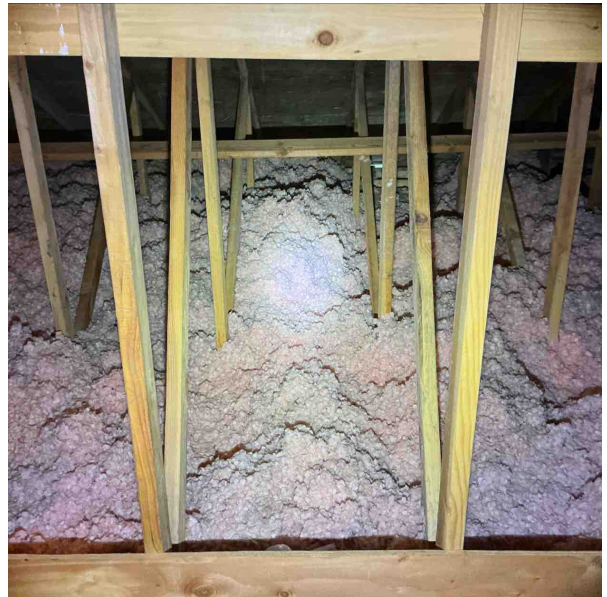
5.2 Attic Access

☑ Walk-In Door

5.3 Insulation

5.3.1 Insulation level is low by today's standards, and is compacted in several locations.. Home could benefit from an upgrade.



**5.4 Ventilation**

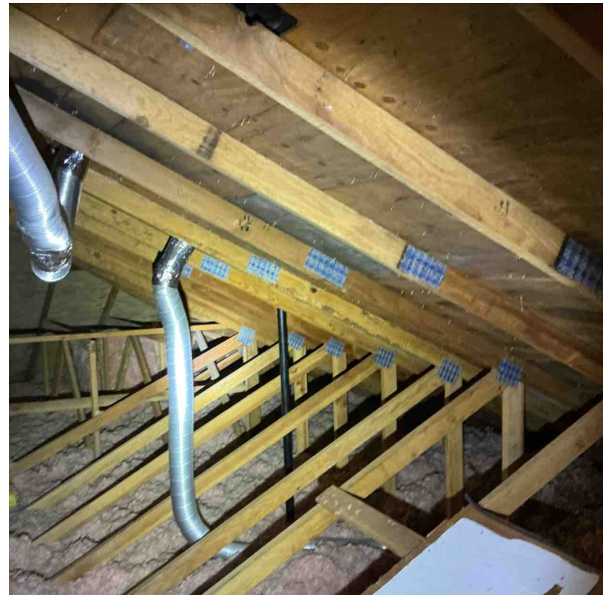
- ⊙ Roof Vent
- ⊙ Soffit

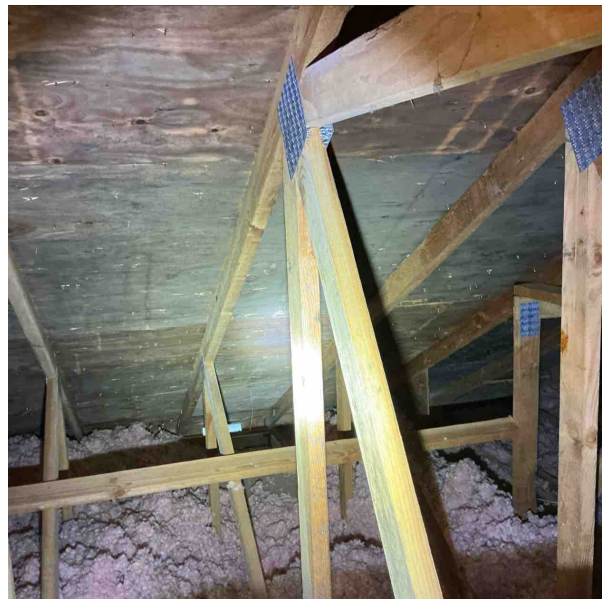
5.5 Exhaust Duct

- ⊙ Metal

5.6 Sheathing

5.6.1 Mildew growth was noted on the interior roof sheathing in the attic, which is often times caused by a lack of proper ventilation throughout the attic. Have the ventilation checked by a qualified and licensed contractor, and the necessary corrections made to reduce the chance of further/future mildew growth or other ventilation related problems. The existing mildew growth should be treated and removed, post ventilation corrections, for health reasons. (The roof itself does appear to be newer, which may have corrected the ventilation issue.)





5.6.2 Staining was observed on attic components, from what appears to be previous moisture intrusion, however, they show no evidence of active leakage or of any damage. Monitor for future leaks and correct as needed.



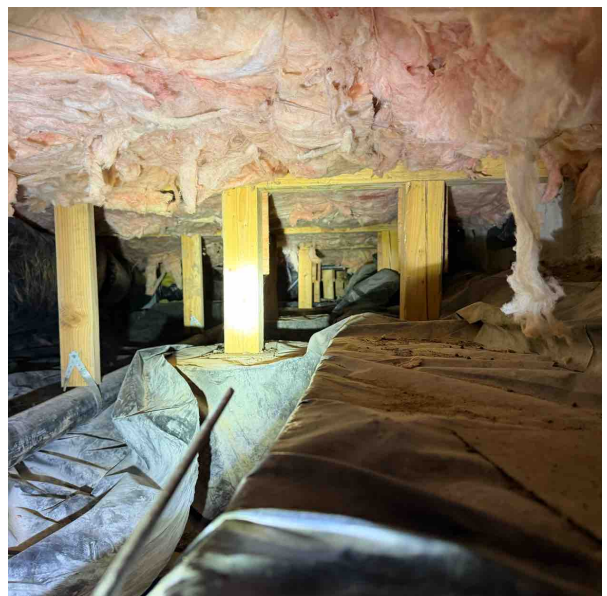
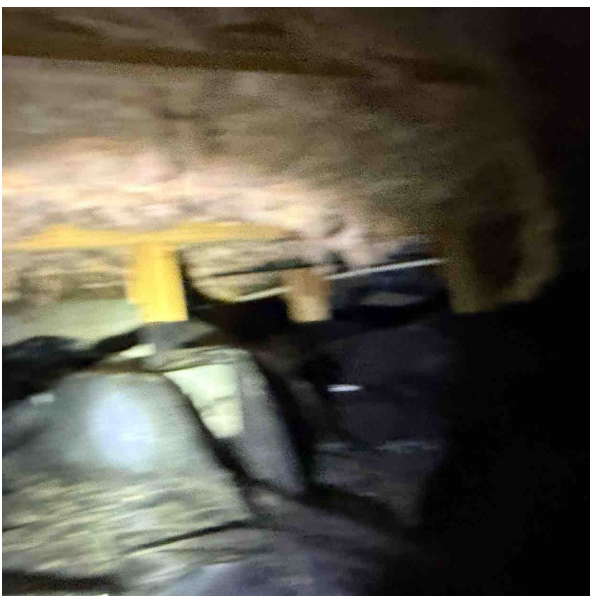
6.0 CRAWLSPACE

6.1 Crawlspace General Comments

6.1.1 Inspection of some areas of crawl limited to a visual inspection due to extensive ducting, plumbing, etc.

6.1.2 Crawlspace was inspected and in good working order. Evidence of past water noted (staining on the vapor barrier) but unable to determine where it came from or if it happens regularly. Monitor regularly and take any steps necessary to achieve a dry crawlspace.







6.1.3 The crawlspace has been largely updated with 6mill black visqueen throughout, and newer, fiberglass insulation.

6.2 Access

- ☑ Interior

6.3 Insulation

6.3.1 Crawlspace is insulated and meets todays standards.

6.4 Vapor Barrier

6.4.1 Black 6 mil visqueen was present in the crawlspace and in overall good working order.

7.0 ELECTRICAL SYSTEM

7.1 Electrical General Comments

7.1.1 Electrical systems are inspected only in a very limited and general way. We do not check low voltage wiring, 220-volt outlets and/or systems. This is not a direct attempt to identify code violations.

Per State standards personal items will not be moved or unplugged. Therefore accessible receptacles and switches will be checked for operations but not load capacity. Only exterior receptacles attached to the house will be checked. No ancillary or low voltage wiring is checked. 3-prong receptacles are checked for polarity and grounding, 2-prong receptacles for polarity and operation. Volt meters are not used.

Determining if electrical panels are labeled accurately is beyond the scope of this inspection.

7.2 Service Entrance

- ☑ Electrical service to the home is by underground cables.
- ☑ Service entry conductors are aluminum.

7.3 Service Size

- ☑ 200 Amps

7.4 Main Disconnect(s)

- ☑ At Main Panel
- ☑ Interior

7.5 Distribution Panel(s)

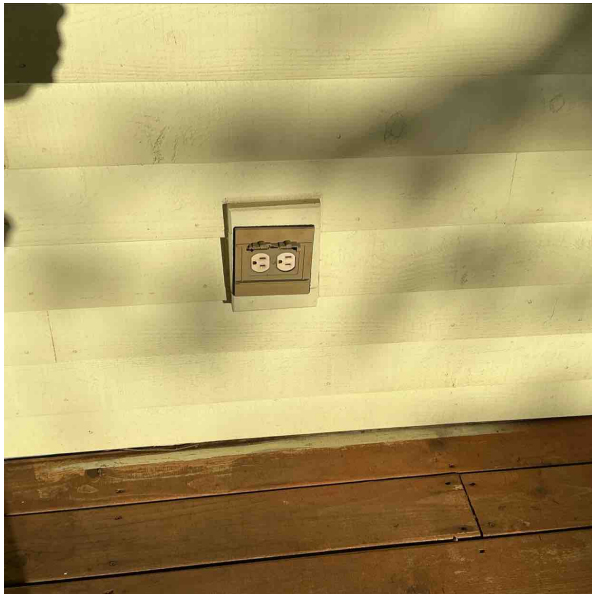
7.5.1 Electrical panels were inspected and in good working order.

**7.6 Branch Circuit Wiring**

- ⊙ Copper wire branch circuits.
- ⊙ Grounded wiring

7.7 Receptacles

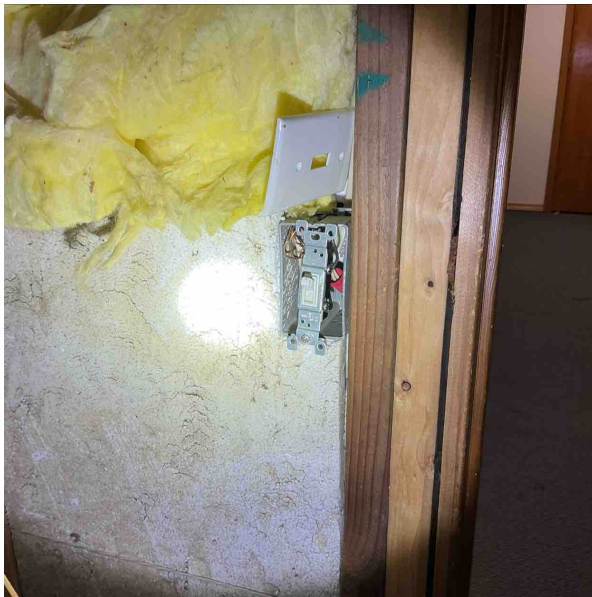
7.7.1 West exterior deck outlet cover is damaged. Recommend replacement.



7.7.2 Upper bonus room only has receptacles on the west wall. Recommend installing additional receptacles to meet today's current electrical code on all walls. (**Bonus Room**)



7.7.3 East side attic light switch is partially disconnected and missing a cover. Recommend correction.



7.8 Lighting / Ceiling Fan(s)

7.8.1 There were a number of light switches throughout the house that seemingly have no functionality, but all lights turned on and off as intended. Further evaluation and correction may be done as desired by a licensed electrician.

7.9 GFCI Devices

7.9.1 GFCI devices were tested and working properly at the time of the inspection.

7.10 Smoke Alarms

7.10.1 Current smoke alarms meet today's standards. Correction is not required.



7.11 Carbon Monoxide Alarms

7.11.1 Current CO alarms meet today's standards. Correction is not required at this time.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 Furnaces are complex systems and the most crucial components are not fully visible. It is advised that the system be cleaned serviced and inspected prior to close of sale as even simple furnace repairs could pose an unexpected cost. Repair, service, or replace individual components or systems as needed to insure proper and continued function. The purpose of the inspection is to determine if the heating system (and air conditioning is so equipped) responds to normal operating controls or not. The airflow of forced air systems is checked at a few randomly selected vents. The adequacy or efficiency of the system or the condition of internal components such as combustion changes and heat exchangers is not evaluated as they are mostly concealed. This service can be arranged with a licensed HVAC technician if desired. In every case it is recommended that you have a routine heating system evaluation and service unless the owner has documentation that it was done recently. Balance of the heating system is beyond the scope of the inspection and if a concern should be checked by a qualified heating contractor.

8.2 Thermostat(s)

- ✔ Programmable

8.3 Energy Source(s)

- ✔ Electricity

8.4 AC / Heat Pump System(s)

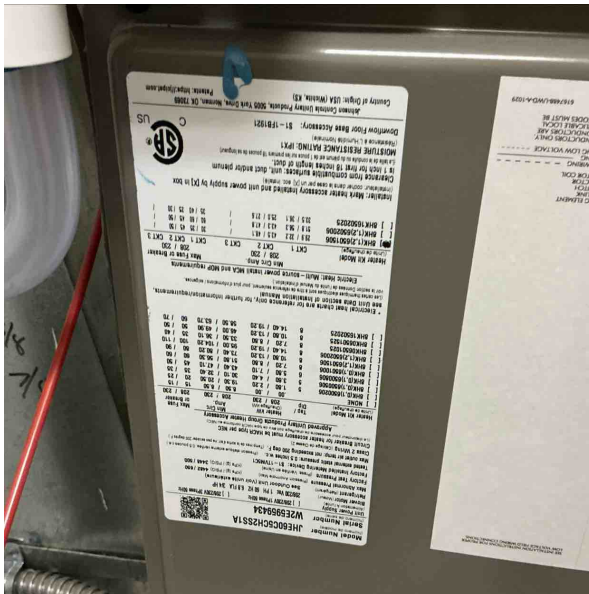
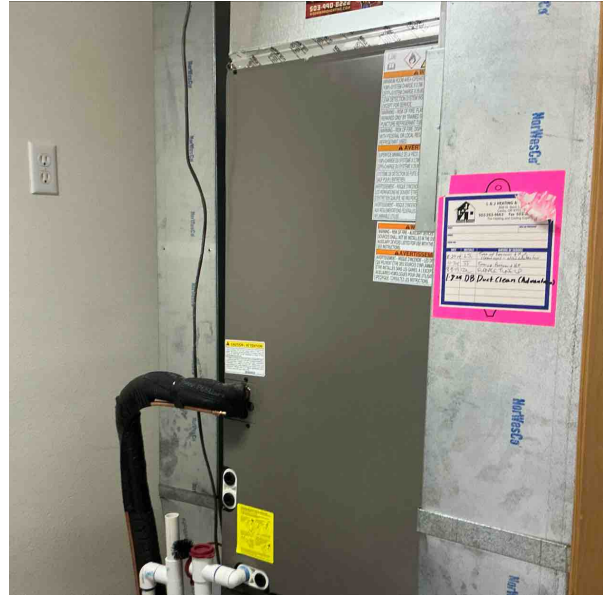
- ☑ Air Conditioning System

8.4.1 A/C unit is 1 years old (typical life of a A/C unit is approximately 15 years), A/C unit could not be tested at this time due to outside temperature of less than 60°. Operating an AC unit under 60° may cause damage. Recommend having serviced on an annual basis by a licensed HVAC professional, and budget for repair/maintenance in the future.



8.5 Heat Pump(s)

8.5.1 Heat Pump is 1 years old (typical life expectancy is 20 years). Recommend having the unit serviced by a licensed HVAC technician annually, and budgeting for repair/maintenance in the future. **(Utility)**



8.6 Filter

8.6.1 Maintenance Tip: Air filters should be cleaned/replaced every 3-6 months for proper filtering and to extend the life of your furnace.

9.0 PLUMBING SYSTEM

9.1 Plumbing General Comments

9.1.1 The purpose of the inspection is to determine if the plumbing system is currently functional or not. A technical evaluation to determine the adequacy or ongoing usefulness of the plumbing pipes, fixtures, etc is not included. This service can be performed by a licensed plumber if desired. Also, drain lines from the house to the street, particularly in older homes, may fail over time and require repair or replacement.

9.2 Water Main

- ☑ Main water shut-off valve is in the yard.

9.3 Distribution Piping

- ☑ Interior water supply pipes are copper.

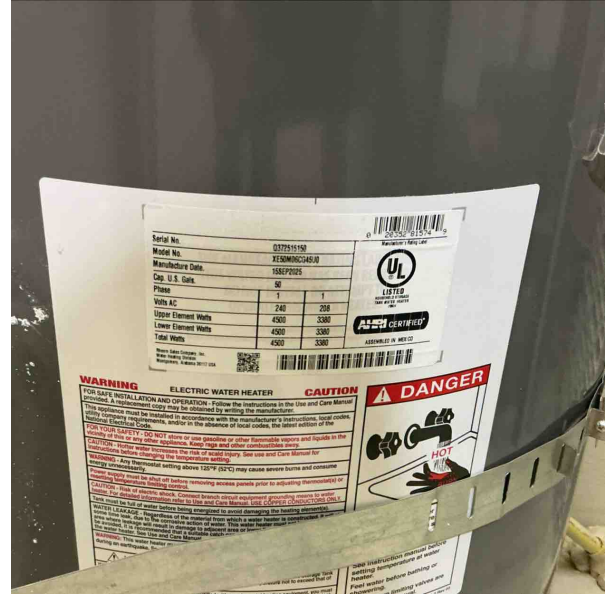
9.4 Drain, Waste, and Vent Piping

- ✓ Plastic
- ✓ Cleanout was noted on the exterior of the house.

9.5 Water Heating Equipment

- ✓ Fuel source is electricity.
- ✓ 50 Gallon

9.5.1 Water heater is 1 years old (typical life is 10-12 years). Water heater was functional at the time of inspection. **(Utility)**

**9.6 Hose Bib(s)**

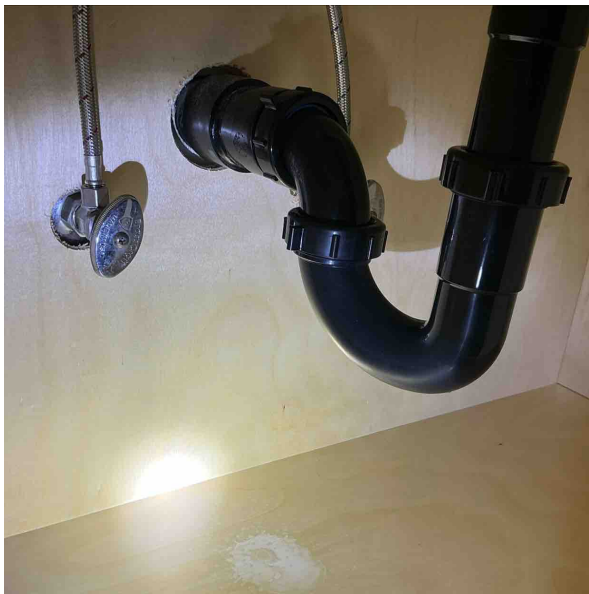
9.6.1 Exterior hose bibs were inspected and operated.

9.7 Fixtures / Faucets

9.7.1 Inspected

9.8 Sink(s)

9.8.1 A leak was noted at the sink drain. Recommend correction by a qualified professional. **(Half Bathroom)**

**9.9 Toilet(s)**

9.9.1 Inspected

9.10 Tub(s) / Shower(s)

9.10.1 The large soaker tub has not been secured to the floor. This can allow it to move, which may cause strain on plumbing components and lead to potential leaks. Recommend correction. **(Primary Bathroom)**

**10.0 INTERIOR****10.1 Floors**

- ☒ Carpet
- ☒ Wood

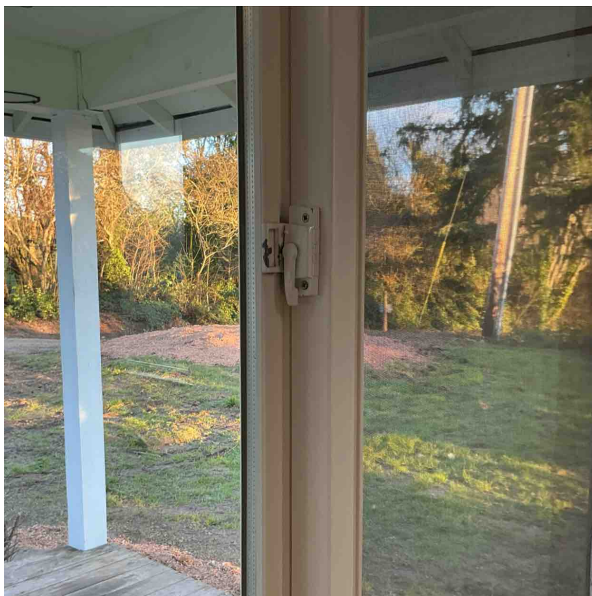
10.2 Walls / Ceilings

- ☒ Drywall

10.3 Windows

10.3.1 Various single hung windows were difficult to open and close. Recommend correction as needed/desired.

10.3.2 The east window lock, of the south east bedroom, is loose. Recommend correction. **(South East Bedroom)**



10.3.3 The south window has a broken thermopane seal causing moisture staining and discoloration. Recommend repair or replacement by a licensed contractor. (South East Bedroom)



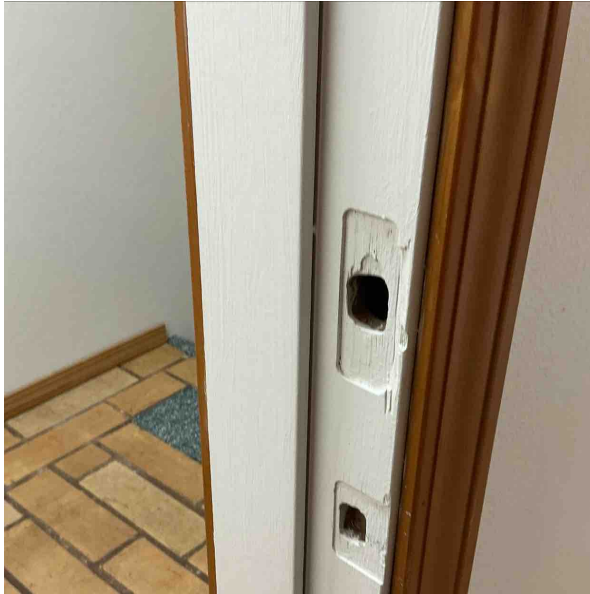
10.3.4 The south window has a broken thermopane seal causing moisture staining and discoloration. Recommend repair or replacement by a licensed contractor. (South West Bedroom)



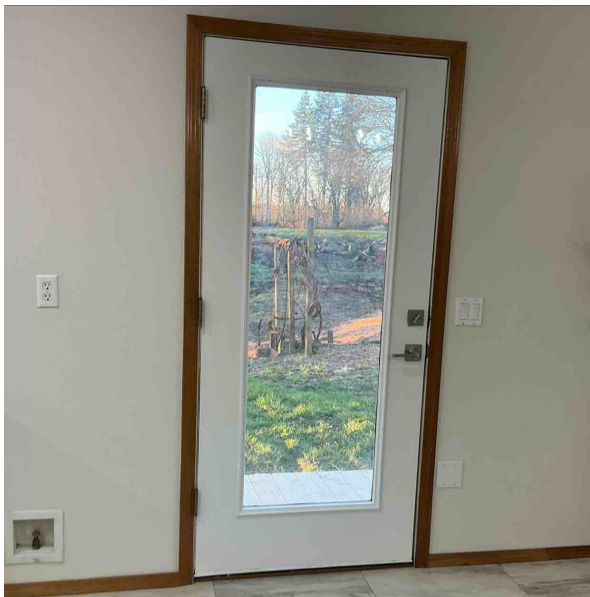
10.4 Doors

10.4.1 South primary bedroom pass-through door is missing. It's striker plates. Recommend replacement.

(Primary Bedroom)

**10.5 Entrance Door(s)**

10.5.1 North dining room exterior door has a broken thermal pane window seal, causing fogging in between the panes of glass. Recommend repair or replacement by a qualified contractor. (Dining room)

**10.6 Stairs / Railings / Guardrails**

- ☑ Carpet
- ☑ Wood Railing

10.7 Countertops / Cabinets

- ☑ Solid Surface
- ☑ Wood

10.8 Heating / Cooling Sources

- ☑ Air Register

11.0 FIREPLACE(S)

11.1 Fireplace General Comments

11.1.1 The fireplace has been converted to accommodate a stove. Corrections and upgrades may be required if the fireplace is to be used. **(Family Room)**

**11.2 Flue / Vent**

11.2.1 Cleaning and inspection of flue and fireplace/firebox/chimney/flue advised by a licensed qualified chimney contractor prior to use for safety. This is not because of any problems I saw but because I can not see up or down the flue.

11.3 Hearth / Door / Screen

👉 Brick

12.0 APPLIANCES**12.1 Ranges / Ovens / Cooktops**

12.1.1 Burners/Elements get hot.

12.2 Dishwasher

12.2.1 Dishwasher is working as intended

12.3 Mechanical Exhaust Vents

12.3.1 Damage was observed to the downdraft exhaust cover. Recommend replacement.

**13.0 GENERAL COMMENTS ABOUT THIS INSPECTION**

13.1 General Comments

13.1.1 Although the home is dated 1947, a number of functional upgrades have been made to the major mechanical systems of the home, such as electrical, plumbing, HVAC, roofing, etc.