A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

29460 Peoria Rd, Halsey, OR 97348
Inspection prepared for: Andaman Rosse
Real Estate Agent: -

Date of Inspection: 3/14/2026 Time: 8:00 AM
Age of Home: 1971 Size: 1485
Order ID: 225

Inspector: Matthew Ramirez
matthew.ramirez@abuyerschoice.com

INSPECTED ONCE. INSPECTED RIGHT!

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Report Summary

Carbon Monoxide / Smoke Detectors		
Page 10 Item: 1	CO/Smoke Detectors	• No Carbon Monoxide (CO) detectors were noted in bedrooms, within an acceptable distance of the bedroom doors or in rooms with fuel burning appliances at the time of inspection. CO detectors should be installed whenever any of the following are present: 1) fuel burning appliances, 2) an attached garage, 3) fireplace • Smoke Detector(s) missing or not present in the Primary bedroom.

Missing Smoke alarm in Primary bedroom

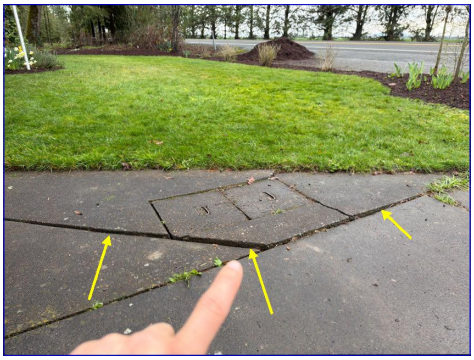
Roof		
Page 12 Item: 3	Roof Flashing	• The flashing around the electrical service entrance mast appears to be installed improperly. The sides of the flashing are installed on top of the shingles rather than beneath them. Flashing should be installed in a shingle-style manner so water is directed over the roofing materials and away from the penetration. This condition may allow water to enter beneath the roofing materials and increase the risk of moisture intrusion. Evaluation and correction by a qualified roofing contractor is recommended.

Flashing installed incorrectly

Flashing installed incorrectly

Flashing installed incorrectly

Exterior		
Page 15 Item: 2	Walkways	• Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.



Trip hazard

Garage		
Page 18 Item: 4	Fire Separation Wall	• HVAC registers noted in the garage. This is a safety hazard as this can allow a garage fire to spread quickly into the interior of the home. Recommend removing and sealing vent voids to maintain a proper fire separation wall.

Register in garage

Electrical System		
Page 25 Item: 4	120 / 240 VAC Branch Circuits	• Exterior electrical receptacles are not GFCI protected. Recommend installing GFCI receptacles for safety. • Exposed electrical wiring observed in kitchen underneath the sink. This is a "Safety Concern" as it is used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Recommend further evaluation of electrical system by a licensed electrical contractor for repair to ensure safety. • Missing light switch cover observed in laundry room, garage and Primary bathroom. This is a shock hazard. Recommend installing covers for safety. • 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

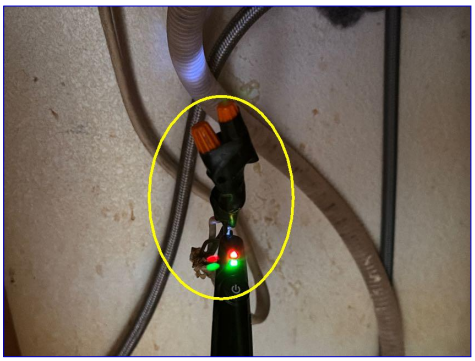
Not GFCI protected

Not GFCI protected

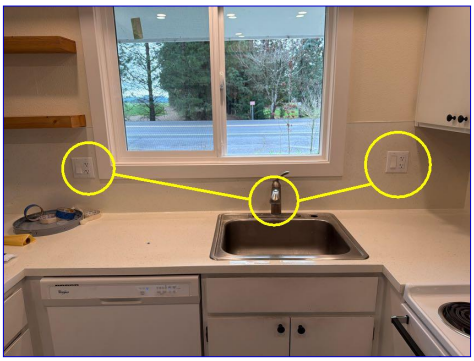
Not GFCI protected

Missing light switch cover

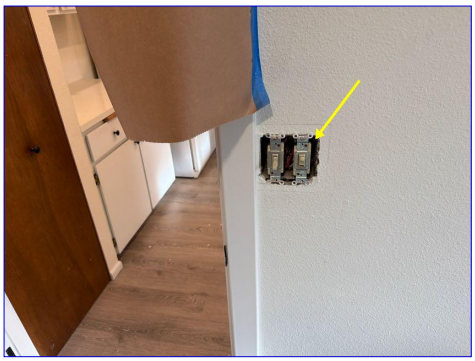
Receptacle within 6’ water source is not GFCI protected



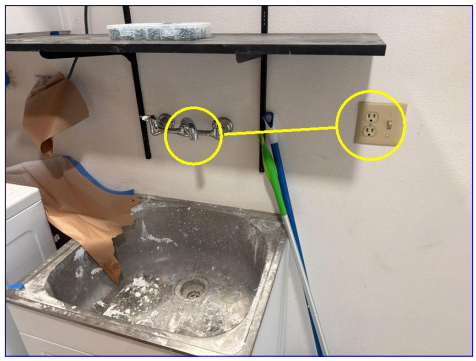
Exposed live wives



Receptacles within 6’ of a water source are not GFCI protected



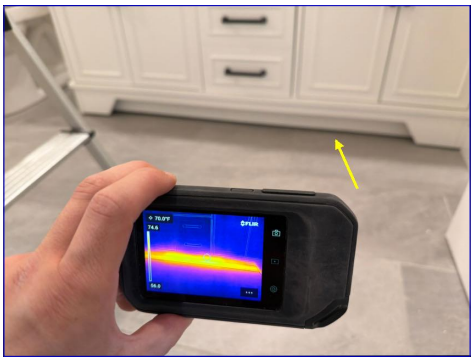
Missing light switch cover



Receptacle within 6’ of a water source is not GFCI protected

Missing light switch cover

Heating / HVAC		
Page 30 Item: 7	Distribution/Ducting/Registers	• The HVAC supply register in the primary bathroom is located beneath the vanity and is obstructed, which restricts proper airflow into the room. Recommend modifying the installation so the register is unobstructed to allow adequate air distribution.



Register is blocked

Register is blocked

Fireplace		
Page 33 Item: 3	Fireplace Comments/Observations	• Carbon Monoxide detector required in the same room as fireplace / fire-burning appliance. • Smoke detectors required in the same room as fireplace / fire-burning appliance.

Missing smoke and CO alarm

Hall Bathroom		
Page 42 Item: 15	Toilet	• The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Thermal imaging used to help determine any damage and none was noted.

Loose toilet

Microbial Growth		
Page 44 Item: 1	Microbial Growth	• Microbial growth or possible mold growth observed in several areas of the attic at the sheathing. 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.

Microbial growth

Microbial growth

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

General Information (continued)

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. Home Type

Single Family Home

3. Exposure

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

4. 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.

5. Weather Conditions

Weather: Cloudy • Rain today/recently • Temperature at the time of inspection was approximately 45 degrees Fahrenheit.
Soil Conditions: Damp

6. Utilities On

Utilites On: Electricity • Water

7. Water Source

Well

8. Sewage Disposal

Septic Tank

9. Limitations / Observations

• Central Vacuum system observed which is outside the scope of a home inspection and was not tested. Recommend client confirm proper operation and review this system with seller.

• Older Home - We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building practices/codes. While this inspection makes every effort to point out safety concerns, it does NOT inspect for building code compliance. It is not uncommon for homes of any age to have had repairs done and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. One can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around the property, especially concerning construction techniques of the past.

• 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.

• Septic tanks, leach fields and other private sewage systems are outside the scope of this report and are not inspected. Recommend having septic tank pumped and inspected by a qualified professional. Septic tanks should be pumped on average every 3 years. At a minimum, I highly recommend consulting with owner as to when the last time tank was pumped and inspected.

• It appears the home is still in the process of having repairs, renovations, or other work completed in several areas. Due to ongoing work, some systems or components may be incomplete, recently modified, or not fully visible at the time of the inspection. As a result, additional conditions may become apparent once work is finished.

• Garage bathroom is being used for storage at the time of inspection. Unable to test the plumbing fixtures and other components in the bathroom.

Garage bathroom

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): None - Not Present
Smoke Smoke Detector Type(s): Battery

• Smoke Detectors present.

• No Carbon Monoxide (CO) detectors were noted in bedrooms, within an acceptable distance of the bedroom doors or in rooms with fuel burning appliances at the time of inspection. CO detectors should be installed whenever any of the following are present: 1) fuel burning appliances, 2) an attached garage, 3) fireplace

• Smoke Detector(s) missing or not present in the Primary bedroom.


Smoke alarm


Missing Smoke alarm in Primary bedroom


Smoke alarm


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): Cross Gabled • 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
• Moss/fungi growth observed.
• Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.

Roof (continued)


Roof


Roof


Roof


Roof


Roof


Roof


Roof


Roof

3. Roof Flashing

Materials: Metal
• Drip edge present.
• The flashing around the electrical service entrance mast appears to be installed improperly. The sides of the flashing are installed on top of the shingles rather than beneath them. Flashing should be installed in a shingle-style manner so water is directed over the roofing materials and away from the penetration. This condition may allow water to enter beneath the roofing materials and increase the risk of moisture intrusion. Evaluation and correction by a qualified roofing contractor is recommended.

Roof (continued)


Flashing installed incorrectly


Flashing installed incorrectly


Flashing installed incorrectly

4. Gutters & Downspouts

Installation & Material: Aluminum
Extension/Leaders: Plastic Splash Block
• Suggest cleaning gutters now, and as a normal part maintenance.
• Standing water observed in the gutters that are noted. Recommend correction to prevent any damage to the facia board or gutter assembly.


Standing water in gutter


Suggest cleaning gutters


Suggest cleaning gutters


Downspout


Downspout


Downspout

Downspout

Downspout

5. Vents, Venting & Ventilation

Plumbing Vent Materials: Cast Iron Plumbing Vent(s) • Galvanized Plumbing Vent(s) • PVC Plumbing Vent(s)
Ventilation Vent Materials: Metal Hooded Roof Vent(s) • Off Ridge Vent(s)

Chimney

1. Chimney Observations

Materials: Brick

Chimney

2. Chimney Flue & Crown Observations

Flue Materials: Clay
Crown Materials: Concrete

3. Flashing

Materials: Metal
• The chimney flashing appears to be installed in a manner that may direct water beneath the shingles and into the roof valley rather than shedding water properly over the roofing surface. Flashing should be installed in a layered, shingle-style configuration so that water is directed away from the chimney and onto the roof covering. The current configuration increases the risk of water intrusion and concealed roof damage.


Possibly incorrect flashing installation


Possibly incorrect flashing installation


Possibly incorrect flashing installation

4. Spark Arrester/Rain Cap

Type: Screened Cap Present

Exterior

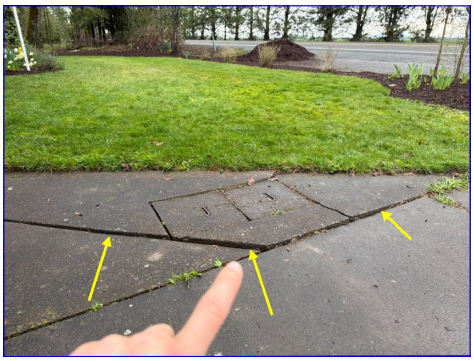
Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Fences and outbuildings are outside the scope of an inspection and may be included as a courtesy for information 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
• Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.


Trip hazard

3. Lot Grade and Drainage

• Exterior drainage is generally away from the foundation.

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. Door Bell

Type: Hard Wired

Exterior (continued)

6. Foundation

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

Foundation crack

7. Soffits and Trim

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

Moisture damage (southwest)

Moisture damage (Northwest)

8. Exterior Wall Cladding

Materials: Brick Veneer • Vinyl Siding
• Caulk and seal all gaps, cracks, and openings.

Caulking needed

9. Exterior Doors

Materials: Sliding Glass (Vinyl) • Wood and Glass

10. Faucets/Hose Bibbs

Location(s): East Side • South Side • West Side
Faucet Type(s): Spigot
• Exterior faucet at the west side of the home is loose in the wall and has no water flow.

Exterior faucet

Western exterior faucet

Exterior faucet

Exterior faucet

11. Patio

Materials: Concrete

12. Windows

Type: Sliding Frame
Materials: Vinyl
• Suggest caulking and refinishing of doors and window frames as necessary.

Garage

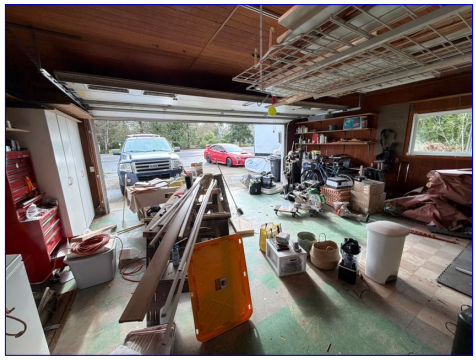
1. Garage Type

Type: Attached (2 car)

2. Walls

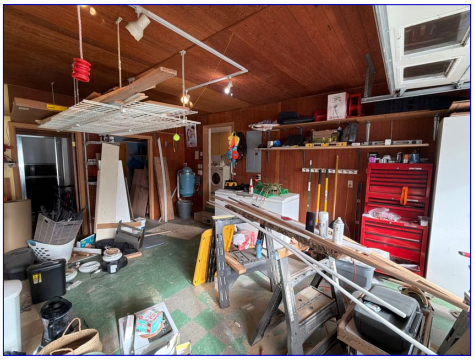
Materials: Wood

Garage (continued)



Garage

Garage



Garage

3. Ceiling

Materials: Wood

4. Fire Separation Wall

• Present

• HVAC registers noted in the garage. This is a safety hazard as this can allow a garage fire to spread quickly into the interior of the home. Recommend removing and sealing vent voids to maintain a proper fire separation wall.

Register in garage

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 close automatically

6. Floor

Materials: Concrete

7. Windows

Type: Sliding Frame
Materials: Vinyl

8. Exterior Door

Materials: Wood

9. Garage Door(s)

Material(s): Insulated Metal

10. Garage Door Hardware

Hardware: Overhead Track

11. Garage Door Opener(s)

Manufacturer(s): Overhead Door
• Unable to test the garage door safety reversal systems at the time of inspection due to personal property being stored/moved.

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 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 Panel
Inspection Method & Percent Inspected: 90%


Attic


Attic


Attic

Attic (continued)


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic


Attic

2. Framing

Framing: Truss
Framing Material(s): 2x4

3. Sheathing

Materials: Plywood

4. Insulation

Insulation Material(s): Cellulose • Fiberglass • Rolled/Batt
Insulation Thickness: Averages ~6-8 inches in depth. Recommend installing additional insulation.

5. Ventilation

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

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: Foundation (Exterior)
Percent Inspected & Inspection Location: 45-50%
Crawlspace Observations:
• Ductwork prevents further access into the remainder of the Crawlspace. The inspector made an attempt to crawl under the ductwork but due to the natural low headroom it was unsuccessful.

Crawlspace (continued)


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Ductwork prevents further access


Ductwork prevents further access


Ductwork prevents further access

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
• Limited review due to insulation coverage.

7. Ventilation

Type: Screened openings

8. Insulation

Materials: Fiberglass

9. Crawlspace Comments

• Rodent droppings observed.
• The crawlspace access panel inside the home was accessible; however, personal storage items inside the crawlspace prevented entry and limited the inspection. Areas that could not be accessed were not inspected. Recommend clearing stored items to allow full evaluation if desired.

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: Overhead (OH) Entrance Through Roof • Ground Rod (Not Visible)

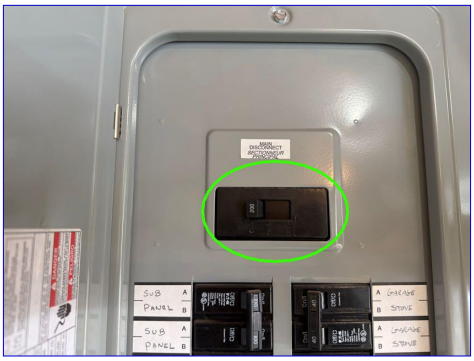
Electric meter

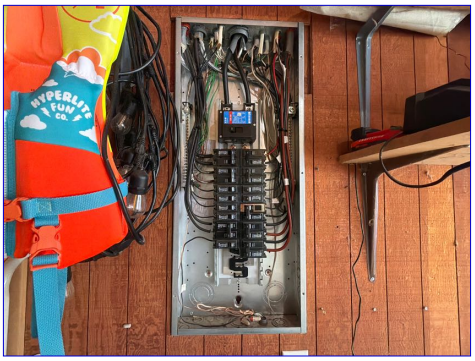
Electrical System (continued)

2. Service Entrance Panel

Manufacturer: Eaton
Location: Garage
• Combination Service Entrance Device (CSED) with Main Breaker
• The main service disconnect is approximately 200 amps, 240 volts.
• 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.
• No thermal anomalies were observed.

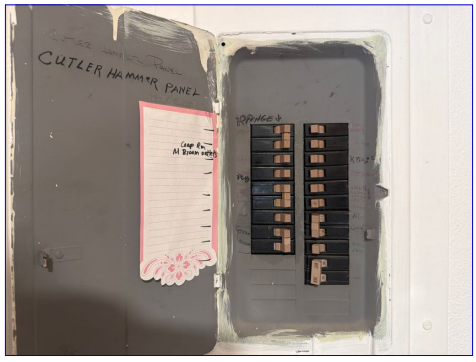

Main electric panel


Main electric shut off


Main electric panel interior

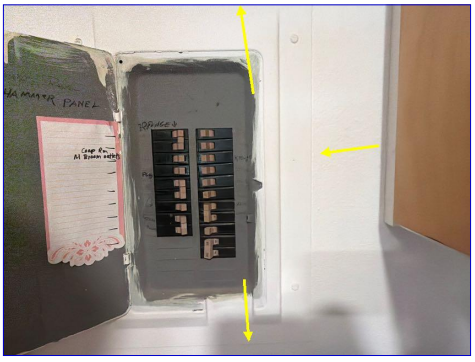
3. Sub Panel(s)

Manufacturer(s): Cutler Hammer
Location(s): Laundry Room
• 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.
• Unable to inspect panel interior. Panel cover is stuck, painted shut or otherwise sealed and inaccessible.
• Legend is missing, incomplete, inaccurate or illegible. Recommend further evaluation of electrical system by a licensed electrical contractor.



Subpanel


Incomplete legend


Panel is sealed via paint

Electrical System (continued)

4. 120 / 240 VAC Branch Circuits

- Garage receptacles should all be GFCI protected.
- Exterior electrical receptacles are not GFCI protected. Recommend installing GFCI receptacles for safety.
- Exposed electrical wiring observed in kitchen underneath the sink. This is a "Safety Concern" as it is used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Recommend further evaluation of electrical system by a licensed electrical contractor for repair to ensure safety.
- Missing light switch cover observed in laundry room, garage and Primary bathroom. This is a shock hazard. Recommend installing covers for safety.
- 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

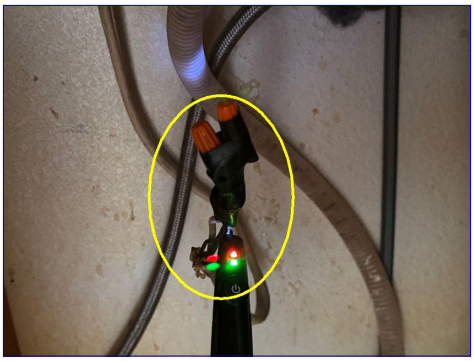
Not GFCI protected

Not GFCI protected

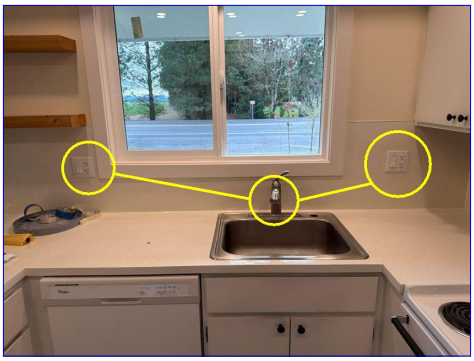
Not GFCI protected

Missing light switch cover

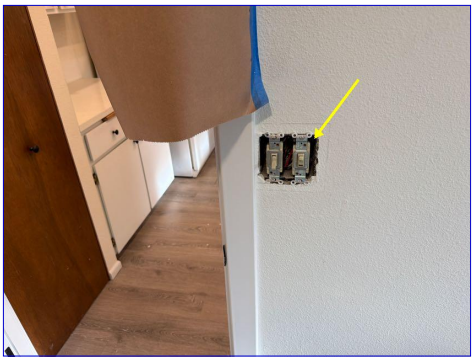
Receptacle within 6’ water source is not GFCI protected



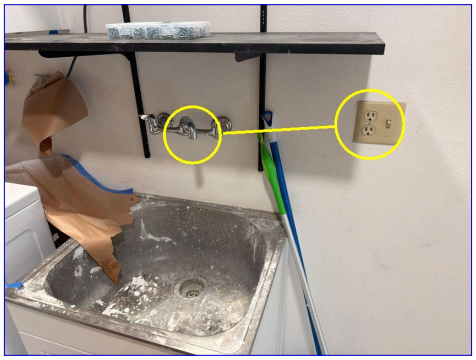
Exposed live wives



Receptacles within 6’ of a water source are not GFCI protected



Missing light switch cover



Receptacle within 6’ of a water source is not GFCI protected

Missing light switch cover

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: Private Well
• Functional
• Well observed. Due to the presence of a well for drinking water, recommend client perform a water quality test for safety.
• Well present. Other than testing general function, a well inspection is a separate inspection outside the scope of a home inspection.

2. Water Main Shutoff

Location: Beside well pump
Material(s): Galvanized
• Galvanized main supply observed. Galvanized pipe corrodes and restricted water flow may be experienced. Some insurance companies will not insure galvanized main supply.

Main water shut off

3. Water Supply Lines

Material(s): Galvanized and Copper
• Galvanized supply lines: This was common plumbing at time of construction. Will likely require replacement for insurance purposes.
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.

4. Waste Disposal

Type: Septic System
• 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

6. Sewer Line Cleanout(s)

Interior Location & Material(s): Crawlspace • ABS 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
• 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 unit

Electric service disconnect

2. A/C Data Plate Information

Manufacturer: Trane
• Approximate Year Manufactured: 2012

Data plate

3. Refrigerant Line

• Insulated

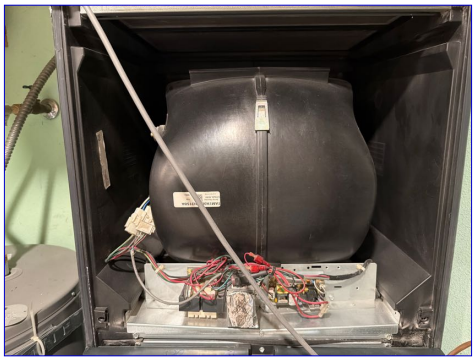
Heating / HVAC

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: Electric Forced Air
Location: Main Floor Closet

HVAC unit

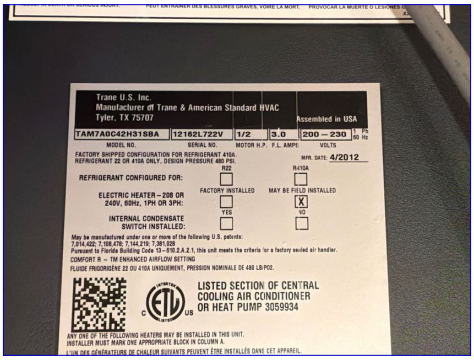


HVAC unit interior

2. Manufacturer

Manufacturer: Trane
Data Plate: Approximate Year Manufactured: 2012

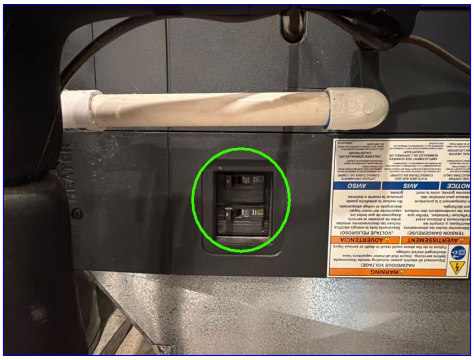
Heating / HVAC (continued)



Data plate

3. Observations

Disconnect Type: Service Switch



Electric service disconnect

4. Condensate Removal

Materials: PVC
Discharge: Exterior

5. Filter

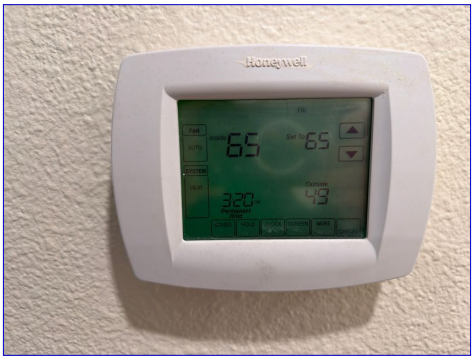
- Electronic air filters are beyond the scope of a home inspection.

Electronic air filter

6. Thermostat

Type: Digital
Location(s): Living Room

Heating / HVAC (continued)

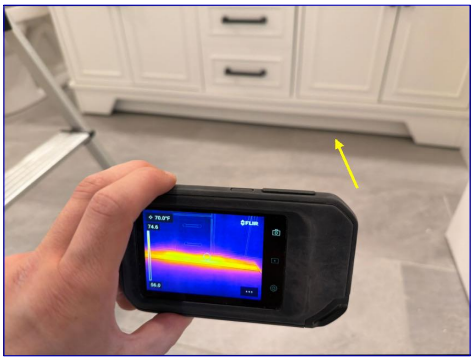


Thermostat

7. Distribution/Ducting/Registers

Distribution: Insulated Flexible Ducts and Registers
• A representative number of registers were tested and generally appeared to be in serviceable condition.
• The HVAC supply register in the primary bathroom is located beneath the vanity and is obstructed, which restricts proper airflow into the room. Recommend modifying the installation so the register is unobstructed to allow adequate air distribution.

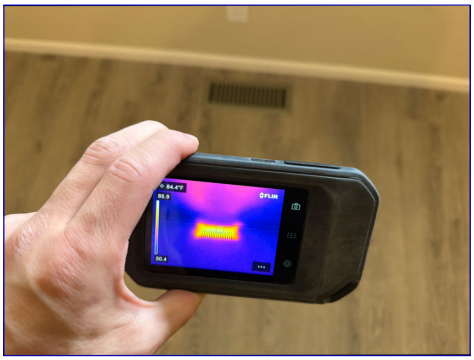
Register



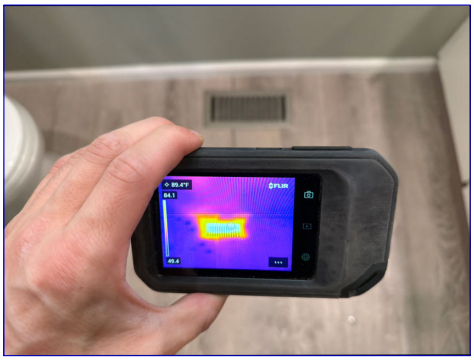
Register is blocked

Register is blocked

Register



Register



Register


Register


Register


Register


Register

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

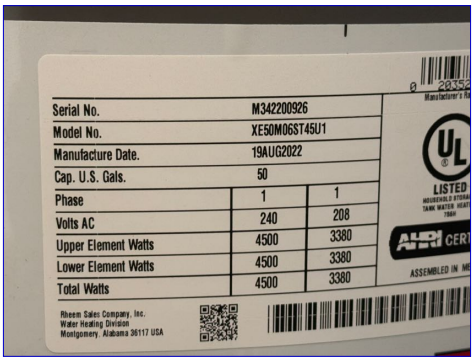
Type: Electric
Location: Hall Closet
• Thermal expansion relief valve present.


Water heater

Water Heater (continued)

2. Water Heater Observations

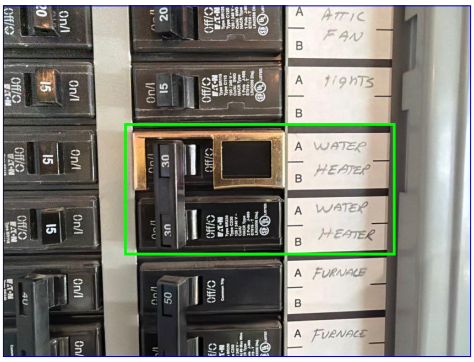
Manufacturer: Rheem
Data Plate: Approximate Year Manufactured: 2022 • Estimated Gallons Capacity: 50



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.

Fireplace

All fireplaces, fuel burning stoves and chimneys should be inspected by a certified chimney sweep prior to use and no less than annually.

1. Fireplace Location

The fireplace is located in the Living Room.

2. Fireplace Style

Wood burning stove observed. These stoves are considered specialty items requiring strict permitting when installed due to fire safety concerns. Inspection of these units is beyond the scope of this inspection. Suggest verification of permits and manufacturers' specifications be obtained by client from seller or local building officials/manufacturers prior to closing to enhance your safety.

3. Fireplace Comments/Observations

- All fireplaces, fuel burning stoves and chimneys should be inspected by a certified chimney sweep prior to use and no less than annually. Recommend further review and cleaning by a certified chimney sweep.
- Carbon Monoxide detector required in the same room as fireplace / fire-burning appliance.
- Smoke detectors required in the same room as fireplace / fire-burning appliance.

Fireplace

Missing smoke and CO alarm

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

Kitchen

Kitchen

2. Floor

Materials: Laminate

3. Windows

Type: Sliding Frame
Materials: Vinyl

4. Heat / HVAC Source

Heat Source: Central Heating and Cooling

5. Pantry Observations

Pantry Type: Reach-In

6. Cabinets & Counter Observations

Cabinet Materials: Composite and Wood
Counter Materials: Solid Surface

7. Sinks & Plumbing Observations

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

8. Refrigerator

Manufacturer: Estate

9. Cooktop/Range

Manufacturer: Frigidaire
Type: Electric

Missing anti-tip device

Cooktop

Oven

10. Hood Fan

Style: Exterior Vented

11. Dishwasher

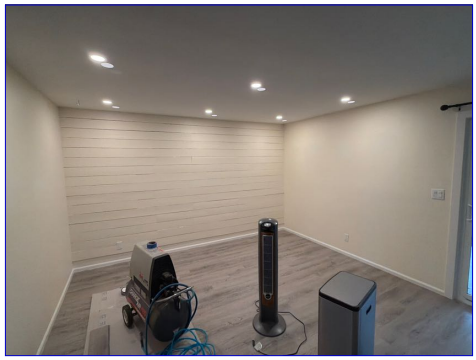
Manufacturer: Whirlpool
Discharge: Directional Tailpiece Fitting
• Operated normal at time of inspection

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. Floors

Materials: Laminate

3. Doors

Type & Materials: Bi-Fold • Sliding Glass (Vinyl) • Wood Hollow Core

4. Windows

Type: Sliding Frame
Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Entryway • Hall

7. Ceiling Fan

• None present.

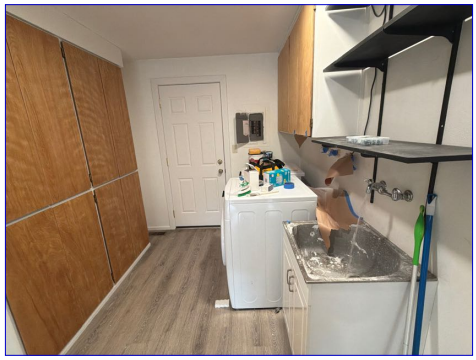
Laundry Room / Area

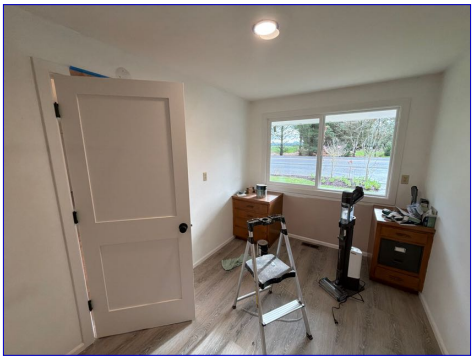
Working condition is not required to be tested or noted within the report per Standard of Practice. If appliances were tested, this is as a courtesy only.An inspection does not include indentification of researching for recalled appliances or appliances with a consumer safety alert issued. We recommend 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 Room / Area (continued)


Laundry room


Laundry room


Laundry room

2. Floor

Materials: Laminate

3. Doors

Type & Materials: Metal / Metal Clad • Wood • Wood Hollow Core

4. Windows

Type: Sliding Frame
Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Ceiling Fan

• None present.

7. Cabinets & Counter

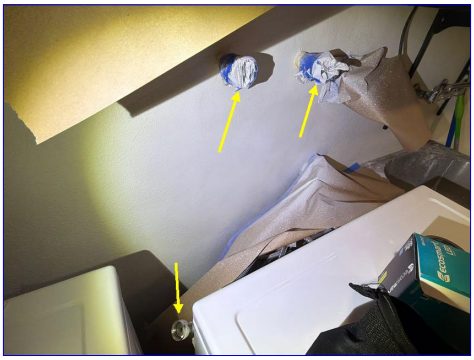
Cabinet Materials: Composite and Wood

8. Sinks & Plumbing

Type: Metal
Materials: Standard fixtures with ABS trap

9. Washing Machine

Materials: LG
• Unit was not plugged in and/or water was off - due to possibility of leaking, unit was not plugged in and tested. Please refer to Standard of Practice. Recommend verification of units operation prior to closing.


Unit is not plugged in/hooked up

10. Washer Drain & Fill Hose

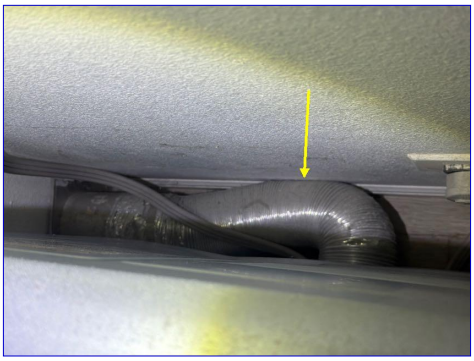
Washing Machine Drain: Wall mounted drain
Inlet/Fill Hose Materials: Braided Stainless Steel

11. Dryer

Materials: LG
• Operated normal at time of inspection.

12. Dryer Supply & Vent

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



Flexible foil

13. 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

Primary bedroom

Primary bedroom

Primary bedroom

2. Floor

Materials: Laminate

3. Doors

Type & Materials: Metal / Metal Clad and Glass • Metal Storm Door • 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 windows are installed at a height that would not meet current emergency egress standards. However, this condition was common in older construction and may have been acceptable at the time the home was built. While not necessarily required to be upgraded, lower sill heights are recommended in sleeping rooms to improve emergency escape and rescue access.

Window 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: 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 windows are installed at a height that would not meet current emergency egress standards. However, this condition was common in older construction and may have been acceptable at the time the home was built. While not necessarily required to be upgraded, lower sill heights are recommended in sleeping rooms to improve emergency escape and rescue access.

Window 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

Bedroom 3

Bedroom 3

Bedroom 3

2. Floor

Materials: 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 windows are installed at a height that would not meet current emergency egress standards. However, this condition was common in older construction and may have been acceptable at the time the home was built. While not necessarily required to be upgraded, lower sill heights are recommended in sleeping rooms to improve emergency escape and rescue access.

Windows 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

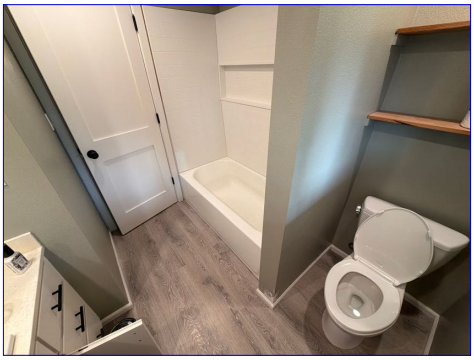
Main Floor Common / Guest Bathroom

2. Walls/Ceiling

Materials: Drywall / Paint

Hall Bathroom (continued)


Hall bathroom


Hall bathroom


Hall bathroom

3. Floor

Materials: Laminate

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


Caulk needed

9. Tub Faucet

• Serviceable

10. Shower Base

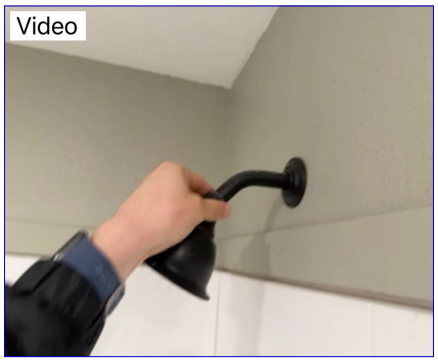
Materials: Plastic

11. Shower Surround

Materials: Plastic

12. Shower Head / Faucet

- Serviceable condition
- Faucet is loose in the wall.



Showerhead is loose

13. Counter & Cabinets

Cabinet Materials: Composite and Wood
Counter Materials: Solid Surface

14. Sink(s) & Plumbing

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

15. Toilet

Manufacturer: Toto
- Operated when tested.
- The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Thermal imaging used to help determine any damage and none was noted.


Loose toilet

Primary Bathroom

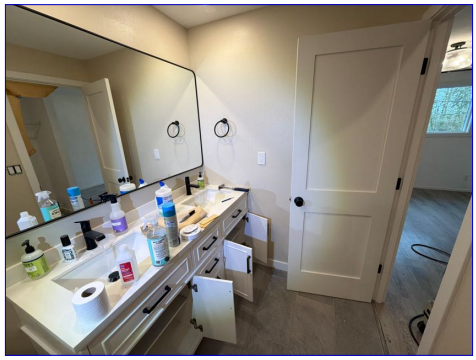
1. Bathroom Location

Ensuite to Primary bedroom

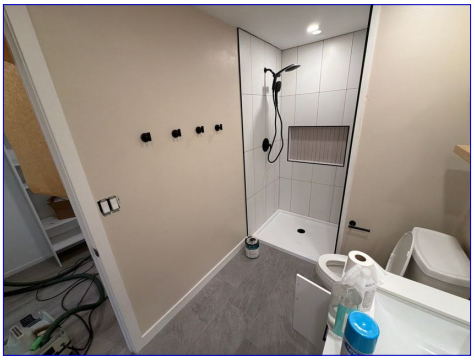
2. Walls/Ceiling

Materials: Drywall / Paint

Primary Bathroom (continued)


Primary bathroom


Primary bathroom


Primary bathroom

3. Floor

Materials: Tile

4. Doors

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

5. Heat / HVAC Source

Heat Source: None

6. Exhaust Fan

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

7. Shower Base

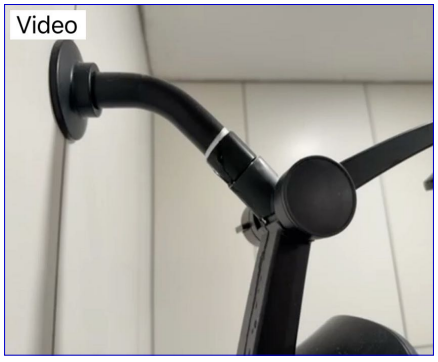
Materials: Plastic

8. Shower Surround

Materials: Tile

9. Shower Head / Faucet

• Shower head leaks.



Showerhead leaks

10. Counter & Cabinets

Cabinet Materials: Composite and Wood
Counter Materials: Granite

11. Sink(s) & Plumbing

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

12. Toilet

Manufacturer: American Standard
• Operated when tested.

Microbial Growth

1. Microbial Growth

Observations:

• Microbial growth or possible mold growth observed in several areas of the attic at the sheathing. 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.

Microbial growth

Microbial growth

Microbial growth

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.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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
Valley	The internal angle formed by the junction of two sloping sides of a roof.