



# A Buyer's Choice Home Inspections

## PROPERTY INSPECTION REPORT

859 Mule Deer Pl NW, Salem, OR 97304  
Inspection prepared for: Andaman Rosse  
Real Estate Agent: -

Date of Inspection: 1/27/2026 Time: 8:00 AM  
Age of Home: 2002 Size: 2474  
Order ID: 212

Inspector: Matthew Ramirez  
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INSPECTED ONCE. INSPECTED RIGHT!



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### Report Summary

<b>Attic</b>		
Page 15 Item: 4	Insulation	<ul style="list-style-type: none"> <li>Insulation has been compressed or relocated in the specified areas. This will decrease the R value of that insulation area, leading to temperature regulation issues. Recommend correction.</li> </ul>



Disturbed insulation



Disturbed insulation



Disturbed insulation



Disturbed insulation

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

Page 31 Item: 2	Floors	<ul style="list-style-type: none"> <li>Floor is not level in west side of dining area. Suggest further evaluation by a licensed contractor.</li> </ul>
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Floor is not level



Floor is not level



Floor is not level

**Laundry Room / Area**

Page 33 Item: 9	Dryer Supply & Vent	<ul style="list-style-type: none"> <li>Lint build-up noted. Suggest cleaning ducting regularly to prevent lint build-up, which is a serious fire hazard.</li> </ul>
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Lint buildup

## **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

Listing Agent • Seller(s)

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

### 5. Weather Conditions

**Weather:** Cloudy • Temperature at the time of inspection was approximately 30 degrees Fahrenheit.

**Soil Conditions:** Frozen

### 6. Utilities On

**Utilites On:** Electricity • Water • Natural Gas

### 7. Water Source

City / Municipal

### 8. Sewage Disposal

City / Municipal

### 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.
- Outbuilding(s) noted and not inspected as they are outside the scope of a home inspection.
- 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.



Outbuilding

## Carbon Monoxide / Smoke Detectors

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

### 1. CO/Smoke Detectors

**CO CO Detector Type(s):** Battery • Hard Wired

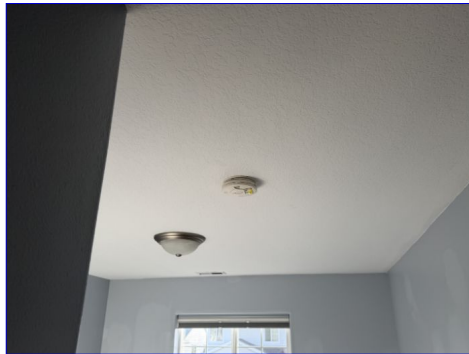
**Smoke Smoke Detector Type(s):** Battery • Hard Wired

- CO Detectors present.

- Smoke Detectors present.



Smoke and CO alarm



Smoke and CO alarm



Smoke and CO alarm



Smoke and CO alarm



Smoke and CO alarm



Smoke and CO alarm

## Roof

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

### 1. Inspection Method

**Inspection Method(s):** On Roof

### 2. Material

**Materials:** Asphalt Composition Shingles

**Roof Type(s):** 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
- Roof is in good condition and appeared serviceable.



Roof



Roof



Roof



Roof



Roof



Roof

### Roof (continued)



Roof



Roof

### 3. Roof Flashing

**Materials:** Metal

- Drip edge present.

### 4. Gutters & Downspouts

**Installation & Material:** Aluminum • None - Not Present • Plastic/PVC

**Extension/Leaders:** Plastic/PVC • Underground

- Downspout(s) discharge water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.



Downspout



Downspout



Downspout



Downspout



Downspout



Downspout



Downspout discharges at foundation

### 5. Exhaust Vent Pipe(s)

**Vent Type(s):** Metal Furnace/Water Heater Vent  
**Vent Cap Observation(s):** Listed Vent Cap

### 6. Vents, Venting & Ventilation

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

## Exterior

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Fences and outbuildings are outside the scope of an inspection and may be included as a courtesy for information purposes only. An effective water management program is necessary for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing.

### 1. Driveway

**Materials:** Concrete

### 2. Walkways

**Materials:** Concrete

### 3. Lot Grade and Drainage

- Exterior drainage is generally away from the foundation.

### 4. Vegetation Observations

**Vegetation:** Bushes/Shrubs • Trees

### 5. Fences

**Materials:** Wood

### 6. Retaining Wall

**Materials:** Block

### 7. Foundation

**Foundation Type:** Crawlspace

**Materials:** Concrete

- Common cracks noted, which may leak at any time.

### Exterior (continued)



Foundation crack south

### 8. Soffits and Trim

**Materials:** Wood

### 9. Exterior Wall Cladding

**Materials:** Composition wood or composition cement siding; "Hardi-Board"  
• Moisture damage to siding noted. Seal or replace to prevent further damage.



Moisture damage south

### 10. Exterior Doors

**Materials:** Metal / Metal Clad and Glass

### 11. Faucets/Hose Bibbs

**Location(s):** Front • North Side

**Faucet Type(s):** Hose Bibb



Exterior faucet



Exterior faucet

### 12. Deck/Balcony

**Structure Type:** Deck

**Material(s):** Composite

### 13. Windows

**Type:** Fixed • Single Hung • Sliding Frame  
**Materials:** Vinyl

## Garage

### 1. Garage Type

**Type:** Attached (2 car)

### 2. Walls

**Materials:** Drywall



Garage



Garage



Garage

### 3. Ceiling

**Materials:** Drywall

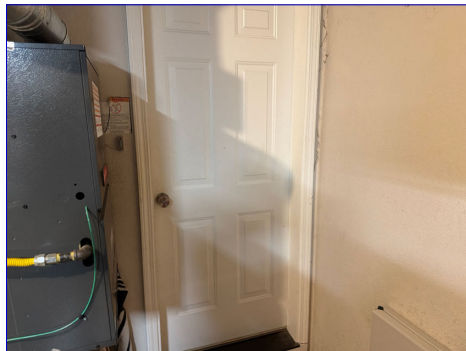
### 4. Fire Separation Wall

• Present

### 5. Occupant/Fire Door

**Materials:** Metal/Metal Clad

• 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

• Common cracks noted.

**7. Exterior Door****Materials:** Metal / Metal Clad**8. Garage Door(s)****Material(s):** Insulated Metal**9. Garage Door Hardware****Hardware:** Overhead Track**10. Garage Door Opener(s)****Manufacturer(s):** Wayne-Dalton

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

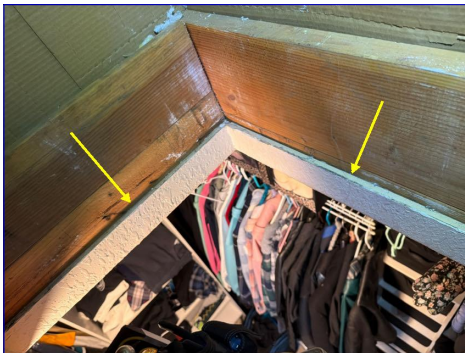
- Force activated safety reversal system did not respond to test. This garage door opener is to be equipped with dual safety reverse devices, one of which did not operate when tested at the time of inspection. Recommend review for repair or adjustment, as necessary.

**Attic**

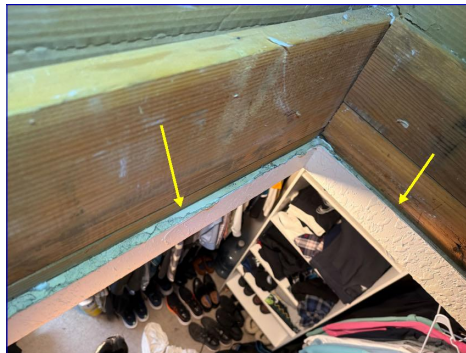
Attic access is sometimes very limited due to hatch location or blocked access. If in the inspectors opinion, they may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as best we 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 development of mold.

**1. Attic Observations****Access Location & Access Type:** Primary Bedroom Closet • 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.



Missing weatherstripping



Missing weatherstripping



Missing weatherstripping

Attic (continued)



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic

2. Framing

Framing: Truss

Framing Material(s): 2x4

**3. Sheathing**

Materials: OSB

**4. Insulation**

Insulation Material(s): Blown in • Fiberglass

Insulation Thickness: Averages ~12-14 inches in depth.

• Insulation has been compressed or relocated in the specified areas. This will decrease the R value of that insulation area, leading to temperature regulation issues. Recommend correction.



Insulation depth



Disturbed insulation



Disturbed insulation



Disturbed insulation



Disturbed insulation

**5. Ventilation**

Ventilation Type: 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: 90%

Crawlspace (continued)



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

## Crawlspace (continued)



Crawlspace

### 2. Crawlspace Foundation

**Type:** Crawlspace

**Materials:** Poured Concrete

- Common cracks observed. Cracks may leak at any time.



Foundation crack

### 3. Vapor Retarder/Barrier

- Vapor retarder/barrier present.

### 4. Joist

**Materials:** Conventional 2X 8 Framing

### 5. Beams

**Materials:** Wood

### 6. Support Posts

**Materials:** Wood Framed Wall

### 7. Subfloor

**Materials:** OSB

- Limited review due to insulation coverage.

### 8. Ventilation

**Type:** Screened openings

### 9. Insulation

**Materials:** Fiberglass

### 10. Crawlspace Comments

- Rodent droppings 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.

### 1. Service Entrance Drop

**Meter & Manufacturer:** 200 Amp Meter Socket

**Service Entrance Drop & Ground:** Underground Entrance (a/k/a Service Lateral)



Electric meter

### 2. Service Entrance Panel

**Manufacturer:** Square D

**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 copper.
- **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. 120 / 240 VAC Branch Circuits

- Electrical receptacle in areas noted are loose and should be secured.
- Exterior light fixtures are loose where noted and should be secured.



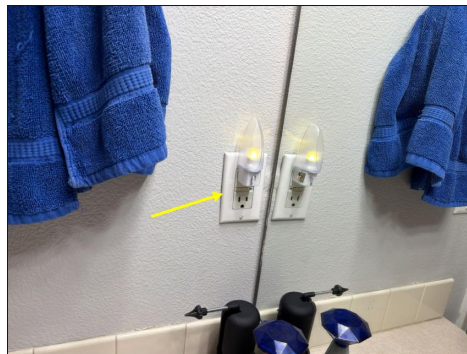
Loose exterior light fixture east



Loose exterior light fixture east



Loose exterior light fixture north



Loose receptacle 2nd story hall bathroom

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

## Plumbing System

### 1. Gas Service

**Location:** South Side

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



Gas meter



Main fuel shut off

### 2. Water Supply

**Source:** Public (City or Water District)

- Functional

### 3. Water Main Shutoff

**Location:** Water meter

**Material(s):** Copper



Water meter



Main water shut off

### 4. Water Supply Lines

**Material(s):** Copper • PEX

### 5. Waste Disposal

**Type:** Public Waste

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

### 6. Waste Disposal Lines

**Materials:** ABS

### 7. Sewer Line Cleanout(s)

**Exterior Location & Material(s):** Front • 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.

## Air Conditioning (continued)

### 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 fins are dirty or full of debris, suggest cleaning coils regularly for proper operation.



Condenser unit



Electric service disconnect



Condenser fins are dirty



Condenser fins are dirty

### 2. A/C Data Plate Information

**Manufacturer:** Goodman

• Approximate Year Manufactured: 2022



Data plate

### 3. Refrigerant Line

• Insulated



## Heating / HVAC (continued)



Electric service disconnect

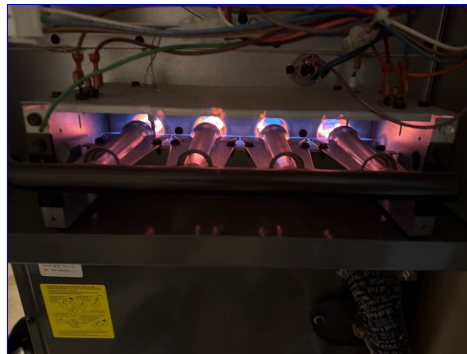


Fuel shut off

### 5. Fuel Supply Line

**Materials:** Black Metal Pipe

### 6. Burner Chamber



Burner chamber

### 7. Condensate Removal

**Materials:** PVC

**Discharge:** Exterior

### 8. Filter

**Location:** Above air handler in a slot cut into the ductwork.



Filter

### 9. Exhaust Venting

**Material:** Metal

• When a gas water heater and gas furnace connect to one vent pipe -- the unit with the highest BTU rating should connect at the bottom and below the other.

## Heating / HVAC (continued)

### 10. Thermostat

Type: Digital

Location(s): Hallway Main Floor



Thermostat

### 11. Distribution/Ducting/Registers

Distribution: Insulated Flexible Ducts and Registers

- A representative number of registers were tested and generally appeared to be in serviceable condition.



Register



Register



Register



Register



Register



Register



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:** Gas

**Location:** Garage

- Thermal expansion relief valve present.

## Water Heater (continued)



Water heater

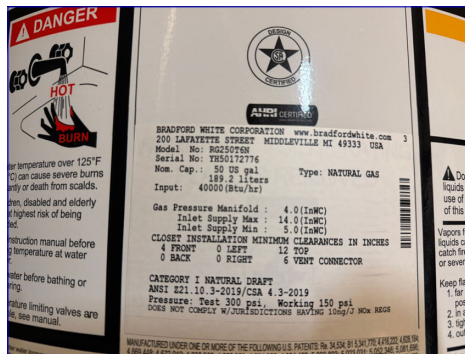
### 2. Combustion Air

**Materials:** Interior

### 3. Water Heater Observations

**Manufacturer:** Bradford White

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

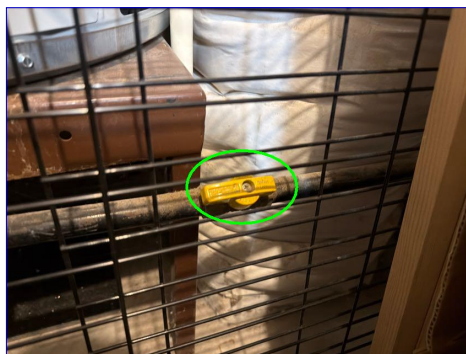


Data plate

### 4. Water Heater Fuel Supply & Fuel Shut Off

**Materials:** Black Steel

**Materials:** Fuel shut off valve present.



Fuel shut off

### 5. Water Supply Lines

**Material(s):** PEX

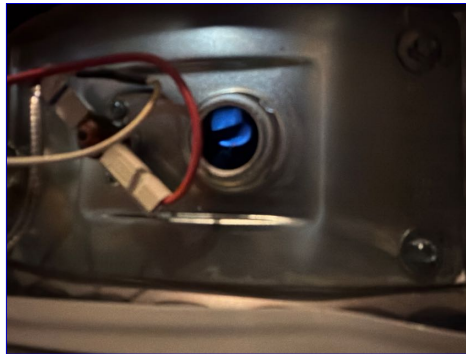


Cold water shut off

#### 6. TPR Valve

- **TPR valve** and extension/discharge pipe present.

#### 7. Combustion Chamber



Combustion chamber

#### 8. Venting

**Material:** Metal

### 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

Gas Direct vent. It can only be assumed that this appliance was installed to manufacturer's specifications.

#### 3. Fireplace Comments/Observations

- All gas fireplaces should be cleaned, serviced and inspected by a qualified, licensed contractor annually. Recommend having fireplace cleaned and serviced.
- Serviceable at time of inspection.



Fireplace

## 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](http://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:** Wood

### 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:** Wood

**Counter Materials:** Granite

## Kitchen (continued)

### 7. Sinks & Plumbing Observations

**Material & Type:** Metal

**Faucet & Trap:** Standard fixtures with PVC trap

- Limited review due to obstruction due to personal property stored in under sink cabinet.



Limited review

### 8. Disposal

**Manufacturer:** InSinkErator

- Garbage disposal was inoperable at time of inspection. The unit may need to be reset, recommend confirming proper operation prior to close.

### 9. Refrigerator

**Manufacturer:** LG



Icemaker

### 10. Microwave

**Manufacturer:** Whirlpool

- Operated normal at the time of inspection.

### 11. Cooktop/Range

**Manufacturer:** Jenn-Air

**Type:** Gas - Electric Ignition

- Operated normal at the time of inspection.



Oven



Cooktop

## 12. Hood Fan

**Style:** Exterior Vented

## 13. Dishwasher

**Manufacturer:** Kenmore

**Discharge:** Food-Waste Disposal Unit

• Dishwasher was full of dishes and/or other personal belongings. Unit was not operated to prevent accidental damage to contents. Recommend confirming proper operation prior to closing.



Unit contains dishes

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



Living room



Laundry room



Laundry room



Dining area



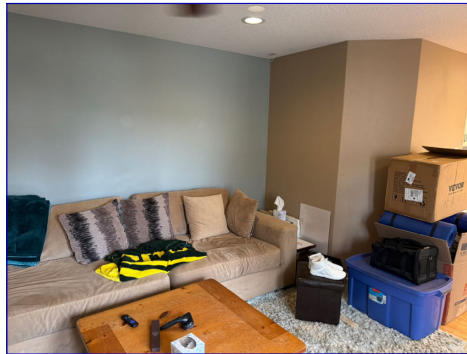
Dining area



Dining area



Family room



Family room



Family room

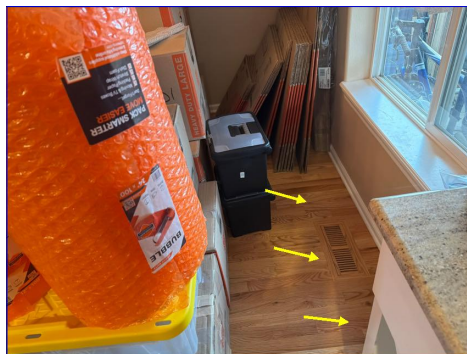
2. Floors

Materials: Wood

• Floor is not level in west side of dining area. Suggest further evaluation by a licensed contractor.



Floor is not level



Floor is not level



Floor is not level

**3. Doors****Type & Materials:** Sliding Glass (Vinyl) • Wood Hollow Core**4. Windows****Type:** Fixed • Sliding Frame  
**Materials:** Vinyl**5. Heat / HVAC Source****Heat Source:** Central Heating and Cooling**6. Closet**

Hall • Under Staircase

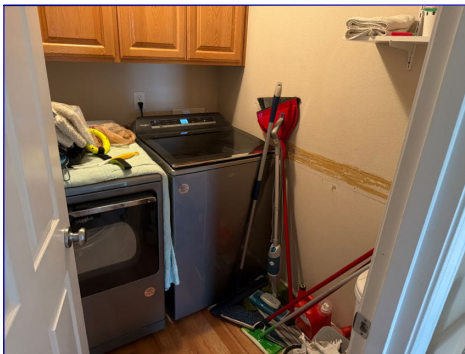
**7. Ceiling Fan**

• Operated normal

**8. Stairs****Material(s):** Carpet

### 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 identification of researching for recalled appliances or appliances with a consumer safety alert issued. We recommend visiting [www.spac.gov](http://www.spac.gov) if recalls are a concern. It cannot be guaranteed that appliances will be functional at time of possession and it is 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



Laundry room



Laundry room

**2. Floor****Materials:** Wood**3. Doors****Type & Materials:** Wood Hollow Core**4. Heat / HVAC Source****Heat Source:** Central Heating and Cooling

### 5. Cabinets & Counter

Cabinet Materials: Wood

### 6. Washing Machine

Materials: Whirlpool

- Operated normal at time of inspection.

### 7. Washer Drain & Fill Hose

Washing Machine Drain: Wall mounted drain

Inlet/Fill Hose Materials: Braided Stainless Steel

### 8. Dryer

Materials: Whirlpool

- Operated normal at time of inspection.

### 9. 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.
- Lint build-up noted. Suggest cleaning ducting regularly to prevent lint build-up, which is a serious fire hazard.



Lint buildup



Flexible foil



Dryer exhaust examples\*

### 10. Exhaust Fan

- Operated when tested.

## Bedroom(s) Second Floor

### 1. Walls/Ceiling

Materials: Drywall / Paint



Primary bedroom



Primary bedroom



Primary bedroom

## 2. Walls

- Evidence of patching observed where a common crack is. Recommend monitoring for any movement.



Patched crack

## 3. Floor

**Materials:** Carpet

## 4. Doors

**Type & Materials:** Wood Hollow Core

- Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

## 5. Windows

**Type:** Fixed • Sliding Frame

**Materials:** Vinyl

## 6. Heat / HVAC Source

**Heat Source:** Central Heating and Cooling

## 7. Closet

Walk-In

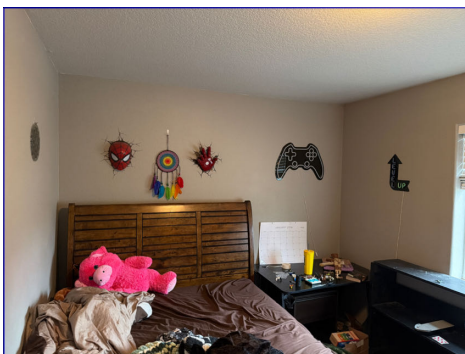
## 8. Ceiling Fan

- Operated normal

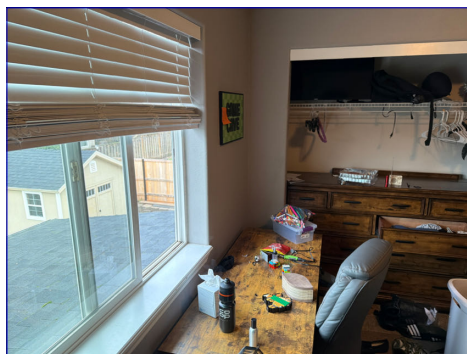
## Bedroom(s) Second Floor 2

### 1. Walls/Ceiling

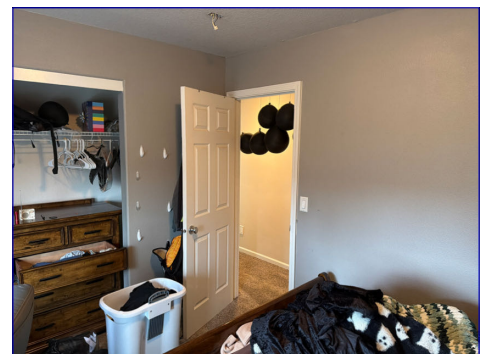
**Materials:** Drywall / Paint



Bedroom 2



Bedroom 2



Bedroom 2

## 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. Windows

Type: Sliding Frame

Materials: Vinyl

## 5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

## 6. Closet

Reach-In

## 7. Ceiling Fan

- None present.

## Bedroom(s) Second Floor 3

### 1. Walls/Ceiling

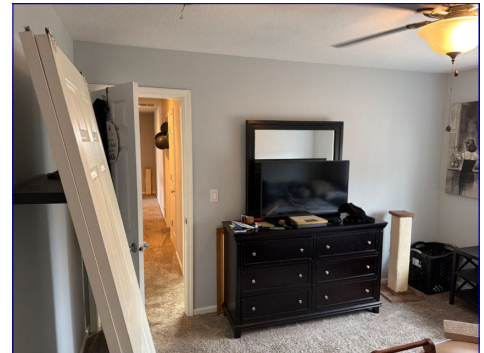
Materials: Drywall / Paint



Bedroom 3



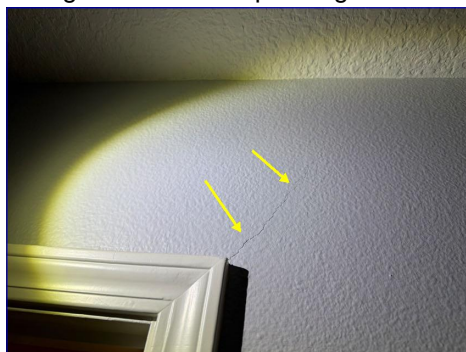
Bedroom 3



Bedroom 3

### 2. Walls

- Common cracks noted. Recommend sealing all cracks and painting in order to monitor for any future movement.



Common crack

**3. Floor**

**Materials:** Carpet

**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. Closet**

Reach-In

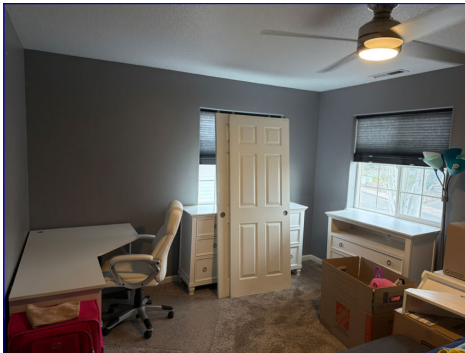
**8. Ceiling Fan**

- Operated normal

**Bedroom(s) Second Floor 4**

**1. Walls/Ceiling**

**Materials:** Drywall / Paint



Bedroom 4



Bedroom 4



Bedroom 4

**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. Windows**

**Type:** Sliding Frame

**Materials:** Vinyl

**5. Heat / HVAC Source**

**Heat Source:** Central Heating and Cooling

**6. Closet**

Reach-In

**7. Ceiling Fan**

- Operated normal

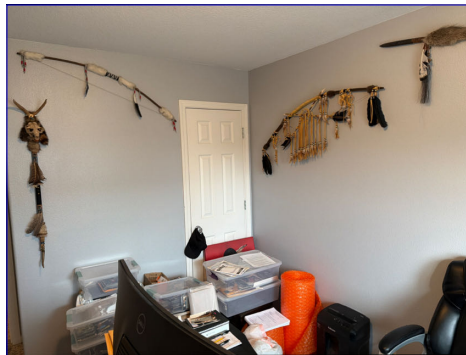
**Bedroom(s) Second Floor 5**

**1. Walls/Ceiling**

**Materials:** Drywall / Paint



Bedroom 5



Bedroom 5



Bedroom 5

**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. Windows**

**Type:** Sliding Frame

**Materials:** Vinyl

**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.

## Hall Bathroom (continued)

### 1. Bathroom Location

Second Floor Common / Guest Bathroom

### 2. Walls/Ceiling

Materials: Drywall / Paint



Hall bathroom



Hall bathroom



Hall bathroom

### 3. Floor

Materials: Vinyl

### 4. Doors

Type & Materials: Wood Hollow Core

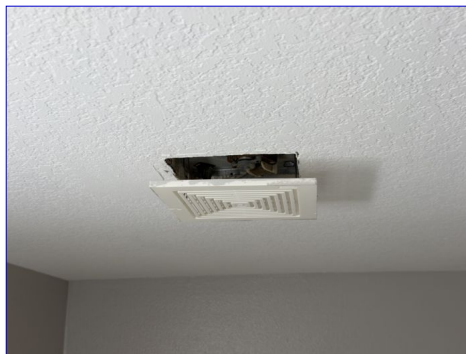
- Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

### 5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

### 6. Exhaust Fan

- Operated normally when tested.
- Exhaust fan cover is loose and should be secured.



Loose exhaust fan cover

### 7. Tub

Tub Type: Soaking

Observations:

- Caulk needed around tub to prevent moisture intrusion to the floor and surrounding.

### Hall Bathroom (continued)



Needs caulking



Needs caulking

#### 8. Tub Faucet

- Serviceable
- Faucet is loose in the wall.



Loose tub faucet

#### 9. Shower Base

**Materials:** Plastic

#### 10. Shower Surround

**Materials:** Plastic

#### 11. Shower Door / Enclosure Observations

**Materials:** Curtain

#### 12. Shower Head / Faucet

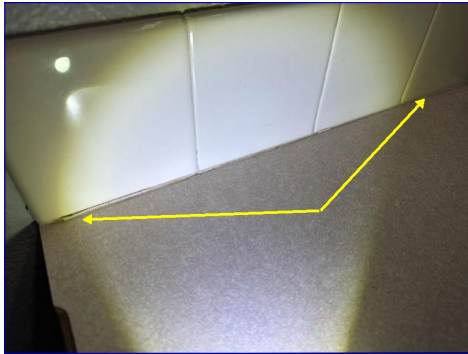
- Serviceable condition

#### 13. Counter & Cabinets

**Cabinet Materials:** Wood

**Counter Materials:** Solid Surface

- Caulk needed along edge of counter and wall



Split caulking



Split caulking

#### 14. Sink(s) & Plumbing

**Material & Type:** Porcelain

**Faucet & Trap:** Standard fixtures with **ABS** trap

#### 15. Toilet

**Manufacturer:** Crane

- Operated when tested.
- Toilet runs for long time, requires adjustment.

### Half Bathroom

#### 1. Bathroom Location

Main Floor Common / Guest Bathroom

#### 2. Walls/Ceiling

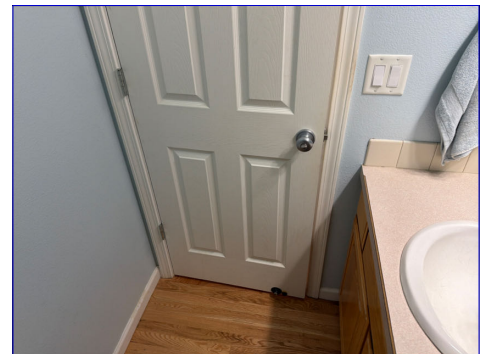
**Materials:** Drywall / Paint



Half bathroom



Half bathroom



Half bathroom

#### 3. Floor

**Materials:** Wood

#### 4. Doors

**Type & Materials:** Wood Hollow Core

#### 5. Heat / HVAC Source

**Heat Source:** None

### 6. Exhaust Fan

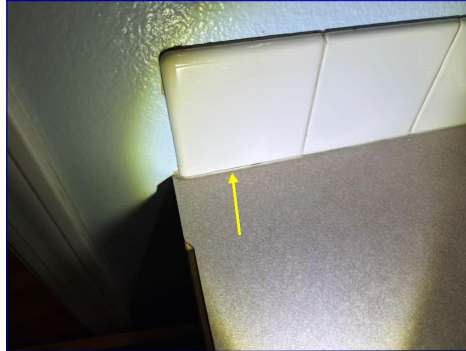
- Operated normally when tested.

### 7. Counter & Cabinets

**Cabinet Materials:** Wood

**Counter Materials:** Solid Surface

- Caulk needed along edge of counter and wall



Split caulking

### 8. Sink(s) & Plumbing

**Material & Type:** Porcelain

**Faucet & Trap:** Standard fixtures with **ABS** trap

- Stopper missing/inoperable

### 9. Toilet

**Manufacturer:** Crane

- Operated when tested.

## Primary Bathroom

### 1. Bathroom Location

Ensuite to Primary bedroom

### 2. Walls/Ceiling

**Materials:** Drywall / Paint



Primary bathroom



Primary bathroom

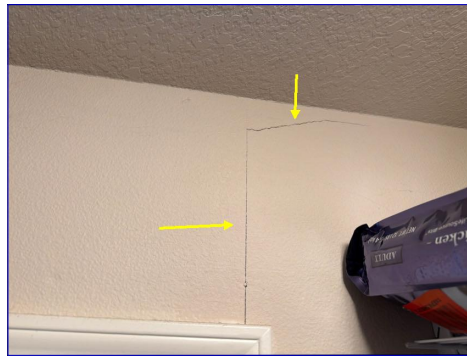


Primary bathroom

### 3. Walls

- Common cracks noted in closet. Recommend sealing all cracks and painting in order to monitor for any future movement.

### Primary Bathroom (continued)



Common crack

#### 4. Floor

**Materials:** Vinyl

#### 5. Doors

**Type & Materials:** Wood Hollow Core

#### 6. Windows

**Type:** Sliding Frame

**Materials:** Vinyl

#### 7. Heat / HVAC Source

**Heat Source:** Central Heating and Cooling

#### 8. Linen Closet

Walk-In

#### 9. Exhaust Fan

- Operated normally when tested.

#### 10. Tub

**Tub Type:** Combination Air and Whirlpool

**Observations:**

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. **GFCI**'s were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- Debris was ejected from the jets during operation, recommend having circulation system professionally cleaned prior to use.
- Caulk needed around tub to prevent moisture intrusion to the floor and surrounding.
- The whirlpool tub control valve and associated **GFCI**-protected electrical outlet were not readily accessible at the time of inspection. Inaccessible components cannot be properly inspected, tested, or serviced when needed. Recommend a qualified contractor provide proper access to the control valve and **GFCI** outlet to allow for inspection, maintenance, and emergency shutoff as necessary.

### Primary Bathroom (continued)



Needs caulking



Needs caulking

#### 11. Tub Faucet

- Serviceable

#### 12. Shower Base

**Materials:** Plastic

#### 13. Shower Surround

**Materials:** Plastic

#### 14. Shower Door / Enclosure Observations

**Materials:** Tempered Safety Glass

#### 15. Shower Head / Faucet

- Serviceable condition

#### 16. Counter & Cabinets

**Cabinet Materials:** Wood

**Counter Materials:** Solid Surface

#### 17. Sink(s) & Plumbing

**Material & Type:** Porcelain

**Faucet & Trap:** Standard fixtures with **ABS** trap

#### 18. 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.
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