



A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

3077 NW Lisa Pl, Corvallis, OR 97330
Inspection prepared for: Andaman Rosse
Real Estate Agent: Andaman Rosse -

Date of Inspection: 5/7/2026 Time: 9:00 AM
Age of Home: 1976 Size: 3360
Order ID: 275

Inspector: Matthew Ramirez
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INSPECTED ONCE. INSPECTED RIGHT!

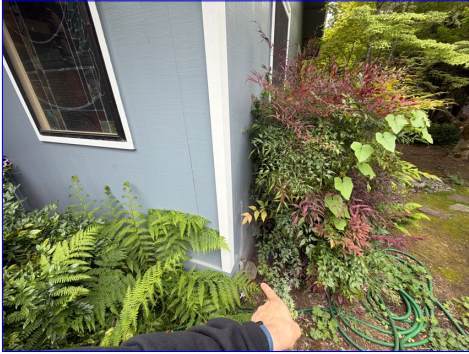


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Report Summary

Exterior		
Page 12 Item: 2	Walkways	• Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.
		
Trip hazards		Trip hazard
Page 16 Item: 15	General Exterior Comments	• Lint accumulation from the dryer exhaust termination was observed partially covering the nearby exterior receptacle. This condition may present a potential fire hazard and can contribute to moisture retention or improper operation of the receptacle. Recommend cleaning the area and monitoring the dryer exhaust termination for excessive lint discharge.
		
Lint covering exterior receptacle (front)		Lint covering exterior receptacle (front)
Garage		
Page 17 Item: 4	Fire Separation Wall	• Attic access panel/hatch cover is plywood which is flammable. Recommend replacing access panel with a fire rated panel for safety. • Holes observed, suggest sealing to restore fire rating.



Hole in fire separation wall



Attic access is flammable

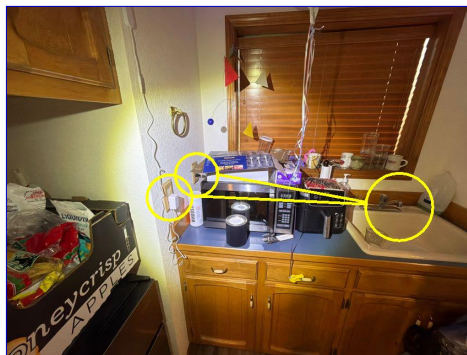


Hole in fire separation wall

Electrical System

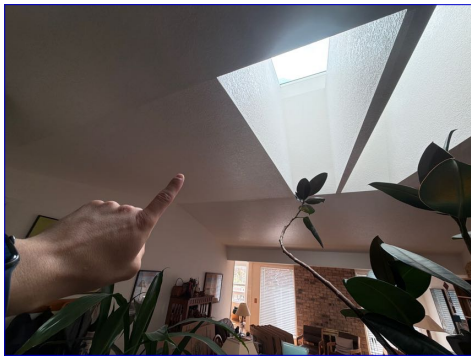
Page 24 Item: 3 120 / 240 VAC
Branch Circuits

• Electrical receptacle within six feet of a water source is not **GFC** protected. Recommend having a licensed electrical contractor repair for safety.

Receptacle within 6' of water source is not **GFC** protectedReceptacle within 6' of water source is not **GFC** protectedReceptacle within 6' of water source is not **GFC** protectedBasement receptacles within 6' of water source are not **GFC** protected**Microbial Growth**

Page 47 Item: 1 Microbial Growth

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



Possible microbial growth area (in attic)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (Primary bathroom)



Possible microbial growth (Primary bathroom)



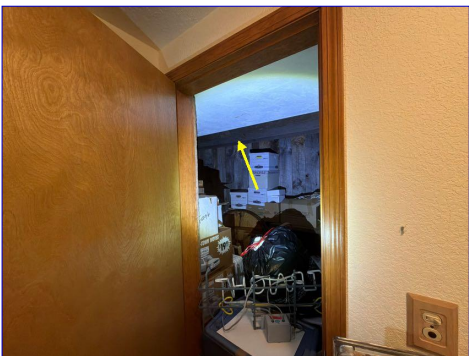
Possible microbial growth (Primary bathroom)



Possible microbial growth (basement closet)



Possible microbial growth (basement closet)



Possible microbial growth (basement closet)

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

Seller(s)

2. Home Type

Single Family Home

3. Exposure

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

4. Occupancy

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

5. Weather Conditions

Weather: Cloudy • Temperature at the time of inspection was approximately 55 degrees Fahrenheit.

Soil Conditions: Dry

6. Utilities On

Utilites On: Electricity • Water • Natural Gas

7. Water Source

City / Municipal

8. Sewage Disposal

City / Municipal

9. Limitations / Observations

- 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.
- 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.
- Rodent Bait Stations noted. These are often maintained by professional exterminators. Recommend consulting with Seller to find out who or what company performs maintenance.
- The inspection was limited in some areas of the home due to personal storage and belongings obstructing access and visibility. Components concealed by stored items could not be fully inspected, and additional issues may exist in these inaccessible areas.
- Seller(s) stated there is a second Water Heater that is in the basement behind a small shelf that is currently being used to store mugs. However, this shelf was inaccessible due to personal storage and the Water Heater could not be assessed.

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): Hard Wired

- Smoke Detectors present.
- Recommend confirming age of the smoke alarms in the home as they are generally recommended to be replaced every Ten years.



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

- 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 (continued)



Roof



Roof



Roof



Roof



Roof



Roof



Roof



Roof

3. Roof Flashing

Materials: Metal

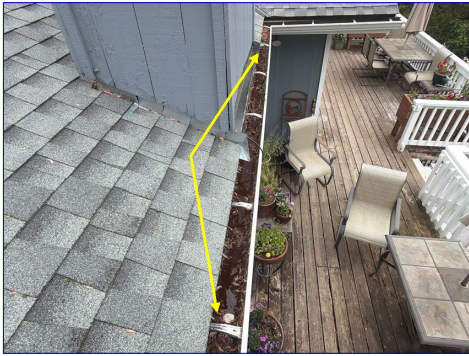
- **Drip edge** and diverter (a/k/a kickout) flashing present.

4. Gutters & Downspouts

Installation & Material: Metal

Extension/Leaders: Underground

- **Drains to underground drain piping which was not tested.**
- Gutters appear to be improperly pitched and have standing water in the areas noted. Recommend correction to avoid possible damage to the gutter and fascia boards.



Standing water



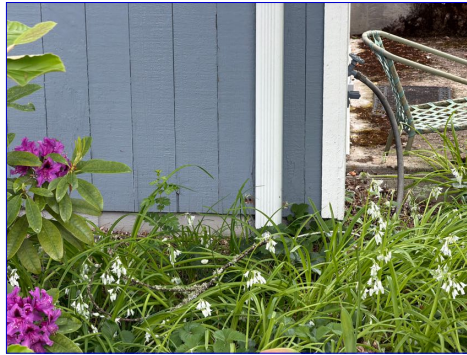
Standing water



Downspout



Downspout



Downspout



Downspout



Downspout



Downspout

5. Vents, Venting & Ventilation

Plumbing Vent Materials: **ABS** Plumbing Vent(s) • **PVC** Plumbing Vent(s)

Ventilation Vent Materials: Ridge Vent(s)

6. Skylight(s)

Skylight Type(s): Fixed

- Skylights are particularly vulnerable and can fail at any time. Recommend ongoing vigilance. No sign of failure at time of inspection.

Chimney

1. Chimney Observations

Materials: Metal with Wood Frame and Wall Cladding.



Chimney

2. Chimney Flue & Crown Observations

Flue Materials: Not Visible

Crown Materials: Metal

- The metal chimney crown was observed to have a negative slope in one or more areas. This condition can allow water to pond on the surface rather than drain properly away from the chimney, which may contribute to premature deterioration, corrosion, and possible moisture intrusion into the chimney structure over time.



Negative slope



Negative slope (south side)

3. Flashing

Materials: Metal

4. Spark Arrester/Rain Cap

Type: Rain 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

- Common cracks noted.

2. Walkways

Materials: Concrete • Paver/Tile

- Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

Exterior (continued)



Trip hazards



Trip hazard

3. Lot Grade and Drainage

- Exterior drainage is generally away from the foundation.

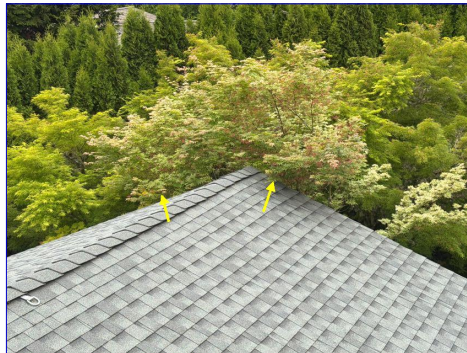
4. Vegetation Observations

Vegetation: Bushes/Shrubs • Flowers/Plants • Trees

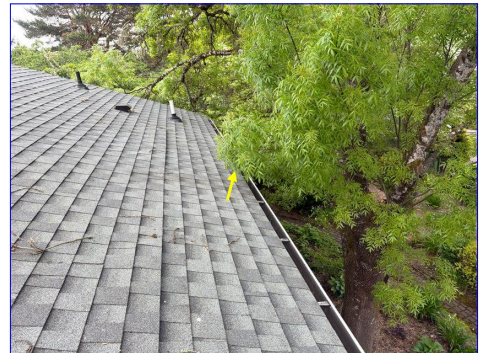
- Maintenance Tip: When landscaping, keep plants (even at full growth) at least 12-18 inches from house siding and windows. Plants in proximity to home can provide pathways for wood destroying organisms as well as abrade and damage siding, screens, and roofs.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing abrasion, debris and dampness.
- Vegetation too close or in contact with wall cladding. Recommend trimming or removal as necessary.



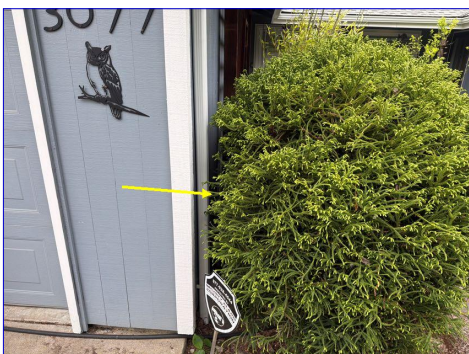
Tree limbs are too close to roof



Tree limbs are too close to roof



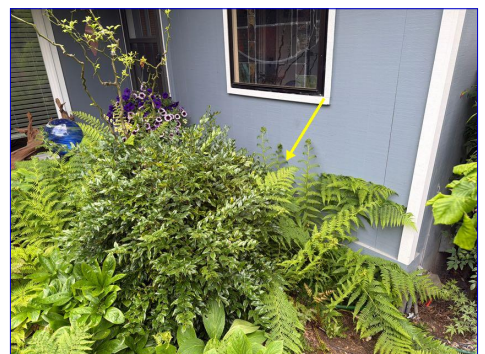
Tree limbs are too close to roof



Vegetation is in contact with wall cladding



Vegetation is in contact with wall cladding



Vegetation is in contact with wall cladding

Exterior (continued)



Vegetation is in contact with wall cladding

5. Fences

Materials: Wood

6. Door Bell

Type: Security System

7. Foundation

Foundation Type: Partial Basement/Partial Crawlspace

Materials: Concrete

8. Soffits and Trim

Materials: Wood

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.



Moisture damage



Moisture damage

9. Exterior Wall Cladding

Materials: Wood Siding

- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

Exterior (continued)



Soil is in contact with wall cladding (south)

10. Exterior Doors

Materials: Metal / Metal Clad and Glass • Sliding Glass (Vinyl)

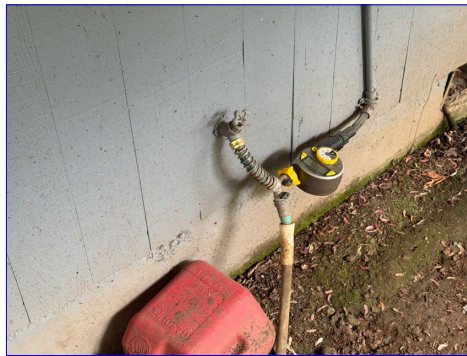
11. Faucets/Hose Bibbs

Location(s): Rear

Faucet Type(s): Spigot



Exterior faucet



Exterior faucet



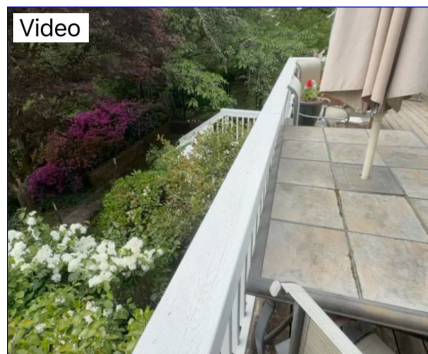
Exterior faucet

12. Deck/Balcony

Structure Type: Deck

Material(s): Wood

- Deck is weathered, suggest cleaning as necessary and treating with an oil based water repellent preservative to protect and extend the remaining life of the deck.
- The guardrail in areas noted is loose and should be secured.



Loose guardrail

13. Stairs & Stairwell

Stairs & Stairwell Materials: Wood

- The handrail is loose and should be secured.



Loose handrail

14. Windows

Type: Awning • Fixed • Single Hung • Sliding Frame

Materials: Metal • Vinyl

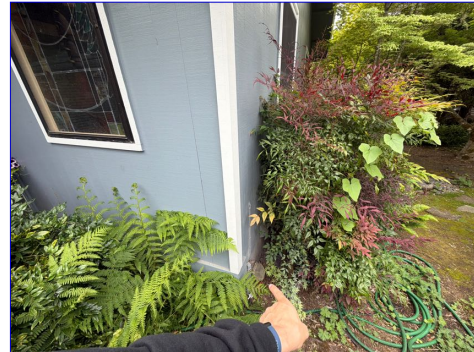
- Metal frame windows are subject to frost and condensation and require regular maintenance for proper operation.

15. General Exterior Comments

- Lint accumulation from the dryer exhaust termination was observed partially covering the nearby exterior receptacle. This condition may present a potential fire hazard and can contribute to moisture retention or improper operation of the receptacle. Recommend cleaning the area and monitoring the dryer exhaust termination for excessive lint discharge.



Lint covering exterior receptacle (front)



Lint covering exterior receptacle (front)

Garage

1. Garage Type

Type: Attached (2 car)

2. Walls

Materials: Paneled

Garage (continued)



Garage



Garage



Garage



Garage



Garage



Garage

3. Ceiling

Materials: Drywall

- Moisture stains observed at the garage ceiling. These stains tested dry at the time of inspection.

4. Fire Separation Wall

- Present
- Attic access panel/hatch cover is plywood which is flammable. Recommend replacing access panel with a fire rated panel for safety.
- Holes observed, suggest sealing to restore fire rating.



Hole in fire separation wall



Attic acces is flammable



Hole in fire separation wall

5. Occupant/Fire Door

Materials: Wood

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

6. Floor

Materials: Concrete

7. Garage Door(s)

Material(s): Insulated Metal

8. Garage Door Hardware

Hardware: Overhead Track

9. Garage Door Opener(s)

Manufacturer(s): Genie

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

- "Safety (force activated) reversal system" did not respond to test. Excessive force will damage the top door section. This garage door opener appears to be equipped with a safety reversal system which did not operate correctly when tested. Safety reversal system should be adjusted and/or repaired to increase sensitivity as well as enhance safety, especially should there be children in area.

- The north garage door was not tested due to personal storage obstructing the door's path of travel. A complete evaluation of the door's operation and safety features could not be performed at the time of inspection.



North garage door

10. Garage Comments & Observations

- Limited inspection due to storage of personal property.

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: Hallway • Simple Attic Hatch/Scuttle Hole
Inspection Method & Percent Inspected: 90%

Attic (continued)



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic

Attic (continued)



Attic



Attic



Attic

2. Framing

Framing: Truss
Framing Material(s): 2x4

3. Sheathing

Materials: Plywood • Spaced Wood Plank

4. Insulation

Insulation Material(s): Fiberglass
Insulation Thickness: Averages ~ 10-12 inches in depth.



Insulation depth

5. Ventilation

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

• One or more soffit vent screens were observed damaged or deteriorated at the time of inspection. This condition can allow pests, rodents, or other unwanted animals to enter the attic or roof structure. Recommend repair or replacement of the damaged vent screening to help prevent intrusion.



Damaged soffit vent screen (south)



Damaged soffit vent screen (south)

6. Attic General Comments/Observations

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

Basement / Unfinished Basement

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. Basement Access

Basement Staircase

2. Foundation

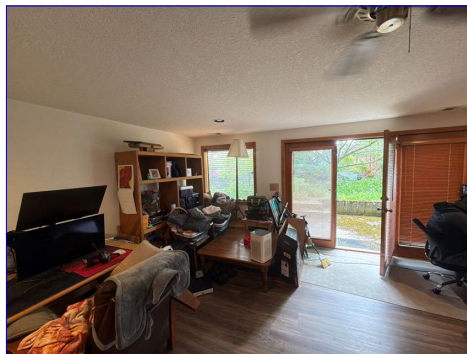
Type: Partial Basement/Partial Crawlspace

3. Basement Walls

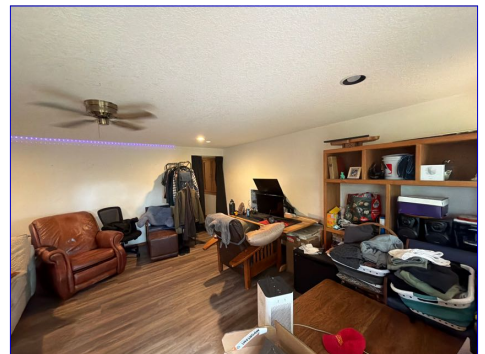
Materials: Drywall



Basement



Basement



Basement

4. Basement Ceilings

Materials: Drywall

5. Basement Floor

Materials: Carpet • Laminate

6. Interior Door(s)

Materials: Wood Hollow Core

7. Exterior Door(s)

Materials: Sliding Glass (Vinyl)

8. Heat / HVAC Source

Heat Source: Central Heating and Cooling

9. Basement Comments

- Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.
- Limited review due to storage of personal property.

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



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

Crawlspace (continued)



Crawlspace



Crawlspace



Crawlspace



Crawlspace

2. Crawlspace Foundation

Type: Partial Crawlspace/Partial Basement

Materials: Concrete Block (Concrete Masonry Unit or CMU) • Poured Concrete • Wood

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 • Rolled/Batt Insulation

9. 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

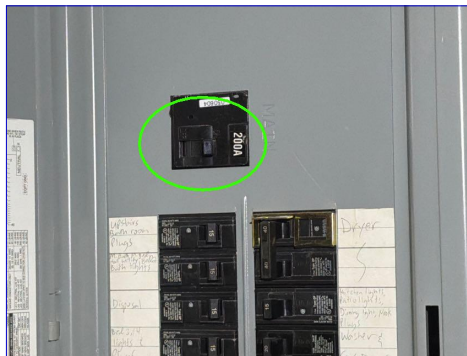
Manufacturer: Siemens

Location: Garage

- Combination Service Entrance Device (CSED) with Main Breaker
- The main service disconnect is approximately 200 amps, 240 volts.
- **AFC** protection in bedroom branch circuits not present in this house. Although **AFC** 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.
- Access to panel blocked. Interior not evaluated due do inaccessibility or safety issues.
- No thermal anomalies were observed.



Main electric panel



Main electric shut off



Pathway blocked to panel

3. 120 / 240 VAC Branch Circuits

- Electrical receptacle in areas noted are loose and should be secured.
- Light(s)/light fixture(s) located in Basement is/are inoperable. Unable to determine if bulb(s) burnt out or if faulty fixture(s). Suggest client verify proper operation prior to closing.
- Basement and Garage receptacles should all be **GFCI** protected.
- The washing machine receptacle was not **GFCI** protected at the time of inspection. Although this condition may have been permitted at the time the home was constructed, current safety standards recommend **GFCI** protection in garage areas to reduce the risk of electrical shock. Upgrading is recommended for improved safety.
- Electrical receptacle within six feet of a water source is not **GFCI** protected. Recommend having a licensed electrical contractor repair for safety.



Receptacle within 6' of water source is not **GFCI** protected



Receptacle within 6' of water source is not **GFCI** protected



Receptacle within 6' of water source is not **GFCI** protected



Loose receptacle in Bedroom 3



Washing machine receptacle is not **GFCI** protected



Inoperable light (Basement)



Basement receptacles within 6' of water source are not **GFCI** protected

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

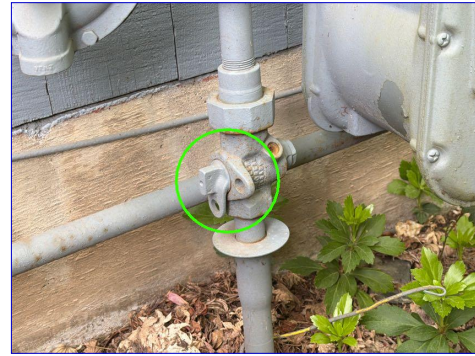
Location: West Side

- 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.

Plumbing System (continued)



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



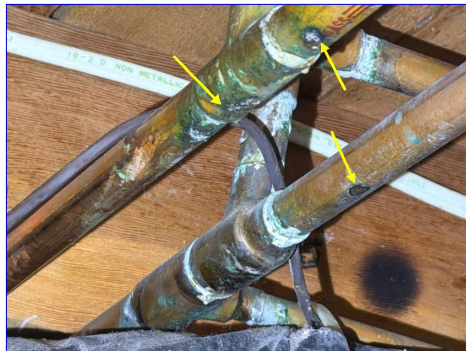
Main water shut off (water meter)

4. Water Supply Lines

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



Minor corrosion



Minor corrosion



Minor corrosion



Minor corrosion

5. Waste Disposal

Type: Public Waste

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

6. Waste Disposal Lines

Materials: PVC

7. Sewer Line Cleanout(s)

Interior Location & Material(s): Crawlspace • PVC Plug



Sewer line clean out

Air Conditioning

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

1. Air Conditioner

Type: Air Source Heat Pump

Disconnect Type: Fused Pullout Disconnect

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

• Condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant as well as shorten the life of the compressor. Unit should be leveled.



Condenser unit



Electric service disconnect



Unit is not level

2. A/C Data Plate Information

Manufacturer: Trane

- Approximate Year Manufactured: 2015



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: Gas Forced Air

Location: Crawlspace

- The interior of the HVAC unit could only partially be inspected as one of the panel covers is difficult to remove, and the inspector was unable to pull it off.

Heating / HVAC (continued)



HVAC unit



HVAC unit interior



Panel is difficult to remove

2. Combustion Air

Supply: Exterior

Materials: **PVC**

3. Manufacturer

Manufacturer: Trane

Data Plate: Approximate Year Manufactured: 2015

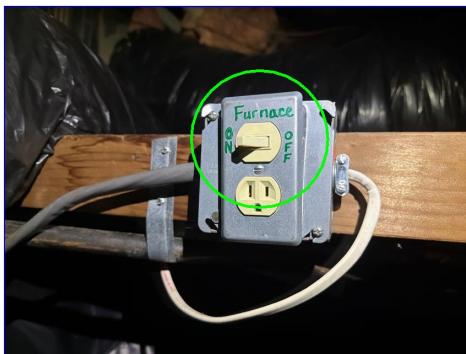


Data plate

4. Observations

Disconnect Type: Service Switch

Fuel Shut Off: Fuel shut off valve present.



Electric service disconnect



Fuel shut off

5. Fuel Supply Line

Materials: Black Metal Pipe

6. Burner Chamber

Observations

- Inaccessible.

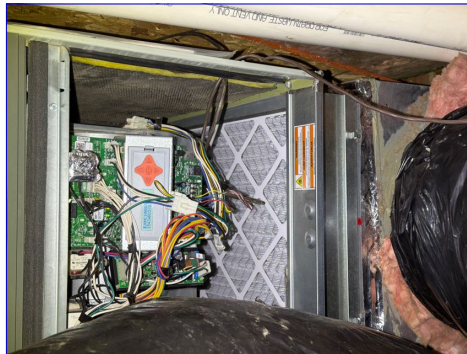
7. Condensate Removal

Materials: **PVC**

Discharge: Exterior

8. Filter

Location: Beside air handler in a skuttle installed in the ductwork.



Filter

9. Exhaust Venting

Material: **PVC**

10. Distribution/Ducting/Registers

Distribution: Metal Ducts and Registers

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

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 • Tank-less On demand system

Location: Crawlspace

- Thermal expansion relief valve present.

Water Heater (continued)



Tankless water heater

2. Combustion Air

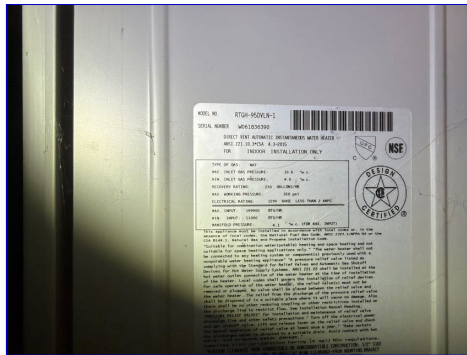
Materials: Crawlspace

Materials: PVC

3. Water Heater Observations

Manufacturer: Rheem

Data Plate: Approximate Year Manufactured: 2018

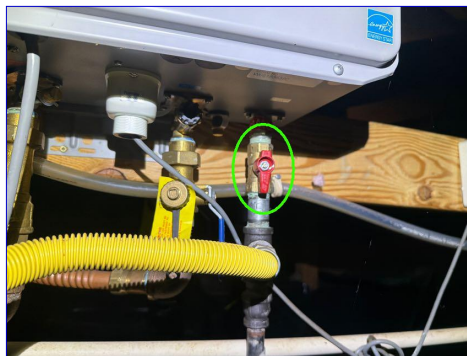


Data plate

4. Water Heater Fuel Supply & Fuel Shut Off

Materials: Brass

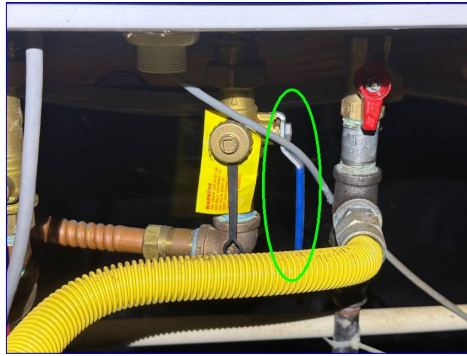
Materials: Fuel shut off valve present.



Fuel shut off

5. Water Supply Lines

Material(s): Copper • PEX



Cold water shut off

6. TPR Valve

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

7. Combustion Chamber

- Inaccessible

8. Venting

Material: **PVC**

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

Pre-Fabricated Metal. It can only be assumed that this appliance was installed to manufacturers specifications.

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.

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: Panel / Wood • Wallpaper

Kitchen (continued)



Kitchen



Kitchen



Kitchen

2. Floor

Materials: Wood

3. Windows

Type: Fixed • Single Hung

Materials: Vinyl

4. Heat / HVAC Source

Heat Source: Central Heating and Cooling

5. Cabinets & Counter Observations

Cabinet Materials: Wood

Counter Materials: Granite

6. Sinks & Plumbing Observations

Material & Type: Metal

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

7. Disposal

Manufacturer: InSinkErator

8. Refrigerator

Manufacturer: ThinQ



Icemaker

9. Microwave

Manufacturer: General Electric

• Operated normal at the time of inspection.

10. Cooktop/Range

Type: Electric

- Operated normal at the time of inspection.



Cooktop

11. Wall Oven

Manufacturer: General Electric

Type: Electric

- Operated normal at the time of inspection.



Oven

12. Dishwasher

Manufacturer: Kitchenaid

Discharge: Food-Waste Disposal Unit

- Operated normal at time of inspection

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

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

1. Walls/Ceiling

Materials: Drywall / Paint • Panel / Wood • Wallpaper

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



Family room



Family room



Family room



Dining room



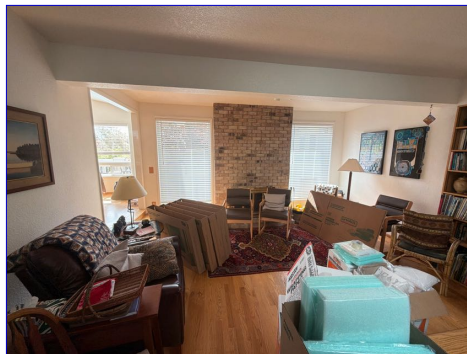
Dining room



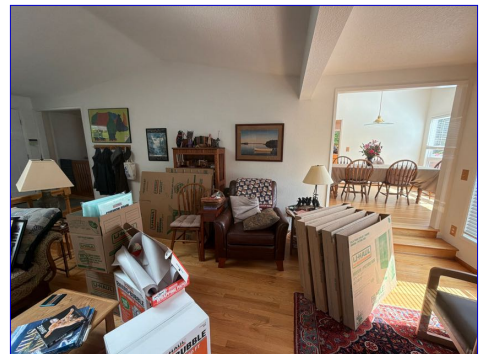
Dining room



Living room



Living room



Living room

2. Floors

Materials: Wood

3. Doors

Type & Materials: Metal / Metal Clad • Sliding Glass (Vinyl) • Wood Hollow Core

4. Windows

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

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Hall

7. Ceiling Fan

- None present.

8. Stairs

Material(s): Wood

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



Balusters spacing exceeds 4"



Balusters spacing exceeds 4"



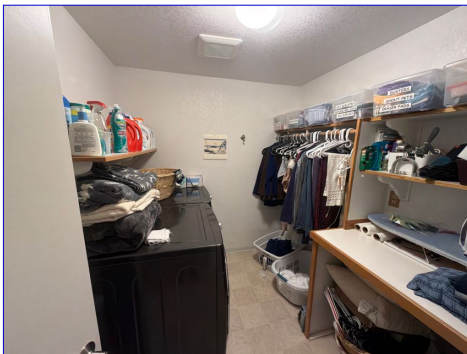
Balusters spacing exceeds 4"

Laundry Room / Area

Working condition is not required to be tested or noted within the report per Standard of Practice. If appliances were tested, this is as a courtesy only. An inspection does not include identification of researching for recalled appliances or appliances with a consumer safety alert issued. We recommend visiting www.spssc.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

- No heat source observed.

5. Ceiling Fan

- None present.

6. Cabinets & Counter

Counter Materials: Wood

7. Washing Machine

Materials: LG

- Operated normal at time of inspection.

8. Washer Drain & Fill Hose

Washing Machine Drain: Wall mounted drain

Inlet/Fill Hose Materials: Black Rubber Hose • Braided Stainless Steel

9. Dryer

Materials: LG

- Operated normal at time of inspection.

10. 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

11. Exhaust Fan

- Operated when tested.

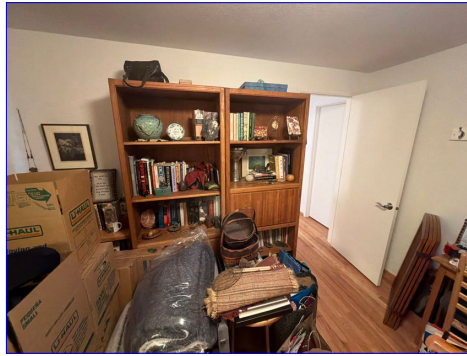
Bedroom(s) Main Floor

1. Walls/Ceiling

Materials: Drywall / Paint



Bedroom 1



Bedroom 1



Bedroom 1

2. Floor

Materials: Wood

3. Doors

Type & Materials: Wood Hollow Core

- Door doesn't open / close properly.
- Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.



Door does not close properly

4. Windows

Type: Fixed • Single Hung

Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Ceiling Fan

- None present.

Bedroom(s) Main Floor 2

1. Walls/Ceiling

Materials: Drywall / Paint • Wallpaper



Bedroom 2



Bedroom 2



Bedroom 2

2. Floor

Materials: Wood

3. Doors

Type & Materials: Wood Hollow Core

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

4. Windows

Type: Single Hung

Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Ceiling Fan

- None present.

Bedroom(s) Main Floor 3

1. Walls/Ceiling

Materials: Drywall / Paint • Wallpaper



Bedroom 3



Bedroom 3



Bedroom 3

2. Floor

Materials: Wood

3. Doors

Type & Materials: French • Wood Hollow Core

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

4. Windows

Type: Fixed • Sliding Frame
Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Walk-In

7. Ceiling Fan

• None present.

Bedroom(s) Main Floor 4

1. Walls/Ceiling

Materials: Drywall / Paint • Wallpaper



Bedroom 4



Bedroom 4



Bedroom 4

2. Floor

Materials: Wood

3. Doors

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

4. Windows

Type: Single Hung
Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

• None present.

Bedroom(s) Basement

1. Walls/Ceiling

Materials: Drywall / Paint



Basement bedroom



Basement bedroom



Basement bedroom

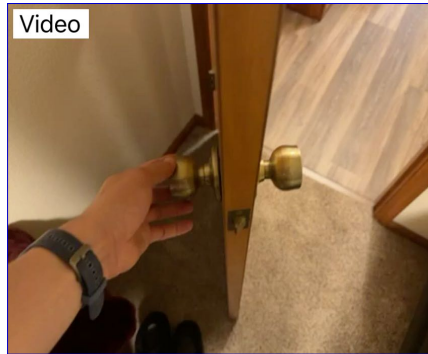
2. Floor

Materials: Carpet

3. Doors

Type & Materials: Wood Hollow Core

- Door handle loose.



Loose door handle

4. Windows

Type: Sliding Frame

Materials: Metal

- Metal frame windows are subject to frost and condensation and require regular maintenance for proper operation.

- The basement bedroom window sill height exceeded the current recommended maximum height of 44 inches above the finished floor. A higher sill height may hinder emergency escape or rescue access during an emergency.



Window sill exceeds 44"

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

- None present.

Hall Bathroom

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

1. Bathroom Location

Main Floor Common / Guest Bathroom

2. Walls/Ceiling**Materials:** Drywall / Paint • Wallpaper

Hall bathroom



Hall bathroom



Hall bathroom

3. Floor**Materials:** Tile**4. Doors****Type & Materials:** Wood Hollow Core**5. Heat / HVAC Source****Heat Source:** Central Heating and Cooling**6. Exhaust Fan**

- Operated normally when tested.

7. Shower Base**Materials:** Cultured Marble**8. Shower Surround****Materials:** Cultured Marble

9. Shower Door / Enclosure Observations

Materials: Tempered Safety Glass

10. Shower Head / Faucet

- Serviceable condition

11. Counter & Cabinets

Cabinet Materials: Wood
Counter Materials: Granite

12. Sink(s) & Plumbing

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

13. Toilet

Manufacturer: Kohler
• Operated when tested.

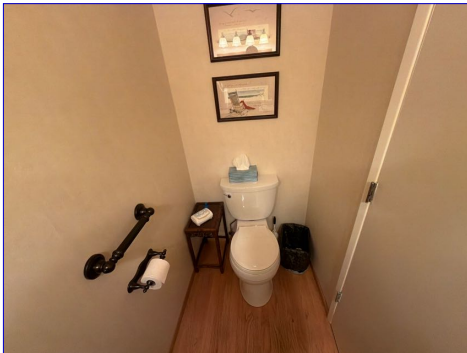
Half Bathroom

1. Bathroom Location

Main Floor Common / Guest Bathroom

2. Walls/Ceiling

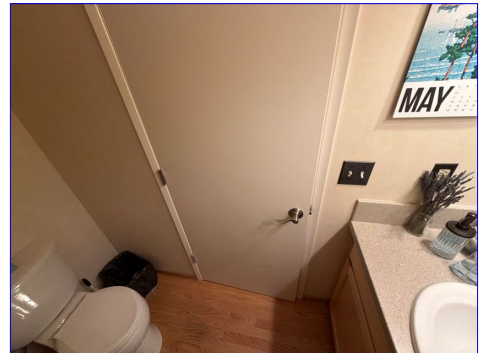
Materials: Wallpaper



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: Granite

8. Sink(s) & Plumbing

Material & Type: Porcelain

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

9. Toilet

Manufacturer: Kohler

- Operated when tested.

Primary Bathroom

1. Bathroom Location

Ensuite to bedroom 3

2. Walls/Ceiling

Materials: Panel / Wood



Primary bathroom



Primary bathroom



Primary bathroom

3. Floor

Materials: Tile

4. Doors

Type & Materials: Pocket

5. Windows

Type: Awning

Materials: Vinyl

6. Heat / HVAC Source

Heat Source: Central Heating and Cooling

7. Linen Closet

Walk-In

8. Exhaust Fan

- Operated normally when tested.

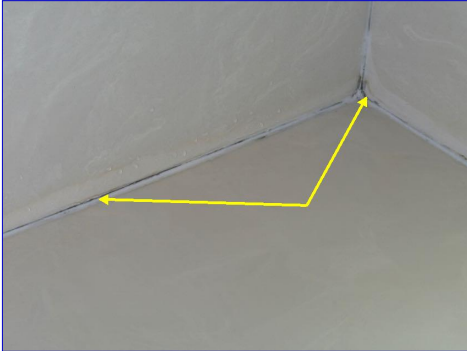
9. Shower Base

Materials: Cultured Marble

10. Shower Surround

Materials: Cultured Marble

- Caulking needed.



Split caulking



Split caulking

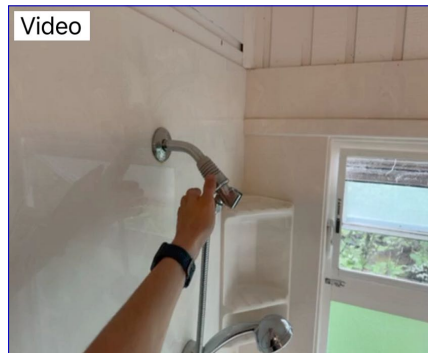
11. Shower Door / Enclosure Observations

Materials: Glass

- Unable to determine if glass is tempered safety glass.

12. Shower Head / Faucet

- Serviceable condition
- Faucet is loose in the wall.



Loose showerhead

13. Counter & Cabinets

Cabinet Materials: Wood

Counter Materials: Granite

14. Sink(s) & Plumbing

Material & Type: Porcelain

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

15. Toilet

Manufacturer: Kohler

- Operated when tested.

Basement Bathroom

1. Bathroom Location

Basement Common / Guest Bathroom

Basement Bathroom (continued)

2. Walls/Ceiling

Materials: Drywall / Paint • Wallpaper



Basement half bathroom



Basement half bathroom



Basement half bathroom

3. Floor

Materials: Laminate

4. Doors

Type & Materials: Pocket

5. Windows

Type: Sliding Frame

Materials: Vinyl

6. Heat / HVAC Source

Heat Source: Central Heating and Cooling

7. Exhaust Fan

- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.
- None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

8. Counter & Cabinets

Cabinet Materials: Wood

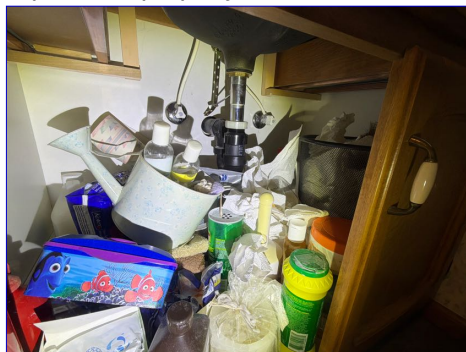
Counter Materials: Wood

9. Sink(s) & Plumbing

Material & Type: Porcelain

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

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



Limited review

10. Toilet

Manufacturer: Kohler

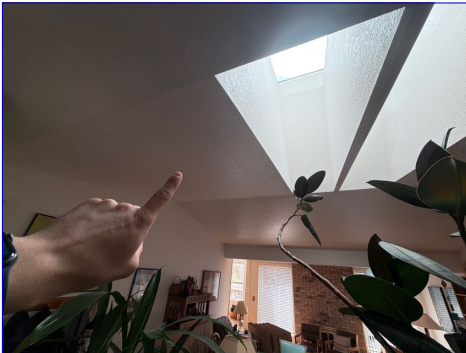
- Operated when tested.

Microbial Growth

1. Microbial Growth

Observations:

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



Possible microbial growth area (in attic)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (hall bathroom)



Possible microbial growth (Primary bathroom)



Possible microbial growth (Primary bathroom)



Possible microbial growth (Primary bathroom)

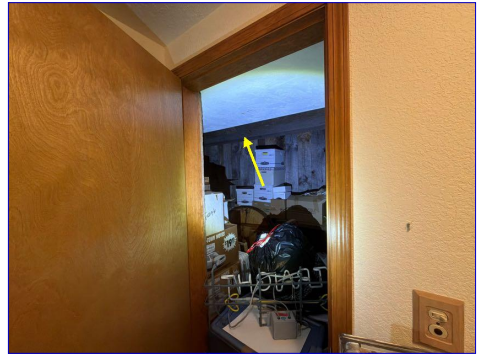
Microbial Growth (continued)



Possible microbial growth (basement closet)



Possible microbial growth (basement closet)



Possible microbial growth (basement closet)

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