



A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

329 Moonlight Ave SE, Salem, OR 97302

Inspection prepared for: Andaman Rosse

Real Estate Agent: -

Date of Inspection: 7/9/2026 Time: 9:00 AM

Age of Home: 1957 Size: 1505

Order ID: 306

Inspector: Matthew Ramirez

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INSPECTED ONCE. INSPECTED RIGHT!



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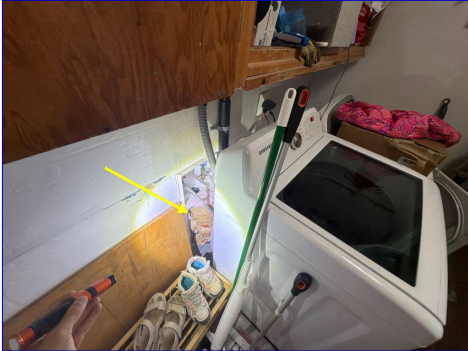
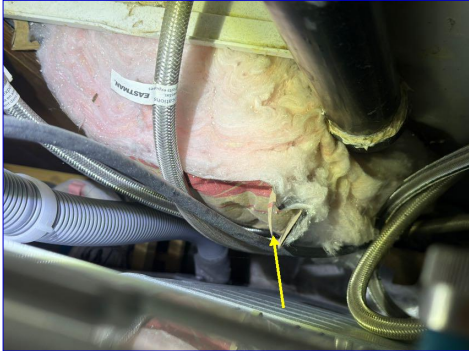
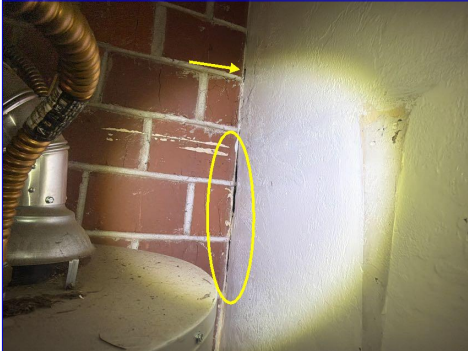
Half Bathroom

38-40

Glossary

41

Report Summary

General Information		
Page 7 Item: 9	Limitations / Observations	• The paper facing of the insulation is exposed in the laundry area. Exposed kraft-faced insulation is combustible and should not be left uncovered in occupied spaces. Recommend covering the insulation with an approved thermal barrier, such as drywall, to reduce the potential fire hazard.
		
Exposed paper side of insulation	Exposed paper side of insulation	Exposed paper side of insulation
Garage		
Page 13 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.
		
Attic access is flammable	Hole in fire separation wall	Hole in fire separation wall
Page 14 Item: 5	Occupant/Fire Door	• Fire rating is compromised due to a window. This is a safety concern. Recommend replacing door with a fire rated door.



Window present at occupant door

Attic

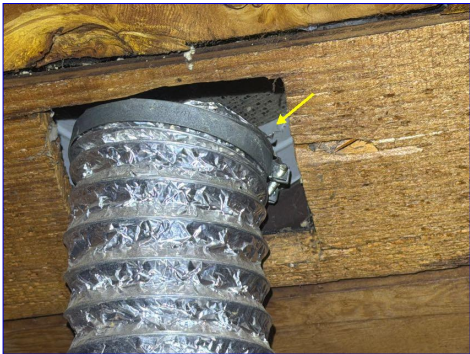
Page 17 Item: 6	Attic General Comments/Observations	The hall bathroom vent fan is improperly vented near or at a hooded roof vent. Bathroom exhaust vents should be sealed to the exterior and vented through hooded vents manufactured for this purpose. Correction advised.
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Bathroom exhaust



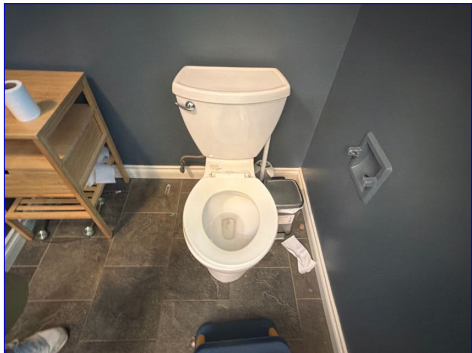
Bathroom exhaust



Bathroom exhaust

Hall Bathroom

Page 38 Item: 16	Toilet	The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Thermal imaging used to help determine any damage and none was noted.
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Loose toilet

Half Bathroom		
Page 40 Item: 10	Toilet	• The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Thermal imaging used to help determine any damage and none was noted.
 Loose toilet		

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 South.

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: Clear • Temperature at the time of inspection was approximately 65 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.

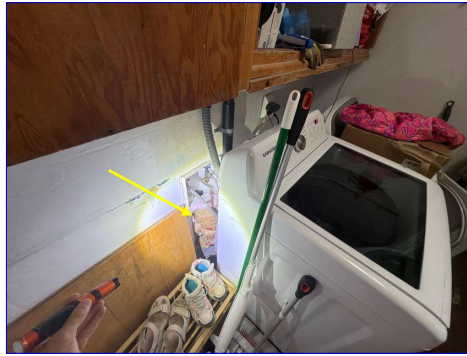
• **Pre-Inspection:** This report is a pre-inspection report for the client(s) identified on the cover page. If potential buyer(s) would like to utilize this report, for a fee, inspector will send an inspection agreement and arrange to meet buyer(s) at the property to complete an inspection walkthrough and review the report.

• **Personal belongings** throughout the home were obstructing access to various areas, including but not limited to windows, electrical receptacles, and other components. These areas had limited visibility and accessibility at the time of the inspection and could not be fully evaluated.

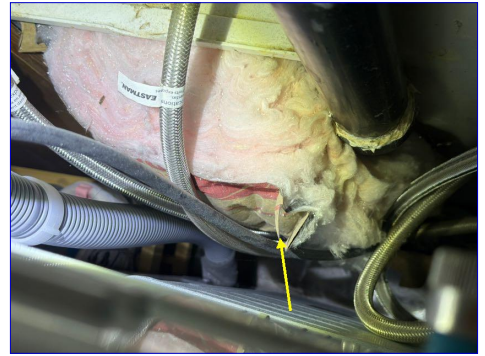
• **The paper facing of the insulation is exposed in the laundry area. Exposed kraft-faced insulation is combustible and should not be left uncovered in occupied spaces. Recommend covering the insulation with an approved thermal barrier, such as drywall, to reduce the potential fire hazard.**



Exposed paper side of insulation



Exposed paper side of insulation



Exposed paper side of insulation

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 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 Hipped • Hip

- 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 shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.
- Some granular loss and curling noted. Appears to be typical wear for roof this age. No signs of current failure. Recommend ongoing monitoring.
- Suggest cleaning/clearing debris off of the roof and gutters as part of regular maintenance to help continue to prolong the life of the roofing materials.



Roof



Roof



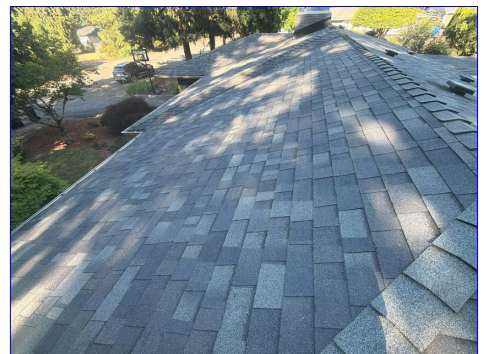
Roof



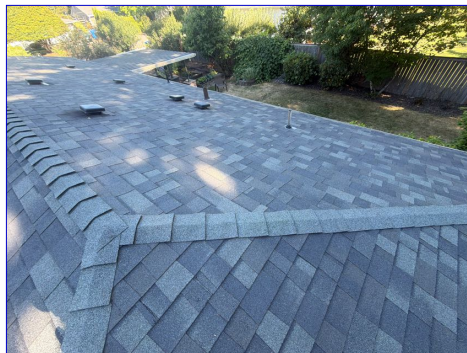
Roof



Roof



Roof



Roof

3. Roof Flashing

Materials: Metal

4. Gutters & Downspouts

Installation & Material: Metal

Extension/Leaders: Metal

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



Downspout



Downspout discharges near foundation



Downspout



Downspout discharges near foundation



Downspout



Downspout

5. Exhaust Vent Pipe(s)

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

6. Vents, Venting & Ventilation

Plumbing Vent Materials: **ABS** Plumbing Vent(s) • Cast Iron Plumbing Vent(s) • Galvanized Plumbing Vent(s)

Ventilation Vent Materials: Off Ridge Vent(s)

Chimney

1. Chimney Observations

Materials: Brick

Condition:

- Maintenance Tip: Annual chimney inspections and sweeping is recommended. Keep air inlets on wood stoves open, and never restrict air supply to fireplaces. Otherwise you may cause creosote buildup that could lead to a chimney fire.



Chimney



Chimney

2. Chimney Flue & Crown Observations

Flue Materials: Metal
Crown Materials: Concrete

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

2. Walkways

Materials: Concrete

3. Lot Grade and Drainage

- Flat Lot

4. Vegetation Observations

Vegetation: Bushes/Shrubs • Flowers/Plants • Trees
• Maintenance Tip: When landscaping, keep plants (even at full growth) at least 12-18 inches from house siding and windows. Plants in proximity to home can provide pathways for wood destroying organisms as well as abrade and damage siding, screens, and roofs.

5. Fences

Materials: Vinyl • Wood

6. Door Bell

Type: Security System
Location: Front Door

Exterior (continued)

7. Foundation

Foundation Type: Crawlspace

Materials: Concrete

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



Foundation crack (north)

8. Soffits and Trim

Materials: Wood

9. Exterior Wall Cladding

Materials: Wood Siding

10. Exterior Doors

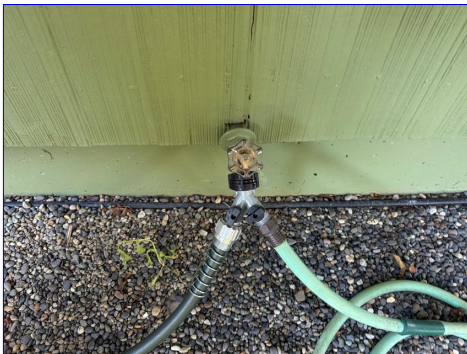
Materials: Metal / Metal Clad

11. Faucets/Hose Bibbs

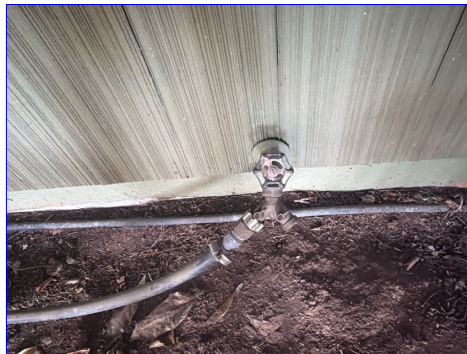
Location(s): East Side • North Side • South Side • West Side

Faucet Type(s): Spigot

- The north exterior faucet was observed to be leaking at the time of inspection. Recommend having a licensed and qualified contractor make necessary corrections.



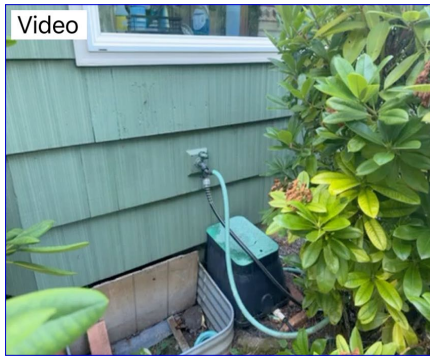
Exterior faucet



Exterior faucet



Exterior faucet



North exterior faucet leaks



Exterior faucet

12. Patio

Materials: Concrete

13. Windows

Type: Fixed • Single Hung • Sliding Frame

Materials: Vinyl • Wood

Garage

1. Garage Type

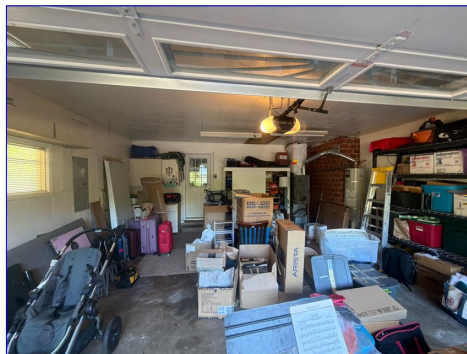
Type: Attached (2 car)

2. Walls

Materials: Drywall



Garage



Garage



Garage

3. Ceiling

Materials: Drywall

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.

Garage (continued)



Attic access is flammable



Hole in fire separation wall



Hole in fire separation wall

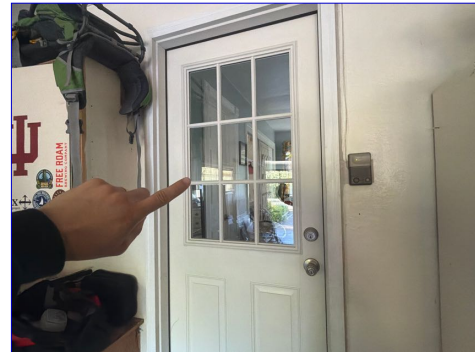
5. Occupant/Fire Door

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.
- Fire rating is compromised due to a window. This is a safety concern. Recommend replacing door with a fire rated door.



Door does not automatically close



Window present at occupant door

6. Floor

Materials: Concrete

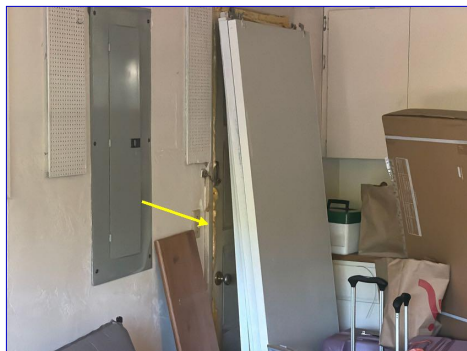
7. Windows

Materials: Wood

8. Exterior Door

Materials: Metal / Metal Clad

- Unable to operate, blocked by personal property at the time of inspection. Suggest confirming proper operation prior to close.



Door is blocked

9. Garage Door(s)**Material(s):** Insulated Metal**10. Garage Door Hardware****Hardware:** Overhead Track**11. Garage Door Opener(s)****Manufacturer(s):** Craftsman

- 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.

- Auto reverse photo eye sensors should be no more than 6" above floor. Suggest lowering these sensors for 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.



Photo eye sensor is too high



Photo eye sensor is too high

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: Garage • Spring Loaded Pull Down Ladder
Inspection Method & Percent Inspected: 90%

Attic (continued)



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic

2. Framing

Framing: Rafters
Framing Material(s): 2x6

3. Sheathing

Materials: Solid Wood Plank

4. Insulation

Insulation Material(s): Cellulose

Insulation Thickness: Averages ~4-6 inches in depth. Recommend installing additional insulation.



Insulation depth

5. Ventilation

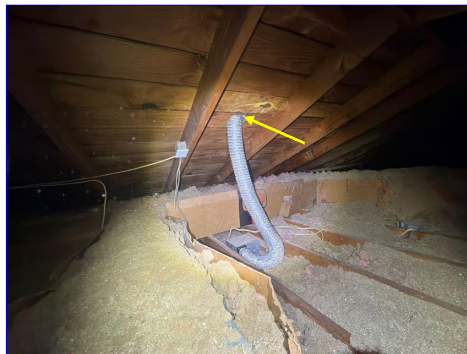
Ventilation Type: Off Ridge Vent(s) • Soffit Vent(s)

6. Attic General Comments/Observations

- Although it may be permissible by local code, InterNACHI Standard of Practice states all exhaust vents should exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation.
- The hall bathroom vent fan is improperly vented near or at a hooded roof vent. Bathroom exhaust vents should be sealed to the exterior and vented through hooded vents manufactured for this purpose. Correction advised.



Bathroom exhaust



Bathroom exhaust



Bathroom exhaust

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

2. Crawlspace Foundation

Type: Crawlspace
Materials: Poured Concrete

3. Vapor Retarder/Barrier

- Vapor retarder/barrier present.

4. Beams

Materials: Wood

5. Support Posts

Materials: Concrete • Wood

6. Subfloor

Materials: Wood Plank

7. Ventilation

Type: Screened openings

8. Insulation

- None observed.

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: Overhead (OH) Entrance Through Roof

Electrical System (continued)



Electric meter

2. Service Entrance Panel

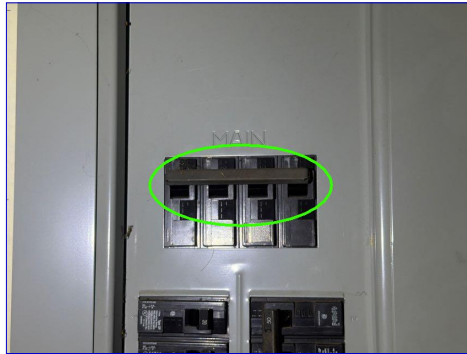
Manufacturer: Siemens

Location: Garage

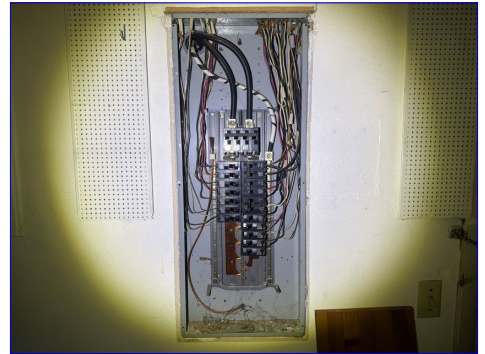
- Combination Service Entrance Device (CSED) with Main Breaker
- The main service disconnect is approximately 200 amps, 240 volts.
- Service entrance cables are aluminum.
- Branch circuit wiring is a mix of copper and aluminum wiring. Buyer is advised that periodic maintenance of aluminum wiring is recommended to prevent "creeping" at electrical connections.
- **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.
- Strain relief or bushing is missing. Recommend having a licensed electrical contractor further evaluate electrical system and install a strain relief or bushing for safety.
- No thermal anomalies were observed.



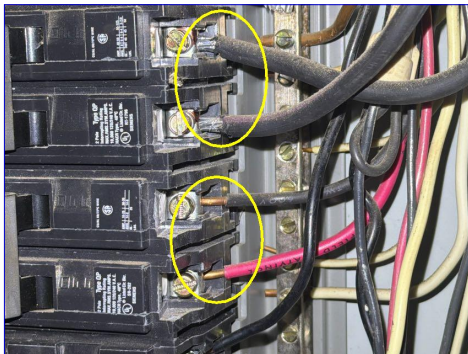
Main electric panel



Main electric shut off



Main electric panel interior



Mixed wiring



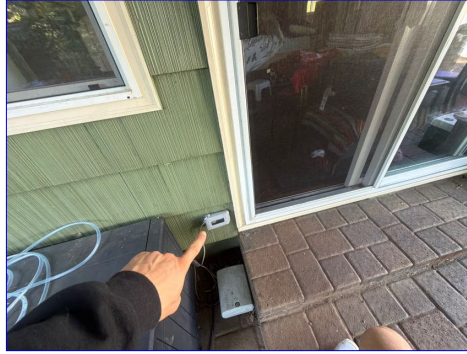
Missing bushing

3. 120 / 240 VAC Branch Circuits

- Light(s)/light fixture(s) located in areas noted is/are inoperable. Unable to determine if bulb(s) burnt out or if faulty fixture(s). Suggest client verify proper operation prior to closing.
- Exterior light fixtures are loose in areas noted and should be secured.
- The north exterior receptacle is a **GFCI** receptacle; however, testing indicated an open ground condition. While a **GFCI** can still provide shock protection without an equipment ground if it is wired correctly, the lack of a grounding path may reduce protection for certain equipment and should be properly identified.



Loose exterior light fixture (front)



North exterior receptacle



Inoperable/not plugged in light fixtures (garage)

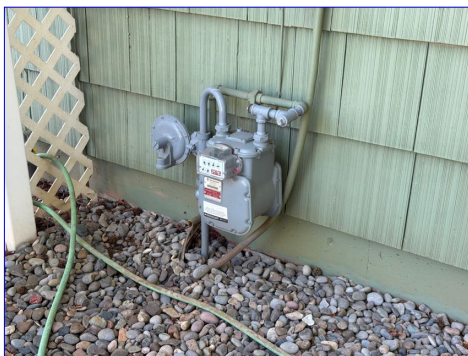
Since main shut off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason, main shut off valves are not tested during an inspection. We suggest caution when operating shut off valves 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.



Gas meter



Main fuel shut off

2. Water Supply

Source: Public (City or Water District)

- Functional

3. Water Supply Lines

Material(s): Copper

4. Waste Disposal

Type: Public Waste

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

5. Waste Disposal Lines

Materials: **ABS** • Cast Iron • **PVC**

6. Sewer Line Cleanout(s)

Exterior Location & Material(s): North • **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

- Air conditioning operating during inspection and appeared to be performing satisfactorily. Buyer is advised to verify satisfactory operation prior to close.
- 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: Rheem

• Approximate Year Manufactured: 1982

• The lifespan of an air conditioner is about 15 to 20 years. Based on the age of this unit plan for future replacement.



Data plate

3. Refrigerant Line

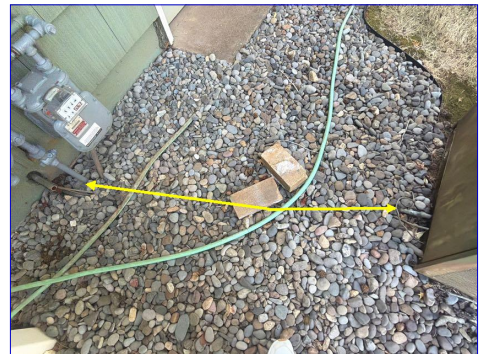
• Missing insulation on suction line at **A/C** unit.



Missing insulation



Missing insulation



Missing insulation

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: Garage

Heating / HVAC (continued)



HVAC unit



HVAC unit interior

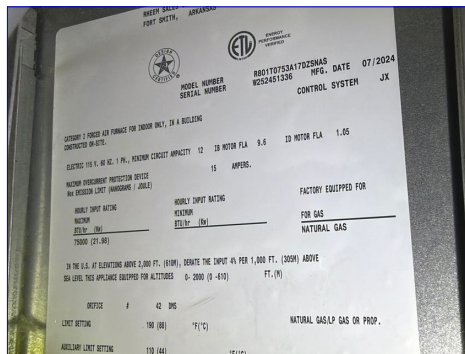
2. Combustion Air

Supply: Interior

3. Manufacturer

Manufacturer: Ruud

Data Plate: Approximate Year Manufactured: 2024 • BTU Input: 75,000

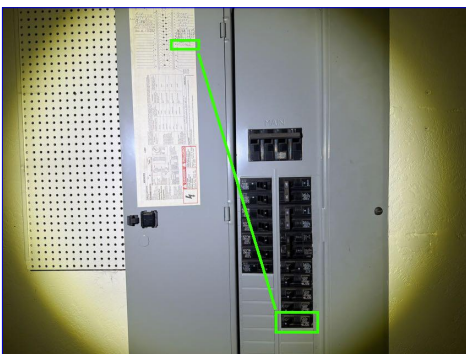


Data plate

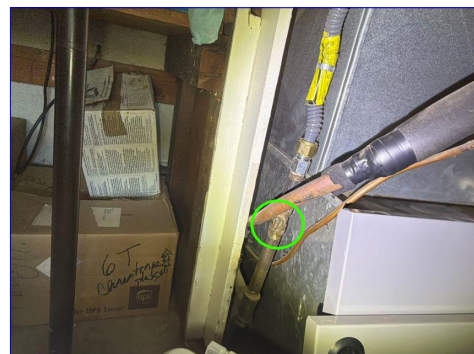
4. Observations

Disconnect Type: Breaker

Fuel Shut Off: Fuel shut off valve present.



Electric service disconnect



Fuel shut off

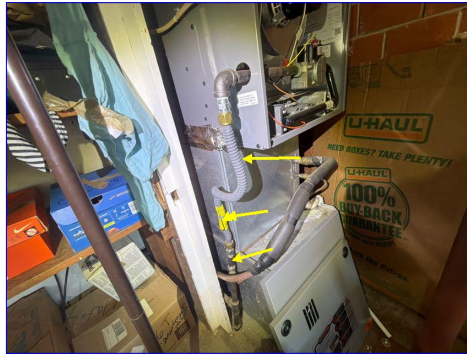
5. Fuel Supply Line

Materials: Black Metal Pipe

Observations:

• No sediment trap or drip leg present. Suggest having a licensed plumbing contractor install a sediment trap or drip leg downstream of the gas shutoff valve, as close to the appliance as possible to help prevent moisture and/or debris from effecting combustion and burner operation.

Heating / HVAC (continued)

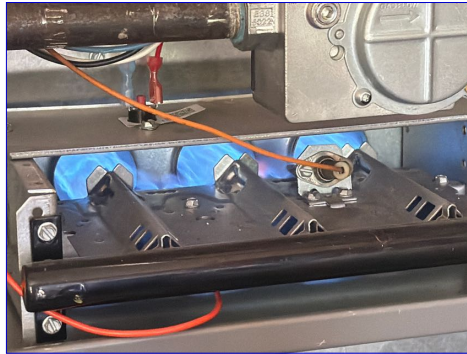


Missing sediment trap

6. Burner Chamber

Observations

- Visible



Burner chamber

7. Filter

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



Filter location

8. 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.

9. Thermostat

Type: Digital

Location(s): Living Room

Heating / HVAC (continued)



Thermostat

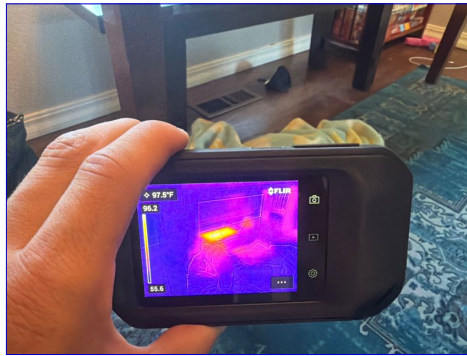
10. Distribution/Ducting/Registers

Distribution: Metal Ducts and Registers

• Some of the ductwork in the crawlspace appears to be damaged, corroded/rusted, and partially disconnected at some joints. This may allow conditioned air to escape and could impact the efficiency and performance of the HVAC system. Recommend having the ductwork evaluated and repaired as needed by a qualified HVAC contractor.



Register



Register



Register



Register



Register



Ductwork



Ductwork



Ductwork

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

2. Combustion Air

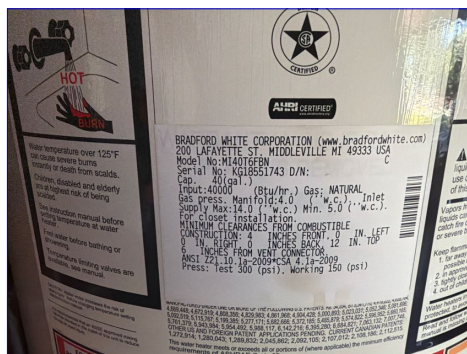
Materials: Interior

3. Water Heater Observations

Manufacturer: Bradford White

Data Plate: Approximate Year Manufactured: 2013 • Estimated Gallons Capacity: 50

- Water heaters have a life expectancy of 10 to 20 years with an average lifespan of 8 to 12 years. Based on the age of the water heater, plan for future replacement.



Data plate

Water Heater (continued)

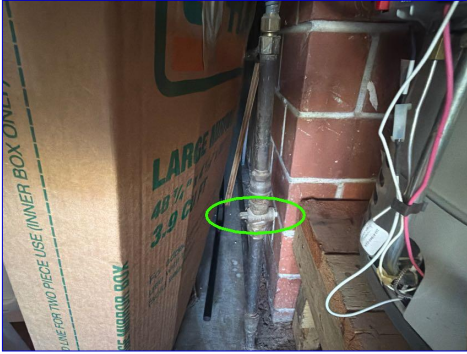
4. Water Heater Fuel Supply & Fuel Shut Off

Materials: Black Steel

Materials: Fuel shut off valve present.

Observations:

- No drip leg or sediment trap present. Recommend having a licensed plumbing contractor install a drip leg or sediment trap downstream of the gas shutoff valve, as close to the appliance as possible to help prevent moisture and/or debris from effecting combustion and burner operation.



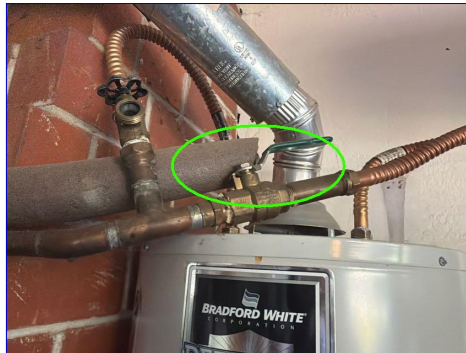
Fuel shut off



Missing sediment trap

5. Water Supply Lines

Material(s): Copper



Cold water shut off

6. TPR Valve

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

7. Combustion Chamber

- Visible



Combustion chamber

8. Venting**Material:** Metal**Kitchen**

If appliances were tested, this is as a courtesy only. Working condition is not required to be tested or noted within report per Standard of Practice. An inspection does not include identification or researching for recalled items or appliances with a consumer safety alert issued. We recommend visiting www.cpsc.gov if recalls are a concern. It cannot be guaranteed that the appliances will be functional at time of possession and it is recommended to retest during the pre-closing walk-through.

1. Walls/Ceiling**Materials:** Drywall / Paint

Kitchen



Kitchen

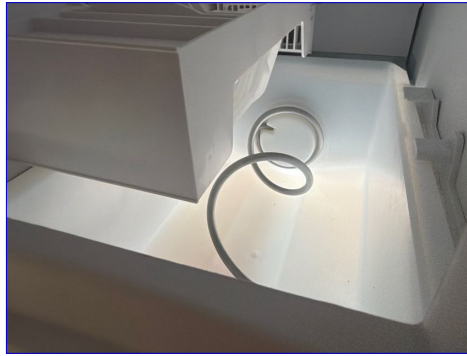


Kitchen

2. Floor**Materials:** Tile**3. Windows****Type:** Fixed • Single Hung**Materials:** Vinyl**4. Heat / HVAC Source****Heat Source:** Central Heating and Cooling**5. Pantry Observations****Pantry Type:** Reach-In**6. Cabinets & Counter Observations****Cabinet Materials:** Composite and Wood**Counter Materials:** Granite**7. Sinks & Plumbing Observations****Material & Type:** Metal**Faucet & Trap:** Standard fixtures with **ABS** trap**8. Disposal****Manufacturer:** InSinkErator**9. Refrigerator**

- Ice maker not on or not functioning. Recommend confirming proper operation prior to closing.

Kitchen (continued)



Icemaker

10. Cooktop/Range

Manufacturer: Kenmore

Type: Gas - Electric Ignition

- Operated normal at the time of inspection.



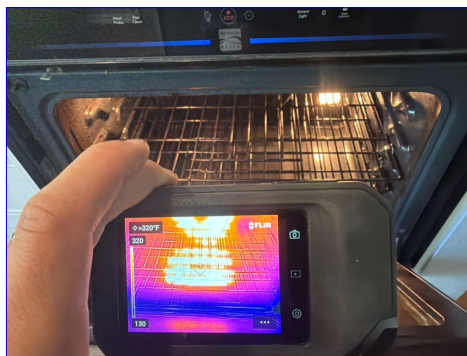
Cooktop

11. Wall Oven

Manufacturer: Kenmore

Type: Electric

- Operated normal at the time of inspection.



Oven

12. Hood Fan

Style: Exterior Vented

- The kitchen exhaust duct appears to terminate at the roof exterior; however, the termination point appears to utilize a turtle-style roof vent. These types of vents may not be approved or rated for use as a termination point for a powered kitchen exhaust system, particularly over a gas cooktop where grease and combustion byproducts may be present. Recommend confirming that the exhaust termination is properly rated and installed for this application, and correcting as needed by a qualified contractor.

13. Dishwasher**Manufacturer:** Whirlpool**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

Family room



Family room



Family room



Living room



Living room



Living room



Dining area



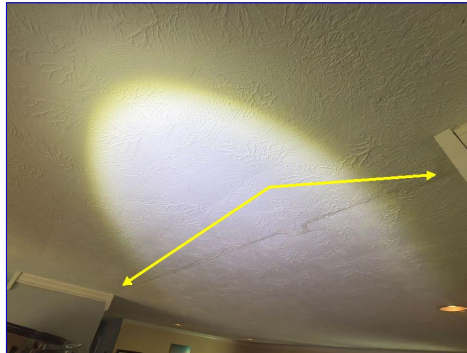
Dining area



Dining area

2. Ceiling

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



Ceiling crack (living room)

3. Floors

Materials: Wood

4. Doors

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

5. Windows

Type: Fixed • Single Hung • Sliding Frame

Materials: Vinyl

6. Heat / HVAC Source

Heat Source: Central Heating and Cooling

7. Closet

Reach-In

8. Ceiling Fan

- Operated normal

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

Laundry Room / Area (continued)

recommended to retest during the pre-closing walk-through. Washer hook ups are observed unless noted differently in report. We do not disconnect the supply hoses to the washer, nor do we operate the valves as they can leak at any time and should be considered a part of normal maintenance.

1. Walls/Ceiling

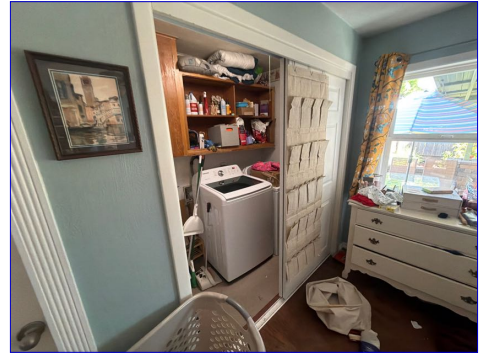
Materials: Drywall / Paint



Laundry area



Laundry area



Laundry area

2. Floor

Materials: Vinyl

3. Doors

Type & Materials: Composite

4. Cabinets & Counter

Cabinet Materials: Wood

5. Washing Machine

Materials: Samsung

- Unit was full of laundry at time of inspection and not tested. Recommend confirming proper operation prior to closing.



Unit contains laundry

6. Washer Drain & Fill Hose

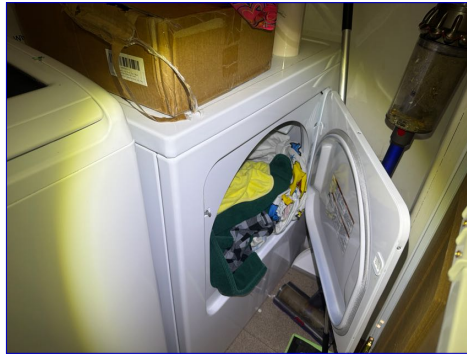
Washing Machine Drain: Standpipe

Inlet/Fill Hose Materials: Braided Stainless Steel

7. Dryer

Materials: Whirlpool

- Unit was full of laundry at the time of inspection and not tested. Recommend confirming proper operation prior to closing.



Unit contains laundry

8. 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

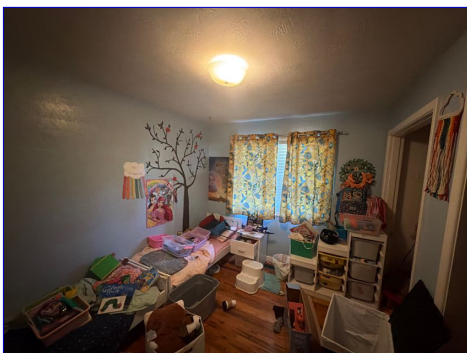
9. Exhaust Fan

- Current guidelines state that either an exhaust fan, passive ventilation or window should be in all laundry rooms to ensure ventilation of moisture.
- None observed, we recommend an exhaust fan be installed in all laundry rooms where a window or passive ventilation is not present for proper ventilation and moisture control.

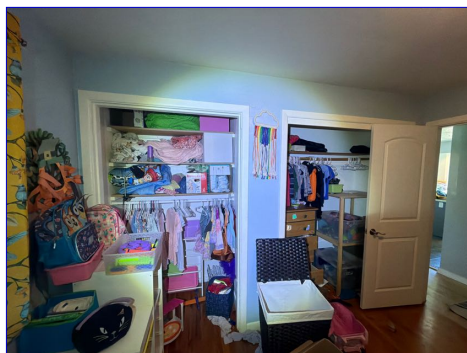
Bedroom(s) Main Floor

1. Walls/Ceiling

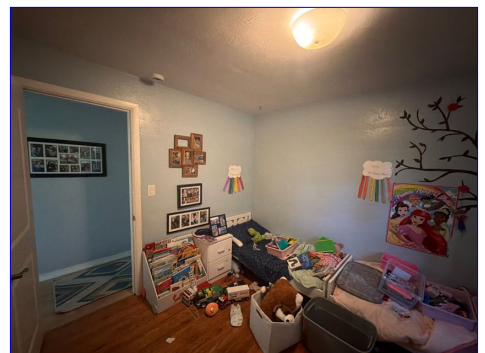
Materials: Drywall / Paint



Bedroom 1



Bedroom 1



Bedroom 1

2. Floor

Materials: Wood

3. Doors

Type & Materials: Wood Hollow Core

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) Main Floor 2

1. Walls/Ceiling

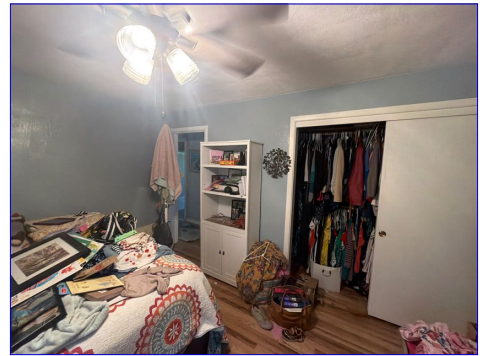
Materials: Drywall / Paint



Bedroom 2



Bedroom 2



Bedroom 2

2. Floor

Materials: Wood

3. Doors

Type & Materials: Wood Hollow Core

4. Windows

Type: Single Hung

Materials: Vinyl

5. Heat / HVAC Source

Heat Source: Central Heating and Cooling

6. Closet

Reach-In

7. Ceiling Fan

- Operated normal

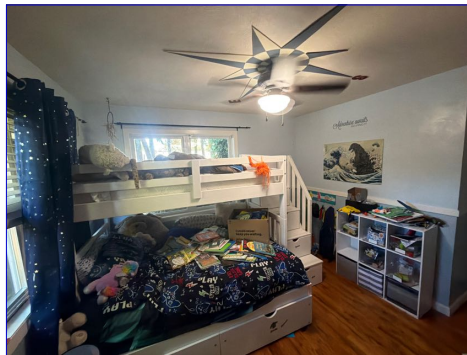
Bedroom(s) Main Floor 3

1. Walls/Ceiling

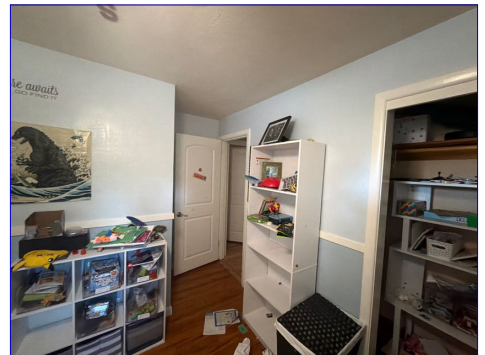
Materials: Drywall / Paint



Bedroom 3



Bedroom 3



Bedroom 3

2. Floor

Materials: Wood

3. Doors

Type & Materials: Wood Hollow Core

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.

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.

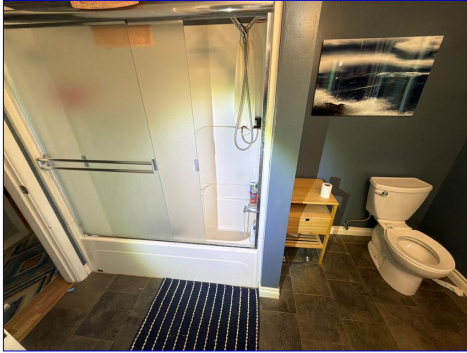
Hall Bathroom (continued)

1. Bathroom Location

Main Floor Common / Guest Bathroom

2. Walls/Ceiling

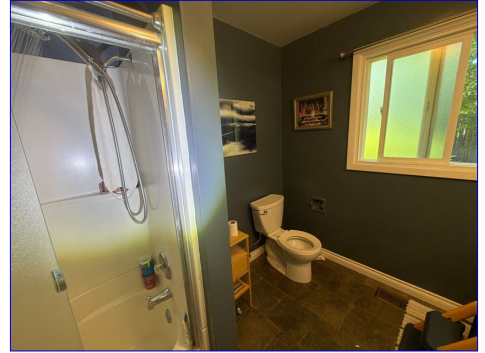
Materials: Drywall / Paint



Hall bathroom



Hall bathroom



Hall bathroom

3. Floor

Materials: Tile

4. Doors

Type & Materials: Wood Hollow Core

5. Windows

Type: Sliding Frame

Materials: Vinyl

6. Heat / HVAC Source

Heat Source: Central Heating and Cooling

7. Exhaust Fan

- Operated normally when tested.

8. Tub

Tub Type: Soaking

9. Tub Faucet

- Serviceable
- Faucet is loose in the wall.



Loose tub faucet

10. Shower Base

Materials: Plastic

11. Shower Surround

Materials: Plastic

12. Shower Door / Enclosure Observations

Materials: Tempered Safety Glass

13. Shower Head / Faucet

- Serviceable condition

14. Counter & Cabinets

Cabinet Materials: Wood

Counter Materials: Solid Surface

15. Sink(s) & Plumbing

Material & Type: Porcelain

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

- Older style metal traps noted. Buyer is cautioned that these can leak at any time due to rust/corrosion.

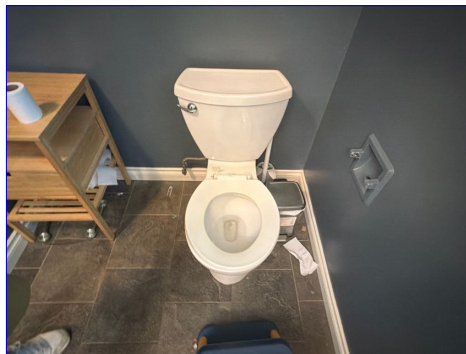
• Both bathroom sinks exhibited reduced water flow/pressure when the bathtub faucet was running. This may indicate a limitation with the plumbing supply system, pressure balancing, or another plumbing-related issue.

16. Toilet

Manufacturer: American Standard

- Operated when tested.

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



Loose toilet

Half Bathroom

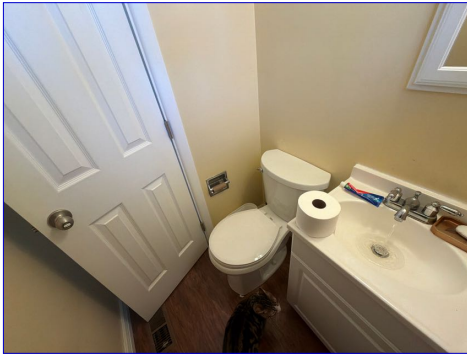
1. Bathroom Location

Main Floor Common / Guest Bathroom

2. Walls/Ceiling

Materials: Drywall / Paint

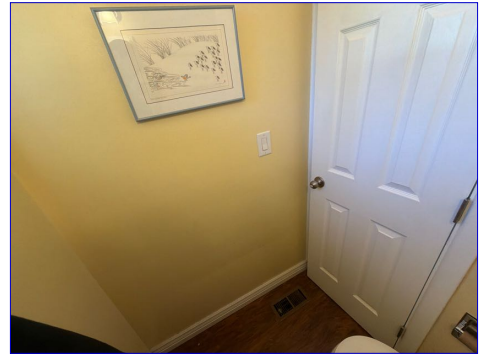
Half Bathroom (continued)



Half bathroom



Half bathroom



Half bathroom

3. Floor

Materials: Wood

4. Doors

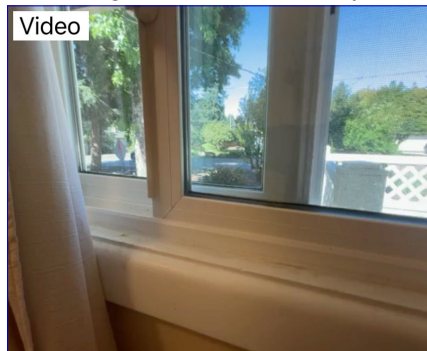
Type & Materials: Wood Hollow Core

5. Windows

Type: Sliding Frame

Materials: Vinyl

- Window is loose in its frame. Opening and locking functions are still operable.



Loose window

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.

8. Counter & Cabinets

Cabinet Materials: Composite and Wood

Counter Materials: Porcelain

9. Sink(s) & Plumbing

Material & Type: Porcelain

Faucet & Trap: Standard fixtures with metal trap

- Older style metal traps noted. Buyer is cautioned that these can leak at any time due to rust/corrosion.
- Slow draining
- The sink is equipped with a stopper but does not have an overflow drain. If the stopper is left closed while the water is running, the sink can overflow and cause water damage.
- The sink exhibited low water flow at the time of the inspection. This may be due to a clogged aerator, mineral buildup, a partially closed shutoff valve, or another plumbing issue.

Half Bathroom (continued)



Missing overflow drain

10. Toilet

Manufacturer: American Standard

- Operated when tested.

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



Loose toilet

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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