

8527 STAYTON RD

TURNER, OR



**Oregon
Farm & Home**
★ BROKERS ★

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



**STEVE
HELMS**

STEEHELMS@KW.COM
541-979-0118



**PAUL
TERJESON**

PTERJY@KW.COM
503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.



Home

Main Home

- 1389 SqFt
- Built 1890
- New Water Heater
- Tenant Occupied for \$500 Monthly Rent

Manufactured Home

- 712 SqFt
- Built 1962

*Two Legal Dwellings, Buyer todo their Due Diligence with Marion County

Land

41.6 Acres

Zoned EFU

Class 2 and 4 Soils

- Camas Gravelly Sandy Loam
- Cloquato Silt Loam
- Salem Gravely Silt Loam

Water Rights

- Fully Covered
- 1954 Priority Date

Approximately 37 Acres of Leased Fescue

- \$6,250 Yearly Rent
- Lease Ends 2024

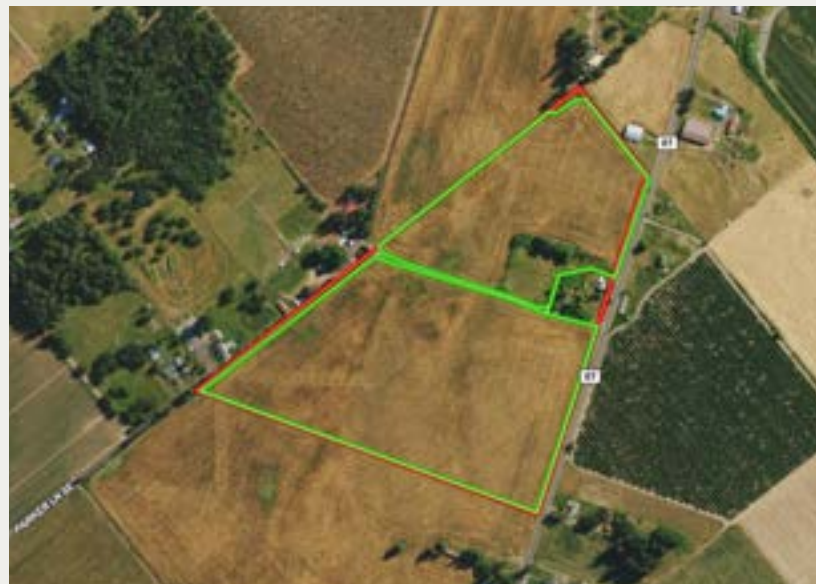
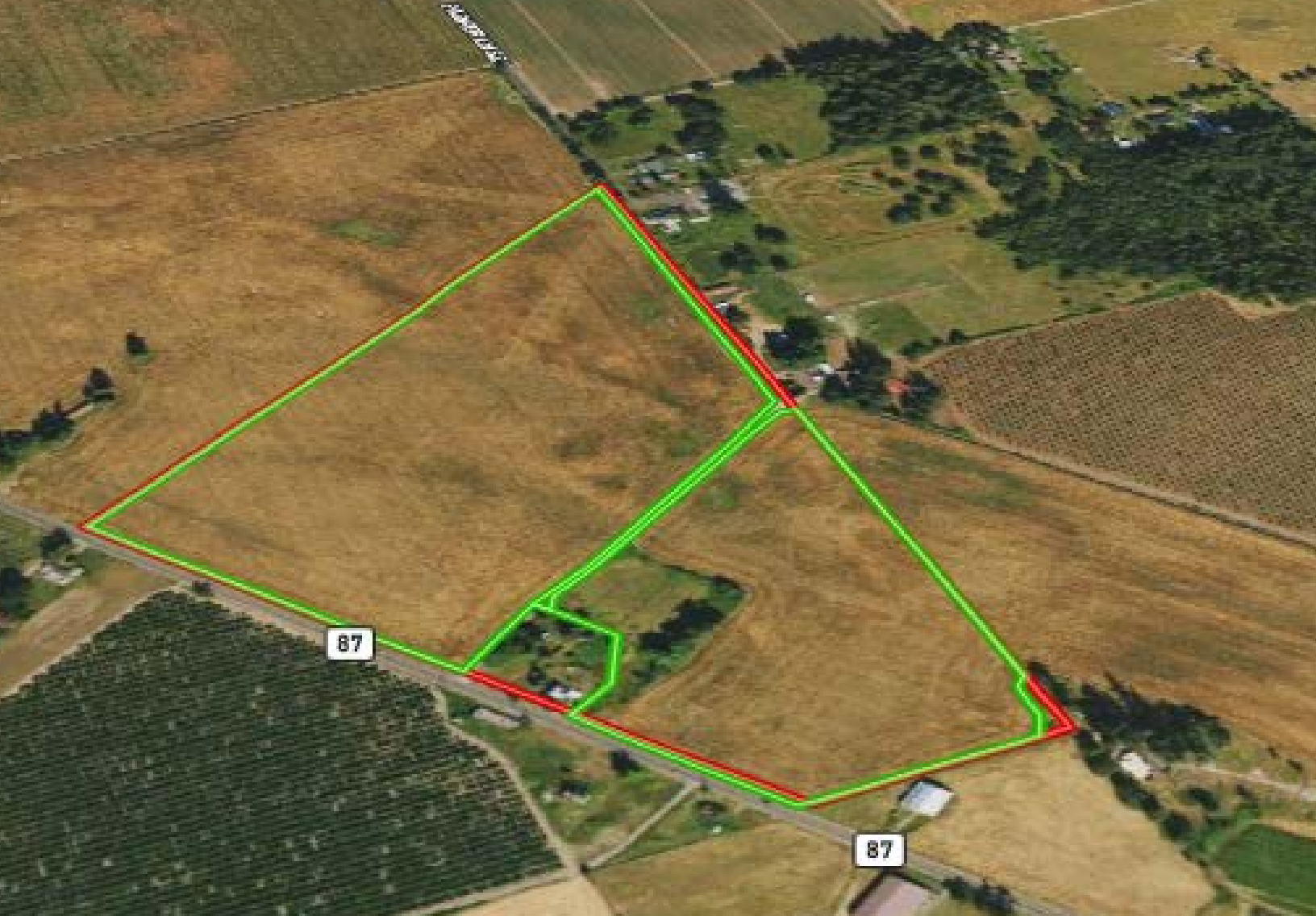


Maps



KW MID-WILLAMETTE KELLERWILLIAMS Luxury
KELLERWILLIAMS REALTY **LAND** KELLERWILLIAMS
INTERNATIONAL

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**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535706**
 Tax Lot: **092W260000100**
 Owner: Windsong LLC
 CoOwner:
 Site: 8527 Stayton Rd SE
 Turner OR 97392
 Mail: PO Box 369
 Yachats OR 97498
 Zoning: EFU - Exclusive Farm Use
 Std Land Use: RSFR - Single Family Residence
 Legal: ACRES 41.60, MS X# X00184475, HOME ID 243828
 Twn/Rng/Sec: T:09S R:02W S:26 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$857,720.00**
 Market Land: **\$752,140.00**
 Market Impr: **\$105,580.00**
 Assessment Year: **2022**
 Assessed Total: **\$87,525.00**
 Exemption:
 Taxes: **\$1,085.01**
 Levy Code: 05545
 Levy Rate: 12.3964

PROPERTY CHARACTERISTICS

Year Built: 1890
 Eff Year Built:
 Bedrooms: 2
 Bathrooms: 1
 # of Stories: 1
 Total SqFt: 1,389 SqFt
 Floor 1 SqFt: 1,389 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 41.60 Acres (1,812,096 SqFt)
 Garage SqFt: 440 SqFt
 Garage Type: Unfinished Attached Garage
 AC:
 Pool:
 Heat Source: Stove
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 5 - Cascade
 Census: 2050 - 010801
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 04/14/2023
 Sale Amount:
 Document #: 47010359
 Deed Type: Deed
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

May 2, 2023

Property Identificaton

Account ID:

535706

Tax Account ID:

535706

Tax Roll Type:

Real Property

Situs Address:

8527 STAYTON RD SE TURNER OR 97392

Map Tax Lot:

092W260000100

Owner:

CAROL E CUTHBERTSON RT &

CUTHBERTSON,CAROL E TRE

40703 PROVIDENCE DR

SCIO, OR 97374

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

130136

Owner History

Grantee	Grantor	Sales Info	Deed Info
CUTHBERTSON,CAROL E 40709 PROVIDENCE DR SCIO OR 97374			9/2/2014 36320261 B&S 535706
MISSING OWNERSHIP INFORMATION			7/1/1998 06460263 RD 535706
CUTHBERTSON,WILLIAM & CUTHBERTSON,KAREN 40709 PROVIDENCE DR SCIO OR 97374	SILBERNAGEL,GARY L & DENISE A 7495 AUMSVILLE HWY SE SALEM OR 97301	9/22/1988 \$58,000.00 12 1	9/22/1988 16610488 WD 535706
44193 CAMP MORRISON DR SCIO OR 97374	SIBERNAGEL,GARY L & DENISE A	9/22/1988 \$58,000.00 27 1	9/22/1988 06460264 CON 535706
PO BOX 590 SCIO OR 97374	WILLAMETTE PRODUCTION CREDIT	12/24/1986 \$42,000.00 27 1	12/24/1986 05130298 CON 535706
WILLAMETTE PRODUCTION CREDIT 9367 STAYTON RD SE SCIO OR 97374		10/18/1984 \$0.00 10 1	10/18/1984 03621671 DE 535706

Property Details

Property Class:

551

RMV Property Class:

551

Levy Code Area:

05545

Zoning:

(Contact Local Jurisdiction)

Notes:**Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
0	On Site Development - OSD - FAIR		
2	005 Market Homesite	1	43560
3	005 Farm Use - EFU 2BI TWO BENCH IRR	20.6	897336
4	005 Farm Use - EFU 4BI FOUR BENCH IRR	20	871200

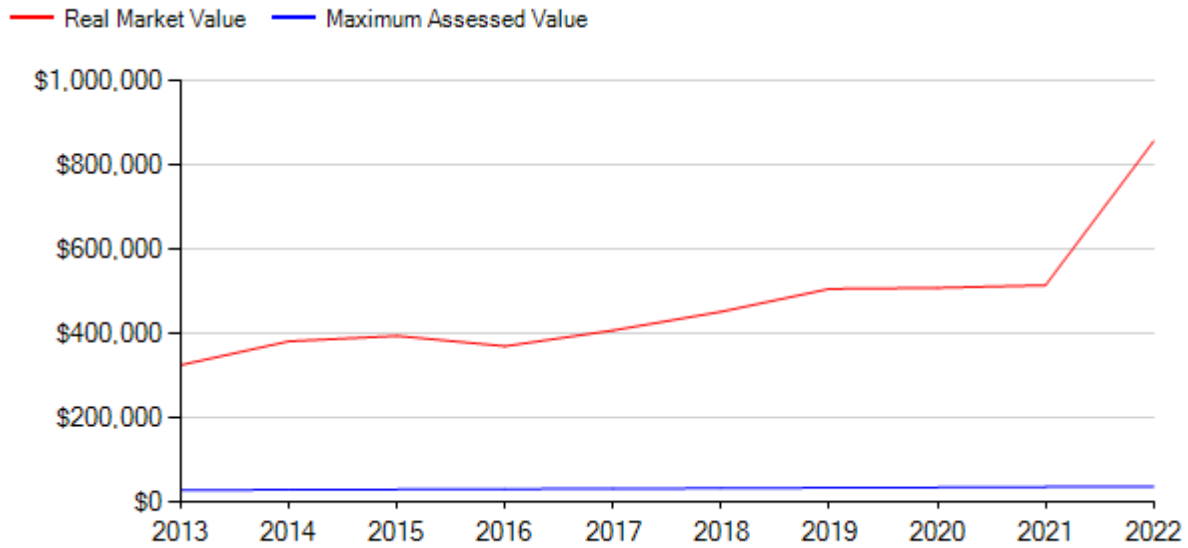
Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	122 Multi Story above grade		2	1389	1890
2	FARM BLDG	341 Multi Purpose Shed (MP)		4	144	
3	FARM BLDG	341 Multi Purpose Shed (MP)		4	64	
4	FARM BLDG	341 Multi Purpose Shed (MP)		4	320	

Value Information (per most recent certified tax roll)

RMV Land Market:	\$47,680
RMV Land Spec.	\$704,460
Assess.:	
RMV Structures:	\$105,580
RMV Total:	\$857,720
AV:	\$87,525
SAV:	\$133,843
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$287,103
MAV:	\$37,560
MSAV:	\$49,965

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$105,580	\$47,680	\$704,460/\$49,965	None	\$87,525
2021	\$63,650	\$39,560	\$412,440/\$48,510	None	\$84,980
2020	\$57,410	\$39,560	\$412,440/\$47,090	None	\$82,500
2019	\$55,050	\$39,560	\$412,440/\$45,710	None	\$80,090
2018	\$55,050	\$38,360	\$359,490/\$43,100	None	\$76,480
2017	\$50,000	\$37,570	\$320,940/\$43,100	None	\$75,510
2016	\$40,050	\$36,970	\$293,930/\$41,840	None	\$73,310
2015	\$38,880	\$37,250	\$319,130/\$40,620	None	\$71,180
2014	\$36,510	\$33,100	\$312,960/\$39,430	None	\$69,100
2013	\$35,960	\$28,780	\$261,380/\$38,330	None	\$67,140

Taxes: Levy, Owed

Taxes Levied 2022-23: \$1,085.01
Tax Rate: 12.3964
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$1,085.01	\$1,085.01

Year	Total Tax Levied	Tax Paid
2021	\$982.34	\$982.34
2020	\$952.78	\$952.78
2019	\$966.02	\$966.02
2018	\$913.96	\$913.96
2017	\$902.94	\$902.94
2016	\$878.22	\$878.22

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3893672	-\$1,085.01	\$32.55	\$0.00	\$1,052.46	11/1/2022
2021	3876314	-\$982.34	\$29.47	\$0.00	\$952.87	11/4/2021
2020	3861348	-\$952.78	\$28.58	\$0.00	\$924.20	11/20/2020
2019	148283	-\$966.02	\$28.98	\$0.00	\$937.04	10/24/2019
2018	300123	-\$913.96	\$27.42	\$0.00	\$886.54	10/23/2018
2017	440983	-\$902.94	\$27.09	\$0.00	\$875.85	10/27/2017
2016	587528	-\$878.22	\$26.35	\$0.00	\$851.87	11/1/2016

After Recording Return To:

Gregory V. Goebel
PO Box 667
Albany, OR 97321

Grantor's Name and Address:

William Cuthbertson, Trustee of the Carol E. Cuthbertson
Revocable Trust dated September 9, 2014
2796 S. Main Road, Space 21
Lebanon, OR 97355

Grantee's Name and Address:

WINDSONG LLC
PO Box 369
Yachats, OR 97498

REEL 4701 PAGE 359
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-14-2023 01:33 pm.
Control Number 736404 \$ 96.00
Instrument 2023 00010274

Send Tax Statements To:

WINDSONG LLC
PO Box 369
Yachats, OR 97498

Assessor's Account No. 535706

BARGAIN AND SALE DEED

William Cuthbertson, Trustee of the Carol E. Cuthbertson Revocable Trust dated September 9, 2014, hereinafter referred to as Grantor, for the consideration hereinafter stated, does hereby convey unto WINDSONG LLC, hereinafter referred to as Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, as set forth in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (trust distribution).

In construing this Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this Deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE

ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

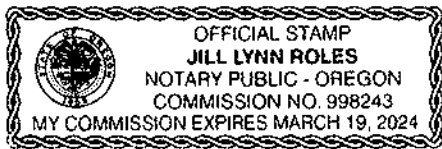
IN WITNESS WHEREOF, the Grantor has executed this instrument on April 14, 2023.



William Cuthbertson, Trustee of the Carol E. Cuthbertson Revocable Trust dated September 9, 2014

STATE OF OREGON)
) ss.
County of Linn)

This instrument was acknowledged before me on April 14, 2023 by William Cuthbertson, Trustee of the Carol E. Cuthbertson Revocable Trust dated September 9, 2014, as Grantor.





Notary Public for Oregon

EXHIBIT "A"

Beginning at a point 30.43 chains West of the Northeast corner of the Donation Land Claim of Moses Edgar and wife, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence West along the North line of said Donation Land Claim, a distance of 34.406 chains, more or less, to the Northeast corner of the tract of land conveyed to Willis H. Scofield by deed recorded May 24, 1938, in Volume 233, Page 229, Deed Records of Marion County, Oregon; thence South 33° 25' East along the Easterly line of said tract of land above described, 25.758 chains, more or less, to the center of the County Road; thence in a Northeasterly direction along the center of said County road to the Northeast corner of a 19.49 acre tract of land conveyed to Louis C. Scofield and wife, by deed recorded May 21, 1937, in Volume 228, Page 516, Deed Records of Marion County, Oregon; thence 8.206 chains, more or less, to the place of beginning.

REEL: 4701

PAGE: 359

April 14, 2023, 01:33 pm.

CONTROL #: 736404

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Deed



KW MID-WILLAMETTE KELLERWILLIAMS **LAND** KELLERWILLIAMS *Luxury*
KELLERWILLIAMS REALTY KELLERWILLIAMS INTERNATIONAL

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) ss.
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Notary Public for Oregon

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County of Marion

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COUNTY CLERK**

THIS IS NOT AN INVOICE.

Soil Report



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1 field, 43 acres in Marion County, OR TOWNSHIP/SECTION 9S 2W – 25, 26



All fields

Source: NRCS Soil Survey

43 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Ca	Camas gravelly sandy loam	21.22	49.4%	4	47.1
■ Cm	Cloquato silt loam	10.72	24.9%	2	87.9
■ Sa	Salem gravelly silt loam	7.71	17.9%	2	62.1
■ Nw	Newberg silt loam	2.80	6.5%	2	78.8
■ 2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	0.54	1.2%	4	21.6
42.98					61.7

Water Rights

Documents Provided Through OWRD



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KELLERWILLIAMS REALTY KELLERWILLIAMS INTERNATIONAL

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WELL # 3
Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, LOUIS C. SCOFIELD

of Route 1, Box 148, TURNER County of Marion

State of OREGON, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well # 3
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 5 Miles S. W. of Stayton
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) N. 907.4 feet and East 136 feet to NE Cor. Sec. 26 T. 9 S. R. 2 W.
(Give distance and bearing to corner of section or other legal subdivision)

being within NE 1/4 of NE 26 of Sec. 26, Twp. 9S., Rge. 2 W.
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot _____, Block _____ of _____
(Name of plat or addition)

(If within city or town, give name)

County of _____

3. Construction Work was begun on January 1955; was completed on January 1955
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on June 1, 1954
(Date)

since which time the water has been used continuously
(Continuously or Intermittently)

from May 15th to October 1st.
(Date) (Date)

4. Quantity of water claimed and used is 290 gallons per minute; _____ acre feet per year.

5. Purpose or Purposes for which water is used Irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 42 feet. Type Drilled

(Dug or drilled)

diameter 8" inches. Elevation of ground at well site 346 feet, mean sea level.
(As near as known)

Depth to water table 9 - 10 feet.

Varies

7. Capacity of Well: 290 - 190 g.p.m. with (varies) feet drawdown.

_____ g.p.m. with _____ feet drawdown.

Date of test any irrigation season

If Flowing Well: Measured discharge _____ g.p.m. on _____
(Date)

Shut-in pressure at ground surface _____ lbs. per sq. in. on _____
(Date)

Water is controlled by _____
(Cap, valve, etc.)

8. Casing: (Give diameter, commercial specifications and depth below ground surface of each casing size.)

8" inch diameter from 00.0 to ^{42.0} 4.4 feet
. inch diameter from to feet
. inch diameter from to feet
. inch diameter from to feet

Describe and show depth of shoe, plug, adapter, liner or other details:
.
.

9. Perforated Casings or Screens:

Series - Numerous from 10 to 42
(Number per foot and size of perforations, or describe screen)
. from to
. from to
. from to

10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.)

MATERIAL	Thickness (Feet)	Depth to Bottom (Feet)
No log		

If log of well is not available, give name and address of driller. Marion West

11. Infiltration Trench: Covered or open

Dimensions: Length ft. Minimum depth ft. Maximum depth ft.
Bottom width ft. Discharge g.p.m. Date of test

12. Tunnel: Type of lining

Dimensions:
(Length, course, and cross sectional area)
Position of water bearing stratum with reference to portal of tunnel

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

13. Pumping Equipment:

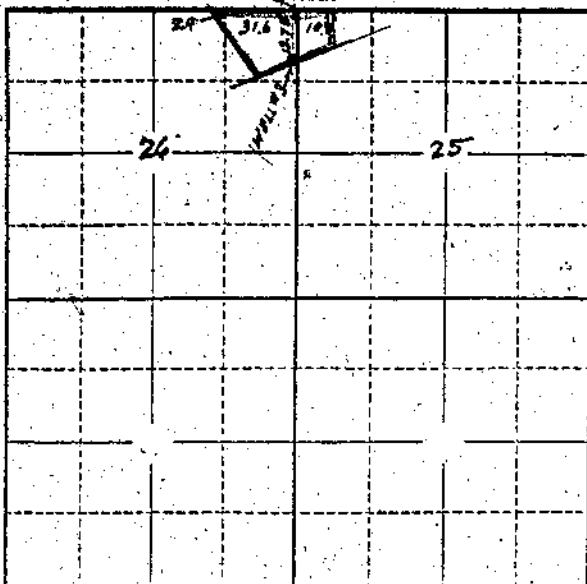
(a) Pump Deep well turbin Capacity 290 g.p.m.
(Make, type and size)
(b) Motor 10 H.P., Electric 3 phase
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

Township North or South	Range E. or W. of Williamsite Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated	Date of Reclamation
9 S.	2 W.	25	NW $\frac{1}{4}$ of NW $\frac{1}{4}$	10.3	May 1965
"	"	26	NE $\frac{1}{4}$ of NE $\frac{1}{4}$	31.6	" "
"	"	"	NW $\frac{1}{4}$ of NE $\frac{1}{4}$	2.0	" "
				(Total) 43.9	

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Township 9 S Range 2 W, W.M.



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile

STATE OF OREGON

County of Marion } ss.

I, Louis Scofield, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Louis Scofield
(Signature of Registrar)

Subscribed and sworn to before me this 25th day of March, 1958.

My commission expires 5-18-1960

[Signature]
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion } ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 25th day of March, 1958, at 8⁰⁰ o'clock 0 A.M. and has been duly recorded in said office in Book No. 6 of Registration Statements on page GR-1210

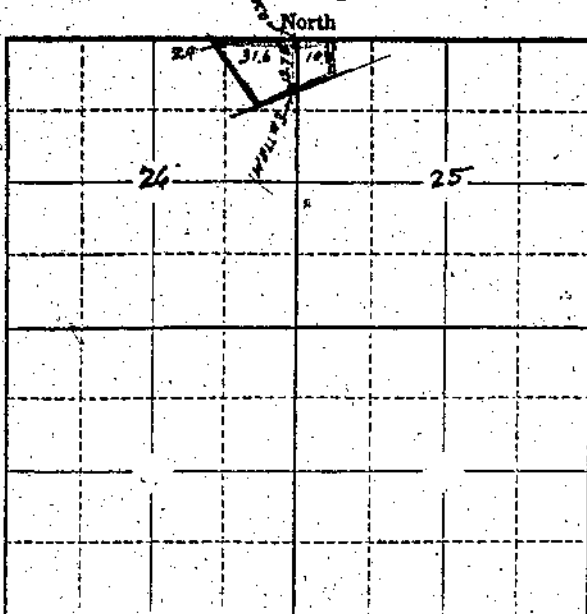
Witness my hand this 19 day of September, 1958

Lewis A. Stanley
(State Engineer)

By _____ (Deputy)

GR-1210

17-10



Locate well and acreage of irrigated land on plat

Scale: 2" = 1 Mile

STATE OF OREGON

County of Marion } ss.

I, Louis Scofield, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Louis Scofield
(Signature of Registrant)

Subscribed and sworn to before me this 25th day of March, 1958.

My commission expires July 8, 1960

[Signature]
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON } ss.
County of Marion

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 25th day of March, 1958, at 8⁰⁰ o'clock AM and has been duly recorded in said office in Book No. 6 of Registration Statements on page GR-1210

Witness my hand this 19 day of September, 1958

Lewis A. Stanley
(State Engineer)

By _____ (Deputy)

17-10

STATE OF OREGON
COUNTY OF MARION
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

SANTIAM WATER CONTROL DISTRICT
284 EAST WATER STREET
STAYTON, OR 97383

confirms the right to use the waters of the NORTH SANTIAM RIVER, a tributary of the SANTIAM RIVER, for IRRIGATION OF 11,038.87 ACRES, POND MAINTENANCE OF 11.50 ACRES-EQUIVALENT, and WILDLIFE USE OF 16.80 ACRES-EQUIVALENT

This right was perfected under Permit E-82. The date of priority is MAY 14, 1909. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 138.34 CUBIC FEET PER SECOND (CFS) FOR IRRIGATION, 0.14 CFS FOR POND MAINTENANCE, AND 0.21 CFS FOR WILDLIFE USE, or its equivalent in case of rotation, measured at the point of diversion from the stream.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
9 S	1 W	WM	11	SW SE	2	1800 FEET SOUTH AND 2830 FEET EAST FROM THE W1/4 CORNER OF SECTION 11

The amount of water used for irrigation together with the amount secured under any other right existing for the same lands, is limited to a diversion ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.5 acre-feet for each acre irrigated during the irrigation season of each year.

Water diverted for pond maintenance or wildlife use shall be limited to the rate, duty and season allowed for irrigation.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Tax Lot as Described By the County*
9 S	2 W	WM	24	SW NE	9.60	092W24 01400
9 S	2 W	WM	24	SW NE	12.40	092W24 01500
9 S	2 W	WM	24	SW NE	11.90	092W24 01600
9 S	2 W	WM	24	SW NE	1.30	092W24 01700
9 S	2 W	WM	24	SW NE	4.20	092W24 01900
9 S	2 W	WM	24	SE NE	4.30	092W24 01700
9 S	2 W	WM	24	SE NE	0.70	092W24 01800
9 S	2 W	WM	24	SE NE	1.30	092W24 01900
9 S	2 W	WM	24	SE NE	1.50	092W24 02100
9 S	2 W	WM	24	NE NW	26.00	092W24 00400
9 S	2 W	WM	24	NE NW	8.70	092W24 00500
9 S	2 W	WM	24	NE NW	4.20	092W24 00800
9 S	2 W	WM	24	NW NW	5.30	092W13 00600
9 S	2 W	WM	24	NW NW	3.10	092W23A 00100
9 S	2 W	WM	24	NW NW	19.00	092W24 00500
9 S	2 W	WM	24	SW NW	10.90	092W24 00500
9 S	2 W	WM	24	SW NW	7.40	092W24 00800
9 S	2 W	WM	24	SW NW	0.20	092W24 01100
9 S	2 W	WM	24	SE NW	5.60	092W24 00800
9 S	2 W	WM	24	SE NW	21.10	092W24 01100
9 S	2 W	WM	24	SE NW	3.20	092W24 01300
9 S	2 W	WM	24	SE NW	7.60	092W24 01400
9 S	2 W	WM	24	NE SW	1.30	092W24 01100
9 S	2 W	WM	24	NE SW	16.90	092W24 01300
9 S	2 W	WM	24	NE SW	16.50	092W24C 00100
9 S	2 W	WM	24	NW SW	2.90	092W24C 00100
9 S	2 W	WM	24	NW SW	0.05	092W24C 00900
9 S	2 W	WM	24	NW SW	14.80	092W24C 01200
9 S	2 W	WM	24	SW SW	11.00	092W24C 01200
9 S	2 W	WM	24	SE SW	0.20	092W24 01300
9 S	2 W	WM	24	NE SE	0.20	092W24 01900
9 S	2 W	WM	24	NW SE	8.30	092W24 01300
9 S	2 W	WM	24	NW SE	0.80	092W24 01400
9 S	2 W	WM	24	NW SE	7.40	092W24 01500
9 S	2 W	WM	24	NW SE	6.10	092W24 01600
9 S	2 W	WM	24	NW SE	1.50	092W24 01900
9 S	2 W	WM	24	SW SE	0.50	092W24 01300
9 S	2 W	WM	25	NW NW	10.30	092W26 00100
9 S	2 W	WM	26	NE NE	29.70	092W26 00100

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Tax Lot as Described By the County*
9 S	2 W	WM	26	NE NE	4.40	092W26 00200
9 S	2 W	WM	26	NW NE	0.90	092W26 00100
9 S	2 W	WM	26	NW NE	22.50	092W26 00200
9 S	2 W	WM	26	NW NE	11.00	092W26 00300
9 S	2 W	WM	26	SE NE	0.10	092W26 00100
9 S	2 W	WM	26	NE NW	17.60	092W26 00300
9 S	2 W	WM	26	NE NW	10.00	092W26 00400
9 S	2 W	WM	26	NE NW	12.40	092W26 00500
9 S	2 W	WM	26	NW NW	36.70	092W26 00500
9 S	2 W	WM	26	SW NW	19.40	092W26 00700
9 S	2 W	WM	26	NE SW	16.60	092W26C 00200
9 S	2 W	WM	26	NW SW	38.00	092W26C 00200
9 S	2 W	WM	26	SW SW	5.10	092W26C 00200
9 S	2 W	WM	27	NE NE	3.20	092W27 00300
9 S	2 W	WM	27	NW NE	2.50	092W27 00100
9 S	2 W	WM	27	NW NE	2.70	092W27 00200
9 S	2 W	WM	27	NW NE	22.00	092W27 00300
9 S	2 W	WM	27	SW NE	1.70	092W27 00300
9 S	2 W	WM	27	SE NE	0.20	092W27 00300
9 S	2 W	WM	27	NE NW	1.70	092W27 00100
9 S	2 W	WM	27	NE NW	5.40	092W27 00200
9 S	2 W	WM	27	NE NW	18.60	092W27 00300
9 S	2 W	WM	27	NE NW	0.70	092W27B 00700
9 S	2 W	WM	27	SW NW	7.20	092W27 00900
9 S	2 W	WM	27	SE NW	1.50	092W27 00300
9 S	2 W	WM	27	NE SW	0.90	092W27 00900
9 S	2 W	WM	27	NE SW	17.60	092W27 01300
9 S	2 W	WM	27	NE SW	10.50	092W27 01600
9 S	2 W	WM	27	NW SW	10.90	092W27 00900
9 S	2 W	WM	27	NW SW	1.70	092W27 01300
9 S	2 W	WM	27	SW SW	13.20	092W27 01100
9 S	2 W	WM	27	SW SW	2.40	092W27 01300
Total:					11,038.87	

*Supplemental information

POND MAINTENANCE						
Twp	Rng	Mer	Sec	Q-Q	Ac-Eq	Tax Lot as Described By the County*
8 S	2 W	WM	8	SW NE	1.80	082W05 01900
8 S	2 W	WM	26	NW SE	0.10	082W26D 00500
8 S	2 W	WM	28	SE SE	0.20	082W28D 00400
8 S	2 W	WM	36	SE NW	0.70	082W36 00800
9 S	1 W	WM	4	SW SW	0.40	091W04C 01900
9 S	1 W	WM	18	SW SW	0.10	091W18C 02700
9 S	2 W	WM	1	NE NW	0.20	092W01B 01400
9 S	2 W	WM	3	SW SW	0.40	092W04D 01902
9 S	2 W	WM	3	SW SE	0.20	092W10 00200
9 S	2 W	WM	11	SW NE	0.10	092W11 00500
9 S	2 W	WM	16	NE SE	1.80	092W16 00800
9 S	2 W	WM	16	NW SE	0.80	092W16 00800
9 S	2 W	WM	21	NW NE	4.70	092W21 00100
TOTAL					11.50	

*Supplemental Information

WILDLIFE						
Twp	Rng	Mer	Sec	Q-Q	Ac-Eq	Tax Lot as Described By the County*
9 S	2 W	WM	9	NE SE	0.10	092W09 01000
9 S	2 W	WM	9	NW SE	6.00	092W09 01000
9 S	2 W	WM	9	SW SE	1.00	092W09 01000
9 S	2 W	WM	9	SE SE	0.10	092W09 01000
9 S	2 W	WM	15	NE NW	1.70	092W15 00200
9 S	2 W	WM	15	NW NW	7.90	092W15 00200
TOTAL					16.80	

*Supplemental Information

This certificate describes that portion of water right Certificate 68663, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered NOV 18 2021, approving Transfer Application T-12485.

Water Right Actions Incorporated by this Certificate

The issuance of this certificate also incorporates modifications made to the originating Certificate 68663 authorized by the order listed in Table 1, below.

TABLE 1							
WATER RIGHT ACTION INCORPORATED BY THIS CERTIFICATE*							
Transaction File #	Water Right Action	Special Order for Approval			Special Order for Determination of Satisfactory Proof		
		Order Date	Volume	Page	Order Date	Volume	Page
T-10670	Transfer	5/18/2009	77	775	--	--	--
T-10670	Correcting	1/26/2010	80	151	1/25/2016	98	655
T-10671	Transfer	4/24/2009	77	606	1/25/2016	98	661

**The Determination of Satisfactory Proof confirms the status of that portion of the water right for up to five years beyond the Order Date.*

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said permit.

NOV 18 2021

WITNESS the signature of the Water Resources Director, affixed _____



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M. BYLER, DIRECTOR
Oregon Water Resources Department

Well



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS
KELLER WILLIAMS REALTY **LAND** *Luxury*
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

STATE OF OREGON
WATER SUPPLY WELL REPORT

WELL ID # L **52350**

(as required by ORS 537.765)

(START CARD) # **144370**

Instructions for completing this report are on the last page of this form

(1) OWNER: Well Number: **52350**
 Name **Kerri & Tim Condley**
 Address **13114 Woodpecker Drive, SE**
 City **Turner** State **OR** Zip **97392**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **80** ft.
 Explosives used Yes No Type Amount

HOLE			SEAL			Amount
Diameter	From	To	Material	From	To	sacks or pounds
11.25	0	5	Hole plug	0	5	8 sks
11.25	5	20	Cement	5	20	14 sks
7.5	20	80				

How was seal placed: Method A B X C D E
 Other **Poured & probed.**
 Backfill placed from ft. to ft. Material
 Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+1	79	.250	X		X	

Liner
 Final location of shoe(s) **UR shoe @ 79'**

(7) PERFORATIONS/SCREENS:

Perforations		Method		Material		
From	To	Slot size	Number	Diameter	Tele/pipe size	Casing

(8) WELL TESTS: Minimum testing time is 1 hour

Pump	Bailer	X Air	Flowing Artesian
Yield gal/min	Drawdown	Drill stem at	Time
50+		75	1 hr.

Temperature of Water **56** Depth Artesian Flow found
 Was a water analysis done? Yes By whom
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
 Depth of strata:

(9) LOCATION OF WELL by legal description:
 County **Marion** Latitude Longitude
 Township **9/S** N or S. Range **2/W** E or W. of W.M.
 Section **26** NE 1/4 NE 1/4
 Tax lot **600** Lot Block Subdivision
 Street Address of Well (or nearest address) **Same as above.**

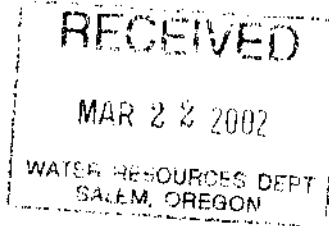
(10) STATIC WATER LEVEL:
4 ft. below land surface. Date **3/19/2002**
 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:
 Depth at which water was first found **20**

From	To	Estimated Flow Rate	SWL
20	40	5	4
40	60	12	4
60	80	33+	4

(12) WELL LOG:

Material	From	To	SWL
Soil & cobbels	0	6	
Gravels multi color w/large cobbels	6	14	
Cemented gravels multi color	14	18	
Gravels w/boulders multi color	18	28	4
Gravels med to small multi color w/sand brown med to fine grained	28	80	4



Date started **3/18/2002** Completed **3/19/2002**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed *[Signature]* WWC Number **1725**
Mack Drilling Company, Inc. Date **3/20/2002**

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *[Signature]* WWC Number **1394**
Mack Drilling Company, Inc. Date **3/20/2002**

OBSERVATION WELL

Well Record

STATE ENGINEER
Salem, Oregon

MARION
12/16/63
GLEN TIERCE

GR- 1210

STATE WELL NO. 9/2W-26A
COUNTY Marion
APPLICATION NO. GR- 1254

OWNER: Louis G. Scofield

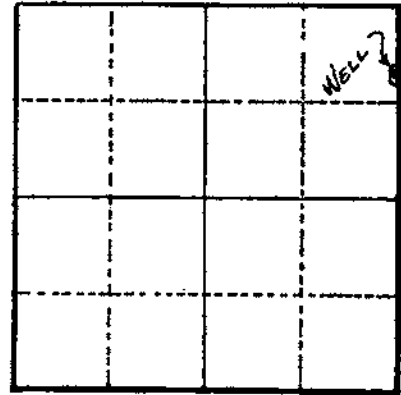
MAILING ADDRESS: Rt. 1, Box 148

LOCATION OF WELL: Owner's No. #3

CITY AND STATE: Turner, Oregon

NE 1/4 NE 1/4 Sec. 26 T. 9 S. R. 2 W., W.M.

Bearing and distance from section or subdivision
corner 907.4' N. & 13.6' E. to NE cor. Sec. 26.



Section 26

Altitude at well 346 ft.

TYPE OF WELL: Drilled Date Constructed 1955

Depth drilled 42 ft. Depth cased 42 ft.

CASING RECORD:

8 inch

FINISH:

Perforated from 10 to 42 ft.

AQUIFERS:

WATER LEVEL: 6.48' (2-3-61) 19.28 (7-28-61)
9 - 10 ft. 4.92' (3-29-61) 8.71 (11-2-61)

PUMPING EQUIPMENT: Type Deep well turbine H.P. 10
Capacity 290 G.P.M.

WELL TESTS:

Drawdown ft. after hours G.P.M.
Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation Temp. °F. 19

SOURCE OF INFORMATION G. R. Record

DRILLER or DIGGER Marion West

ADDITIONAL DATA:

Log N.A. Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Irrigation of 43.9 acres.

Inspections

Buyers should not rely on this or any other correspondence because the information may not be accurate. The seller makes no representation whatsoever regarding the accuracy or completeness of the information and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their due diligence.





SERENITY INSPECTIONS, LLC

503-989-4870

Serenityinspections@outlook.com

<https://www.serenityinspections.com>



RESIDENTIAL INSPECTION REPORT

8527 Stayton Rd SE
Turner, OR 97392

Bill Wells
MAY 8, 2023



Inspector

Kyle Nemes

OCHI #2182/CCB #221969/FAA #4740664

503-989-4870

Serenityinspections@outlook.com

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- 🔧 2.1.2 Roof - Coverings: Corroded Roofing Material
- ⊖ 2.1.3 Roof - Coverings: Roof Patching
- ⊖ 2.3.1 Roof - Roof Drainage Systems: Gutter System Damaged/Not Present
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- 🔧 2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Structure Moss Growth
- 🔧 2.4.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent Stack Cap(s) Damaged
- ⊖ 2.4.5 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Corroded
- ⚠️ 2.5.1 Roof - Eaves, Soffits & Fascia: Fascia/Eave/Rafter Wood Rot
- ⊖ 2.5.2 Roof - Eaves, Soffits & Fascia: Fascia/Eave Gap(s)
- 🔧 2.5.3 Roof - Eaves, Soffits & Fascia: Fascia/Eave Paint Deteriorating
- ⊖ 2.5.4 Roof - Eaves, Soffits & Fascia: Fascia In Contact With the Roof Surface
- ⚠️ 2.6.1 Roof - Roof Structure & Attic: Signs of An Active Leak
- ⚠️ 2.6.2 Roof - Roof Structure & Attic: Roof Decking Wood Rot
- 🔧 3.1.1 Exterior - Siding, Flashing & Trim: Siding/Exterior Cladding Paint Testing Recommended
- ⚠️ 3.1.2 Exterior - Siding, Flashing & Trim: Siding/Trim Wood Rot
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Section(s) of Siding/Trim Not Present
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Wood in Close Proximity to Siding/Foundation
- ⊖ 3.1.5 Exterior - Siding, Flashing & Trim: Siding/Trim Paint Deteriorating
- ⊖ 3.1.6 Exterior - Siding, Flashing & Trim: Siding/Exterior Cladding in Contact With Roof Surface
- ⊖ 3.2.1 Exterior - Foundation: Skirting Wood Rot/Damage
- ⊖ 3.2.2 Exterior - Foundation: Skirting in Contact With the Ground
- ⚠️ 3.3.1 Exterior - Exterior Doors & Windows: Window Trim/Frame Wood Rot
- 🔧 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Near/Against the Exterior Cladding

- 4.2.1 Basement, Foundation, Crawl Space & Structure - Vapor Retarders (Crawl Space or Basement): Incorrect Vapor Barrier Material
- 4.4.1 Basement, Foundation, Crawl Space & Structure - Ceiling Structure: Sub-Floor Structure Wood Rot/Damage
- 4.4.2 Basement, Foundation, Crawl Space & Structure - Ceiling Structure: Floor Structure Improperly Braced
- 4.6.1 Basement, Foundation, Crawl Space & Structure - Crawl Space Drainage: Presence of Crawl Space Drainage Unconfirmed
- 5.2.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve Discharges Onto Floor
- 5.2.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Incorrect Length of TPR Valve Piping
- 5.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Bathtub(s)/Shower(s) Sealant Deteriorating/Not Present
- 5.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Exterior Spigot Leaking
- 5.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Pedestal Sink(s) Loose
- 5.3.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Low Water Pressure
- 5.4.1 Plumbing - Drain, Waste, & Vent Systems: Recommend Cesspit Line Scope/Cesspit Inspection
- 5.4.2 Plumbing - Drain, Waste, & Vent Systems: Corroded Cast Iron Piping
- 5.4.3 Plumbing - Drain, Waste, & Vent Systems: Improperly Supported Drain/Waste Piping
- 5.4.4 Plumbing - Drain, Waste, & Vent Systems: Drain Stop(s) Not Present
- 5.4.5 Plumbing - Drain, Waste, & Vent Systems: Drain Piping Disconnected
- 5.5.1 Plumbing - Fuel Storage & Distribution Systems: Corrosion On The Supply Line(s)
- 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Insufficient Labeling of Electrical Panel
- 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Incorrect Type of Panel Cover Fastener(s)
- 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breaker(s) Incorrectly Wired
- 8.4.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 8.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Bulb(s) Not Functioning/Not Present
- 8.5.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Fixture Cover(s) Not Present
- 8.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plate(s) Not Present
- 8.5.4 Electrical - Lighting Fixtures, Switches & Receptacles: Junction Box(es) Not Present
- 8.5.5 Electrical - Lighting Fixtures, Switches & Receptacles: Light Fixture(s) Damaged
- 8.6.1 Electrical - Smoke Detectors: Smoke Detector(s) Exceed Age Requirements
- 8.6.2 Electrical - Smoke Detectors: Smoke Detectors Not Present
- 8.7.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detectors Not Present
- 9.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Range/Oven Exhaust System Not Present
- 9.3.2 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Exhaust System Not Present
- 9.3.3 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Exhaust Venting into Crawl Space

- 🔧 11.1.1 Doors, Windows & Interior - Ceilings: Ceiling Damage
- ⚠️ 11.1.2 Doors, Windows & Interior - Ceilings: Signs of Possible Microbial Growth
- 🔧 11.1.3 Doors, Windows & Interior - Ceilings: Ceiling Surface Staining/Discoloration
- 🔧 11.2.1 Doors, Windows & Interior - Walls: Wall Surface Damage
- ⚠️ 11.2.2 Doors, Windows & Interior - Walls: Signs of Moisture Damage
- ⚠️ 11.2.3 Doors, Windows & Interior - Walls: Signs of an Active Leak
- 🔧 11.2.4 Doors, Windows & Interior - Walls: Staining/Discoloration on Wall Surface(s)
- 🚫 11.2.5 Doors, Windows & Interior - Walls: Section(s) of Drywall Not Present
- ⚠️ 11.2.6 Doors, Windows & Interior - Walls: Signs of Possible Microbial Growth
- 🔧 11.3.1 Doors, Windows & Interior - Floors: Loose Carpeting
- 🚫 11.3.2 Doors, Windows & Interior - Floors: Uneven Flooring
- 🔧 11.5.1 Doors, Windows & Interior - Windows: Single Pane Window(s)
- 🔧 11.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Incorrect Baluster Spacing
- 🔧 11.7.2 Doors, Windows & Interior - Steps, Stairways & Railings: Guardrail(s)/Railing(s) Damaged
- 🔧 11.7.3 Doors, Windows & Interior - Steps, Stairways & Railings: Step Riser(s) Exceed Recommended Height
- 🔧 11.7.4 Doors, Windows & Interior - Steps, Stairways & Railings: Guardrail Insufficient Height
- 🔧 13.1.1 Garage - Ceiling: Ceiling Structure Gap(s)/Penetration(s)
- ⚠️ 13.1.2 Garage - Ceiling: Ceiling Structure Sagging
- 🚫 13.1.3 Garage - Ceiling: Ceiling Structure Wood Rot
- 🔧 13.2.1 Garage - Walls & Firewalls: Wall Surface Gap(s)/Penetration(s)
- 🔧 13.2.2 Garage - Walls & Firewalls: Wall Surface Staining/Discoloration
- 🚫 13.4.1 Garage - Garage Door: Garage Door Wood Rot
- 🚫 13.6.1 Garage - Occupant Door (From the Garage into the Interior of the Home): Door Does Not Meet Separation Requirements
- 🔧 13.6.2 Garage - Occupant Door (From the Garage into the Interior of the Home): Weather-Stripping Damaged/Not Present
- 🔧 14.1.1 Pest - Rodents, Insects, or Other Pests: Signs of Wasps or Other Such Insects Present
- 🔧 14.1.2 Pest - Rodents, Insects, or Other Pests: Rodent Mitigation Present
- ⚠️ 14.1.3 Pest - Rodents, Insects, or Other Pests: Signs of a Wood Destroying Insects

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Occupied

Type of Building

Single Family

Weather Conditions

Cloudy, Below 65 Degrees,
Raining

Temperature (approximate)

52 Fahrenheit (F)

Style

Exterior

Multi-level



Front Side of the Home - Side A
(South)



Right Side of the Home - Side B (East)



Back Side of the Home - Side C
(North)



Left Side of the Home - Side D (West)

Limitations

General

OCCUPIED RESIDENCE

EXTERIOR/INTERIOR

At the time of the inspection, the residence was occupied and as such various obstructions were present limiting the inspectors ability to fully assess the exterior of the home, the interior ceiling surfaces, walls, floors, electrical outlets and switches, the associated components, and portions of the systems that are present.



Limitations/Obstructions - Exterior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)

2: ROOF

		IN	NI	LI	NP	D
2.1	Coverings			X		X
2.2	Flashings			X		
2.3	Roof Drainage Systems			X		X
2.4	Skylights, Chimneys & Other Roof Penetrations			X		X
2.5	Eaves, Soffits & Fascia			X		X
2.6	Roof Structure & Attic			X		X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Drone

Coverings: Material
Metal

Flashings: Material
Steal/Lead

Roof Drainage Systems: Gutter Material
Vinyl

Roof Structure & Attic: Material
Wood, Metal

Roof Structure & Attic: Type
Gable

Roof Type/Style
Roof
Gable



Roof Structure - Top View



Front Side Roof - Side A



Front Side Awning - Side A



Right Side Roof - Side B



Flat Roof Structure - Side B



Back Side Roof - Side C



Left Side Roof - Side D

Limitations

General

UNABLE TO FULLY INSPECT/ASSESS

ROOF

Due to the type of roof covering and the slope of the roof in conjunction with the lack of an anchor/tie-off system on the roof, the inspector was unable to traverse the roof for safety concerns. As such, the inspector was unable to fully assess the portions of the systems that are present such as, the condition of the roofing material, gutters, vents, and other such roofing system components. If desired, we recommend that a roofing contractor assess the status of the complete roof, and determine if any repairs are needed. Additionally, the inspector used a drone to assess portions of the roof and the associated system and components on present on the roof. The use of drone technology is limited to a visual assessment only and can be impacted by the conditions present on the day of the inspection.



Limitations/Obstructions - Roof
(Representative Picture)



Limitations/Obstructions - Roof
(Representative Picture)

Roof Structure & Attic

UNABLE TO FULLY INSPECT/ASSESS

INTERIOR ROOF STRUCTURE/ATTIC

Due to the type of construction no attic or accessible space above the home is present. As such, the inspector was unable to fully evaluate the interior roofing structure, roof decking, associated components, and portions of the systems that are present within the attic. Please review the limitations noted under the "Attic" section of the inspection report for further information.

Observations

2.1.1 Coverings

 Moderate Recommendations

MULTIPLE ROOFING LAYERS

ROOF - VARIOUS

The roof has a previous shingle layer underlying the outer metal roof covering; please note, deterioration of the shingles was noted on the observable portions of the underlying layer. Two layers of roofing material can trap more heat, which in turn can damage and shorten the life span of the roof; additionally, depending upon manufacturer recommendations, layering over the existing roof cover could also shorten or even void a warranty associated with the roofing material. Adding a second layer of roof covering increases the weight of the roof and puts additional stress on the roof decking and associated structures, which can pose issues in wet weather or areas with heavy snowfall. Further, layering over the existing roof cover limits access to the underlying roofing material and decking should issues arise and repairs are needed. We recommend further evaluation and correction by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



Multiple Roofing Layers
(Representative Picture)

2.1.2 Coverings

CORRODED ROOFING MATERIAL

ROOF - VARIOUS

Portions of the metal roof covering appear to be corroded. We recommend a qualified individual clean and paint these areas to prevent further corrosion and possible deterioration of the material.



Minor/Maintenance Recommendations

Recommendation

Contact a qualified professional.



Corroded Roof Covering
(Representative Picture)



Corroded Roof Covering
(Representative Picture)



Corroded Roof Covering
(Representative Picture)

2.1.3 Coverings



Moderate Recommendations

ROOF PATCHING

ROOF - VARIOUS

Areas of what appear to be patching was observed on the roof. We recommend further evaluation by a licensed roofing contractor to ensure the patching has been appropriately installed and no issues are present.

Recommendation

Contact a qualified roofing professional.



Roof Patching

2.3.1 Roof Drainage Systems



Moderate Recommendations

GUTTER SYSTEM DAMAGED/NOT PRESENT

EXTERIOR - VARIOUS

Sections of the gutter rails and associated downspouts are damaged and/or missing on **all** sides of the home. If left unaddressed, the damage could lead to corrosion and further deterioration of the gutter rails/downspouts, moisture accumulation in the fascia and eaves, and water discharging from the gutters/downspouts around the foundation; which can lead to excessive moisture accumulation in the soil around the foundation and possible foundation/structural movement. We recommend a licensed gutter contractor assess and repair as necessary.

****Note: The Video Depicts the Damage/Missing Gutter Rails and Downspouts.****

Recommendation

Contact a qualified gutter contractor



Video
(click here to view on web)



Gutter System Damaged/Not Present
(Representative Picture)



Gutter System Damaged/Not Present
(Representative Picture)



Gutter System Damaged/Not Present
(Representative Picture)

2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Minor/Maintenance Recommendations

CHIMNEY MORTAR DETERIORATING

ROOF - CENTER RIDGELINE

The mortar is deteriorating between the bricks in the chimney structure, located on the center ridgeline; please note, due to limitations on the roof the inspector was unable to fully assess the chimney for structural instability. We recommend evaluation and repair by a licensed chimney contractor.

Recommendation

Contact a qualified chimney contractor.



Chimney Mortar Deteriorating - Center
Ridgeline



Chimney Mortar Deteriorating - Center
Ridgeline

2.4.2 Skylights, Chimneys & Other Roof Penetrations

 Moderate Recommendations
CHIMNEY CROWN NOT PROPERLY INSTALLED

ROOF - CENTER RIDGELINE

A metal sheet has been placed on top of the chimney on the center ridgeline, to serve as a make-shift chimney crown; please note, the sheet has been secured with bricks. Additionally, this has caused a gap between the crown and the vent stack. The absence of a properly installed chimney crown could lead to moisture damage resulting in deterioration of the concrete structure, the chimney flue liner, and possible moisture penetration into the interior structure of the home. We recommend assessment by a licensed chimney contractor for possible repairs to ensure the life and serviceability of the chimney.

Here is a helpful [article](#) on chimney sealing and maintenance.

Recommendation

Contact a qualified chimney contractor.



Chimney Crown Not Properly Installed - Center Ridgeline



Gap Around Vent Stack - Center Ridgeline

2.4.3 Skylights, Chimneys & Other Roof Penetrations

 Minor/Maintenance Recommendations
CHIMNEY STRUCTURE MOSS GROWTH

ROOF - CENTER RIDGELINE

Moss growth was observed on **all** sides of the chimney structure on the center ridgeline. While this can be a common occurrence in wet weather climates, if left unaddressed, this can lead to further deterioration of the mortar resulting in structural instability. We recommend a knowledgeable/skilled individual clean the moss growth from the chimney and continued monitoring to ensure no deterioration of the structure occurs.

****Note: The Video Depicts Moss Growth on the Chimney Structure.****

Recommendation

Contact a handyman or DIY project



Moss Growth on Chimney Structure - Center Ridgeline (Representative Picture)



Moss Growth on Chimney Structure - Center Ridgeline (Representative Picture)

2.4.4 Skylights, Chimneys & Other Roof Penetrations



Minor/Maintenance Recommendations

VENT STACK CAP(S) DAMAGED

ROOF - FLAT ROOF STRUCTURE

The cap on the water heater vent stack is damaged/dented located on the flat roof structure. While the cap appears to be in working condition, with continued exposure to the elements the damage could lead to corrosion and deterioration of the material. We recommend a knowledgeable/skilled individual assess and correct as needed to protect and extend the life of the material.

Recommendation

Contact a handyman or DIY project



Vent Stack Cap Damaged - Flat Roof Structure

2.4.5 Skylights, Chimneys & Other Roof Penetrations



Moderate Recommendations

CHIMNEY CROWN CORRODED

ROOF - CENTER RIDGELINE

Corrosion was observed on the chimney crown located on the center ridge line. With continued exposure to the elements the corrosion could become more extensive, leading to deterioration of the material. We recommend a knowledgeable/skilled individual assess and correct as needed to protect and extend the life of the material.

Recommendation

Contact a handyman or DIY project



Corroded Chimney Crown - Center Ridgeline

2.5.1 Eaves, Soffits & Fascia



Life/Health/Safety/Imminent Failure Recommendations

FASCIA/EAVE/RAFTER WOOD ROT

EXTERIOR - VARIOUS

Significant wood rot was identified in the fascia **and** eaves **and** rafters on **all** sides of the home, to include the enclosed patio and garage structure; moisture readings indicate a 22.5% saturation level, at the time of the inspection. The wood rot was deemed significant due to the extent of deterioration present, as well as the amount of moisture that has penetrated into the fascia/eaves. As such, we recommend this be assessed and corrected by a licensed roofing contractor to prevent further damage to the eave structure and/or underlying structure.

****Note: The Video Depicts the Fascia/Eave Wood Rot.****

Recommendation

Contact a qualified roofing professional.



Fascia/Eave Wood Rot (Representative Picture)



Fascia/Eave Wood Rot (Representative Picture)



Fascia/Eave Wood Rot (Representative Picture)



Rafters Wood Rot (Representative Picture)

2.5.2 Eaves, Soffits & Fascia

FASCIA/EAVE GAP(S)

EXTERIOR - VARIOUS

 Moderate Recommendations

There are gaps in the fascia and eaves, noted in the following locations:

- Between the eave panels on **all** sides of the home, to include the enclosed porch; please note, several panels are missing (Pictures 1a, 1b)
- Between the fascia and eaves on **all** sides of the home; please note, the fascia and eaves appear to be warped from moisture intrusion (Picture 2)

This can create a point for possible moisture intrusion, pest infestation, as well as deterioration of the surrounding material, if not addressed. We recommend a licensed roofing contractor assess and repair as needed to prevent.

Recommendation

Contact a qualified roofing professional.



Picture 1a - Eave Panel Gaps (Representative Picture)



Picture 1b - Eave Panel Gaps (Representative Picture)



Picture 2 - Fascia/Eave Gap(s) (Representative Picture)

2.5.3 Eaves, Soffits & Fascia

FASCIA/EAVE PAINT DETERIORATING

EXTERIOR - VARIOUS

 Minor/Maintenance Recommendations

The paint is deteriorating on the fascia **and** eaves on **all** sides of the home. Deterioration of the paint exposes the underlying material and structure to the external elements and could lead to possible moisture intrusion. To protect and extend the life of the material we recommend these areas be prepped and painted by a licensed painting contractor.

Recommendation

Contact a qualified painting contractor.



Fascia/Eave Paint Deteriorating (Representative Picture)



Fascia/Eave Paint Deteriorating (Representative Picture)

2.5.4 Eaves, Soffits & Fascia

 Moderate Recommendations
FASCIA IN CONTACT WITH THE ROOF SURFACE

EXTERIOR - VARIOUS

Portions of the fascia boards are in contact with the roof. Fascia that is in direct contact with the roof can absorb the moisture from the roof surface, leading to deterioration of the material. It is recommended that a minimum of 1.5 inches of space be between the fascia and the roof surface to allow for proper water drainage off the roof surface without damaging the material. We recommend assessment and possible repair by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

Fascia in Contact With the Roof
(Representative Picture)Fascia in Contact With the Roof
(Representative Picture)

2.6.1 Roof Structure & Attic

 Life/Health/Safety/Imminent Failure Recommendations
SIGNS OF AN ACTIVE LEAK

BEDROOM (FIRST FLOOR - ON RIGHT)

Signs of an active leak were observed in the bedroom on the right, located on the first floor; sheathing is present on the ceiling structure and a bucket has been placed under the area to catch the water. If left unaddressed, the material in this area could further deteriorate, possibly allowing moisture to penetrate further into the interior ceiling/wall structures, and the surrounding areas, such as the floor. We recommend a licensed roofing contractor assess and correct as necessary.

****Note: The Video Depicts the Active Leak.****

Recommendation

Contact a qualified roofing professional.



Signs of An Active Leak - Bedroom (First Floor - On Right)

2.6.2 Roof Structure & Attic



Life/Health/Safety/Imminent Failure Recommendations

ROOF DECKING WOOD ROT

ROOF - VARIOUS

Significant wood rot was identified in the observable portions of the roof decking on **all** sides of the home. The wood rot was deemed significant due to the extent of the moisture penetration and the deterioration of the material. We recommend that this be assessed and corrected by a licensed roofing contractor to prevent further damage to the material and/or underlying structure.

****Note: The Video Depicts the Roof Decking Wood Rot.****

Recommendation

Contact a qualified roofing professional.



Video
(click here to view on web)



Roof Decking Wood Rot
(Representative Picture)



Roof Decking Wood Rot
(Representative Picture)

3: EXTERIOR

		IN	NI	LI	NP	D
3.1	Siding, Flashing & Trim			X		X
3.2	Foundation	X				X
3.3	Exterior Doors & Windows	X				X
3.4	Decks, Balconies, & Steps				X	
3.5	Walkways, Porches, Patios, & Driveways	X				
3.6	Vegetation, Grading, Drainage & Retaining Walls	X				X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Wood

Siding, Flashing & Trim: Siding Style

Shakes

Foundation: Material

Wood Skirting

Exterior Doors & Windows:

Exterior Entry Door(s)

Exterior - Side A

Glass, Wood

Decks, Balconies, & Steps:

Appurtenance

Not Present



Main Entrance Door - Side

Decks, Balconies, & Steps:

Material

Not Present

Walkways, Porches, Patios, & Driveways: Appurtenance

Covered Porch,
Walkway/Driveway

Walkways, Porches, Patios, & Driveways: Appurtenance

Material
Dirt, Gravel

Walkways, Porches, Patios, & Driveways: Walkway Crack(s)

Exterior - Side A

Crack(s) were observed in the walkway on the front side (Side A) of the home, which may indicate movement in the underlying soil. This is common for the age of the home, and can occur as the material ages, lack of maintenance or cleaning, in conjunction with continued exposure to the elements. We recommend monitoring to ensure the cracks do not worsen; if the condition worsens, we recommend a licensed concrete contractor assess for possible repairs.



Walkway Crack(s) - Side A
(Representative Picture)

Limitations

Siding, Flashing & Trim

UNABLE TO FULLY INSPECT/ASSESS SIDING/TRIM

EXTERIOR - SIDE B

Various obstructions along the exterior right side (Side B) limited the ability of the inspector to fully assess and view the siding and associated structural components. We recommend removal of the obstructions and a re-inspection by a qualified/skilled individual to ensure no issues are present.



Limitations/Obstructions - Side B

Observations

3.1.1 Siding, Flashing & Trim

SIDING/EXTERIOR CLADDING PAINT TESTING RECOMMENDED

EXTERIOR - VARIOUS

Due to the age of the home and use of lead based paint in the early years of construction, it is possible that the paint used on the siding/exterior cladding could contain lead. As such, prior to any major work on the exterior of the home we recommend a licensed environmental contractor evaluate and test as needed.

Recommendation

Contact a qualified environmental contractor



Minor/Maintenance Recommendations

3.1.2 Siding, Flashing & Trim

SIDING/TRIM WOOD ROT

EXTERIOR - VARIOUS

Significant wood rot was identified in the siding and trim on **all** sides of the home; please note, the wood rot has led to extensive deterioration of the siding and trim, exposing the sheathing and framing structure, and creating gaps in the material. We recommend this be assessed and corrected by a licensed siding contractor to prevent further damage to the material and/or underlying structure.

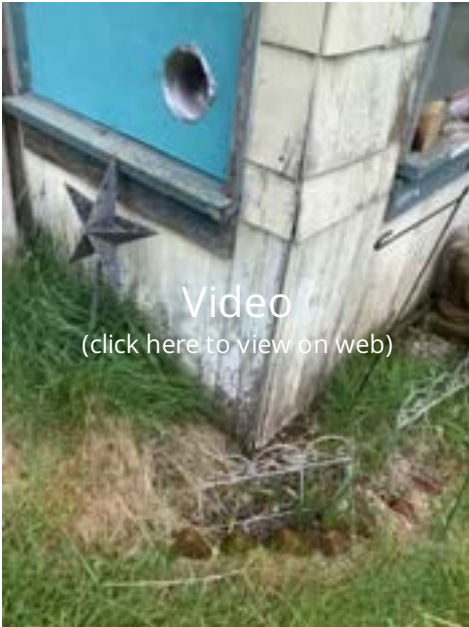


Life/Health/Safety/Imminent Failure Recommendations

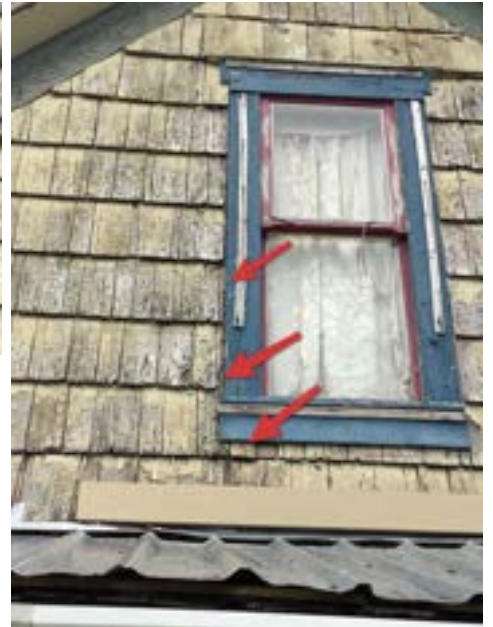
****Note: The Video Depicts the Significant Wood Rot in the Siding and Trim.****

Recommendation

Contact a qualified siding specialist.



Siding/Trim Wood Rot (Representative Picture)



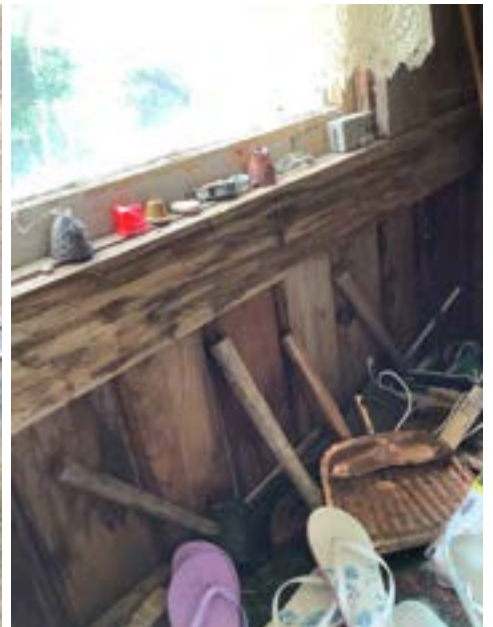
Siding/Trim Wood Rot (Representative Picture)



Siding/Trim Wood Rot (Representative Picture)



Siding/Trim Wood Rot (Representative Picture)



Siding/Trim Wood Rot (Representative Picture)

3.1.3 Siding, Flashing & Trim

SECTION(S) OF SIDING/TRIM NOT PRESENT

EXTERIOR - VARIOUS

At the time of the inspection, several sections of siding were missing in various areas on the exterior of the home. This can lead to moisture intrusion, wood rot, and provide an avenue for pests to enter the home. We recommend a licensed siding contractor assess and repair/replace the missing portion of the siding.

Recommendation

Contact a qualified siding specialist.

 Moderate Recommendations



Section(s) of Missing Siding
(Representative Picture)



Section(s) of Missing Siding
(Representative Picture)

3.1.4 Siding, Flashing & Trim

 Moderate Recommendations

WOOD IN CLOSE PROXIMITY TO SIDING/FOUNDATION

EXTERIOR - SIDE B

Wood is in contact with the siding on the right side (Side B) of the home. This can create a point of possible pest intrusion, specifically wood destroying insects, between the foundation and siding, and possibly the interior structure of the home. Wood destroying insects such as termites and carpenter ants create nests within cellulose material, such as old wood. We recommend the wood be removed.

Recommendation

Recommended DIY Project



Wood in Contact With Siding - Side B

3.1.5 Siding, Flashing & Trim

 Moderate Recommendations

SIDING/TRIM PAINT DETERIORATING

EXTERIOR - VARIOUS

The paint on the siding *and* trim appears to be deteriorating on *all* sides of the home. Deterioration of the paint exposes the underlying material and structure to the external elements and could lead to possible moisture intrusion. To protect and extend the life of the material we recommend these areas be prepped and painted by a licensed painting contractor.

Recommendation

Contact a qualified painting contractor.



Siding/Trim Paint Deteriorating (Representative Picture)



Siding/Trim Paint Deteriorating (Representative Picture)



Siding/Trim Paint Deteriorating (Representative Picture)

3.1.6 Siding, Flashing & Trim

Moderate Recommendations

SIDING/EXTERIOR CLADDING IN CONTACT WITH ROOF SURFACE

EXTERIOR - VARIOUS

Sections of the siding are in contact with the roof, in several areas. Siding/external cladding that is in direct contact with the roof surface can absorb the moisture from the roof surface, leading to deterioration of the material. It is recommended that a minimum of 1.5 inches of space be between the siding/external cladding and the roof surface to allow for proper water drainage off the roof surface without damaging the material. We recommend assessment and possible repair by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.



Siding in Contact With Roof (Representative Picture)



Siding in Contact With Roof (Representative Picture)

3.2.1 Foundation

SKIRTING WOOD ROT/DAMAGE

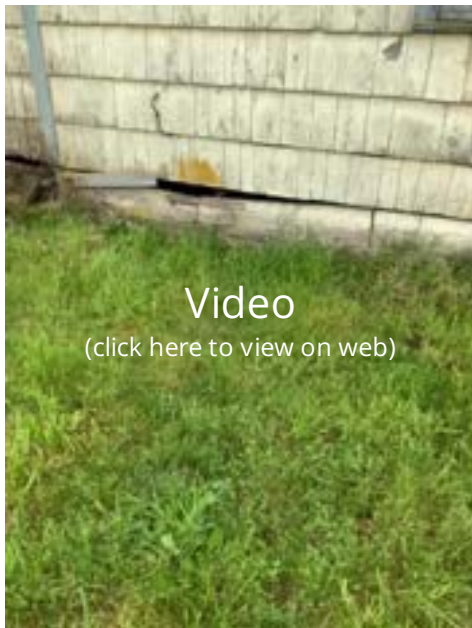
Moderate Recommendations

EXTERIOR - VARIOUS

Wood rot was identified in the skirting on **all** sides of the home; please note, the wood rot has led to deterioration of the wood and gaps between the skirting panels. Skirting serves to protect the underlying material and structure from damage, moisture and pest intrusion; additionally, it acts as an insulating barrier to assist in climate control of the home. We recommend a licensed contractor further evaluate and repair.

Recommendation

Contact a qualified general contractor.



Skirting Wood Rot (Representative Picture)



Skirting Wood Rot (Representative Picture)



Skirting Wood Rot (Representative Picture)

3.2.2 Foundation

SKIRTING IN CONTACT WITH THE GROUND

Moderate Recommendations

EXTERIOR - VARIOUS

The skirting is in contact with the ground **all** sides of the home, and does not appear to be pressure treated to withstand moisture intrusion. If not addressed, the constant exposure to the external elements, and the moisture on the ground surface, can lead to wood rot of non-pressure treated wood and deterioration of the material. We recommend a licensed contractor evaluate and correct as necessary.

 Recommendation

Contact a qualified general contractor.



Skirting in Contact With the Ground
(Representative Picture)



Skirting in Contact With the Ground
(Representative Picture)



Skirting in Contact With the Ground
(Representative Picture)

 3.3.1 Exterior Doors & Windows

WINDOW TRIM/FRAME WOOD ROT

EXTERIOR - VARIOUS



Life/Health/Safety/Imminent Failure Recommendations

Significant wood rot was identified in the window trim **and** frames on **all** sides of the home. The wood rot was deemed significant due to the extent of deterioration of the material, which has resulted in several loose windowpanes, and caused several panes to fall out of the frames. We recommend a licensed window contractor assess and repair as needed to prevent further deterioration of the trim/frames, and further damage to the glass panes.

****Note: The Video Depicts the Window Trim/Frame Wood Rot.****

Recommendation

Contact a qualified window repair/installation contractor.



Video

(click here to view on web)



Window Trim/Frame Wood Rot
(Representative Picture)



Window Trim/Frame Wood Rot
(Representative Picture)

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION NEAR/AGAINST THE EXTERIOR CLADDING

EXTERIOR - VARIOUS

We recommend that the plants and/or shrubbery near/along of the home be either removed or trimmed back in the following locations:

- Front Side of the Home (Side A) (Picture 1)
- Right Side of the Home (Side B) (Picture 2)
- Back Side of the Home (Side C) (Picture 3)

The single biggest issue in regard to plant material growing near or on the structure of the home is the presence of moisture, which can accelerate the deterioration of the siding/exterior cladding and create a possible avenue for pests to enter the home. Additionally, larger shrubs and/or trees growing near the foundation can cause instability of the structural integrity of the foundation, as the root systems continue to grow and disturb the supporting soil around the foundation structure.

Recommendation

Contact a handyman or DIY project



Minor/Maintenance Recommendations



Picture 1 - Side A



Picture 2 - Side B



Picture 3 - Side C

4: BASEMENT, FOUNDATION, CRAWL SPACE & STRUCTURE

		IN	NI	LI	NP	D
4.1	Basement(s) & Crawl Space(s)			X		
4.2	Vapor Retarders (Crawl Space or Basement)			X		X
4.3	Floor			X		
4.4	Ceiling Structure			X		X
4.5	Wall Structure				X	
4.6	Crawl Space Drainage		X			

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Floor: Basement/Crawl Space
Floor
 Dirt

Ceiling Structure: Material
 Wood Beams

Ceiling Structure: Sub-floor
 Plank

Ceiling Structure: Flooring
Insulation
 Not Present

Crawl Space Drainage: Location
 Unknown

Inspection Method

Exterior

Visual, Crawl Space Access

There is not a dedicated crawl space access point. The crawl space is accessed by removal of a skirting panel.

Vapor Retarders (Crawl Space or Basement): Vapor Barrier Present

Crawl Space

At the time of the inspection, a vapor barrier was present in the crawl space, please review limitations and/or observations for any deficiencies noted within the system.



Vapor Barrier - Crawl Space
(Representative Picture)

Limitations

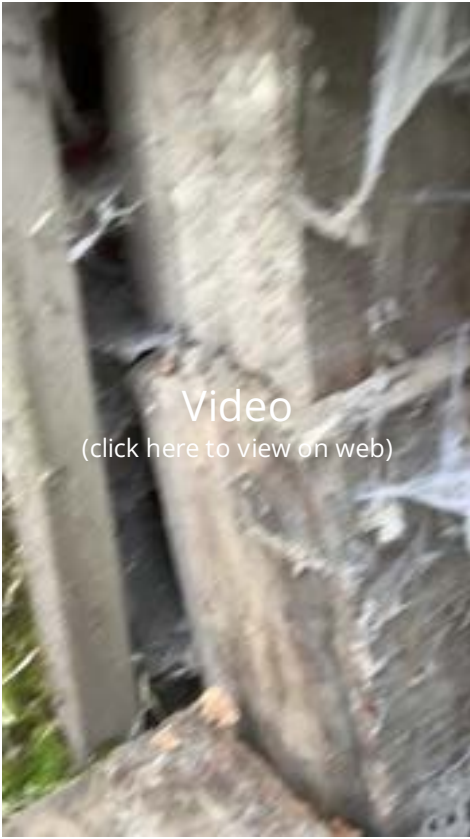
Basement(s) & Crawl Space(s)

UNABLE TO FULLY INSPECT/ASSESS

CRAWL SPACE

Due to the presence of obstructions and possible instability of the sub-floor structure within the crawl space, there was limited ability to fully assess the underlying portions of the structures, the sub-floor structure (framing), and portions of the plumbing, HVAC ductwork, and other components/systems that are present.

****Note: The Video Depicts the Instability of the Support Posts/Sub-Floor Structure.****



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space
(Representative Picture)

Wall Structure

NOT PRESENT

Due to the type of home construction there was no interior foundation wall structure present. Skirting is present around the exterior of the home to enclose the crawlspace.

Observations

4.2.1 Vapor Retarders (Crawl Space or Basement)



Minor/Maintenance Recommendations

INCORRECT VAPOR BARRIER MATERIAL

CRAWL SPACE

An incorrect type of vapor barrier has been used on the floor of the crawl space; the material appears to be that of a general tarp. It is recommended that 6-mil thick polyethylene plastic, with 12 inches of overlap is present on each seam of the vapor barrier to prevent moisture intrusion, which can seep from the ground into the crawl space. If left unaddressed, excessive moisture in the crawlspace can cause corrosion to ductwork, wood rot to the framing members, and possibly create an environment suitable for the development of microbial growth, such as mold. As such, we recommend a licensed insulation contractor assess and correct.

Recommendation

Contact a qualified insulation contractor.



Incorrect Type of Vapor Barrier Material
- Crawl Space (Representative Picture)

4.4.1 Ceiling Structure

SUB-FLOOR STRUCTURE WOOD ROT/DAMAGE

CRAWL SPACE



Life/Health/Safety/Imminent Failure Recommendations

Significant wood and damage to the sub-floor structure was observed in the crawl space. The support beams and wood/stone columns are deteriorating. Over time and if left unaddressed, the deterioration could become more extensive, leading to instability of the sub-floor structure and the associated framing members. We recommend a structural engineer further evaluate.

Recommendation

Contact a qualified structural engineer.



Sub-Floor Structure Wood Rot/Damage - Crawl Space (Representative Picture)



Sub-Floor Structure Wood Rot/Damage - Crawl Space (Representative Picture)



Sub-Floor Structure Wood Rot/Damage - Crawl Space (Representative Picture)



Sub-Floor Structure Wood Rot/Damage - Crawl Space (Representative Picture)

4.4.2 Ceiling Structure

FLOOR STRUCTURE IMPROPERLY BRACED

CRAWL SPACE

 Life/Health/Safety/Imminent Failure Recommendations

The sub-floor structure is improperly braced in multiple areas in the observable portions of the crawl space. The support columns appear to be stacked scrap wood and/or stone, and are unstable and not adequately supporting the floor beam. We recommend further evaluation by a structural engineer assess and repair as needed to ensure stability of the columns and the overhead sub-floor structure.

****Note: The Video Depicts the Improperly Braced Sub-Floor Structure.****

Recommendation

Contact a qualified structural engineer.



Floor Structure Improperly Braced - Crawl Space (Representative Picture)



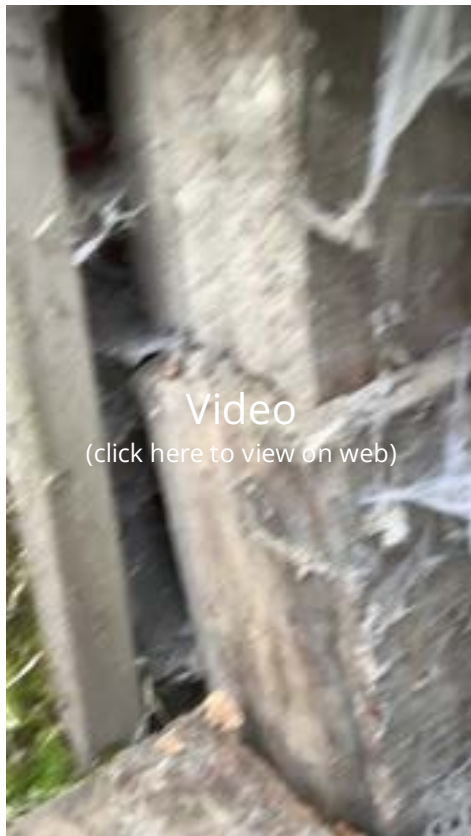
Floor Structure Improperly Braced - Crawl Space (Representative Picture)



Floor Structure Improperly Braced - Crawl Space (Representative Picture)



Floor Structure Improperly Braced - Crawl Space (Representative Picture)



4.6.1 Crawl Space Drainage



PRESENCE OF CRAWL SPACE DRAINAGE UNCONFIRMED

CRAWL SPACE

Due to restrictions preventing access to the crawl space the inspector was unable to determine if crawl space drainage (sump pump or passive drain) is present under the home. We recommend a re-inspection of the crawl space by a qualified individual once the sub-floor structure has been stabilized to determine if crawl space drainage is present. If no drainage is present, we recommend a licensed contractor install either a sump pump or passive drain to facilitate the drainage of any possible water accumulation out of the crawl space to ensure no issues develop.

Recommendation

Contact a qualified professional.

5: PLUMBING

		IN	NI	LI	NP	D
5.1	Main Water Shut-off Device		X			
5.2	Hot Water Systems, Controls, Flues & Vents	X				X
5.3	Water Supply, Distribution Systems & Fixtures			X		X
5.4	Drain, Waste, & Vent Systems			X		X
5.5	Fuel Storage & Distribution Systems	X				X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Filters

Sediment Filter

Water Source

Well

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

Drain, Waste, & Vent Systems: Drain Size

4"

Drain, Waste, & Vent Systems: Material

Iron

Fuel Storage & Distribution

Systems: Gas Meter Location

Exterior - Side B

The gas meter is located on the right side (Side B) of the home.



Gas Meter - Side B

Main Water Shut-off Device: Location

Pump House

Pump House

The main water shut-off valve is located in the pump house; evaluation of the valve is not included within the scope of the inspection.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Utility Room (First Floor)

Bradford & White

At the time of the inspection the water heater was approximately 2 years, old manufactured in 2021.

Manufacturer recommendations include flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a helpful [guide](#) from Lowe's on flushing and servicing a water heater.



Water Heater - Bradford & White
(First Floor - Utility Room)



Water Heater - Bradford & White
Manufacturer Label (First Floor -
Utility Room)

Water Supply, Distribution Systems & Fixtures: Distribution Material

Interior - Various

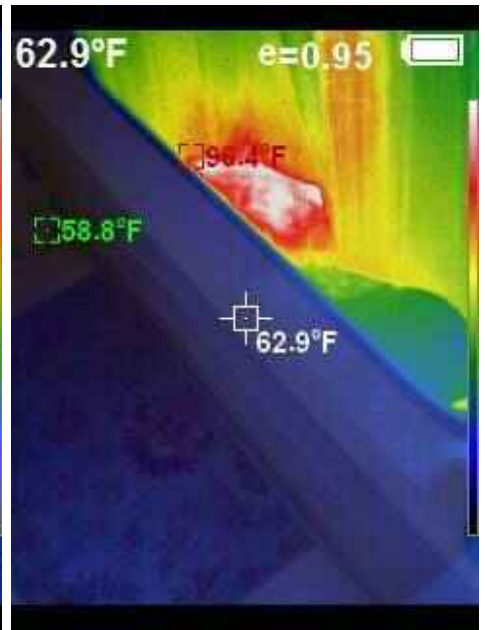
PVC, Unknown



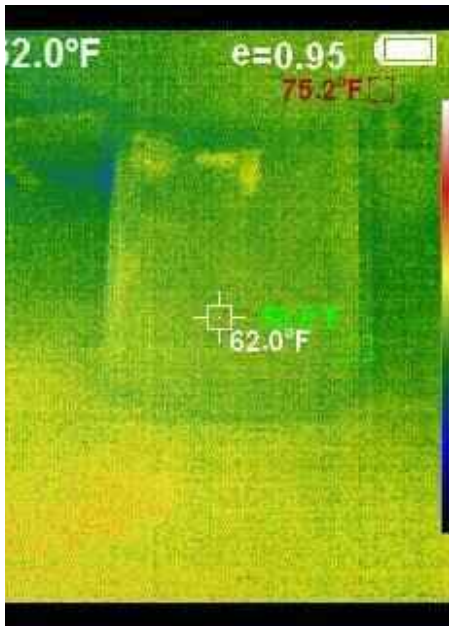
Thermal Image - Kitchen Sink (First Floor)



Thermal Image - Half Bathroom Sink (First Floor)



Thermal Image - Half Bathroom Bathtub/Shower (First Floor)



Thermal Image - Half Bathroom Toilet (First Floor)

Water Supply, Distribution Systems & Fixtures: Residential Water Pressure

Exterior/Interior

50 - 55 PSI

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch).



Water Pressure Readings Observed
Between 55 & 60 PSI

Drain, Waste, & Vent Systems: Cesspool Location

Exterior - Side C

The cesspit is located on the back side (Side C) of the home, to the right of the garage structure. Please note the drain field is right next to it.



Cesspit Location - Side C

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Exterior - Side B

Gas Meter

The main gas shut-off valve is located at the meter on the right side (Side B) of the home. The valve is not tested for functionality and appears to be in proper working order.

Limitations

Water Supply, Distribution Systems & Fixtures

UNABLE TO FULLY INSPECT/ASSESS

CRAWL SPACE

Due to the presence of obstructions and possible instability of the sub-floor structure within the crawl space the inspector was unable to evaluate the condition of the water supply distribution lines, determine if leaks are present, and/or inspect the associated systems and components.



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)

Drain, Waste, & Vent Systems

UNABLE TO FULLY INSPECT/ASSESS

EXTERIOR/CRAWL SPACE

At the time of the inspection a sewer line scope and cesspit tank inspection had not been performed, as such the inspector could not verify the complete proper working order of the drainage system.

Additionally, due to the presence of obstructions and possible instability of the sub-floor structure within the crawl space the inspector was unable to evaluate the condition of the drain/waste piping, determine if leaks are present, and/or inspect the associated systems and components.



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)

Observations

5.2.1 Hot Water Systems, Controls, Flues & Vents

 Moderate Recommendations

TPR VALVE DISCHARGES ONTO FLOOR

UTILITY ROOM (FIRST FLOOR)

It was observed that the temperature-pressure relief valve discharges directly onto the floor next to the water heater in the first floor utility room. Temperature-pressure relief or TPR valves are safety devices installed on water heating units, such as boilers and domestic water supply heaters, and are designed to automatically release water in the event that the pressure or the temperature in the water tank exceeds safe levels. It is recommended that the discharge from the relief valve be piped to the floor if in a garage or basement, to the outside of the home/building, or to an indirect waste receptor located inside the home/building. This is to ensure that the valve is installed in a manner that does not cause personal injury or property damage, and that is readily observable by the building occupants. We recommend assessment and repair by a licensed plumber to ensure that the TPR valve discharges to the appropriate receptacle and/or area.

Recommendation

Contact a qualified plumbing contractor.



TPR Valve Discharges Onto Floor - Utility Room (First Floor)

5.2.2 Hot Water Systems, Controls, Flues & Vents



Minor/Maintenance Recommendations

INCORRECT LENGTH OF TPR VALVE PIPING

UTILITY ROOM (FIRST FLOOR)

Temperature-pressure relief or TPR valves are safety devices installed on water heating units, such as boilers and domestic water supply heaters, and are designed to automatically release water in the event that the pressure or the temperature in the water tank exceeds safe levels. At the time of the inspection, the TPR (temperature-pressure relief) valve piping on the water heater was roughly 7.5 inches off the floor. TPR valve piping should extend no more than 6 inches (maximum) from the floor and be no closer than 2 inches from the floor surface, as any greater distance could pose a safety issue when the unit discharges. We recommend further assessment by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Incorrect Length of TPR Valve Piping - Utility Room (First Floor)

5.3.1 Water Supply, Distribution Systems & Fixtures

BATHTUB(S)/SHOWER(S) SEALANT DETERIORATING/NOT PRESENT

FULL BATHROOM (FIRST FLOOR)



Minor/Maintenance Recommendations

The sealant is deteriorating and/or missing around the bathtub/shower in the first floor full bathroom, observed in the following areas:

- Between the floor and the baseboard trim on both the left and right sides of the bathtub/shower (Picture 1)
- Between the wall surfaces and all sides of the bathtub/shower insert (Video 1)

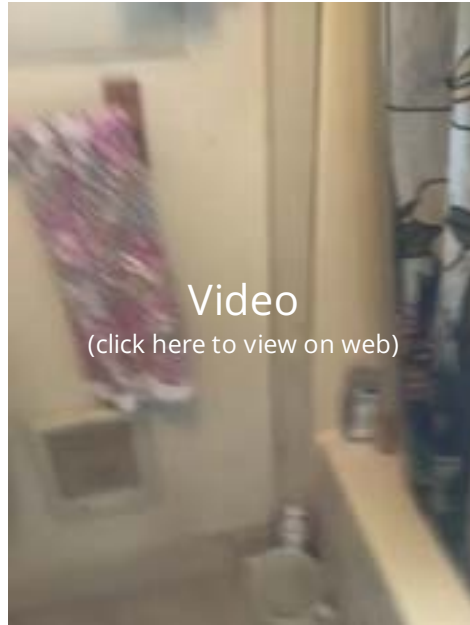
The absence of sealant can allow for moisture intrusion between the walls and floor, and possible deterioration of the underlying material and/or structure. We recommend a knowledgeable/skilled individual assess and correct as needed to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Picture 1 - Full Bathroom (First Floor)



5.3.2 Water Supply,
Distribution Systems &
Fixtures



EXTERIOR SPIGOT LEAKING

EXTERIOR - SIDE A

The water spigot located near the transition corner from the front to left side (Corner A/D) of the home appears to be leaking at the valve (control knob), when the spigot is in use and when the valve is closed. If left unaddressed, this could result in damage to the exterior siding and/or possibly a pipe break in extreme cold weather conditions. We recommend a licensed plumber assess and repair as necessary.

****Note: The Video Depicts the Leaking Exterior Water Spigot.****

Recommendation

Contact a qualified plumbing contractor.



5.3.3 Water Supply, Distribution Systems & Fixtures

 Moderate Recommendations

PEDESTAL SINK(S) LOOSE

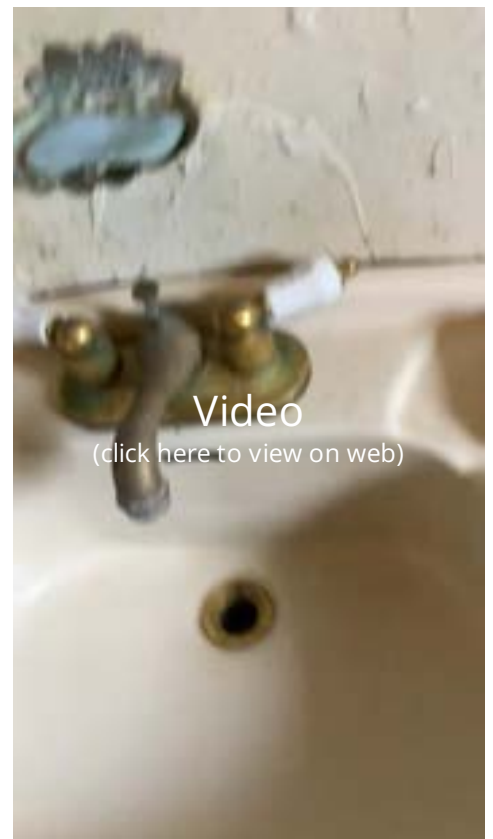
FULL BATHROOM (FIRST FLOOR)

The pedestal sink in the full bathroom is loose, and not properly secured to the wall and/or floor. If left unaddressed, this could pose a safety hazard. It is recommended that freestanding sinks be anchored to the wall or floor to prevent possible tipping. We recommend a knowledgeable/skilled secure the sink floor with anti-tip hardware.

****Note: The Video Depicts the Loose Pedestal Sink.****

Recommendation

Contact a handyman or DIY project



5.3.4 Water Supply,
Distribution Systems &
Fixtures



Minor/Maintenance Recommendations

LOW WATER PRESSURE

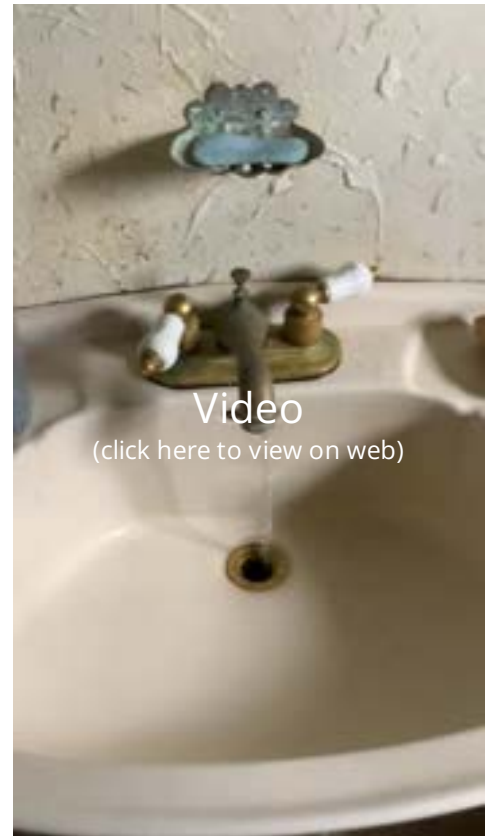
FULL BATHROOM (FIRST FLOOR)

At the time of inspection, low water pressure was observed from the sink faucet in the first floor full bathroom; please note, this occurred during assessment of **both** the hot water and cold water functions. Over time, the water pressure could continue to decrease, and further impact the functions of the fixture. We recommend a licensed plumbing contractor further evaluate and repair as necessary.

****Note: The Video Depicts the Low Water Pressure from the Sink Faucet.****

Recommendation

Contact a qualified plumbing contractor.



5.4.1 Drain, Waste, & Vent Systems



Minor/Maintenance Recommendations

RECOMMEND CESSPIT LINE SCOPE/CESSPIT INSPECTION

EXTERIOR

It is recommended that a cesspit line scope and cesspit tank inspection is performed to ensure that the drainage system is in proper working order.

Recommendation

Contact a qualified plumbing contractor.

5.4.2 Drain, Waste, & Vent
Systems



Minor/Maintenance Recommendations

CORRODED CAST IRON PIPING

CRAWL SPACE

The cast iron piping in the crawl space is corroded in observable areas within the crawl space. Over time, the corrosion could become more extensive, resulting in deterioration of the material and a leak on the drain lines. We recommend further assessment and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Corroded Cast Iron Piping - Crawl Space
(Representative Picture)5.4.3 Drain, Waste, & Vent
Systems

Minor/Maintenance Recommendations

IMPROPERLY SUPPORTED DRAIN/WASTE PIPING

CRAWL SPACE

The drain/waste piping located near the back side of the home has been incorrectly supported/braced, the appropriate hangers and/or straps were not used to support the suspended piping. Improperly supported drain/waste piping can create a belly in the line where water and debris accumulates, which can result in possible back-up and erosion/deterioration of the line. We recommend a licensed plumbing contractor assess and correct as necessary.

Recommendation

Contact a qualified plumbing contractor.



Improperly Supported Drain/Waste Piping - Crawl Space

5.4.4 Drain, Waste, & Vent
Systems

Minor/Maintenance Recommendations

DRAIN STOP(S) NOT PRESENT

FULL BATHROOM (FIRST FLOOR)

The drain stop is missing from the sink in the first floor full bathroom. The drain stop functions to prevent items from falling down the drain line, while also closing the drain line allowing for water to collect within the sink basin. If left unaddressed, this could allow for items to fall down the drain, leading to a clog and back-up in the line, and limits the full functions of the sink. We recommend a knowledgeable/skilled individual install a drain stop.

Recommendation

Contact a handyman or DIY project



Drain Stop Missing - Full Bathroom (First Floor)

5.4.5 Drain,
Waste, &
Vent Systems

Life/Health/Safety/Imminent Failure Recommendations

DRAIN PIPING DISCONNECTED

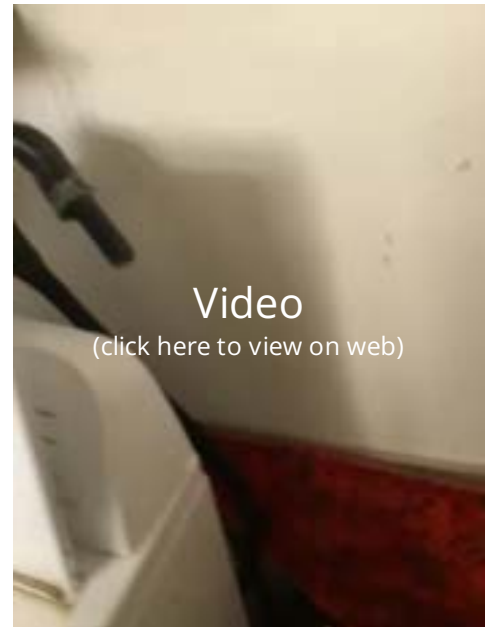
UTILITY ROOM (FIRST FLOOR)

The drain piping for the washing machine has collapsed and per the tenant is no longer useable; please note, this section of the piping is located within the slab floor. A make-shift drain system has been set-up to expel the wastewater when the washing machine is in use. We recommend further evaluation and repair by a licensed plumbing contractor to ensure the washing machine is draining to the appropriate drain connection.

****Note: The Video Depicts the Make-Shift Drainage System for the Washing Machine.****

Recommendation

Contact a qualified plumbing contractor.



5.5.1 Fuel Storage & Distribution Systems

 Minor/Maintenance Recommendations

CORROSION ON THE SUPPLY LINE(S)

EXTERIOR - SIDE B

The gas supply line from the meter into the home show signs of corrosion. Over time and with continued exposure to the elements, the corrosion could become more extensive and cause deterioration of the line, resulting in a potential gas leak if left unaddressed. We recommend a qualified individual remove the rust from the line, and the line be repainted to protect against the exterior elements.

Recommendation

Contact a qualified professional.



Corroded Gas Supply Line - Side B

6: HEATING

		IN	NI	LI	NP	D
6.1	Equipment			X		
6.2	Distribution Systems				X	
6.3	Normal Operating Controls			X		
6.4	Presence of Installed Heat Source in Each Room	X				

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Equipment: Energy Source

Electric

Equipment: Heat Type

Electric Baseboard, Electric Wall Heater

Distribution Systems: Ductwork

Not Present

Equipment: AFUE Rating

N/A

AFUE (annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand

Interior - Various

Cadet, Unknown



Electric Baseboard Heater(s)
(Representative Picture)



Electric Wall Heater(s)
(Representative Picture)



Thermal Image - Cadet Wall Heater
(Representative Picture)

Normal Operating Controls: Turn Dial Thermostat Controls

Interior - Various

The electric baseboard and wall heaters are operated by turn dial thermostats, located on the walls in the rooms in which the units are present.



Turn Dial Thermostat(s)
(Representative Picture)

Presence of Installed Heat Source in Each Room: Electric Wall/Baseboard Heating Units

There were electric wall heating units present in each room that were in proper working order at the time of the inspection unless otherwise noted.

Limitations

Equipment

UNABLE TO FULLY/ASSESS

INTERIOR - VARIOUS

At the time of the inspection, several electric baseboard heaters and wall heaters were blocked with obstructions, noted in the following locations:

1. Bedroom (First Floor - On Left):

- a). The electric baseboard heater on the back side wall (Picture 1)

2. Bedroom (First Floor - On Right):

- a). The electric baseboard heater on the back side wall (Picture 2)

3. Kitchen (First Floor):

- a). The electric wall heater on the left side wall (Picture 3)

4. Bedroom (Second Floor):

- a). The electric baseboard heater on the right side wall (Picture 4)

As such, the inspector was unable to operate the heaters in these locations, determine if they are properly functioning, and identify any issues that may be present. We recommend removal of the obstructions and a re-inspection by a qualified individual to ensure proper function and operability of the units.



Picture 1 - Bedroom (First Floor - On Left)



Picture 2 - Bedroom (First Floor - On Right)



Picture 3 - Kitchen (First Floor)



Picture 2 - Bedroom (Second Floor)

Normal Operating Controls

UNABLE TO FULLY INSPECT/ASSESS

INTERIOR - VARIOUS

At the time of the inspection, several electric baseboard heaters and wall heaters were blocked with obstructions, noted in the following locations:

1. Bedroom (First Floor - On Left):

- a). The electric baseboard heater on the back side wall (Picture 1)

2. Bedroom (First Floor - On Right):

- a). The electric baseboard heater on the back side wall (Picture 2)

3. Kitchen (First Floor):

- a). The electric wall heater on the left side wall (Picture 3)

4. Bedroom (Second Floor):

- a). The electric baseboard heater on the right side wall (Picture 4)

As such, the inspector was unable to assess the thermostat functions for these heaters, determine if they are properly functioning, and identify any issues that may be present. We recommend removal of the obstructions and a re-inspection of the thermostats by a qualified individual.



Picture 1 - Bedroom (First Floor - On Left)



Picture 2 - Bedroom (First Floor - On Right)



Picture 3 - Kitchen (First Floor)



Picture 4 - Bedroom (Second Floor)

7: COOLING

		IN	NI	LI	NP	D
7.1	Cooling Equipment				X	
7.2	Distribution System				X	
7.3	Normal Operating Controls				X	
7.4	Presence of Installed Cooling Source in Each Room				X	

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Cooling Equipment: Brand

Not Present

Cooling Equipment: Energy Source/Type

Not Present

Cooling Equipment: Location

Not Present

Distribution System: Configuration

Not Present

After Market AC Unit(s)

Interior - Various

A whole home cooling system was not present at the time of the inspection, however after market AC units are located in the first floor living room (Picture 1) and the second floor bedroom (Picture 2). Please note, these units are not inspected and/or testing for operability or functionality.



Picture 1 - Living Room (First Floor)



Picture 2 - Bedroom (Second Floor)

8: ELECTRICAL

		IN	NI	LI	NP	D
8.1	Service Entrance Conductors	X				
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X				X
8.3	Branch Wiring Circuits, Breakers & Fuses	X				X
8.4	GFCI & AFCI	X				X
8.5	Lighting Fixtures, Switches & Receptacles	X				X
8.6	Smoke Detectors	X				X
8.7	Carbon Monoxide Detectors				X	X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Overhead, Copper, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type - Main Panel

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type - Sub Panel

Not Present

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Exterior - Right Side

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Not Present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Exterior - Side B
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer - Sub Panel

Not Present

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



15 & 20 amp Breakers - Main Electrical Panel (Side B)

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer - Main Panel

Exterior - Side B

Cutler Hammer



Main Electrical Panel - Cutler Hammer (Side B)

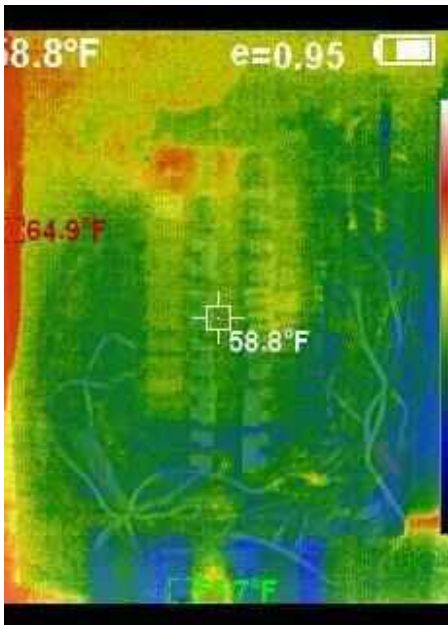


Main Electrical Panel - Cover Removed (Side B)

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Thermal Imaging of the Main Electrical Panel

Exterior - Side B

No abnormal hot spots or anomalies were observed with thermal images/scans in the main electrical panel, under current loading conditions, during the inspection.



Thermal Image - Main Electrical Panel (Side B)

Observations

8.2.1 Main & Subpanels,
Service & Grounding, Main
Overcurrent Device



Minor/Maintenance Recommendations

INSUFFICIENT LABELING OF ELECTRICAL PANEL

EXTERIOR - SIDE B

There is insufficient labeling of the circuit breakers in the main electrical panel. Accurate labeling is necessary in the event a breaker is tripped, a circuit needs to be isolated for repair, and/or the panel needs to be worked on. We recommend a licensed electrical contractor assess and label as necessary.

Recommendation

Contact a qualified electrical contractor.



Insufficient Labeling of Electrical Panel - Side B

8.2.2 Main & Subpanels,
Service & Grounding, Main
Overcurrent Device



Minor/Maintenance Recommendations

INCORRECT TYPE OF PANEL COVER FASTENER(S)

EXTERIOR - SIDE B

The screws used to secure the cover over the main electrical panel are an incorrect type of fastener for this function. The screws have pointed tips which could cause damage to the wiring within the panel. We recommend a qualified individual replace the screws with flat tipped screws to protect the interior components in the panel.

Recommendation

Contact a qualified professional.



Incorrect Type of Panel Cover Fasteners - Side B

8.3.1 Branch Wiring Circuits, Breakers
& Fuses



Moderate Recommendations

BREAKER(S) INCORRECTLY WIRED

EXTERIOR - SIDE B

Breaker #23 appears to be incorrectly wired, with two electrical wires sharing the lug within the breaker. Due to the presence of two connections within one circuit, this could possibly cause the breakers to overheat with continued use. Though thermal scans did not show a hot spot at the time of the inspection, we recommend a licensed electrical contractor assess and repair/correct as necessary.

Recommendation

Contact a qualified electrical contractor.



Breaker #23 Incorrectly Wired - Side B

8.4.1 GFCI & AFCI



Minor/Maintenance Recommendations

NO GFCI PROTECTION INSTALLED

UTILITY ROOM (FIRST FLOOR)

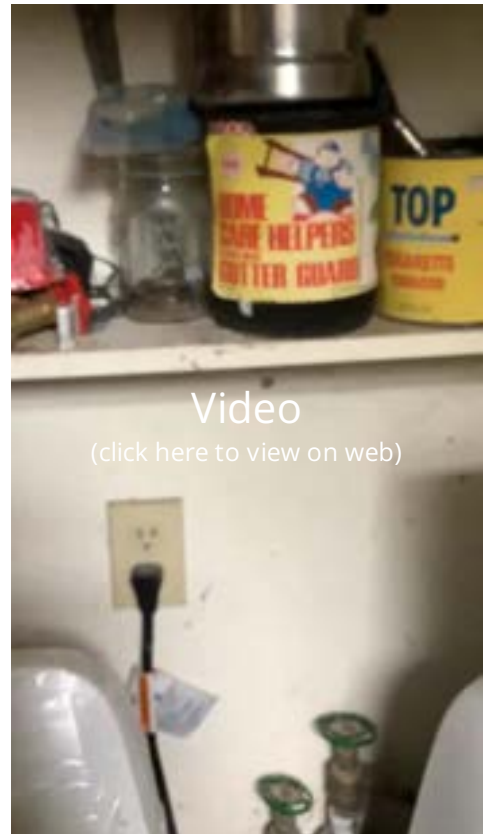
There is no GFCI protection present on the outlet behind the washing machine in the first floor utility room. It is recommended that all exterior outlets and outlets within 6 feet of water sources have GFCI protection to prevent possible electric shock or electrocution. We recommend a knowledgeable/skilled individual upgrade by installing ground fault receptacles in all locations near water sources.

Here is helpful [article](#) about how GFCI receptacles keep you safe.

****Note: The Video Depicts No GFCI Protection Near a Water Source.****

Recommendation

Contact a handyman or DIY project



8.5.1 Lighting Fixtures, Switches & Receptacles



Minor/Maintenance Recommendations

LIGHT BULB(S) NOT FUNCTIONING/NOT PRESENT

GARAGE

Several bulbs were missing from the light fixtures in the garage, at the time of the inspection. This could be due to a burned out/expired bulb that needs replacing; however, if the problem persists, we recommend assessment and repair by a licensed electrical contractor.

Recommendation

Contact a handyman or DIY project



Light Bulb(s) Not Present - Garage (Representative Picture)



Light Bulb(s) Not Present - Garage (Representative Picture)

8.5.2 Lighting Fixtures, Switches & Receptacles

 Minor/Maintenance Recommendations

LIGHT FIXTURE COVER(S) NOT PRESENT

GARAGE

The cover is missing around the light fixture in the storage room within the garage, which could result in damage to the bulbs and/or fixture. A protective cover acts as a barrier from moisture, pests, dust/dirt, etc., and guards the bulbs to prevent breakage/damage. We recommend a knowledgeable/skilled individual install a protective cover around the bulbs.

Recommendation

Contact a handyman or DIY project



Light Fixture Cover Missing - Garage

8.5.3 Lighting Fixtures, Switches & Receptacles

 Minor/Maintenance Recommendations

COVER PLATE(S) NOT PRESENT

GARAGE

The cover plate is missing over the outlet and light switch located to the right of the garage door. The absence of a cover plate exposes the outlet/switch housing to elements such as dust, moisture, etc., which could cause damage to the wires, interior components, and/or cause a short within the electrical system. We recommend a knowledgeable/skilled individual install a cover plate to prevent exposure to the environment and to ensure the serviceability of the outlet/switch.

Recommendation

Contact a handyman or DIY project



Outlet Cover Plate Missing - Garage

8.5.4 Lighting Fixtures, Switches & Receptacles



Moderate Recommendations

JUNCTION BOX(ES) NOT PRESENT

EXTERIOR - SIDE A

Live wire connections were not properly housed within a junction box behind the light fixture in the eave structure within the enclosed porch on the front side (Side A) of the home. Live wire connections should be housed in a junction box to protect those connections from possible damage and/or preventing accidental contact with live wires and terminals. We recommend a licensed electrical contractor assess and correct as necessary.

Recommendation

Contact a qualified electrical contractor.



Junction Box Not Present - Side A

8.5.5 Lighting Fixtures, Switches & Receptacles



Moderate Recommendations

LIGHT FIXTURE(S) DAMAGED

EXTERIOR - SIDE A

The light fixture is damaged in the eave structure within the enclosed porch, on the front side (Side A) of the home. If left unaddressed, this can cause loose connections which can result in arcing and create a possible fire hazard. We recommend not utilizing the light fixture, and a knowledgeable/skilled individual replace the fixture.

Recommendation

Contact a handyman or DIY project



Light Fixture Damaged - Side A

8.6.1 Smoke Detectors

Moderate Recommendations

SMOKE DETECTOR(S) EXCEED AGE REQUIREMENTS

STAIRWAY (FIRST FLOOR TO SECOND FLOOR)

In accordance with Oregon law, smoke detectors must not exceed 10 years of age, the smoke detector in the stairway is dated 2012. We recommend replacing the smoke detector to ensure it meets age requirements.

Recommendation

Contact a handyman or DIY project



Smoke Detector Exceeds Age Requirements - Stairway (First Floor to Second Floor) (Dated 2012)

8.6.2 Smoke Detectors

Moderate Recommendations

SMOKE DETECTORS NOT PRESENT

INTERIOR - VARIOUS

During the inspection it was observed that one or more smoke detectors were missing and/or damaged on the first floor, and the second floor, and in the bedrooms. It is recommended that smoke detectors are present in each room designated for sleeping, one (1) outside of room(s) designated for sleeping, and one (1) per level, including habitable attics and basements. We recommend a knowledgeable/skilled individual install the needed smoke detectors to ensure the home meets the recommended safety requirements.

Recommendation

Contact a handyman or DIY project



Smoke Detector(s) Not Present - First Floor (Representative Picture)



Smoke Detector(s) Not Present - Second Floor (Representative Picture)



Smoke Detector(s) Damaged (Representative Picture)



Smoke Detector(s) Damaged (Representative Picture)

8.7.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS NOT PRESENT

INTERIOR - VARIOUS

 Minor/Maintenance Recommendations

At the time of inspection, it was identified that **no** CO monitors were present within the home. Oregon requires a CO monitoring device to be installed upon the sale of the residence or unit when any of the following conditions are present and/or met: 1) the residence has a CO source (fireplace, attached garage, gas appliances, etc.); 2) the home/residence was built after 2011; 3) the existing home/residence undergoes reconstruction, alteration, or repair in which a building permit is required. At a minimum, each home should have one CO detector on each floor, one in or just outside each sleeping area (within 15ft), one in the basement (if present), and one located right outside the garage, in the interior of the home. If other areas of the home, such as an attic, closed-in porch or sunroom, have combustible appliances (such as a fireplace), or are used as sleeping areas, each of those spaces should have a CO detector as well. We recommend installation of CO devices where applicable.

Recommendation

Contact a handyman or DIY project

9: ATTIC, INSULATION & VENTILATION

		IN	NI	LI	NP	D
9.1	Attic Access				X	
9.2	Attic Insulation		X			
9.3	Exhaust Systems				X	X
9.4	Ventilation			X		

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Inspection Method

Not Inspected

Dryer Power Source

220 Electric

Dryer Vent

Metal

Attic Insulation: Insulation Type

Unknown

Exhaust Systems: Exhaust Fans

Not Present

Ventilation: Ventilation Type

Roof - Various

Ridge Vents



Ridge Vent(s) (Representative Picture)

Limitations

General

UNABLE TO ACCESS ATTIC SPACE

ATTIC

Due to the type of construction no attic or accessible space above the home is present. As such, the inspector was unable to fully inspect the type/efficiency of the insulation, the condition of the materials and/or structures, and the portions of the system that are present within the attic such as, exhaust ducting, ventilation systems, any electrical wiring, etc.

Observations

9.3.1 Exhaust Systems

 Moderate Recommendations
RANGE/OVEN EXHAUST SYSTEM NOT PRESENT

KITCHEN (FIRST FLOOR)

There is no exhaust system present above the range/oven in the first floor kitchen. An exhaust hood functions to remove airborne grease, combustible fumes, smoke, heat, and steam by evacuation of the air and/or filtration. We recommend a licensed HVAC contractor install a range/oven hood and/or exhaust system and associated system components, to help reduce moisture, fumes, and grease created by cooking in the kitchen area.

Here is a good [article](#) regarding range exhaust systems.

Recommendation

Contact a qualified HVAC professional.



Range/Oven Exhaust System Not Present - Kitchen (First Floor)

9.3.2 Exhaust Systems

 Minor/Maintenance Recommendations
BATHROOM EXHAUST SYSTEM NOT PRESENT

FULL BATHROOM (FIRST FLOOR)

There is no exhaust system present in the first floor full bathroom; though this is not a requirement as a window is present to facilitate the exhaust of steam/moisture from the bathroom, a fan would be more efficient and easier to use during colder weather seasons. While the primary purpose of an exhaust fan is to remove the moisture out of the bathroom, exhaust fans also help to control and eliminate bathroom odors, and they add to the safety of the home by reducing fumes from cleaning agents that could potentially cause health-related issues. We recommend consulting with a licensed contractor for possible solutions.

Recommendation

Contact a qualified general contractor.



Exhaust System Not Present - Full Bathroom (First Floor)

9.3.3 Exhaust Systems

 Moderate Recommendations
DRYER EXHAUST VENTING INTO CRAWL SPACE

CRAWL SPACE

The dryer exhaust is currently venting into the crawl space, near the back side of the home, which can allow for moisture accumulation and possibly create an environment suitable for the development of microbial growth, such as mold. We recommend a licensed contractor evaluate and correct as needed to ensure the dryer exhaust is properly terminating and venting to the exterior of the home.

Recommendation

Contact a qualified general contractor.



Dryer Exhaust Improperly Venting - Crawl Space

10: FIREPLACE

		IN	NI	LI	NP	D
10.1	General	X				
10.2	Cleanout Doors & Frames				X	
10.3	Damper Doors				X	
10.4	Lintels & Faces				X	
10.5	Firebox & Hearth			X		
10.6	Vents, Flues & Chimneys	X				

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

General: Type

Living Room (First Floor)

Gas



Gas Fireplace - Living Room (First Floor)

Cleanout Doors & Frames: Not Present

N/A

Not present due to a gas fireplace insert.

Damper Doors: Not Present

N/A

Not present due to a gas fireplace insert.

Lintels & Faces: Not Present

N/A

Not present due to a gas fireplace insert.

Limitations

Firebox & Hearth

NOT PRESENT

LIVING ROOM (FIRST FLOOR)

Not present due to an electric fireplace insert.

Firebox & Hearth

UNABLE TO FULLY INSPECT/ASSESS

The firebox could not be inspected due to the sealed gas fireplace insert.

11: DOORS, WINDOWS & INTERIOR

		IN	NI	LI	NP	D
11.1	Ceilings			X		X
11.2	Walls			X		X
11.3	Floors			X		X
11.4	Countertops & Cabinets			X		
11.5	Windows			X		X
11.6	Doors	X				
11.7	Steps, Stairways & Railings	X				X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Ceilings: Ceiling Material

Plaster

Walls: Wall Material

Drywall, Plaster

Floors: Floor Coverings

Carpet, Vinyl

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single Pane

Wall Surface Crack(s)

Interior - Various

Minor cracks were observed in the wall surfaces, in various areas, throughout the home. Cracks of this nature can be due to settling of the home, in conjunction with temperature changes, resulting in contraction and expansion of the structure, or improper installation of the materials. We recommend monitoring, and if the cracks or condition worsens, contact a licensed drywall contractor for assessment and repairs.

Here is a good [video](#) on how to repair cracks in drywall.



Wall Surface Crack(s) (Representative Picture)



Wall Surface Crack(s) (Representative Picture)

Limitations

General

UNABLE TO FULLY INSPECT ONE OR MORE AREAS DUE TO OBSTRUCTIONS

INTERIOR - VARIOUS

As the home is currently occupied, the inspector was unable to fully inspect one or more of the interior areas, components, and/or systems due to the presence of obstructions. This prevents the inspector from observing the ceiling and wall surfaces, floors, countertops/cabintets, windows, interior doors, steps/stairs, and the associated systems and components that may be present.



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)



Limitations/Obstructions - Interior (Representative Picture)

Walls

UNABLE TO FULLY INSPECT/ASSESS

KITCHEN (FIRST FLOOR)

Wallpaper is present in the first floor kitchen. The presence of wallpaper/wall covering(s) prevents the inspector from fully observing/assessing the wall surfaces for possible moisture damage and or cracks within the structure. We recommend either thermal imaging or removal of the wallpaper/wall covering(s), and a re-inspection of the area to ensure no moisture damage is present.



Limitations/Obstructions - Kitchen (First Floor)

Observations

11.1.1 Ceilings

CEILING DAMAGE

UTILITY ROOM (FIRST FLOOR)

 Moderate Recommendations

There is moderate damage to the first floor utility room ceiling, above the water heater; please note, the damage has created a gap between the ceiling and the upper flange on the exhaust ducting. If left unaddressed, this could lead to further deterioration of the material, create a point of pest intrusion within the interior of the home, and allow for uncontrolled air seepage from the interior ceiling structure to enter into the main living space, decreasing the energy efficiency of the home. We recommend a licensed drywall contractor assess and repair as needed.

Recommendation

Contact a qualified drywall contractor.



Ceiling Damaged - Utility Room (First Floor)

11.1.2
Ceilings

 Life/Health/Safety/Imminent Failure Recommendations

SIGNS OF POSSIBLE MICROBIAL GROWTH

BEDROOM (FIRST FLOOR - ON RIGHT)

Staining/discoloration was observed on the ceiling surface in the bedroom on the right, located on the first floor, indicating the possible presence of microbial growth; please note, there appears to be an active leak from the ceiling in this area. As microbial growth can appear as a discoloration, staining, or fuzzy growth on the surface of building materials and furnishings, we recommend that the area is assessed and tested by a licensed mold contractor to ensure that no forms of microbial growth, such as mold, are present.

Recommendation

Contact a qualified mold remediation contractor



Signs of Possible Microbial Growth - Bedroom (First Floor - On Right)

11.1.3 Ceilings

CEILING SURFACE STAINING/DISCOLORATION

FULL BATHROOM (FIRST FLOOR)

Staining/discoloration was observed on ceiling in the first floor full bathroom; moisture readings indicate a 0% saturation level at the time of the inspection. While the staining/discoloration appears to be surface level at this time, this could be associated with the lack of an exhaust fan and the accumulation of condensation. We recommend further evaluation by a licensed contractor.

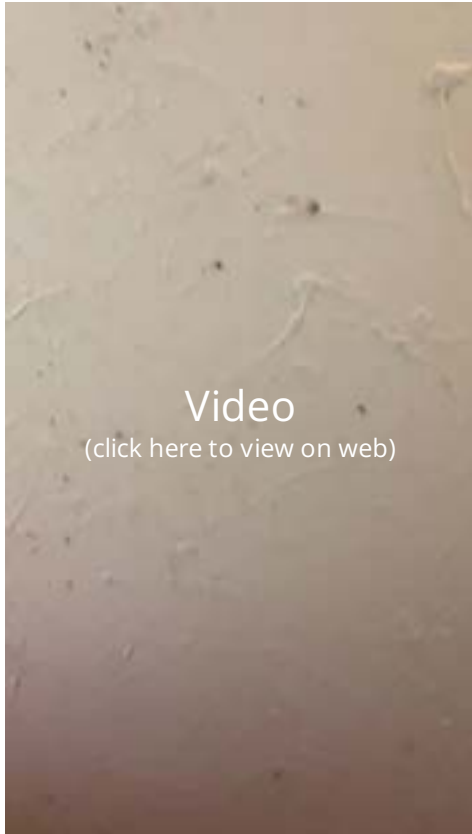


Minor/Maintenance Recommendations

****Note: The Video Depicts the Staining/Discoloration on the Ceiling,****

Recommendation

Contact a qualified general contractor.



Ceiling Surface Staining/Discoloration - Full Bathroom (First Floor)

11.2.1 Walls

WALL SURFACE DAMAGE

INTERIOR - VARIOUS

Minor damage to the wall surfaces was observed in various areas throughout the home. The drywall/plaster material is exposed and if left unaddressed, this could lead to further damage and/or deterioration of the wall surfaces. We recommend a knowledgeable/skilled individual patch/repair the damage, and the wall surfaces be finished to match the existing wall surfaces.

Recommendation

Contact a handyman or DIY project



Minor/Maintenance Recommendations



Wall Surface Damage (Representative Picture)



Wall Surface Damage (Representative Picture)

11.2.2 Walls



Life/Health/Safety/Imminent Failure Recommendations

SIGNS OF MOISTURE DAMAGE

BEDROOM (SECOND FLOOR)

Signs of moisture damage are present on the left side of the door from the second floor bedroom into the hallway; moisture readings indicate a 5.9% saturation level and the paint on the door frame is cracked and peeling. The tenant has stated that during heavy rain, water has been observed leaking from the ceiling down the wall/door frame in this area. We recommend a licensed contractor evaluate and correct as needed to ensure no deterioration of the wall surface/structure occurs.

****Note: The Video Depicts the Signs of Moisture Damage on the Wall Surfaces.****

Recommendation

Contact a qualified general contractor.



Video
(click here to view on web)

Signs of Moisture Damage - Bedroom
(Second Floor)

11.2.3 Walls



Life/Health/Safety/Imminent Failure Recommendations

SIGNS OF AN ACTIVE LEAK

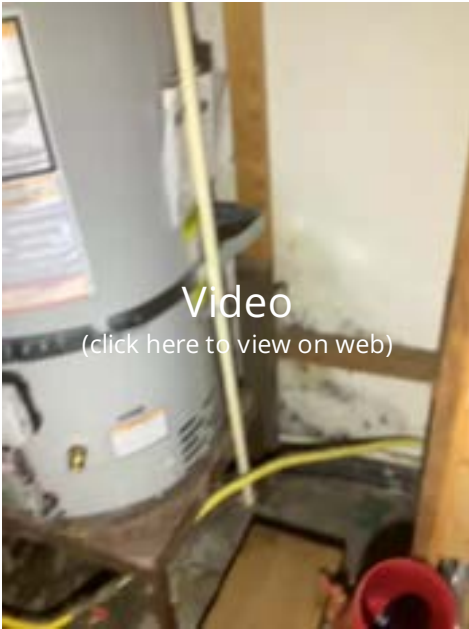
UTILITY ROOM (FIRST FLOOR)

Staining/discoloration associated with moisture intrusion was observed on the front side and right side walls in the first floor utility room; additionally, wood rot was identified in the framing members along the lower portions of the walls. Moisture readings indicate a 50% saturation level at the time of the time of the inspection. If left unaddressed, this could lead to further deterioration of the wall and interior framing structure, possibly causing instability of the wall structures. We recommend a licensed contractor further evaluate and repair as needed.

****Note: The Video Shows the Areas of an Active Leak.****

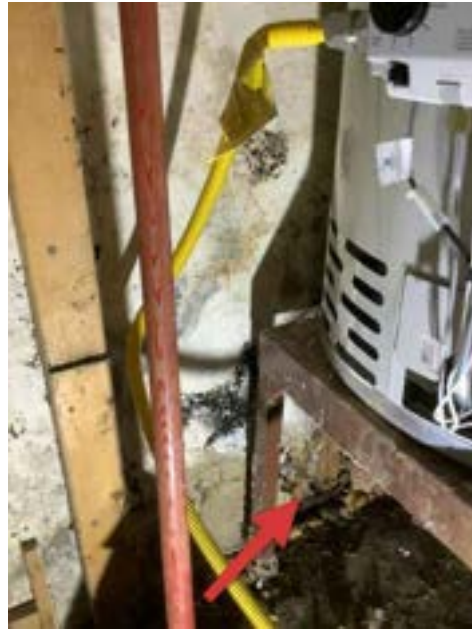
Recommendation

Contact a qualified general contractor.



Video

(click here to view on web)



Signs of an Active Leak - Utility Room (First Floor)

Signs of an Active Leak - Utility Room (First Floor)

11.2.4 Walls

 Minor/Maintenance Recommendations

STAINING/DISCOLORATION ON WALL SURFACE(S)

INTERIOR - VARIOUS

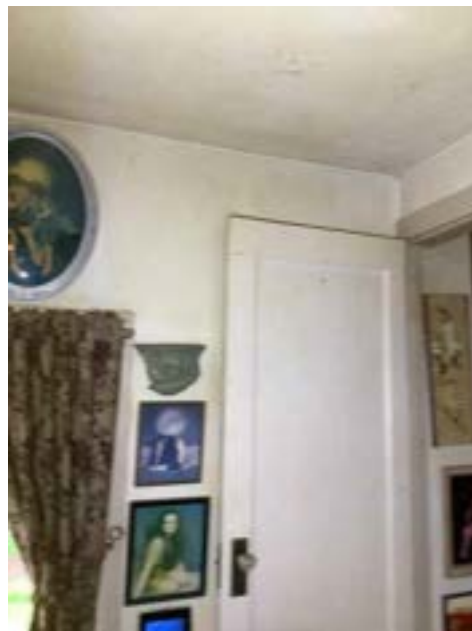
Staining/discoloration is present on the wall surfaces in various areas throughout the home; this appears to be ghosting associated with dust and/or smoke. We recommend a knowledgeable/skilled individual assess and clean, prep, and paint the wall surfaces.

Recommendation

Contact a handyman or DIY project



Staining/Discoloration on Wall Surface(s) (Representative Picture)



Staining/Discoloration on Wall Surface(s) (Representative Picture)

11.2.5 Walls

Moderate Recommendations

SECTION(S) OF DRYWALL NOT PRESENT

BEDROOM (FIRST FLOOR - ON RIGHT)

A section of drywall is missing on the back side wall in the bedroom on the right, located on the first floor. This area of missing drywall provides an access point to the interior wall structure and can create a point for possible pest intrusion within the living space and damage to the interior wall structure. We recommend a licensed drywall contractor evaluate and repair as needed.

Recommendation

Contact a qualified drywall contractor.



Section of Drywall Missing - Bedroom (First Floor - On Right)

11.2.6 Walls

Life/Health/Safety/Imminent Failure Recommendations

SIGNS OF POSSIBLE MICROBIAL GROWTH

UTILITY ROOM (FIRST FLOOR)

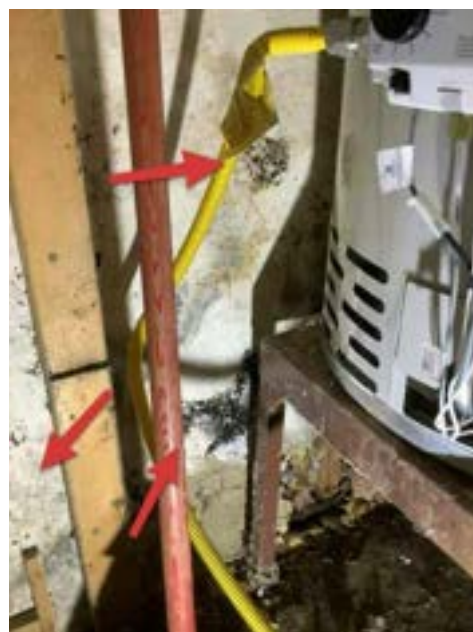
Staining/discoloration was observed on the wall surfaces in the first floor utility room, indicating the possible presence of microbial growth. As microbial growth can appear as a discoloration, staining, or fuzzy growth on the surface of building materials and furnishings, we recommend that the area is assessed and tested by a licensed mold contractor to ensure that no forms of microbial growth, such as mold, are present.

Recommendation

Contact a qualified mold remediation contractor



Signs of Possible Microbial Growth - Utility Room (First Floor)



Signs of Possible Microbial Growth - Utility Room (First Floor)



Signs of Possible Microbial Growth - Utility Room (First Floor)

11.3.1 Floors

 Minor/Maintenance Recommendations

LOOSE CARPETING

INTERIOR - VARIOUS

The carpet appears to be loose, in various areas, throughout the home. This commonly occurs when the carpet comes loose from the tack-less strips, or if the tack-less strips come loose from the floor. Once loose, the carpet is no longer taut and wrinkling can occur over time, which can create a potential trip hazard, and possible deterioration of the material. We recommend assessment and repair by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Loose Carpet (Representative Picture)

Loose Carpet (Representative Picture)

11.3.2 Floors

 Moderate Recommendations

UNEVEN FLOORING

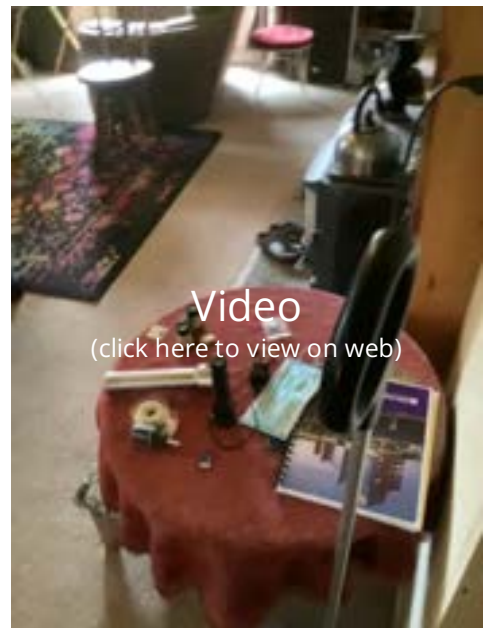
FIRST FLOOR

The flooring appears to be uneven throughout the first floor, sloping towards the back/right side of the home. This could be due to an improperly braced floor structure, improper installation of the flooring, and/or significant settling of the home. If left unaddressed, this could pose a safety hazard and lead to deterioration of the flooring. We recommend a structural engineer assess and repair as needed.

****Note: The Video Depicts the Uneven Flooring.****

Recommendation

Contact a qualified structural engineer.



Video
(click here to view on web)

11.5.1 Windows



Minor/Maintenance Recommendations

SINGLE PANE WINDOW(S)

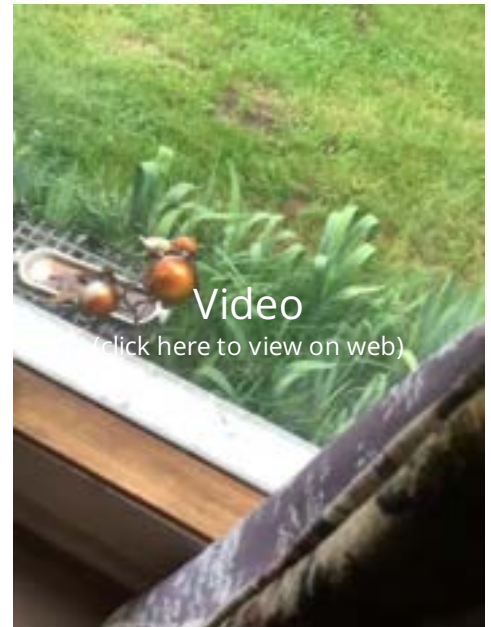
INTERIOR - VARIOUS

Single pane windows are present throughout the home. Single pane windows have poor insulating properties as heat easily moves through the glass panes, and typically, do not serve as a buffer to dampen exterior sounds. Additionally, single pane windows are not made from tempered glass and pose a possible safety issue if they should crack and/or break. We recommend a licensed window contractor evaluate and replace the windows in the home with double pane windows.

****Note: The Video Depicts the Single Pane Windows.****

Recommendation

Contact a qualified window repair/installation contractor.



11.7.1 Steps, Stairways & Railings



Minor/Maintenance Recommendations

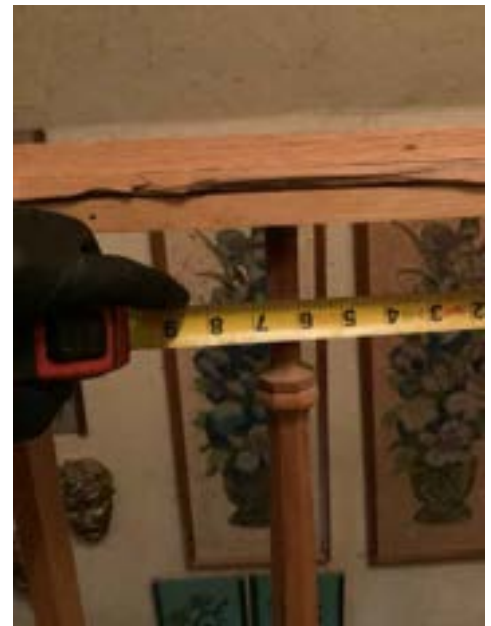
INCORRECT BALUSTER SPACING

HALLWAY (SECOND FLOOR)

It was observed that the spaces between the balusters in the second floor hallway guardrail are spaced too far apart; the spacing measures roughly 6 inches between each baluster. Though this is common for homes built during this time, the new recommended spacing between the rails should not exceed 4 inches, due to safety concerns. We recommend a licensed contractor correct as necessary.

Recommendation

Contact a qualified general contractor.



Incorrect Baluster Spacing - Hallway (Second Floor)

11.7.2 Steps, Stairways & Railings



Minor/Maintenance Recommendations

GUARDRAIL(S)/RAILING(S) DAMAGED

SECOND FLOOR

The guardrail in the second floor hallway is damaged. Over time, the damage could lead to deterioration of the material and instability of the guardrail. Additionally, the wood has splintered which could pose a possible safety issue. We recommend a knowledgeable/skilled individual assess and repair.

Recommendation

Contact a handyman or DIY project



Guardrail Damaged - Hallway (Second Floor)

11.7.3 Steps, Stairways & Railings



Minor/Maintenance Recommendations

STEP RISER(S) EXCEED RECOMMENDED HEIGHT

STAIRWAY (FIRST FLOOR TO SECOND FLOOR)

The steps in the stairway measure roughly 10 inches in height; the recommended maximum height of the risers is 7.75 inches. Though this can be common for homes constructed during this time period, we recommend the risers be evaluated by a licensed contractor and adjusted to the appropriate height to ensure occupants safety when using the stairway.

Recommendation

Contact a qualified general contractor.



Step Riser(s) Exceed Recommended Height - Stairway (First Floor to Second Floor) (Representative Picture)

11.7.4 Steps, Stairways & Railings



Minor/Maintenance Recommendations

GUARDRAIL INSUFFICIENT HEIGHT

HALLWAY (SECOND FLOOR)

The height of the guardrail along the second floor hallway is insufficient, measuring roughly 30.5 inches. Though this is common for homes of this age, it is recommended that the guardrail height be between 36 to 40 inches tall for safety purposes. Railings provide stability and they also provide a safety function protecting occupants from falling down stairway openings. We recommend a licensed contractor assess and correct/repair as needed.

Recommendation

Contact a qualified general contractor.



Insufficient Height of Guardrail - Hallway (Second Floor)

12: BUILT-IN APPLIANCES

		IN	NI	LI	NP	D
12.1	Built-in Microwave				X	
12.2	Dishwasher	X				
12.3	Garbage Disposal				X	
12.4	Range/Oven/Cooktop		X			
12.5	Refrigerator		X			

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Dishwasher: Brand
Kenmore

Garbage Disposal: Garbage Disposal Not Present
Kitchen (First Floor)

A garbage disposal was not present at the time of the inspection.

Range/Oven/Cooktop: Exhaust Hood Type
None



No Garbage Disposal System Present - Kitchen (First Floor)

Range/Oven/Cooktop:

Range/Oven Brand

N/A

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Refrigerator: Brand

N/A

Built-in Microwave: Built-In Microwave Not Present

Kitchen (First Floor)

At the time of the inspection, a built-in microwave unit was not present and as such could not be tested for functionality. A countertop microwave unit was present, located to the left of the sink, these units are not tested for functionality and/or operability.

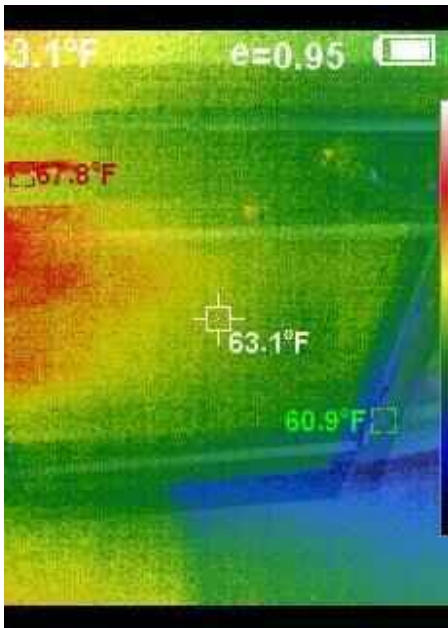


Countertop Microwave - Kitchen (First Floor)

Dishwasher: Overall Condition

Kitchen (First Floor)

At the time of the inspection, the dishwasher was operated and showed no signs of leaking.



Thermal Image - Dishwasher (First Floor - Kitchen)

Limitations

Range/Oven/Cooktop

UNABLE TO FULLY INSPECT/ASSESS

KITCHEN (FIRST FLOOR)

The range/oven present in the home is tenant owned. As such, evaluation of the appliance was not included within the scope of the inspection.

Refrigerator

UNABLE TO FULLY INSPECT/ASSESS

KITCHEN (FIRST FLOOR)

The refrigerator present in the home is tenant owned. As such, evaluation of the appliance was not included within the scope of the inspection.

13: GARAGE

		IN	NI	LI	NP	D
13.1	Ceiling			X		
13.2	Walls & Firewalls			X		X
13.3	Floor			X		
13.4	Garage Door	X				X
13.5	Garage Door Opener				X	
13.6	Occupant Door (From the Garage into the Interior of the Home)	X				X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Information

Garage Door: Material

Wood

Garage Door: Type

Sliding

Garage Door Opener: Not Present

N/A

A garage door opener is not present, the garage door is operated manually.

Limitations

General

UNABLE TO FULLY INSPECT/ASSESS

GARAGE

Due to various obstructions in the garage, the inspector was unable to fully assess the garage in its entirety. These obstructions limited the inspector's ability to fully evaluate the ceiling, wall surfaces, and flooring, which include access to outlets and other systems, to verify proper function and operability. We recommend a re-inspection when the garage is emptied to facilitate a complete assessment.



Limitations/Obstructions - Garage



Limitations/Obstructions - Garage



Limitations/Obstructions - Garage

Observations

13.1.1 Ceiling

 Minor/Maintenance Recommendations

CEILING STRUCTURE GAP(S)/PENETRATION(S)

GARAGE

There are gaps between the garage ceiling structure and the walls. This can create a point of moisture and/or pest intrusion, and deterioration of the wood. We recommend a licensed contractor assess and repair as needed.

Recommendation

Contact a qualified general contractor.



Ceiling Structure Gaps - Garage (Representative Picture)

13.1.2 Ceiling

 Life/Health/Safety/Imminent Failure Recommendations

CEILING STRUCTURE SAGGING

GARAGE

The ceiling structure in the garage appears to be sagging. This could be associated with moisture damage and deterioration of the framing material, and/or insufficient support of the ceiling structure. Over time and if left unaddressed, the material could further degrade leading to instability of the ceiling and possible collapse. We recommend a licensed contractor further evaluate and repair.

Recommendation

Contact a qualified general contractor.



Ceiling Structure Sagging - Garage

13.1.3 Ceiling

 Moderate Recommendations

CEILING STRUCTURE WOOD ROT

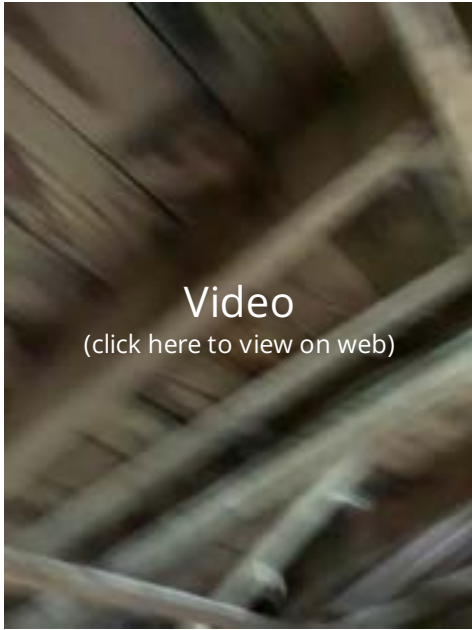
GARAGE

Wood rot was identified in the decking and framing structure of the garage ceiling; moisture readings indicate a 14.2% saturation level. The wood rot in this area was deemed as significant due to the deterioration of the material. We recommend a licensed contractor evaluate and repair as needed to prevent further deterioration of the wood and possible instability of the ceiling structure.

****Note: The Video Depicts the Wood Rot in the Ceiling Structure.****

Recommendation

Contact a qualified general contractor.



Ceiling Structure Wood Rot - Garage (Representative Picture)

13.2.1 Walls & Firewalls

 Minor/Maintenance Recommendations

WALL SURFACE GAP(S)/PENETRATION(S)

GARAGE

Penetrations were observed in the garage walls in various areas. This can create a point of possible moisture and/or pest intrusion, and deterioration of the wood. We recommend a knowledgeable/skilled individual assess and repair as needed.

Recommendation

Contact a handyman or DIY project



Wall Penetrations - Garage (Representative Picture)

13.2.2 Walls & Firewalls

 Minor/Maintenance Recommendations

WALL SURFACE STAINING/DISCOLORATION

GARAGE

Staining/discoloration was observed on the garage walls in multiple areas throughout; please note, due to limitations present preventing access to the complete garage the inspector was unable to obtain moisture readings in these areas. We recommend further evaluation by a licensed contractor.

Recommendation

Contact a qualified general contractor.



Wall Surface Staining/Discoloration - Garage (Representative Picture)

13.4.1 Garage Door

GARAGE DOOR WOOD ROT

EXTERIOR/GARAGE

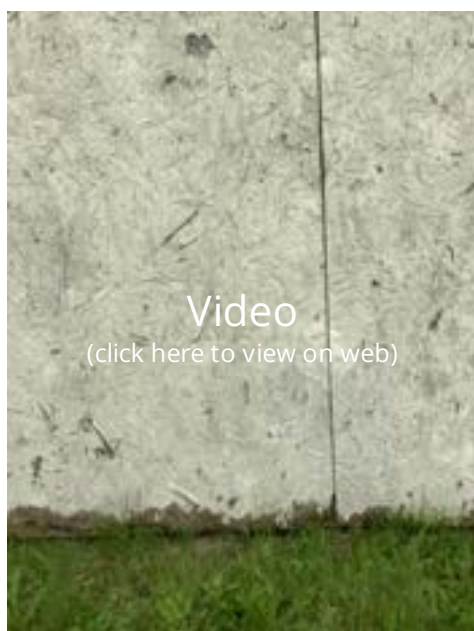
 Moderate Recommendations

Significant wood rot was identified in multiple areas on **both** the exterior and interior sides of the garage door, on the right side (Side B) of the home. The wood rot was deemed significant due to the extent of deterioration present. As such, we recommend this be assessed and corrected by a licensed garage door contractor to prevent further moisture intrusion and deterioration of the material.

****Note The Video Depicts the Garage Door Wood Rot.****

Recommendation

Contact a qualified garage door contractor.



Garage Door Wood Rot - Side B (Representative Picture)



Garage Door Wood Rot - Side B (Representative Picture)

13.6.1 Occupant Door (From the Garage into the Interior of the Home)

 Moderate Recommendations

DOOR DOES NOT MEET SEPARATION REQUIREMENTS
GARAGE

The door from the garage into the home (occupant door) does not meet recommended separation requirements. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door, with no penetrations. Should a fire occur within the garage, the occupant door serves as a protective barrier allowing the occupants in the home time to safely exit the structure, while limiting the spread of a fire. We recommend a knowledgeable/skilled individual replace the door with the appropriate fire rated occupant door.

Recommendation

Contact a handyman or DIY project



Door Does Not Meet Separation Requirements - Garage

13.6.2 Occupant Door (From the Garage into the Interior of the Home)

 Minor/Maintenance Recommendations

WEATHER-STRIPPING DAMAGED/NOT PRESENT
GARAGE

The weather-stripping is missing around **all** sides of the door from the garage into the interior of the home (the occupant door). Weather-stripping helps to seal the home from possible carbon monoxide and aids in the climate control of the home. If left unaddressed, this can result in significant energy loss and carbon dioxide intrusion. We recommend a knowledgeable/skilled individual install weather-stripping in this area.

Here is a DIY [guide](#) with helpful information about weather-stripping.

Recommendation

Contact a handyman or DIY project



Weather-Stripping Not Present - Garage

14: PEST

		IN	NI	LI	NP	D
14.1	Rodents, Insects, or Other Pests			X		X

IN = Inspected NI = Not Inspected LI = Limited/Partially Inspected NP = Not Present D = Deficiency

Limitations

Rodents, Insects, or Other Pests

UNABLE TO FULLY INSPECT/ASSESS

CRAWL SPACE

Due to the limitations preventing access to the complete crawl space the inspector was unable to fully evaluate the area for pest/rodent activity. We recommend a re-inspection by a qualified individual to ensure no issues are present.



Limitations/Obstructions - Crawl Space (Representative Picture)



Limitations/Obstructions - Crawl Space (Representative Picture)

Observations

14.1.1 Rodents, Insects, or Other Pests

 Minor/Maintenance Recommendations

SIGNS OF WASPS OR OTHER SUCH INSECTS PRESENT

EXTERIOR - VARIOUS

There are signs of active and/or inactive wasps or other such insects present in the eave overhang in multiple areas. We recommend removal by a licensed exterminator to prevent any possible injury.

For free removal of the wasp nests please visit: [Oregon Wasp](#)

Recommendation

Contact a qualified pest control specialist.



Signs of Wasp Activity (Representative Picture)

14.1.2 Rodents, Insects, or Other Pests

 Minor/Maintenance Recommendations

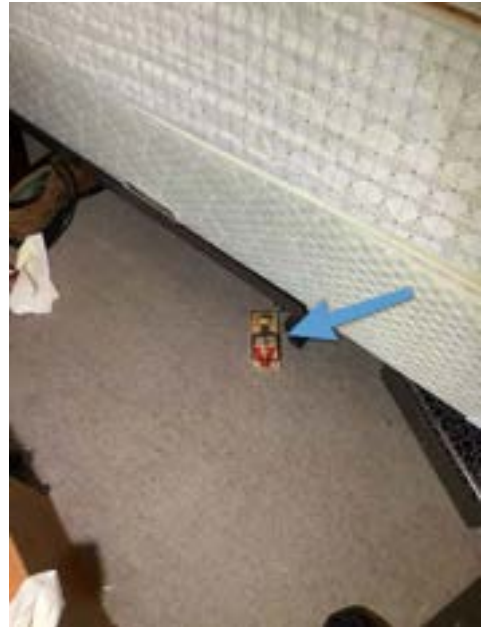
RODENT MITIGATION PRESENT

BEDROOM (FIRST FLOOR - ON RIGHT)

Rodent mitigation was present in the bedroom on the right, located on the first floor, at the time of the inspection. We recommend further evaluation by a licensed pest control contractor to determine the extent of rodent activity within the home.

Recommendation

Contact a qualified pest control specialist.



Rodent Mitigation - Bedroom (First Floor - On Right)

14.1.3 Rodents, Insects, or Other Pests

 Life/Health/Safety/Imminent Failure Recommendations

SIGNS OF A WOOD DESTROYING INSECTS

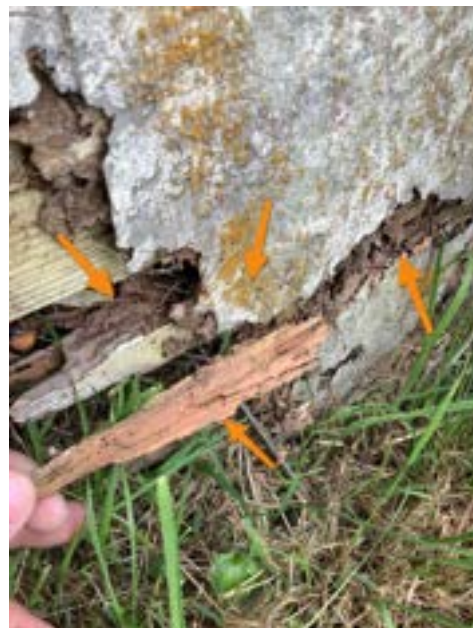
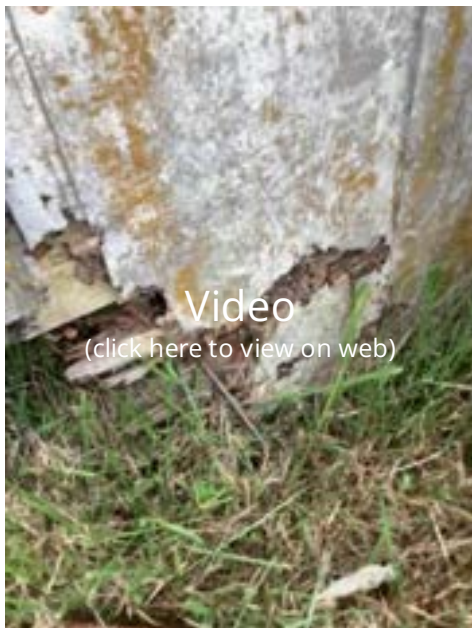
EXTERIOR - VARIOUS

Signs of wood destroying insects were observed in the siding, trim, and framing members in multiple areas on the exterior of the home; what appears to be penetrations associated with boring are present and frass was noted at the time of the inspection. Wood destroying pests will bore into the wood structure which can weaken the material, and if left unaddressed, can impact the structure and framing. We recommend further assessment, and if needed, mitigation by a licensed pest control contractor.

****Note: The Videos Depict the Signs of Wood Destroying Insects.****

Recommendation

Contact a qualified pest control specialist.



Signs of Wood Destroying Insects (Representative Picture)



Signs of Wood Destroying Insects (Representative Picture)



Signs of Wood Destroying Insects
(Representative Picture)



Signs of Wood Destroying Insects
(Representative Picture)



Signs of Wood Destroying Insects
(Representative Picture)

STANDARDS OF PRACTICE

Roof

- I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe: A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.
- IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

- I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe: A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles, and rails.
- IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, break-walls, or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems, or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drain-fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawl Space & Structure

- I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawl space; and D. structural components.
- II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
- IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Plumbing

- I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.
- II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures, or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs, or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnects amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was

not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate, or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, or wiring. H. determine the adequacy of ventilation.

Fireplace

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; D. cleanout doors and frames.

II. The inspector shall describe: A. the type of fireplace.

III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: A. inspect the flue or vent system; B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; C. determine the need for a chimney sweep; D. operate gas fireplace inserts; E. light pilot flames; F. determine the appropriateness of any installation; G. inspect automatic fuel-fed devices; H. inspect combustion and/or make-up air devices; I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted; J. ignite or extinguish fires; K. determine the adequacy of drafts or draft characteristics; L. move fireplace inserts, stoves, or firebox contents; M. perform a smoke test; N. dismantle or remove any component; O. perform a National Fire Protection Association (NFPA)-style inspection; P. perform a Phase I fireplace and chimney inspection.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as

otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas, or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.