Prepared for Exclusive Use by:

Stephanie Koenig

Address of Property:

301 Canyon Dr
Grants Pass OR 97527

Date of Service:

11/17/2025

Company Providing Service:

Kelley Skudstad
OCHI: 2207

Kelley Property Inspections dba HouseMaster
1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

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INSPECTION INFORMATION

CLIENT:
Stephanie Koenig

PROPERTY ADDRESS:
301 Canyon Dr
Grants Pass OR 97527

INSPECTION DATE/TIME:
11/17/2025 - 11:00 am

INSPECTOR:
Kelley Skudstad OCHI: 2207

INSPECTION COMPANY:
Kelley Property Inspections dba HouseMaster
1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

INSPECTION DETAILS

DESCRIPTION:
Single Family

AGE OF HOME:
48 Years

TYPE OF INSPECTION:
Standard Home Inspection

STATUS OF HOME:
Vacant

WEATHER:
Overcast

ANCILLARY SERVICES:
None

PEOPLE PRESENT:
Listing Agent

TEMPERATURE:
60 F

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect

infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Vacant Property - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Moderate Slope

MATERIAL:
Composition Shingles

ESTIMATED AGE:
15 to 20 years

DESIGN LIFE:
20 to 25 years

INSPECTION METHOD:
Walked On

CHIMNEYS/VENTS:
Brick Chimney
Metal Chimney

SKYLIGHT(S):
Multiple Units

SPECIAL LIMITATIONS:
Debris Cover

S	F	P	NA	NI	
	●				**1.0 ROOF COVERING** Roof covering is rated in fair condition based on age and wear. Granular loss observed on most fields. Additionally, excess debris and moss build-up noted. Recommend having roof checked and serviced as needed by a qualified roofing contractor. Look to replace covering in the next 5 to 7 years.
	●				**1.1 CHIMNEY** Cracking observed on chimney cap at multiple locations. Recommend having concrete cap checked and sealed as needed by a qualified contractor. Additionally, moisture stains noted on roof sheeting around chimney in attic area. Check and repair flashing as needed.
●					**1.2 CHIMNEY (2)**
	●				**1.3 PLUMBING STACKS/VENT COVERS** Some deterioration noted at vent pipe/flashing junctures. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.
●					**1.4 VENTILATION COVERS**
	●				**1.5 SKYLIGHT(S)** Recommend clearing debris from on and around skylights to preclude moisture absorption issues.
	●				**1.6 RAIN GUTTERS** Build up of leaves/debris in gutters. Recommend cleaning now and on a routine basis for proper function.
●					**1.7 DOWNSPOUTS / ROOF DRAINS**
●					**1.8 FASCIA / SOFFITS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

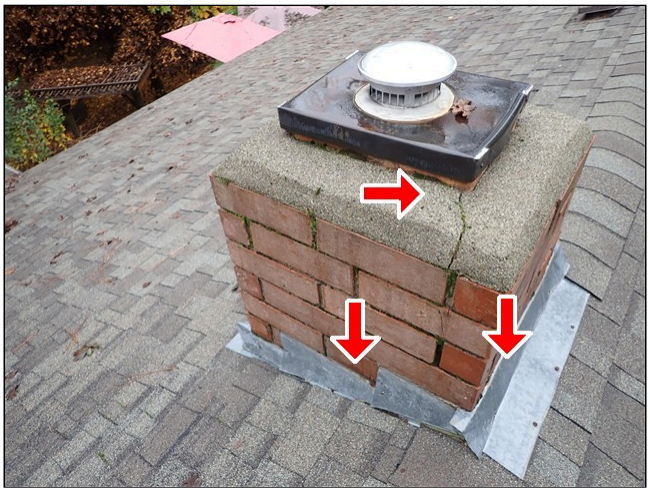
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

1.0 ROOF COVERING (Picture 1)

1.0 ROOF COVERING (Picture 2)

1.0 ROOF COVERING (Picture 3)

1.0 ROOF COVERING (Picture 4)



1.1 CHIMNEY (Picture 1)

1.3 PLUMBING STACKS/VENT COVERS (Picture 1)

1.5 SKYLIGHT(S) (Picture 1)

1.6 RAIN GUTTERS (Picture 1)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:
Plywood Panels/Sheets

PORCHES/DECKS:
Covered Porch w/ Concrete Floor Front of House
Wood Frame Deck w/ Wood Flooring Rear of House

SPECIAL LIMITATIONS:
Vegetation Overgrowth

S	F	P	NA	NI	
	●				**2.0 SIDING** Siding is rated in fair condition due to age and general wear. Recommend prep, prime and paint as desired. Check for areas of rot, repair as needed. Vegetation noted growing up side of house. Recommend trimming/maintaining at least 6 inches away from home as they can contribute to moisture infiltration and insect infestation.
	●				**2.1 WINDOWS** Recommend replacing missing screens as needed or desired.
	●				**2.2 ENTRY DOORS** General wear noted on multiple entry doors. Recommend repair or refinish as needed or desired.
●					**2.3 PORCH**
	●				**2.4 DECK** Deck structures around home are rated in fair condition based on age and general wear. It appears that some repairs have recently been made. However, several areas of damage are still present. Support beam under back left structure is warped or twisted. Moisture damages and peeling paint noted on multiple areas of decking. Wood rot observed on support at back right of garage. Due to current conditions, recommend having all decks and related framing further evaluated and repaired as needed by a qualifeid contractor. Prep and paint as needed to ensure proper protection.
	●				**2.5 ELECTRIC / GFCI** Outlet at back of home tested in revered polarity at time of inspection. Additionally, cover is damaged. Recommend further evaluation and repair as needed by a qualified electrician.

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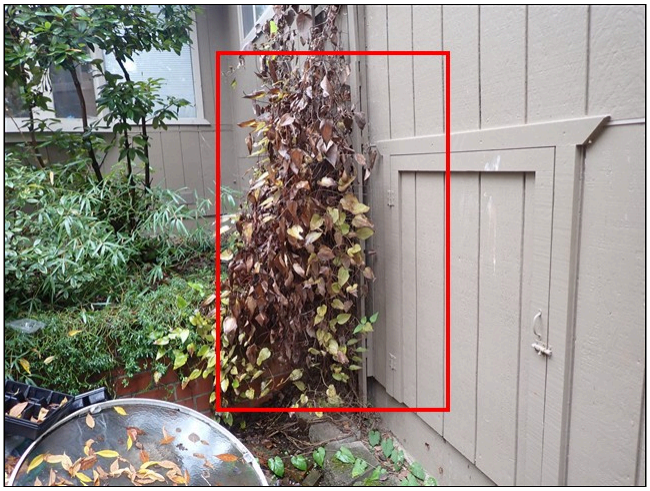

2.0 SIDING (Picture 1)

2.0 SIDING (Picture 2)

2.0 SIDING (Picture 3)

2.1 WINDOWS (Picture 1)

2.2 ENTRY DOORS (Picture 1)

2.2 ENTRY DOORS (Picture 2)

2.4 DECK (Picture 1)

2.4 DECK (Picture 2)

2.4 DECK (Picture 3)

2.4 DECK (Picture 4)

2.4 DECK (Picture 5)

2.5 ELECTRIC / GFCI (Picture 1)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and

maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Porch Maintenance - While porches are generally covered with a roof or may even be partially or fully enclosed, they are still subject to the elements and require regular maintenance. The condition of some components such as latticework and trim do not affect the overall structure; however, the condition of foundation piers, roof support posts, railings, stairs and flooring -- and the underlying framing -- can affect the structural integrity and safe use of the porch. The maintenance needs, frequency, and associated costs for large, old, wooden porches will generally be higher than normal and should be planned for accordingly.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:
Walks: Brick
Driveway: Asphalt

SPECIAL LIMITATIONS:
Leaves/Debris

S	F	P	NA	NI	
●					**3.0 WALKWAYS**
●					**3.1 DRIVEWAY**
●					**3.2 GROUND SLOPE AT FOUNDATION**
●					**3.3 SITE GRADING**

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NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/ inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:
Type: Detached
Type: Two Car
Construction: Wood Frame

GARAGE ROOF:
Type: Steep Slope
Material: Asphalt Shingle
Est. Age: 20+ Years
Design Life: 20-25 Years
Insp. Method: Walked
Special Limitations: Debris Cover

SPECIAL LIMITATIONS:
Storage/Belongings

S	F	P	NA	NI	
		●			**4.0 ROOFING** Roofing material over garage is at or near the end of its useful service life. Excess granular loss observed. Moisture stains noted on soffit sheeting. Additionally, debris buildup observed. Recommend having material checked by a qualified roofing contractor to determine repair or replacement needs and associated cost.
	●				**4.1 SIDING** Area of deterioration noted at front left of garage. Recommend further evaluation and repair as needed by a qualifeid contractor.
●					**4.2 EXPOSED FRAMING**
●					**4.3 FLOOR SLAB** Excess storage; viewable sections were satisfactory.
	●				**4.4 ATTIC VENTILATION** Several vent screens are damaged. Recommend replacement to ensure proper operation.
●					**4.5 WALLS / CEILINGS**
●					**4.6 VEHICLE DOOR**
		●			**4.7 DOOR OPERATOR** The door operator did not reverse when met with resistance. Some older units do not have this safety feature; correct as required. Additionally, recommend adding electronic eye system at bottom of door opening as a safety upgrade.
●					**4.8 HOUSE / SERVICE DOOR**

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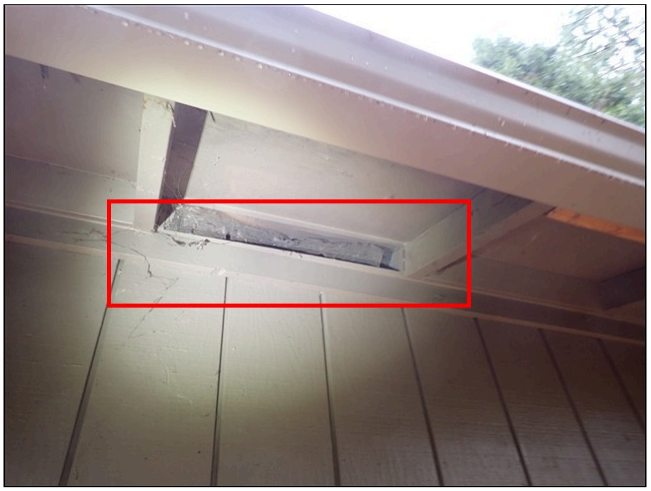
4.0 ROOFING (Picture 1)

4.0 ROOFING (Picture 2)

4.0 ROOFING (Picture 3)

4.0 ROOFING (Picture 4)

4.1 SIDING (Picture 1)



4.4 ATTIC VENTILATION (Picture 1)

4.7 DOOR OPERATOR (Picture 1)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:
Style: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: From Entrance Area

VENTILATION PROVISIONS:
Location: Gables, Roof, and Soffits

ROOF CONSTRUCTION:
Framing: Wood Trusses
Deck: Plywood

SPECIAL LIMITATIONS:
No Walkway
Insulation Over Framing
Vaulted Ceilings

INSULATION:
Form: Loose Fill
Type: Fiberglass
Est. Average: 12+/- Inches

S	F	P	NA	NI	
●					**5.0 ROOF FRAMING** Satisfactory where visible.
	●				**5.1 ROOF DECK / SHEATHING** Moisture stains noted on roof sheeting at multiple locations from attic entrance point. See related comments in roofing section. Recommend having areas checked and repaired as needed by a qualified contractor.
●					**5.2 VENTILATION PROVISIONS**
●					**5.3 INSULATION**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

5.1 ROOF DECK / SHEATHING (Picture 1)

5.1 ROOF DECK / SHEATHING (Picture 2)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

6. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT WINDOWS:
Mixed Windows Styles
w/ Insulated Glass

PREDOMINANT FLOORS:
Wood Frame
w/ Carpeting
w/ Tile
w/ Wood

FIREPLACES/STOVES:
Pre-fab Fireplace w/ Gas Burner
Wood-burning Fireplace
In Living Room and Family Room
In Master Bedroom

DETECTORS:
Location: Hallway
Type: Hard-Wired
Type: Smoke/Fire Detection

SPECIAL LIMITATIONS:
Furnishings/Belongings/Storage

S	F	P	NA	NI	
	●				**6.0 CEILINGS** Damages noted on ceiling in laundry room area of home. Recommend repair as needed by a qualified contractor.
●					**6.1 WALLS**
	●				**6.2 FLOORS** (1) Carpets are stained and worn at multiple location in home. Recommend cleaning or replacing as needed by a qualified contractor. (2) Linoleum floor coverings in laundry room area are damaged. Recommend repair or replacement as needed by a qualified contractor.
	●				**6.3 WINDOWS** Evidence of the failure of the seal on insulated window in master bedroom. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.
●					**6.4 ROOM DOORS**
●					**6.5 SLIDER**
		●			**6.6 DETECTORS** Recommend adding and reattaching smoke detectors in home at sleeping areas and hallways. Additionally, add carbon monoxide detectors to bring home up to current safety standards.
	●				**6.7 FIREPLACE** Heavy buildup noted inside of wood burning fireplace. Recommend having fireplace checked and serviced as needed by a qualified chimney contractor.
				●	**6.8 FIREPLACE (GAS)** Gas burning fireplaces were not tested at time of inspection due to pilot lights not being lit. Glass is cloudy at master bedroom unit. Recommend having units checked and tested or repaired as needed by a qualified contractor.

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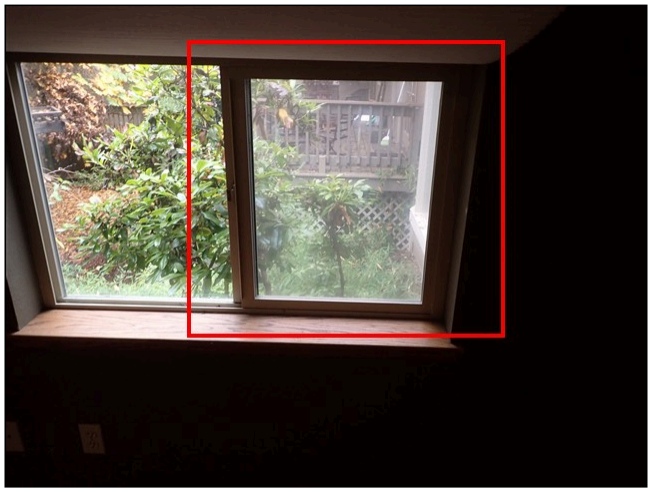
6.0 CEILINGS (Picture 1)

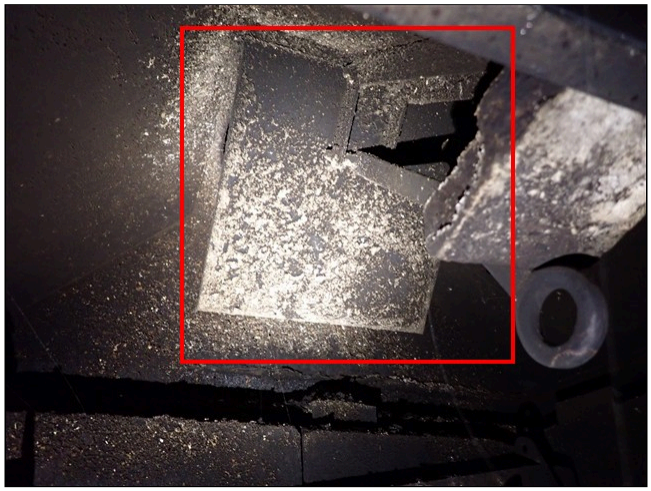
6.2(1) FLOORS (Picture 1)

6.2(2) FLOORS (Picture 1)



6.3 WINDOWS (Picture 1)

6.6 DETECTORS (Picture 1)



6.7 FIREPLACE (Picture 1)

6.8 FIREPLACE (GAS) (Picture 1)

6.8 FIREPLACE (GAS) (Picture 2)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

RANGE:
Electric Range
Est. Age: 3 to 4 Years

DISHWASHER:
Est. Age: 3 to 4 Years

VENTILATOR:
Exhaust Fan
Integral w/ Microwave

S	F	P	NA	NI	
●					**7.0 PLUMBING / SINK**
	●				**7.1 FLOOR** Several tiles in kitchen area are cracked or damaged. Recommend repair or replacement as needed by a qualified contractor.
	●				**7.2 ELECTRIC / GFCI** Kitchen outlets are not GFCI protected. Recommend replacing as a safety upgrade.
●					**7.3 RANGE**
●					**7.4 DISHWASHER**
●					**7.5 VENTILATOR**
		●			**7.6 CABINETRY** Damaged cabinetry observed. Recommend repair or replacement as needed by a qualified contractor.
●					**7.7 COUNTERTOP**

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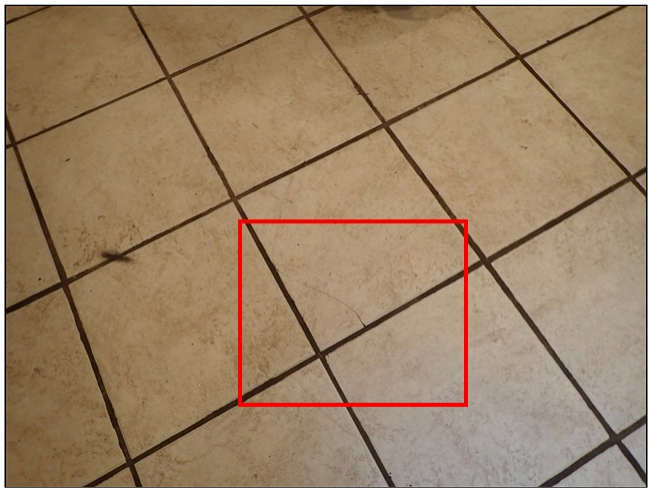
7.1 FLOOR (Picture 1)



7.1 FLOOR (Picture 2)

7.2 ELECTRIC / GFCI (Picture 1)

7.6 CABINETRY (Picture 1)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Appliances - Appliance evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

8(A) . BATHROOM 1

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *Half Bath*

LOCATION: *Right Wing*

VENTILATOR(S): *No Fan - Window Only*

S	F	P	NA	NI	
●					**8.0.A SINK(S)**
●					**8.1.A TOILET**
●					**8.2.A FLOOR(ING)**
●					**8.3.A WALLS / CEILING**
			●		**8.4.A VENTILATOR**
	●				**8.5.A ELECTRIC / GFCI** Bathroom outlets are not GFCI protected. Recommend consulting with qualified electrician for proper placement of GFCI outlets as a safety upgrade.

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8.5.A ELECTRIC / GFCI (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

8(B) . BATHROOM 2

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *Full Bath*

LOCATION: *Hallway*

VENTILATOR(S): *Combo Light/Exhaust Fan*

S	F	P	NA	NI	
	●				**8.0.B BATHTUB** Moderate surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary. Gap between nozzle and shower enclosure; recommend caulking to prevent water intrusion into wall cavity.
●					**8.1.B SINK(S)**
●					**8.2.B TOILET**
●					**8.3.B FLOOR(ING)**
●					**8.4.B WALLS / CEILING**
●					**8.5.B VENTILATOR**
●					**8.6.B ELECTRIC / GFCI**

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8.0.B BATHTUB (Picture 1)

8.0.B BATHTUB (Picture 2)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

8(C) . BATHROOM 3

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Full Bath

LOCATION:
Master Bedroom

VENTILATOR(S):
Exhaust Fan
Combo Light/Exhaust Fan

S	F	P	NA	NI	
●					**8.0.C JETTED BATH**
	●				**8.1.C SINK(S)** Recommend adding sink stopper mechanisms to ensure proper operation.
●					**8.2.C TOILET**
●					**8.3.C STALL SHOWER**
	●				**8.4.C SURROUND / ENCLOSURE** Several cracked tiles observed that base of shower pan. Recommend repair as needed by a qualified contractor to ensure surface is properly sealed.
●					**8.5.C FLOOR(ING)**
●					**8.6.C WALLS / CEILING**
●					**8.7.C VENTILATOR**
		●			**8.8.C ELECTRIC / GFCI** Outlets were not operational at time of inspection. Recommend conditions be checked and repaired as needed by a qualified electrician.

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8.1.C SINK(S) (Picture 1)

8.4.C SURROUND / ENCLOSURE (Picture 1)

8.8.C ELECTRIC / GFCI (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CONSTRUCTION TYPE:
Crawlspace

CRAWLSPACE AREAS:
Style: Fully Enclosed
Location: Under Full House
Inspec. Method: Entered

FOUNDATION WALLS/PIERS:
Concrete Walls
Stud Wall

FLOOR STRUCTURE:
Floor Framing: Wood Joists
Beams: Solid Wood
Beam Support: Wood on Concrete Footings

INSULATION/VAPOR RETARDERS:
Vapor Retarder: Crawlspace Floor
Insulation betw. Joists: Fiber Batts (est. 5 to 6 inches)

SPECIAL LIMITATIONS:
Low Clearance Restricted Access in some Areas
Access Blocked by Plumbing/Ducting Insulation/Vapor Barrier Cover

S	F	P	NA	NI	
●					**9.0 FOUNDATION/ FRAMING**
●					**9.1 PIERS / POST**
●					**9.2 FLOOR FRAMING**
●					**9.3 MAIN BEAM(S)**
	●				**9.4 CRAWLSPACE FLOOR** Recommend redistributing vapor barrier to help control moisture levels in living space.
●					**9.5 CRAWLSPACE VENTILATION PROVISIONS**

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9.4 CRAWLSPACE FLOOR (Picture 1)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection,

please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/ SUBSTRUCTURE sections.

AREAS AT GRADE/SUBGRADE:
Crawlspace

SUMP PUMP(S):
Not Observed

SPECIAL LIMITATIONS:
Insulation

S	F	P	NA	NI	
●					**10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS**
●					**10.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION**
			●		**10.2 SUMP PUMP**

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NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.
General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

11. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:
Service Line: Overhead
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Indeterminate
Est. Feeder Capacity: 200 Amps

SERVICE PANEL:
Type: Circuit Breaker
Main Disconnect: 200 Amps
Location: Exterior

DISTRIBUTION PANEL:
Type: Circuit Breaker Panel
Est. Capacity: 200 Amps
Disconnect: No Main Disconnect in Panel
Location: Laundry Room
Location: Front of House

PANEL CIRCUITS:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper & Aluminum

SUBPANEL 1:
Type: Circuit Breaker Panel
Est. Capacity: 125 Amps
Disconnect: No Panel Disconnect
Location: Laundry Room

SUBPANEL 2:
Type: Circuit Breaker Panel
Est. Capacity: 125 Amps
Disconnect: 100 Amps
Location: Detached Garage

CIRCUIT-INTERRUPTERS:
GFCI: At Receptacles
AFCI: Noted in Panel

S	F	P	NA	NI	
	●				**11.0 SERVICE PANEL / ENTRANCE LINE** Roof flashing boot connection to roof is improper. Exposed edges noted. Typically roofing should cover upper 2/3 of all flashing. Recommended further evaluation and repair as needed by a qualified roofing contractor.
●					**11.1 DISTRIBUTION PANEL**
			●		**11.2 MAIN DISCONNECT** Some panels are designed with multiple main disconnects; ensure proper de-activation of all service before work is done. Consider upgrade to single main.
	●				**11.3 SUBPANEL 1** Wire grommet is missing at base of panel. Recommend adding to protect wire sheathing from damages.
		●			**11.4 SUBPANEL 2** Main disconnect in panel is oversized for current wiring. This is a potential safety hazard. Recommend conditions be further evaluated and repaired as needed by a qualified electrical contractor.
●					**11.5 SERVICE GROUNDING PROVISIONS**
	●				**11.6 DEVICES** Several lights were not operable. Any inoperative unit may be due to a defective fixture or bulb. Replace bulbs as first action; contact qualified electrician if issue persists.
	●				**11.7 WIRING / CONDUCTORS** Open junction box and exposed wires observed under deck area at back of home. Recommend having area checked and sealed or repaired as needed by a qualified electrician.

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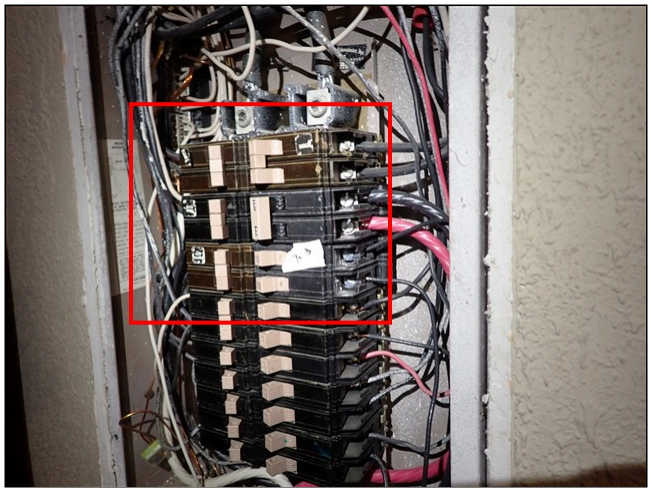
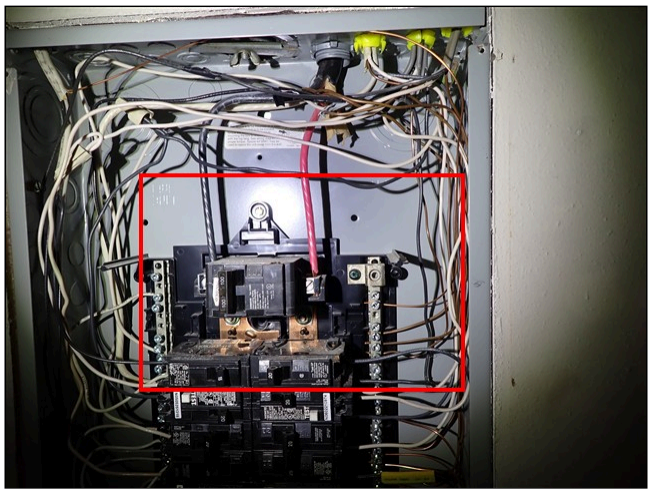
11.0 SERVICE PANEL / ENTRANCE LINE (Picture 1)



11.2 MAIN DISCONNECT (Picture 1)

11.3 SUBPANEL 1 (Picture 1)



11.4 SUBPANEL 2 (Picture 1)

11.6 DEVICES (Picture 1)

11.7 WIRING / CONDUCTORS (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

12. HEAT PUMPS

The inspection of heat pump systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, design or adequacy evaluations, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of heat pump systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to heat pumps system may be found under other headings in this report.

SYSTEM TYPE:
Electric Air Source Heat Pump w/ Electric Supplemental Heat

BRAND:
Carrier

SYSTEM LOCATION:
Hallway
Outside

ESTIMATED AGE:
20 Years

DESIGN LIFE:
15 to 20 Years

GENERAL DISTRIBUTION:
Ducted System with Room Supply

SPECIAL LIMITATIONS:
Heat Mode Only
Winter Season

S	F	P	NA	NI	
	●				**12.0 HEAT PUMP** Heat Pump was operational at time of inspection. However, it is at the end of its normal design life. Anticipate an increasing need for repairs as system continues to age. Due to system design factors, only a single mode operational test of a heat pump may be performed over a short time period. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible. In this case, system was successfully operated in the heating mode. You may wish to return to the property to run the system in the cooling mode (temperature should be above 60 degrees).
	●				**12.1 OUTDOOR UNIT** Outdoor unit was operational, but is old; future service life is indeterminate. Monitor for signs of failure, repair or replace as needed.
	●				**12.2 AIR HANDLER** Indoor filters are dirty, recommend having system checked and serviced as needed by a qualified HVAC contractor.
●					**12.3 CONDENSATE PROVISIONS**
●					**12.4 DUCTWORK**
●					**12.5 THERMOSTAT**
				●	**12.6 SUPPLEMENTAL HEAT** Supplemental heat was not tested due to thermostat limitations. Recommend testing by a qualified HVAC contractor to ensure proper operation.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

12.1 OUTDOOR UNIT (Picture 1)

12.2 AIR HANDLER (Picture 1)

NOTE: Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/ cleaned on a regular basis; periodic duct cleaning may also be required. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

13. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Copper
Cross-linked Poly (PEX)

DRAIN/WASTE LINES:
Plastic (ABS)

LOCATION OF SHUT-OFFS:
Water: At Well Tank
Gas: At Gas Tank

SPECIAL LIMITATIONS:
Concealed Piping

S	F	P	NA	NI	
●					**13.0 WATER SUPPLY PIPING**
		●			**13.1 WATER FLOW AT FIXTURES** Washer supply connection does not fully shut off. Recommend further evaluation and repair as needed by a qualified contractor.
●					**13.2 DRAIN / WASTE PIPING**
●					**13.3 FIXTURE DRAINAGE**
●					**13.4 EXTERIOR FAUCET(S)**
●					**13.5 GAS PIPING**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

13.1 WATER FLOW AT FIXTURES (Picture 1)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system,

outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Private Waste Disposal - Private Sewage (Waste Disposal) Systems are not evaluated within the scope of a standard home inspection. If reported/determined to exist, advise pumping and check of system as a precaution. Obtain documentation from owner and/or qualified specialist on system condition.

Private Water Supply - Private water supply systems are not evaluated within the scope of a standard home inspection. If reported/ determined to exist, advise arranging for an evaluation, including water analyses. No evaluation of well yield/recovery/capacity is performed as part of a house inspection.

14. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
Tank-type Unit

ENERGY SOURCE/FUEL:
Electric

ESTIMATED AGE:
4 years

BRAND:
Rheem

ESTIMATED CAPACITY:
50 +/- Gallons

DESIGN LIFE:
10 to 15 years

S	F	P	NA	NI	
	●				**14.0 WATER HEATER** Restraining straps are generally required on all water heaters. Straps should secure the unit to the structure**.** Contact a local plumber or the building department for current requirements.
●					**14.1 SAFETY VALVE PROVISIONS**

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

14.0 WATER HEATER (Picture 1)

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

Fair

Roof covering is rated in fair condition based on age and wear. Granular loss observed on most fields. Additionally, excess debris and moss build-up noted. Recommend having roof checked and serviced as needed by a qualified roofing contractor. Look to replace covering in the next 5 to 7 years.

1.0 (Picture 1)

1.0 (Picture 2)

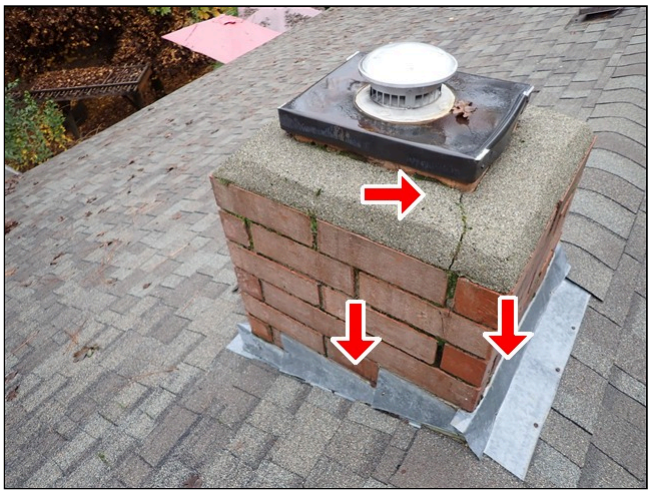
1.0 (Picture 3)

1.0 (Picture 4)

1.1 CHIMNEY

Fair

Cracking observed on chimney cap at multiple locations. Recommend having concrete cap checked and sealed as needed by a qualified contractor. Additionally, moisture stains noted on roof sheeting around chimney in attic area. Check and repair flashing as needed.



1.1 (Picture 1)

1.3 PLUMBING STACKS/VENT COVERS

Fair

Some deterioration noted at vent pipe/flashing junctures. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.

1.3 (Picture 1)

1.5 SKYLIGHT(S)

Fair

Recommend clearing debris from on and around skylights to preclude moisture absorption issues.

1.5 (Picture 1)

1.6 RAIN GUTTERS

Fair

Build up of leaves/debris in gutters. Recommend cleaning now and on a routine basis for proper function.

1.6 (Picture 1)

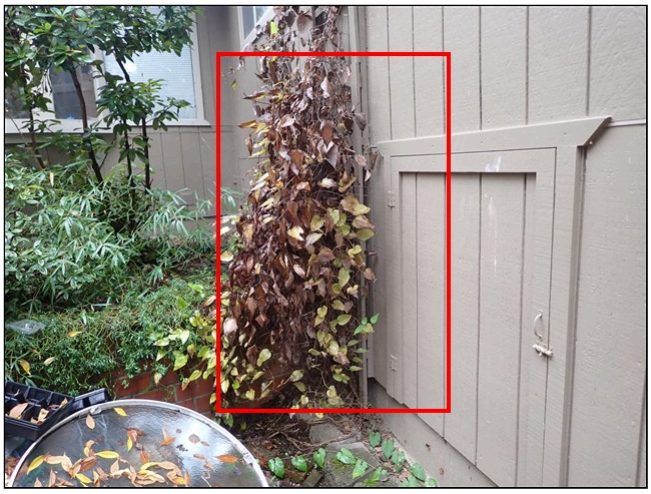
2. EXTERIOR ELEMENTS

2.0 SIDING

Fair

Siding is rated in fair condition due to age and general wear. Recommend prep, prime and paint as desired. Check for areas of rot, repair as needed.

Vegetation noted growing up side of house. Recommend trimming/maintaining at least 6 inches away from home as they can contribute to moisture infiltration and insect infestation.



2.0 (Picture 1)

2.0 (Picture 2)

2.0 (Picture 3)

2.1 WINDOWS

Fair

Recommend replacing missing screens as needed or desired.

2.1 (Picture 1)

2.2 ENTRY DOORS

Fair

General wear noted on multiple entry doors. Recommend repair or refinish as needed or desired.

2.2 (Picture 1)

2.2 (Picture 2)

2.4 DECK

Fair

Deck structures around home are rated in fair condition based on age and general wear. It appears that some repairs have recently been made. However, several areas of damage are still present. Support beam under back left structure is warped or twisted. Moisture damages and peeling paint noted on multiple areas of decking. Wood rot observed on support at back right of garage. Due to current conditions, recommend having all decks and related framing further evaluated and repaired as needed by a qualifeid contractor. Prep and paint as needed to ensure proper protection.

2.4 (Picture 1)

2.4 (Picture 2)

2.4 (Picture 3)

2.4 (Picture 4)

2.4 (Picture 5)

2.5 ELECTRIC / GFCI

Fair

Outlet at back of home tested in revered polarity at time of inspection. Additionally, cover is damaged. Recommend further evaluation and repair as needed by a qualified electrician.

2.5 (Picture 1)

4. GARAGE

4.0 ROOFING

Poor

Roofing material over garage is at or near the end of its useful service life. Excess granular loss observed. Moisture stains noted on soffit sheeting. Additionally, debris buildup observed. Recommend having material checked by a qualified roofing contractor to determine repair or replacement needs and associated cost.

4.0 (Picture 1)

4.0 (Picture 2)

4.0 (Picture 3)

4.0 (Picture 4)

4.1 SIDING

Fair

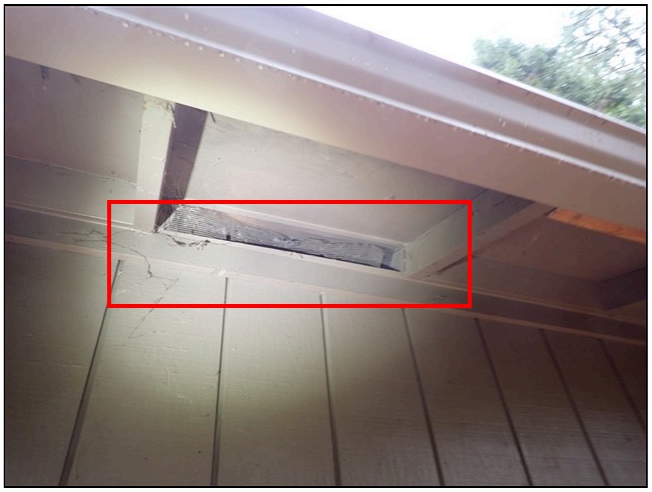
Area of deterioration noted at front left of garage. Recommend further evaluation and repair as needed by a qualifeid contractor.

4.1 (Picture 1)

4.4 ATTIC VENTILATION

Fair

Several vent screens are damaged. Recommend replacement to ensure proper operation.



4.4 (Picture 1)

4.7 DOOR OPERATOR

Poor

The door operator did not reverse when met with resistance. Some older units do not have this safety feature; correct as required. Additionally, recommend adding electronic eye system at bottom of door opening as a safety upgrade.

4.7 (Picture 1)

5. ATTIC

5.1 ROOF DECK / SHEATHING

Fair

Moisture stains noted on roof sheeting at multiple locations from attic entrance point. See related comments in roofing section. Recommend having areas checked and repaired as needed by a qualified contractor.

5.1 (Picture 1)

5.1 (Picture 2)

6. INTERIOR ELEMENTS

6.0 CEILINGS

Fair

Damages noted on ceiling in laundry room area of home. Recommend repair as needed by a qualified contractor.

6.0 (Picture 1)

6.2 FLOORS

Fair

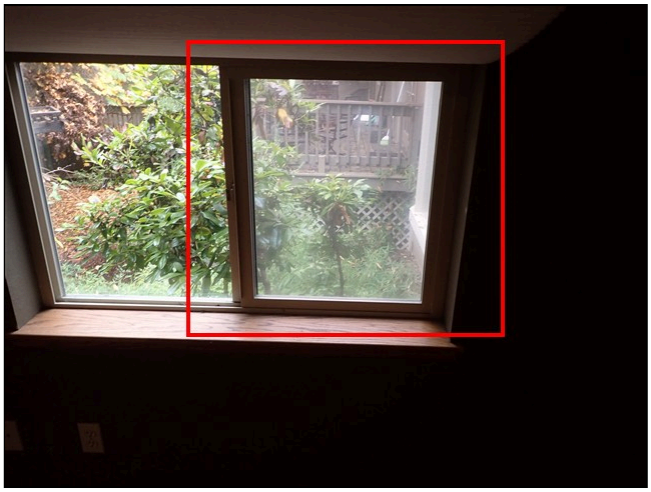
6.2 (1) Carpets are stained and worn at multiple location in home. Recommend cleaning or replacing as needed by a qualified contractor.

6.2 (2) Linoleum floor coverings in laundry room area are damaged. Recommend repair or replacement as needed by a qualified contractor.

6.3 WINDOWS

Fair

Evidence of the failure of the seal on insulated window in master bedroom. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.



6.3 (Picture 1)

6.6 DETECTORS

Poor

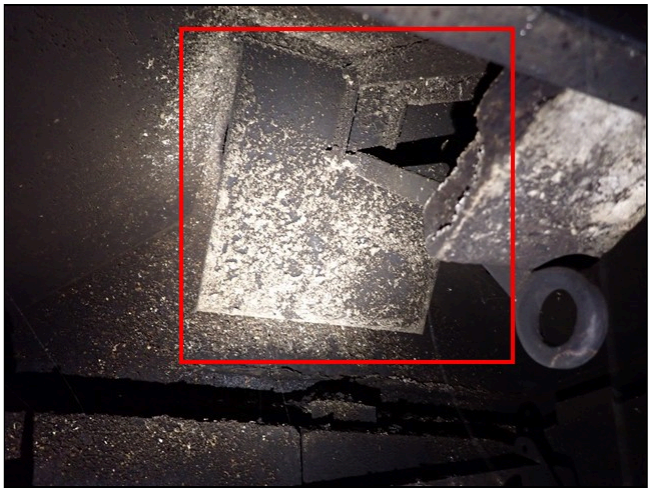
Recommend adding and reattaching smoke detectors in home at sleeping areas and hallways. Additionally, add carbon monoxide detectors to bring home up to current safety standards.

6.6 (Picture 1)

6.7 FIREPLACE

Fair

Heavy buildup noted inside of wood burning fireplace. Recommend having fireplace checked and serviced as needed by a qualified chimney contractor.



6.7 (Picture 1)

6.8 FIREPLACE (GAS)

Not Inspected

Gas burning fireplaces were not tested at time of inspection due to pilot lights not being lit. Glass is cloudy at master bedroom unit. Recommend having units checked and tested or repaired as needed by a qualified contractor.

6.8 (Picture 1)

6.8 (Picture 2)

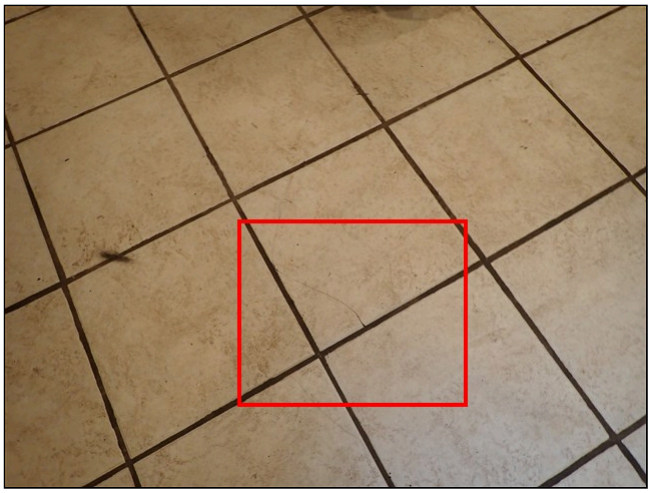
7. KITCHEN

7.1 FLOOR

Fair

Several tiles in kitchen area are cracked or damaged. Recommend repair or replacement as needed by a qualified contractor.

7.1 (Picture 1)



7.1 (Picture 2)

7.2 ELECTRIC / GFCI

Fair

Kitchen outlets are not GFCI protected. Recommend replacing as a safety upgrade.

7.2 (Picture 1)

7.6 CABINETRY

Poor

Damaged cabinetry observed. Recommend repair or replacement as needed by a qualified contractor.

7.6 (Picture 1)

8(A) . BATHROOM 1

8.5.A ELECTRIC / GFCI

Fair

Bathroom outlets are not GFCI protected. Recommend consulting with qualified electrician for proper placement of GFCI outlets as a safety upgrade.

8.5.A (Picture 1)

8(B) . BATHROOM 2

8.0.B BATHTUB

Fair

Moderate surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary. Gap between nozzle and shower enclosure; recommend caulking to prevent water intrusion into wall cavity.

8.0.B (Picture 1)

8.0.B (Picture 2)

8(C) . BATHROOM 3

8.1.C SINK(S)

Fair

Recommend adding sink stopper mechanisms to ensure proper operation.

8.1.C (Picture 1)

8.4.C SURROUND / ENCLOSURE

Fair

Several cracked tiles observed that base of shower pan. Recommend repair as needed by a qualified contractor to ensure surface is properly sealed.

8.4.C (Picture 1)

8.8.C ELECTRIC / GFCI

Poor

Outlets were not operational at time of inspection. Recommend conditions be checked and repaired as needed by a qualified electrician.

8.8.C (Picture 1)

9. FOUNDATION / SUBSTRUCTURE

9.4 CRAWLSPACE FLOOR

Fair

Recommend redistributing vapor barrier to help control moisture levels in living space.

9.4 (Picture 1)

11. ELECTRIC SYSTEM

11.0 SERVICE PANEL / ENTRANCE LINE

Fair

Roof flashing boot connection to roof is improper. Exposed edges noted. Typically roofing should cover upper 2/3 of all flashing. Recommended further evaluation and repair as needed by a qualified roofing contractor.

11.0 (Picture 1)

11.3 SUBPANEL 1

Fair

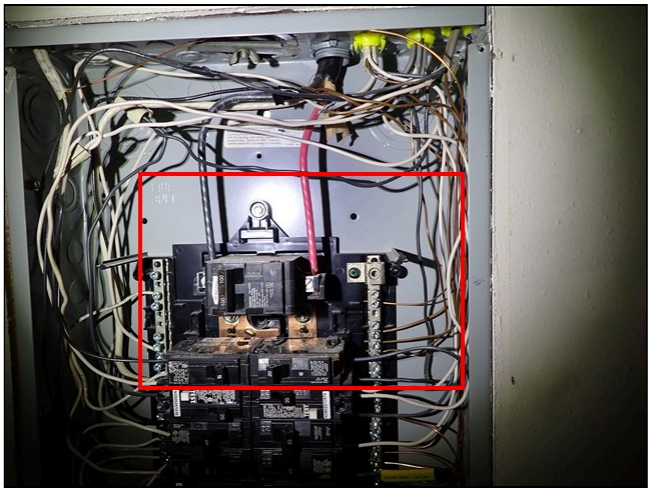
Wire grommet is missing at base of panel. Recommend adding to protect wire sheathing from damages.

11.3 (Picture 1)

11.4 SUBPANEL 2

Poor

Main disconnect in panel is oversized for current wiring. This is a potential safety hazard. Recommend conditions be further evaluated and repaired as needed by a qualified electrical contractor.



11.4 (Picture 1)

11.6 DEVICES

Fair

Several lights were not operable. Any inoperative unit may be due to a defective fixture or bulb. Replace bulbs as first action; contact qualified electrician if issue persists.

11.6 (Picture 1)

11.7 WIRING / CONDUCTORS

Fair

Open junction box and exposed wires observed under deck area at back of home. Recommend having area checked and sealed or repaired as needed by a qualified electrician.

11.7 (Picture 1)

12. HEAT PUMPS

12.0 HEAT PUMP

Fair

Heat Pump was operational at time of inspection. However, it is at the end of its normal design life. Anticipate an increasing need for repairs as system continues to age. Due to system design factors, only a single mode operational test of a heat pump may be performed over a short time period. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible. In this case, system was successfully operated in the heating mode. You may wish to return to the property to run the system in the cooling mode (temperature should be above 60 degrees).

12.1 OUTDOOR UNIT

Fair

Outdoor unit was operational, but is old; future service life is indeterminate. Monitor for signs of failure, repair or replace as needed.

12.1 (Picture 1)

12.2 AIR HANDLER

Fair

Indoor filters are dirty, recommend having system checked and serviced as needed by a qualified HVAC contractor.

12.2 (Picture 1)

12.6 SUPPLEMENTAL HEAT

Not Inspected

Supplemental heat was not tested due to thermostat limitations. Recommend testing by a qualified HVAC contractor to ensure proper operation.

13. PLUMBING SYSTEM

13.1 WATER FLOW AT FIXTURES

Poor

Washer supply connection does not fully shut off. Recommend further evaluation and repair as needed by a qualified contractor.

13.1 (Picture 1)

14. HOT WATER SUPPLY

14.0 WATER HEATER

Fair

Restraining straps are generally required on all water heaters. Straps should secure the unit to the structure**.** Contact a local plumber or the building department for current requirements.

14.0 (Picture 1)

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INVOICE

Kelley Property Inspections dba HouseMaster
1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

Inspection Date: 11/17/2025
Inspected By: Kelley Skudstad

Customer Info:	**Inspection Property:**
Stephanie Koenig	301 Canyon Dr Grants Pass OR 97527

Service	Price	Amount	Sub-Total
Standard Home Inspection	525.00	1	525.00

Tax $0.00
Total Price $525.00

Payment Method:
Payment Status:
Notes:

 Services provided by a locally owned and independently operated company.