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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest
541.660.5111
Team@MOPG.com



Mapping

2564 Old Military Road
Oregon, AC +/-



 Boundary

2564 Old Military Road
Oregon, AC +/-



 Boundary

2564 Old Military Road

Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

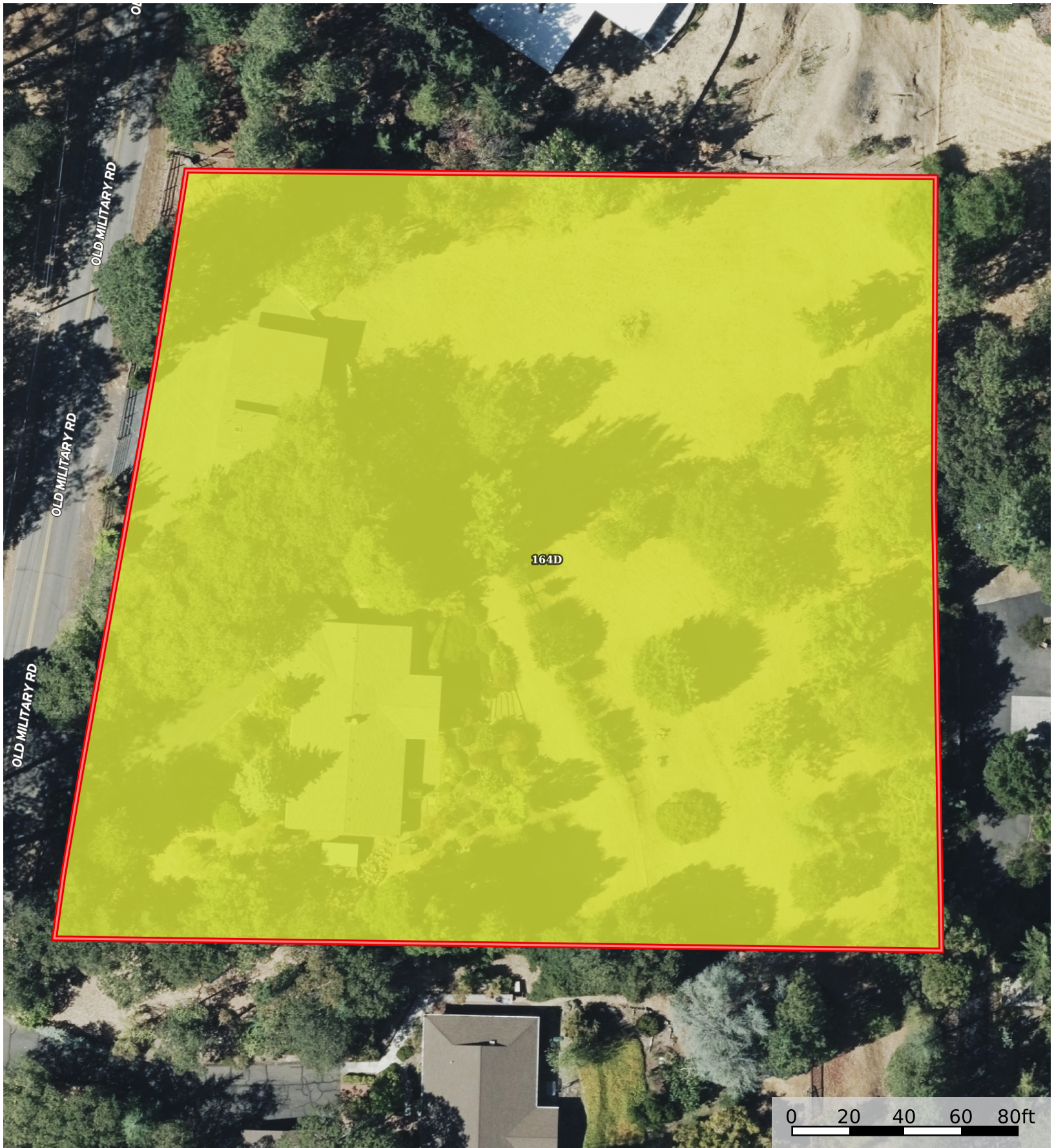
2564 Old Military Road
Oregon, AC +/-



-  Boundary
-  Wetlands
-  Riparian

2564 Old Military Road

Oregon, AC +/-

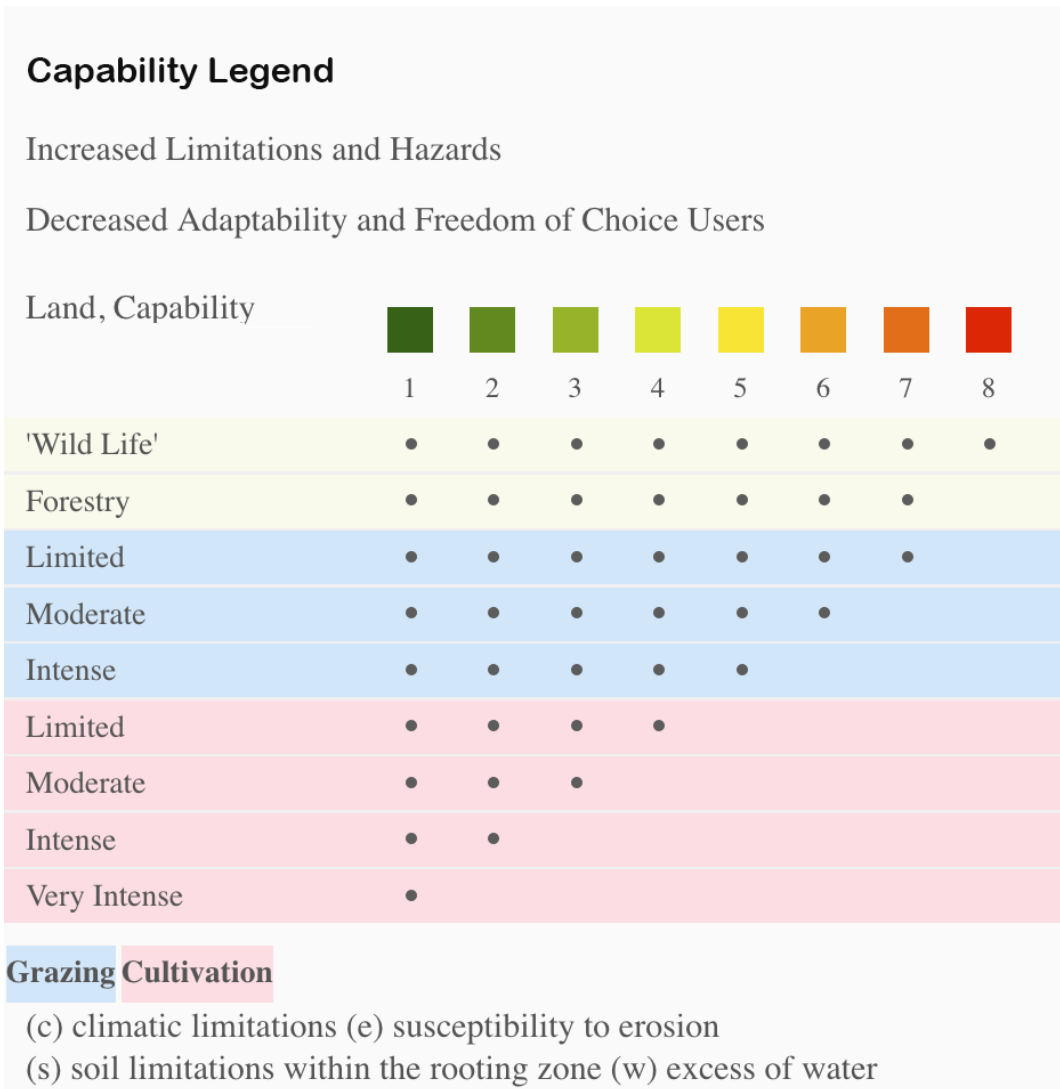


 Boundary

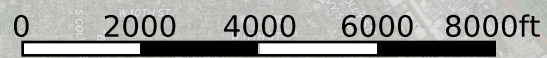
Boundary 1.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
164D	Shefflein loam, 7 to 20 percent slopes	1.82	100	0	65	4e
TOTALS		1.82(*)	100%	-	65.0	4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



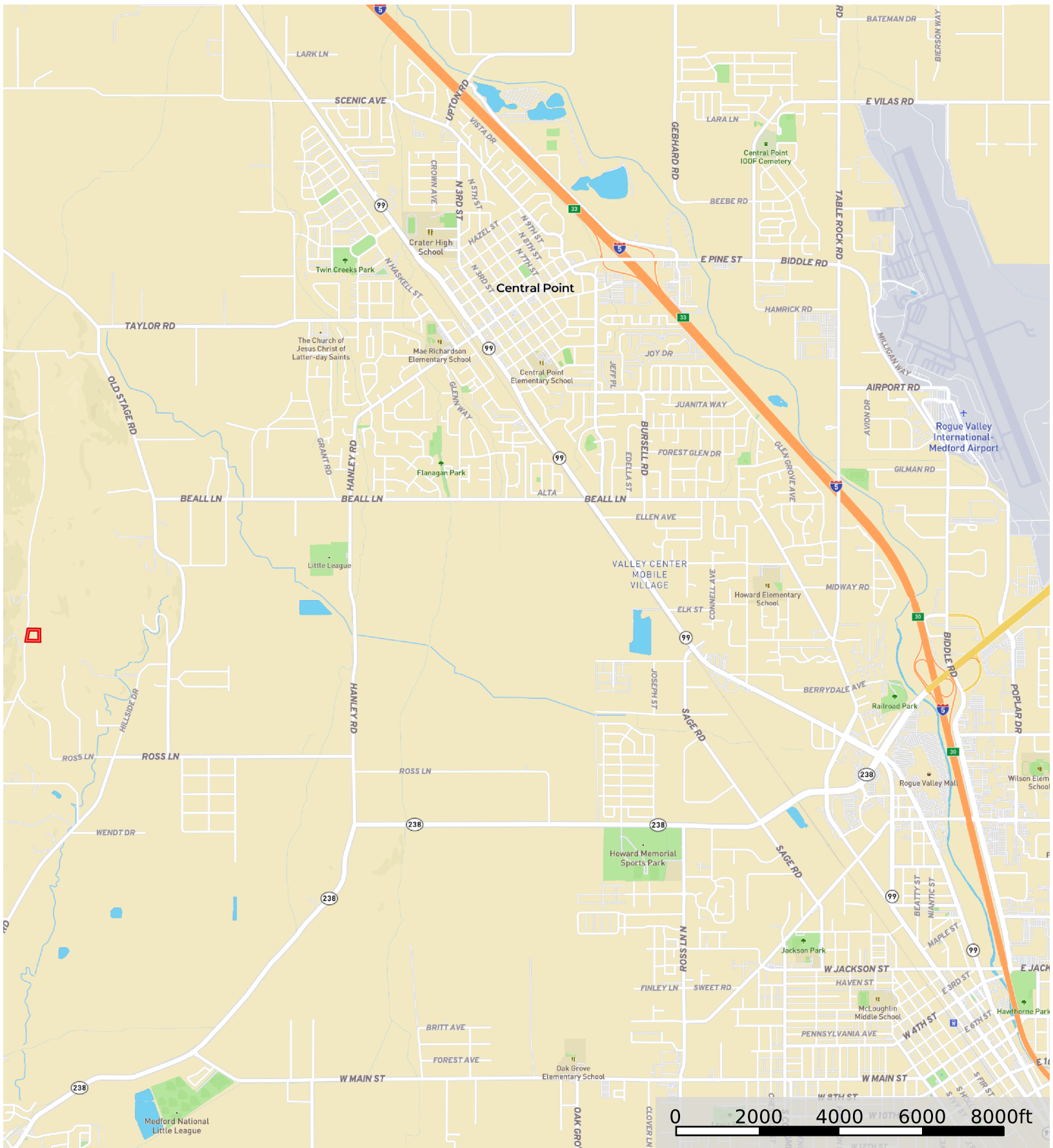
2564 Old Military Road Oregon, AC +/-



 Boundary

2564 Old Military Road

Oregon, AC +/-



 Boundary

Floor Plan

(Coming Soon)

Tax Records & Title Report

Account Sequence	Map TL Sequence	Assessment Year 2026 ▼	Print Window	Close Window
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Assessment Info for Account 1-046432-1 Map 372W17A Taxlot 4200
Report For Assessment Purposes Only Created April 22, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-046432-1	Pay Taxes Online		Tax Code	49-15
Map Taxlot	372W17A 4200	Tax Report	Details	Acreage	2.21
Owner	WALTON WESLEY D TRUSTEE WALTON TRUST	TAX Statement	Details	Zoning	RR-2.5
Situs Address	2564 OLD MILITARY RD MEDFORD/COUNTY R	SECOND TRI Statement	Details	Land Class	HS 0.00 Ac RT 2.21 Ac
Mailing Address	WALTON WESLEY D TRUSTEE ET AL 2564 OLD MILITARY RD CENTRAL POINT OR, 97502-1105	Tax History	Details	Property Class	401
Appraiser	167	Tax Details	Details	Unit ID	170846-1
		Tax Rates	Details	Maintenance Area	5
				Neighborhood	401
				Study Area	40
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	May 23, 2019	2019-14430	Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)
 Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-15	LAND	2.21	\$ 231,720	\$ 231,720		
49-15	IMPR	0.00	\$ 435,010	\$ 435,010		
PSO Value History Details			Total:	\$ 666,730	\$ 666,730	\$ 453,550

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	49-15	1960	1980	141	One story	RESIDENCE	2143	100 %	Details
2	49-15	2000	2000	137	Area over Garage/Shop	RESIDENCE	720	100 %	Details

Photos and Scanned Documents

Type	Files	
ACCOUNT PHOTO	7	PDF
APEX DRAWINGS	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal) Portal

Improvement Comments

Account Comments

(1) VIEW PARTLY BLOCKED BY VEGETATION >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>> 8/26/09 NLC #154>>> 4/25/2016 ADD OSD1 FOR STAT 137. RMV ONLY # 167>>> 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$20.00	2.21
2026	39	FIRE IMPROVEMENT SURCHARGE	\$58.00	0.00

Notations			
Description	Tax Amount	Year Added	Value Amount
CARTOGRAPHIC ACTIVITY		2011	
STATE FIRE PROTECTION		2023	

Location Map



County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

[Close Window](#)
[Print Window](#)

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

22-Apr-2026

WALTON WESLEY D TRUSTEE ET AL
2564 OLD MILITARY RD
CENTRAL POINT OR 97502-1105

Tax Account #	10464321	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	2564 OLD MILITARY RD MEDFORD/COUNTY OR	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$6,016.22	\$5,809.66	\$206.56	\$0.00	\$5,809.66	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,685.70	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,512.06	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,317.38	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,182.98	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,060.13	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,943.74	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,819.06	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,739.90	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,650.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,032.56	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,973.19	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,724.40	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,602.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,538.50	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,473.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,296.29	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,170.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,780.59	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,694.67	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,634.65	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,561.20	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,459.70	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,116.46	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,118.63	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,015.16	Nov 15, 1999
1999	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$17.00	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,946.59	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,873.81	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,118.90	Nov 15, 1996
Total		\$6,016.22	\$5,809.66	\$206.56	\$0.00		

Jackson County Official Records **2019-014430**
R-BSD
Stn=10 SHINGLJS **05/29/2019 12:45:30 PM**
\$15.00 \$10.00 \$8.00 \$11.00 \$60.00 **\$104.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Huycke O'Connor Jarvis, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Wesley D. Walton
2564 Old Military Rd.
Central Point, OR 97502

GRANTEE:

Wesley D. Walton, Trustee of the Walton Trust
2564 Old Military Rd.
Central Point, OR 97502

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, WESLEY D. WALTON, Grantor, does hereby grant, bargain, sell and convey unto, WESLEY D. WALTON, Trustee of the WALTON TRUST dated November 23, 2004, Grantee, all that certain real property located in Jackson County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S
RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND**

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 23rd day of May 2019.

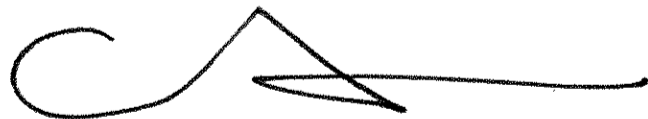
GRANTOR:



 WESLEY D. WALTON

STATE OF OREGON)
) ss.
 County of Jackson)

On this 23rd day of May 2019, before me, the undersigned Notary Public in and for said State, personally appeared WESLEY D. WALTON, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



 Notary Public for the State of Oregon



EXHIBIT A

Beginning at a point on the west line of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 17, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon; which point bears South 0°21' West, 212.0 feet from the northwest corner thereof; thence at right angles to said west line South 89°39' East, 385.0 feet; thence South 0°21' West, 275.0 feet; thence North 89°39' West, 385.0 feet to the said west line; thence along said line North 0°21' East, 275.0 feet to the Point of Beginning.

(Account 1-046432-1, Levy Code 49-15, Map 372W17 3400)

Well Information

(Coming Soon)

Septic Information

(Coming Soon)

Seller's Disclosures

(Coming Soon)

Home Inspection



ROGUE INSPECTION SERVICES

5415077674

fastreply@rogueinspection.com

<http://www.rogueinspection.com>



INSPECTION REPORT

2564 Old Military Rd
Central Point, OR 97502

Wes Walton

04/29/2026



Inspector

Travis Hand

OCHI #2150

5415077674

travis@rogueinspection.com



Agent

Chris Martin

Land and Wildlife

(541) 660-5111

chris@martinoutdoorproperties.com

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THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Oregon Standards of Practice for Home Inspectors. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available upon request.

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Rogue Inspection Services, LLC is expressed or implied. This report does not include inspection for mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Rogue Inspection Services, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see

areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

What really matters in a home inspection:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.



MINOR



MODERATE

- ⊖ 2.4.1 GROUNDS - Stairs, Steps & Ramps: Stairs - Rot / Decay
- ⊖ 3.3.1 EXTERIOR - Eaves, Soffits & Fascias: Soffit Vent - Damage
- ⊖ 3.5.1 EXTERIOR - Exterior Doors: Door - Glass Failed Seal
- ⊖ 4.1.1 ROOF - Asphalt Shingles: Shingle - Granule Loss (Moderate)
- ⊖ 5.2.1 STRUCTURE - Crawlspace: Insulation - Fallen
- ⊖ 5.2.2 STRUCTURE - Crawlspace: Vents - Screen Damage
- ⊖ 6.1.1 FIREPLACES - Masonry Chimneys: Chimney - Deterioration (Repair)
- ⊖ 6.1.2 FIREPLACES - Masonry Chimneys: Flashing - Loose / Separated
- ⊖ 6.4.1 FIREPLACES - Wood Fireplaces: Wood Fireplace - Damper Inoperable
- ⊖ 8.3.1 ELECTRICAL - Electrical Wiring : Wiring - Exposed Termination
- ⊖ 8.6.1 ELECTRICAL - Exhaust Fans: Exhaust Fan - Duct Disconnected (Attic)
- ⊖ 9.10.1 PLUMBING - Tubs & Showers: Tub - Unsecured (Freestanding)
- ⊖ 9.10.2 PLUMBING - Tubs & Showers: Valve - Leaks While Off
- 🔧 10.4.1 INTERIOR - Interior Doors: Door - Missing
- ⊖ 11.3.1 APPLIANCES - Cooking Ventilation: Downdraft - Duct Disconnected
- 🔧 12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Activity (Minor)
- ⊖ 13.2.1 ADU - DECK: Handrail - Loose/Wobbly
- ⊖ 13.3.1 ADU - ROOF & GUTTER: Vent Boot - Cracked
- ⊖ 13.8.1 ADU - PLUMBING: Sink Drain - Leak
- ⊖ 13.9.1 ADU - INTERIOR: Smoke Alarm - Missing
- 🔧 13.9.2 ADU - INTERIOR: Door - Doesn't Latch
- 🔧 13.12.1 ADU - OVERHEAD DOOR: Weather Stripping Damaged

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

The following is an overview of general inspection details of the property. Any photos that maybe below, were taken at time of inspection for your reference.

Inspection Type

Pre-Listing

Building Type

Single Family

Structure Faces

West

Orientation

Cover Photo

Occupancy

Occupied, Furnished

Attendance

Inspector, Seller

Utilities

All Utilities On

Weather

Clear

Temperature

60-70 F

Structures Inspected

Home, Attached Garage, ADU

Photos Are Representative

Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo

Pre - 1980 Construction

Structures built before 1980 have an increased chance of containing materials like asbestos and lead. These materials typically don't pose any threat unless they're improperly disturbed, so if you do ever plan on any remodeling or demolition, you should plan for additional costs related to testing and remediation, and always hire a certified professional before doing any work yourself.

Limitations

General Information

OCCUPIED HOME

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed.

2: GROUNDS

Information

GROUNDS OVERVIEW

The grounds of a property encompass the exterior land surrounding a home, which plays a critical role in property maintenance, drainage, and overall aesthetic appeal. This area includes landscaping, vegetation, soil conditions, grading, and various exterior features that contribute to the property's functionality and visual character. Understanding the grounds helps homeowners manage potential issues related to water management, plant health, soil stability, and environmental interactions with the home's structural elements.

Lot Type
Sloped

Soil Conditions
Dry

Driveway Material
Asphalt

Walkway Material
Concrete

Patio Material
Pavers

Fence Material
Wood

Deck Material
N/A

Retaining Walls
Masonry Block

Sprinkler System
Yes

Hot Tub
No

Pool
No

Sprinkler System - Not Inspected

There was a sprinkler system observed at the property that was NOT inspected as it was beyond the scope of this inspection. Recommend evaluation by a qualified professional if this is a concern.

Deficiencies

2.4.1 Stairs, Steps & Ramps

Moderate

STAIRS - ROT / DECAY

BACK OF HOME

There was moisture damage observed at the stairs/steps. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

EXTERIOR OVERVIEW

The following information pertains to the exterior of the structure. We inspected all exterior doors and the exterior portions of the windows. We looked for moisture damage/intrusion and inspected for defects and improper installation of siding, trim and roof overhangs in accessible areas from the ground.

Siding

Engineered Wood

Soffits

Open

Windows

Vinyl, Thermal

Exterior Doors

Wood

Window Information

Any deficiencies in the windows in this section primary refer to the exterior portions only. For more details about the windows, see the interior section of this report.

Limitations

Exterior Information

EXTERIOR LIMITATIONS

We inspect the exterior of the structure that is visible and accessible only. We are unable to view inside of walls or behind items covering or blocking access. We only inspect the exterior visible from the ground. We probe areas susceptible to rot and moisture damage and do not probe the entire exterior looking for moisture damage as that would be technically exhaustive.

Deficiencies

3.3.1 Eaves, Soffits & Fascias

Moderate

SOFFIT VENT - DAMAGE

The were damaged soffit vent(s) observed. Recommend repair/replacemend to help prevent pests from entering the attic.

Recommendation

Contact a qualified professional.



Back Of Home



Back Of Home

3.5.1 Exterior Doors

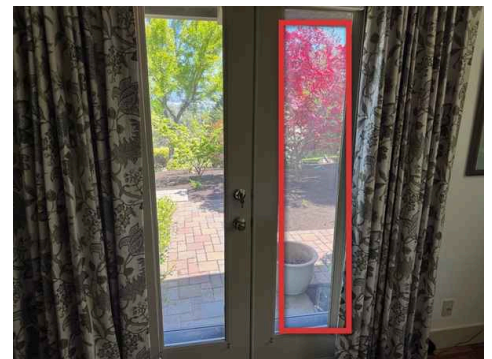
Moderate

DOOR - GLASS FAILED SEAL

The glass in the exterior door(s) appeared to have a failed hermetic seal. Recommend a qualified professional replace glass.

Recommendation

Contact a qualified professional.



Back Right Bedroom

4: ROOF

Information

ROOF OVERVIEW

The following information pertains to the roof. We inspected the roof coverings, drainage system, flashings, penetrations through the roof, and looked for signs of leaks in the roof system unless otherwise noted in the limitations area of this report. Any photos below are general photos for your reference.

Inspection Method Fully Traversed	Roof Style Gable	Pitch 4:12
Roofing Material Asphalt Shingle	Gutter Material Metal	Flashing Material Metal
Skylights None	Ventilation Type Pan vents, Soffit Vents, Ridge Vents, Gable Vents	Chimney Exterior Rock

Life Expectancy

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancy can vary depending on several factors. Any estimates of remaining life are approximations only.

Life Expectancy 5-7 Years

Roof covering was in good condition at the time of inspection. Estimate 5-7 years of remaining life.

Limitations

Roof Information

ROOF LIMITATIONS

Roofs are designed to shed water like an umbrella and are not waterproof. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.

Deficiencies

4.1.1 Asphalt Shingles

Moderate

SHINGLE - GRANULE LOSS (MODERATE)

There was moderate granule loss observed at the roof shingles. This is a normal process as the roof ages. Recommend monitoring for significant granular loss, at which point the shingles may need to be replaced.

Recommendation

Recommend monitoring.



5: STRUCTURE

Information

STRUCTURE OVERVIEW

We inspected the visible and accessible portions of the structure. Many portions of the structure were not visible due to being covered with finish materials, insulation, below grade etc. We looked for damaged or improper construction of structural components as well as looked for signs of moisture intrusion and pests.

Foundation Type Crawlspace	Foundation Material Concrete	Foundation Tie Downs Yes
Floor Structure Wood I-Joists, 4x6	Floor Support Wood Piers, Cripple Walls	Sub-floor OSB, Plank
Wall Structure Wood, Concealed	Ceiling Structure 2x6	Roof Structure 2x6 Rafters
Roof Sheathing Skip Sheeting, OSB		

Foundation Elevation Survey - Acceptable

A foundation elevation survey was performed on the home. This is a level capable of taking measurements within 1/10th of an inch to show if settlement has occurred in any part of the house. Please keep in mind that houses are "rough framed" and that no home is level. The purpose of this survey is to look for out of the ordinary or large differences in the foundation of the home.

According to the measurements taken at time of inspection with our equipment, the foundation appears to be within normal tolerances. No recommendations noted.

ATTIC OVERVIEW

The following information pertains to the attic and its accessible and visible components. Below are some general views of the attic at time of inspection.

Attic Entry Master Closet, Bedroom Closet	Attic Observation Partially walked	Insulation Blown Northern White, Fiberglass Batt
---	--	--

CRAWLSPACE OVERVIEW

The following information pertains to the homes crawlspace and its accessible and visible components. Below are some general views of the crawlspace at time of inspection.

Crawlspace Entry Master Closet	Crawlspace Observation Crawled	Percent of Crawlspace Traveled 100%
Crawlspace Ventilation Vented	Crawlspace Floor Vapor Retarder	Insulation Fiberglass Batts

Limitations

Structure Information

STRUCTURE LIMITATIONS

We only inspected areas of the structure there were visible and accessible at time of the inspection. Much of the structure is hidden behind wall coverings, siding, sheathing insulation, below grade etc. We can only report on items that are visible and accessible, unknown conditions may exist.

Attic Information

ATTIC LIMITATIONS

The inspection of structural items and components that are concealed, covered or inaccessible are excluded from this inspection. We do not determine, calculate or engineer structural components for size, spacing, spanning etc.

Crawlspace Information

CRAWLSPACE LIMITATIONS

We inspect accessible and safe areas of the crawlspace only. Many items and components are concealed by insulation and insulation/vapor barriers. We do not remove insulation or barriers etc. We cannot determine if a crawlspace will encounter moisture or pest issues, we can only report on what was observed at time of inspection. Crawlspaces should be checked annually at a minimum to look for moisture, structural and pest issues etc.

Wall Structure

NOT VISIBLE

The wall structure was not inspected due to being concealed behind wall coverings, siding, insulation etc., unknown conditions may exist.

Deficiencies

5.2.1 Crawlspace

INSULATION - FALLEN Moderate

The insulation has fallen in areas of the crawlspace. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



5.2.2 Crawlspace

Moderate

VENTS - SCREEN DAMAGE

There were damaged crawlspace vent screen(s) observed. Rodent or pests can enter the crawl space and nest, die and/or leave feces and urine. Rodents often damage under-floor insulation too. Recommend that a qualified person install or replace screens as necessary using 1/8-inch to 1/4-inch wire mesh.

Recommendation

Contact a qualified handyman.



Back Of Home



Left Of Home

6: FIREPLACES

Information

FIREPLACE OVERVIEW

The following information pertains to the homes fireplace(s) and their visible and accessible components. Below are some photos of the fireplace/stove for reference:

Type Solid Fuel, Gas Start, Vented Gas Logs	Certified N/A	Cleanout N/A
	Controls Manual, Remote control, Gas Shutoff	Chimney Liner Clay, Metal Flue
		Level of Cleanliness Good

Gas Fireplace Operational

The gas fireplace was in good working condition at the time of inspection.

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

Inspection of fireplaces and stoves is limited to the accessible and visible components only. Inspecting of the interior flue is beyond the scope of a typical home inspection. We recommend that all flues be cleaned by a qualified chimney sweep before use and on a regular basis.

Deficiencies

6.1.1 Masonry Chimneys

CHIMNEY - DETERIORATION (REPAIR)



The chimney was deteriorated. This can cause the chimney to be unstable. Recommend evaluation and repairs as necessary by a qualified chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.



6.1.2 Masonry Chimneys

FLASHING - LOOSE / SEPARATED Moderate

The chimney flashing was loose/separated, which can lead to moisture intrusion. Recommend a licensed roofing professional repair.

Recommendation

Contact a qualified roofing professional.



6.4.1 Wood Fireplaces

WOOD FIREPLACE - DAMPER INOPERABLE Moderate

The fireplace damper was inoperable at time of inspection. Recommend repair as necessary by a fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



7: HVAC

Information

HEATING SYSTEM OVERVIEW

The following information pertains to the heating system and its visual and accessible components. Below are some photos of the heating equipment for reference, thermal image(s) are of the supply air temperature at register(s) at the time of this inspection.

Brand Bryant	Location Attic	Energy Source Propane
Filter Location Master Bedroom, Hallway	Filter Size 14x25, 16x20	Filter Type Disposable
Heat Type Gas-Fired Heat	Ductwork Insulated, Flex	Thermostat Digital
Manufacture Date 2015 Manufacture Year	Air Conditioning System Yes	

Typical Life Expectancy

- Gas Furnace 15-25 years
- Electric Furnace 15-25 years
- Heat Pump 10-20 years
- Boilers 20-35 years
- Mini Split 8-15 years
- Baseboard / Wall Heaters 12-18 years
- Electric Radiant Heat (heated floor) 25-40 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a heating system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Furnace Operational

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

COOLING OVERVIEW

The following information pertains to the air conditioning system and its visible and accessible components. Any photos below are for your reference.

Brand Bryant	Location Exterior - Left of Home	Energy Source Electric
Configuration	Thermostat	Manufacture Date

Central

Shared with Heating

2015 Manufacture Year

Life Expectancy

- Stand Alone 12-15 years
- Heat Pump 10-20 years
- Mini Split 8-15 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a cooling system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

It is recommended to have cooling equipment serviced annually by a qualified HVAC professional for increased service life.

Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

Limitations

Heating System Information

HVAC LIMITATIONS

Many HVAC components and systems are beyond the scope of a typical home inspection, such as but not limited to: Wood fired heat systems, electronic air filters, solar systems, humidifiers/dehumidifiers, timers etc. We only inspect systems that are readily accessible and visually examine and test for function using normal operating controls.

8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

The following information pertains to the electrical system. We inspected the accessible and visible portions of the electrical system. We inspected the service entrance conductors, service equipment, grounding, over-current devices and distribution panels. We inspected the branch circuit conductors and their compatibility of their amperage, voltages and material type. We tested all accessible exterior outlets and a representative number of interior outlets for polarity and function. We tested the lighting by operating the switches and tested all ground/arc fault devices, smoke alarms and carbon monoxide detectors that were present and accessible. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

Service Type Overhead	Service Size 240 Volts	Service Conductors Aluminum
Main Panel Location Exterior - Left of Home	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Panel Manufacturer Square D	Wiring Method Romex	Branch Wiring Copper
Sub Panel Garage		

Low Voltage Systems

Any low voltage systems were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, internet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

Only visible and accessible components of the electrical system are evaluated. Wiring behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Outlets, switches and other electrical components that are not accessible are not evaluated.

Deficiencies

8.3.1 Electrical Wiring

Moderate

WIRING - EXPOSED TERMINATION

There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (live or not) in the home is recommended to either be removed, or terminated into a junction box by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Crawlspace

8.6.1 Exhaust Fans

Moderate

EXHAUST FAN - DUCT DISCONNECTED (ATTIC)

An exhaust vent is disconnected in the attic. Recommend repairs by a qualified professional.

Recommendation

Contact a qualified professional.



Above Master Bathroom

9: PLUMBING

Information

PLUMBING OVERVIEW

The following information pertains to the plumbing system. We inspected the visible and accessible portions of the plumbing system. We inspected the water supply and distribution system including piping materials and looked for leaks. We ran water at all accessible faucets including; sinks, tubs, showers and hose bibs attached to the home and observed the functional flow. We ran water down all accessible sink, shower and tub drains and observed the functional drainage and checked for leaks. Any photos below are for your reference.

Water Source Well	Water Shut-Off Garage	Water Supply Material Galvanized
Distribution Material Pex	Drain Size 2", 3"	Drain Material ABS
Water Treatment Sediment Filter, Water Softener, Whole house conditioner, Pressure Tank	Clean-out Location None Found	Sump Pump None Found
	Gas Service Propane	Gas Shut-Off At Tank

Water Pressure Information

We do not test the water pressure as it is beyond the scope of a standard home inspection. For your information, water pressure between 50 to 80 PSI is acceptable, but 60 to 75 PSI is ideal. Water pressure that is too high may cause damage to fixtures and fittings.

WATER HEATER OVERVIEW

The following information pertains to the water heating system. We inspected the water heating equipment, temperature and pressure relief valve, strapping, electrical components, valves, flues, piping, checked for leaks and checked the water temperature. Any photos below are for your reference.

Location Attic	Energy Source Propane	Type Tankless
Capacity On Demand	Drain Pan N/A	Seismic Straps N/A
Manufacturer Noritz	Manufacture Date 2015 Year	

Life Expectancy & Maintenance

Water heaters have a typical life expectancy of 8 to 12 years. I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Operational

The water heater was in good working condition at the time of inspection.

Limitations

Plumbing Information

PLUMBING LIMITATIONS

Only visible and accessible components of the plumbing system are evaluated. Pipes behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Valves are not turned on if off at time of inspection as we do not know the reason why.

Water Heater Information

WATER HEATER LIMITATIONS

The inspection of water heating systems is limited to the visible and accessible components only. We are not able to evaluate the interior of water heater tanks or interior components etc.

Deficiencies

9.10.1 Tubs & Showers

TUB - UNSECURED (FREESTANDING) Moderate

The free standing bathtub has excessive movement and is not properly secured. In order to prevent leaks in the drain lines from movement, I recommend having the tub evaluated and properly secured by a qualified contractor.

Recommendation

Contact a qualified professional.



Master Bathroom

9.10.2 Tubs & Showers

VALVE - LEAKS WHILE OFF Moderate

The valve was leaking while off. Recommend evaluation and repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

10: INTERIOR

Information

INTERIOR OVERVIEW

The following information pertains to the interior. We inspected the interior and looked for major defects and safety issues. We inspected accessible and visible portions of floors, walls, ceilings, cabinets, counters, stairs/railings and a representative number of windows and interior doors. We looked for signs of abnormal or harmful water penetration in the structure. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the property new again.

Wall Material

Drywall

Ceiling Material

Drywall

Floor Coverings

Hardwood, Tile

Interior Doors

Hollow Core, Raised Panel

Window Type

Thermal, Crank

Cabinetry

Wood

Countertops

Granite

Bath Exhaust Fans

Yes

Smoke Detectors

Yes, Hallway, Bedrooms

Carbon Monoxide Alarms

Yes, Hallway

Thermal Scan

Yes

Thermal Imaging Information

We scanned the interior of the structure with a thermal imaging camera to look for temperature anomalies. This can help give us more information about potential issues that cannot be seen otherwise such as, hidden moisture issues and missing insulation. Any anomalies found will be in the deficiencies area of this section below. Note: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.

Smoke Detector Information

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Recommend testing all smoke and CO2 detectors upon moving into the home. According to the U.S. Fire Administration (USFA), smoke detectors should be tested at least once a month and batteries should be replaced at least once or twice a year.

Carbon Monoxide Alarm Information

In order to **maximize the protection of your home** from excess levels of carbon monoxide, place your detectors in all of the following places:

- On every level of your home. In order to ensure that your home has maximum protection, its important to have a CO detector on every floor.
- Five feet from the ground. Carbon monoxide detectors can get the best reading of your homes air when they are placed five feet from the ground.
- Near every sleeping area. If your CO levels get too high during the nighttime, its important that detectors can be heard by everyone sleeping in your home. Place your detectors close enough to every sleeping area so that they can awaken everyone in the case of an emergency.
- Near attached garages. Cars produce carbon monoxide any time they are running. If you have an attached garage, those gasses can quickly spread to the rest of your house. A CO detector near your attached garage will warn you if that becomes a problem.

- Where the manufacturer recommends. Every model of carbon monoxide detector is tested according to manufacturer specifications. Its important to take those specifications into account when youre deciding where to place your detectors.

GARAGE INTERIOR OVERVIEW

The following information pertains to the interior of the homes garage. Any photos below are for reference.

Walls

Drywall

Ceilings

Unfinished

Floor

Concrete

Occupant Door

Metal

Garage Doors

Automatic, Metal, Insulated

Limitations

Fire Separation

OCUPANT DOOR - FIRE RATING UNKNOWN

The occupant door between the garage and the house appears to meet fire rating specifications. However, no fire rated tag was located on the door.

Deficiencies

10.4.1 Interior Doors

DOOR - MISSING



There were door(s) that were missing at the time of inspection. Recommend doors be installed in any missing areas as desired.

Recommendation

Contact a qualified handyman.



Master Bathroom Closet

11: APPLIANCES

Information

APPLIANCE OVERVIEW

The following information pertains to the built-in appliances. Unless otherwise noted in the limitations or deficiencies area below, all appliances tested were in working order at time of inspection. Any photos below are for your reference.

Cooking Equipment Type

Range

Cooking Energy Source

Propane, Electric

Anti-Tip Bracket

Yes

Cooking Vent Type

Downdraft, Vented

Built-in Microwave

No

Dishwasher

Yes

Garbage Disposal

Yes

Trash Compactor

No

Hot Water Dispenser

No

Refrigerator

Yes, Freestanding

Refrigerator Water Connection

Yes

Washer Hookups

Yes

Dryer Vent

Metal Flex

Dryer Energy Source

220 Volts

Laundry Connections: Washer & Dryer - Not Inspected

The washing machine and dryer are not inspected and fall outside of the scope of our home inspection. These units are not built in appliances. For the scope of this inspection we evaluate the connections necessary for these appliances to work. Any issues with the washer and dryer are not covered by this inspection.

Deficiencies

11.3.1 Cooking Ventilation

DOWNDRAFT - DUCT DISCONNECTED

Moderate

The cooking exhaust duct was separated/disconnected. This may allow exhaust fumes to escape. Recommend repair by a qualified professional.

Recommendation

Contact a handyman or DIY project



12: PESTS

Information

PEST OVERVIEW

Your peace of mind matters to us. Even though Oregon's Standards of Practice don't require it, we go beyond the basics by looking for visible signs of termites, rodents, and other pests that could affect your home's structure. If we see anything of concern during your inspection, we'll clearly note it here so you have the information you need to protect your investment.

Deficiencies

12.2.1 Rodents, Bats & Birds

RODENT - ACTIVITY (MINOR)

ADDITION CRAWLSPACE

There were signs of minor rodent activity observed. Recommend sealing any potential access points and baiting/trapping as needed.

Recommendation

Contact a handyman or DIY project



13: ADU

		IN	NI	NP	DE
13.1	EXTERIOR	X			
13.2	DECK	X			X
13.3	ROOF & GUTTER	X			X
13.4	STRUCTURE	X			
13.5	ATTIC		X		
13.6	HVAC	X			
13.7	ELECTRICAL	X			
13.8	PLUMBING	X			X
13.9	INTERIOR	X			X
13.10	APPLIANCES	X			
13.11	PEST	X			
13.12	OVERHEAD DOOR	X			X

IN = Inspected NI = Not Inspected NP = Not Present DE = Defect

Information

Building Type

Shop, ADU

Structure Type

Wood Framed

EXTERIOR: EXTERIOR OVERVIEW

The following information pertains to the exterior. We inspected all exterior doors and the exterior portions of the windows. We looked for moisture damage/intrusion and inspected for defects and improper installation of siding, trim and roof overhangs in accessible areas from the ground.

EXTERIOR: Siding

Engineered Wood

EXTERIOR: Soffits

Open

EXTERIOR: Windows

Vinyl, Thermal

EXTERIOR: Exterior Doors

Fiberglass

EXTERIOR: Window Information

Any deficiencies in the windows in this section primary refer to the exterior portions only. For more details about the windows, see the interior section of this report.

ROOF & GUTTER: Roof Overview

The following information pertains to the roof. We inspected the roof coverings, drainage system, flashings, penetrations through the roof, and looked for signs of leaks in the roof system unless otherwise noted in the limitations area of this report. Any photos below are general photos for your reference.

ROOF & GUTTER: Inspection

Method

Fully Traversed

ROOF & GUTTER: Roof Style

Gable

ROOF & GUTTER: Pitch

4:12

ROOF & GUTTER: Roofing Material

Asphalt Shingle

ROOF & GUTTER: Gutter Material

Metal

ROOF & GUTTER: Flashing**Material**

Metal

ROOF & GUTTER: Skylights

Three

ROOF & GUTTER: Ventilation Type

Soffit Vents, Pan vents, Gable Vents

ROOF & GUTTER: Chimney**Exterior**

N/A

ROOF & GUTTER: Life Expectancy

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancy can vary depending on several factors. Any estimates of remaining life are approximations only.

ROOF & GUTTER: Life Expectancy 8-10 Years

The roof was in good condition at the time of inspection. estimate 8-10 years of remaining life on the roof.

STRUCTURE: STRUCTURE OVERVIEW

We inspected the visible and accessible portions of the structure. Many portions of the structure were not visible due to being covered with finish materials, insulation, below grade etc. We looked for damaged or improper construction of structural components as well as looked for signs of moisture intrusion and pests.

STRUCTURE: Foundation Type

Slab on Grade

STRUCTURE: Foundation Material

Concrete

STRUCTURE: Foundation Tie**Downs**

Not Visible

STRUCTURE: Foundation

Concrete Slab

STRUCTURE: Wall Structure

Wood, Concealed

STRUCTURE: Ceiling Structure

2x4

STRUCTURE: Roof Structure

2x4 Rafters

STRUCTURE: Roof Sheathing

Plywood

ATTIC: ATTIC OVERVIEW

The following information pertains to the homes attic and its accessible and visible components. Below are some general views of the attic at time of inspection.

ATTIC: Attic Entry

No Access

ATTIC: Attic Observation

From Entry

ATTIC: Insulation

Not Visible

HVAC: HVAC SYSTEM OVERVIEW

The following information pertains to the heating and cooling system and its visual and accessible components. Below are some photos of the heating and cooling equipment for reference, thermal image(s) and/or IR Thermometer are of the supply air temperature at register(s) at the time of this inspection.

HVAC: Brand

Daikin

HVAC: Heater Location

Exterior - Right of Shop

HVAC: Energy Source

Electric

HVAC: Filter Location

In Head Unit

HVAC: Filter Type

Washable

HVAC: Heat Type

Heat Pump

HVAC: Ductwork

Ductless

HVAC: Thermostat

Digital, Remote Control

HVAC: Unit Manufacture Date

2018

HVAC: Air Conditioning System

Yes, Combination Unit

HVAC: Typical Life Expectancy

- Gas Furnace 15-25 years
- Electric Furnace 15-25 years
- Heat Pump 10-20 years

- Boilers 20-35 years
- Mini Split 8-15 years
- Baseboard / Wall Heaters 12-18 years
- Electric Radiant Heat (heated floor) 25-40 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a heating system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

HVAC: System Service

Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

HVAC: Ductless System Operational

The ductless system appeared to be in good functioning condition at time of inspection. Recommend regularly cleaning the filter(s) as needed for improved performance and to extend service life.

ELECTRICAL: ELECTRICAL OVERVIEW

The following information pertains to the electrical system. We inspected the accessible and visible portions of the electrical system. We inspected the service entrance conductors, service equipment, grounding, over-current devices and distribution panels. We inspected the branch circuit conductors and their compatibility of their amperage, voltages and material type. We tested all accessible exterior outlets and a representative number of interior outlets for polarity and function. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

ELECTRICAL: Panel Capacity

200 Amp

ELECTRICAL: Panel Manufacturer

Siemens

ELECTRICAL: Panel Type

Circuit Breaker

ELECTRICAL: Panel Location

Shop

ELECTRICAL: Power Supply

Overhead

PLUMBING: PLUMBING OVERVIEW

The following information pertains to the plumbing system of the home. We inspected the visible and accessible portions of the plumbing system. We inspected the water supply and distribution system including piping materials and looked for leaks. We ran water at all accessible faucets including; sinks, tubs, showers and hose bibs attached to the home and observed the functional flow. We ran water down all accessible sink, shower and tub drains and observed the functional drainage and checked for leaks. Any photos below are for your reference.

PLUMBING: WATER HEATER OVERVIEW

The following information pertains to the homes water heating system. We inspected the water heating equipment, temperature and pressure relief valve, strapping, electrical components, valves, flues, piping, checked for leaks and checked the water temperature. Any photos below are for your reference.

PLUMBING: Water Heater Location

Shop

PLUMBING: Water Source

Well

PLUMBING: Water Heater Energy Source

Electric

PLUMBING: Water Shut-Off

Garage

PLUMBING: Water Heater Type

Tank

PLUMBING: Water Supply Material

Not Visible

PLUMBING: Distribution Material

Not Visible

PLUMBING: Drain Size

2", 3"

PLUMBING: Water Heater Capacity

30 Gallon

PLUMBING: Drain Material

ABS

PLUMBING: Water Heater Drain**Pan**

Yes

PLUMBING: Water Heater Seismic**Straps**

Yes

PLUMBING: Clean-out Location

Left of Shop

PLUMBING: Water Heater**Manufacturer**

AO Smith

PLUMBING: Sump Pump

None Found

PLUMBING: Water Heater**Manufacture Date**

2026 Year

PLUMBING: Gas Service

None

PLUMBING: Gas Shut-Off

N/A

PLUMBING: Life Expectancy & Maintenance

Water heaters have a typical life expectancy of 8 to 12 years. I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

PLUMBING: Operational

The water heater was in good working condition at the time of inspection.

PLUMBING: Water Pressure Information

We do not test the water pressure as it is beyond the scope of a standard home inspection. For your information, water pressure between 50 to 80 PSI is acceptable, but 60 to 75 PSI is ideal. Water pressure that is too high may cause damage to fixtures and fittings.

INTERIOR: INTERIOR OVERVIEW

The following information pertains to the interior of the home. We inspected the interior of the home and looked for major defects and safety issues. We inspected accessible and visible portions of floors, walls, ceilings, cabinets, counters, stairs/railings and a representative number of windows and interior doors. We looked for signs of abnormal or harmful water penetration in the home. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again.

INTERIOR: Wall Material

Drywall

INTERIOR: Ceiling Material

Drywall

INTERIOR: Floor Coverings

Hardwood

INTERIOR: Interior Doors

Hollow Core, Raised Panel

INTERIOR: Window Type

Thermal, Sliders

INTERIOR: Cabinetry

Wood

INTERIOR: Countertops

Granite

INTERIOR: Bath Exhaust Fans

Yes

INTERIOR: Smoke Detectors

Yes, Bedrooms, Living Room

INTERIOR: Carbon Monoxide**Alarms**

Yes, Living Room

INTERIOR: Thermal Scan

Yes

INTERIOR: Thermal Imaging Information

We scanned the interior of the home with a thermal imaging camera to look for temperature anomalies. This can help give us more information about potential issues that cannot be seen otherwise such as, hidden moisture issues and missing insulation in the home. Any anomalies found will be in the deficiencies area of this section below. Note: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.

APPLIANCES: APPLIANCE OVERVIEW

The following information pertains to the homes built-in appliances. Unless otherwise noted in the limitations or deficiencies area below, all appliances tested were in working order at time of inspection. Any photos below are for your

reference.

APPLIANCES: Cooking Energy Source

Electric

APPLIANCES: Cooking Vent Type

Microwave Exhaust, Recirculate

APPLIANCES: Built-in Microwave

Yes

APPLIANCES: Dishwasher

No

APPLIANCES: Garbage Disposal

No

APPLIANCES: Trash Compactor

No

APPLIANCES: Hot Water Dispenser

No

APPLIANCES: Refrigerator

Yes, Freestanding

APPLIANCES: Refrigerator Water Connection

No

APPLIANCES: Washer Hookups

No

APPLIANCES: Dryer Vent

None Found

APPLIANCES: Dryer Energy Source

None Found

PEST: PEST OVERVIEW

Inspecting for pests, rodents, termites, etc. is outside the scope of a typical home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring a licensed pest controller to further evaluate and having routine pest management is advised. However, as a courtesy, any evidence or damage caused by rodents, wood destroying organisms, or hazardous pests are reported on if observed.

OVERHEAD DOOR: Overhead Doors

Metal, Manual

Deficiencies

13.2.1 DECK

HANDRAIL - LOOSE/WOBBLY

 Moderate

The handrail and balusters are loose. This is a safety concern and injury can occur. Recommend repair by a qualified deck professional.

Recommendation

Contact a qualified deck contractor.



13.3.1 ROOF & GUTTER

VENT BOOT - CRACKED

 Moderate

The vent boot is cracked and in need of replacement. Recommend replacing to prevent water from entering the attic.

Recommendation

Contact a qualified roofing professional.



13.8.1 PLUMBING

 Moderate**SINK DRAIN - LEAK**

The sink drain in the outbuilding was leaking at the time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

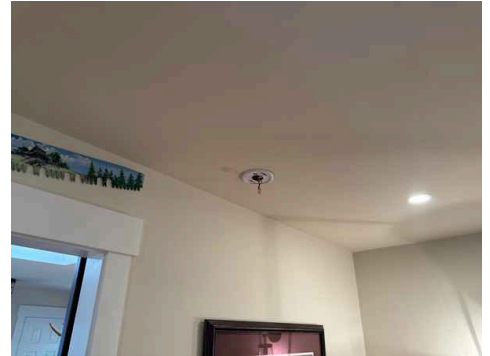
13.9.1 INTERIOR

 Moderate**SMOKE ALARM - MISSING**

There was missing smoke alarm(s) observed. Recommend installation of smoke alarms where necessary.

Recommendation

Recommended DIY Project



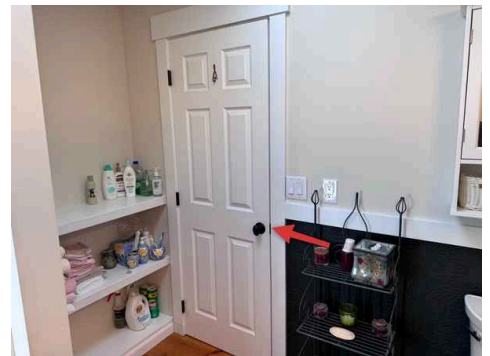
13.9.2 INTERIOR

 Minor**DOOR - DOESN'T LATCH**

One or more interior doors does not latch when closed. Recommend evaluation and repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



Bathroom

13.12.1 OVERHEAD DOOR

 Minor**WEATHER STRIPPING DAMAGED**

The weather stripping on the overhead door was insufficient and can allow rodents/insects to enter the building. Recommend replacement for a tight seal.

Recommendation

Contact a qualified professional.



14: ADDITIONAL INFORMATION

Information

Recommended Professionals

For a list of trusted professionals that we recommend. [Click Here](#)

Questions or Concerns

Please remember we are your client for life! If you have any questions about your inspection or report, please don't hesitate to contact us and we will be more than happy to help. 541-507-7674

The Final Walk-Through

The walkthrough serves as a final check for any remaining, unresolved issues with the home. Follow this checklist to ensure you don't overlook any steps.

- Turn on and off every light fixture.
- Run water and check for leaks under sinks.
- Test all appliances
- Check garage door openers.
- Open and close all doors.
- Flush toilets.
- Inspect ceilings, wall, and floors.
- Run the garbage disposal and exhaust fans.
- Test the heating and air conditioning.
- Open and close windows.
- Make sure all debris is removed from the home.
- Ensure all requested appliances and furnace are present.

Exterior Photos

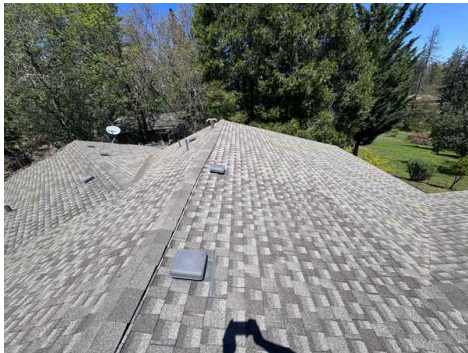
The following photos are general views of the exterior, taken at time of inspection for your reference.





Roof Photos

The following photos are general views of the roof, taken at time of inspection for your reference.





Interior Photos

The following photos are general views of the interior, taken at time of inspection for your reference.





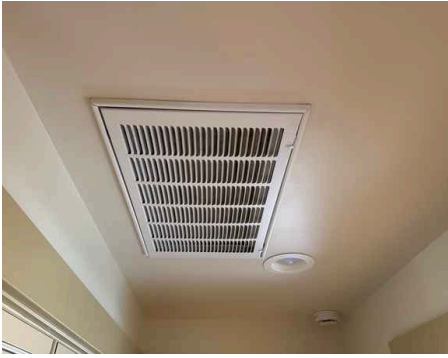
Fireplace Photos

The following photos are general views of the fireplace, taken at the time of inspection for your reference.



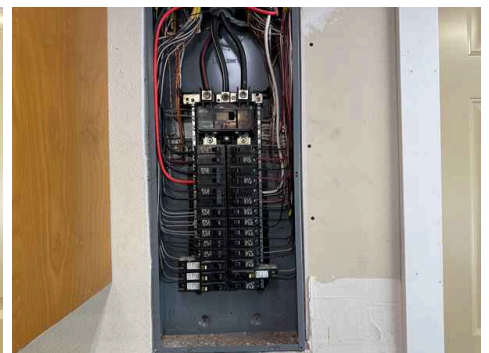
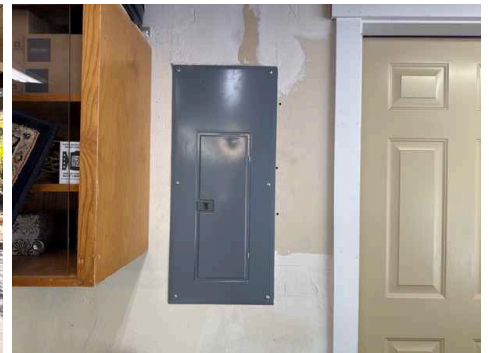
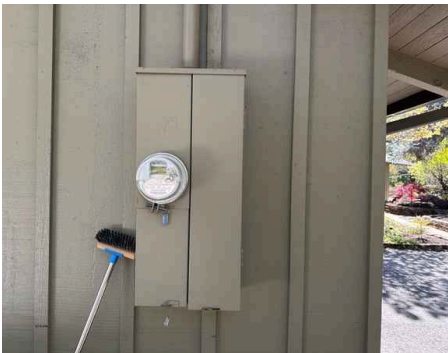
HVAC Photos

The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.



Electrical Photos

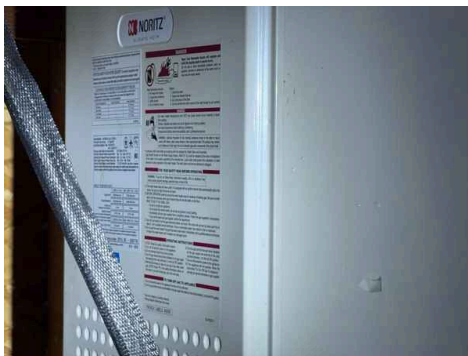
The following photos are general views of some of the electrical systems/components, taking at time of inspection for your reference.





Plumbing Photos

The following photos are general views of some of the plumbing systems/components, taken at time of inspection for your reference.



Appliance Photos

The following photos are general views of the appliances, taken at time of inspection for your reference.





Attic Photos

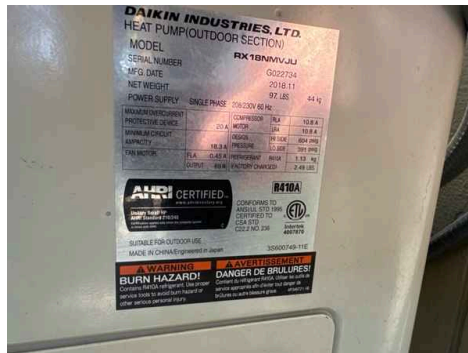
The following photos are general views of the attic, taken at time of inspection for your reference.

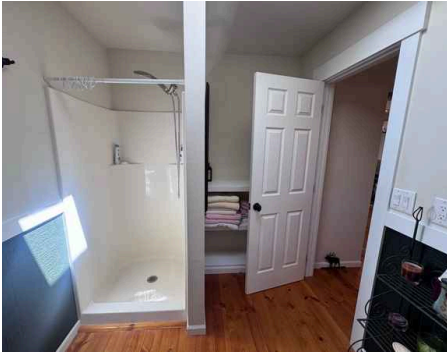




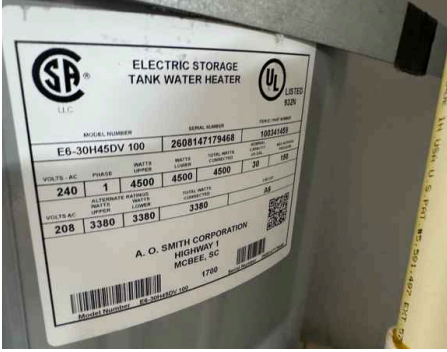
ADU Photos

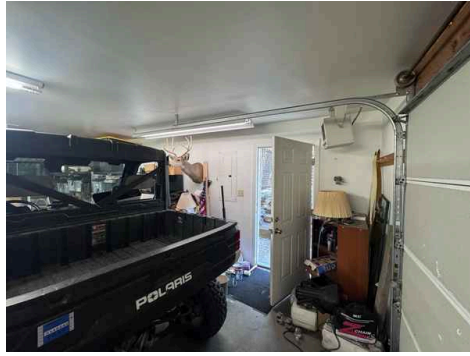
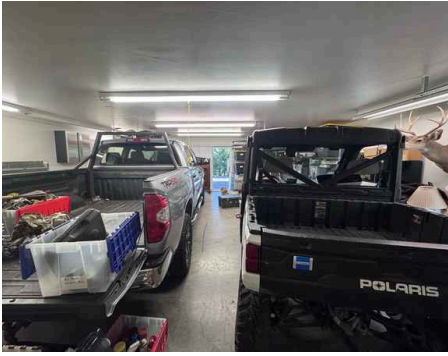
The following are photos taken of the outbuilding at time of inspection that maybe useful for your reference.





200	220	2
COMPRESSOR	1st Floor Heater	4
220	220	6
3rd HEATER	1st Floor Heater	8
220	1st Floor Ceiling Plug	10
11	WEST HEATER	12
13	2nd Floor Plug	14
15	KIT Bath Plug	16
17	EXTRA FAN	18
19	KIT Bath Ed Switch	20
21	MINI SPLIT	22
23		24
25		26
27		28
29		30





Crawlspace Photos

The following photos are general views of the crawlspace, taken at time of inspection for your reference.





Garage Photos

The following are photos taken of the garage at time of inspection that maybe useful for your reference.

