

INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

CLIENT NAME:	Darcy & Alan O'Brien.
MAILING ADDRESS:	Home Sweet Home
CLIENT CITY/STATE/ZIP:	Medford, OR.
CLIENT PHONE #:	541-555-1212
CLIENT FAX #:	
INSPECTION SITE:	Same.

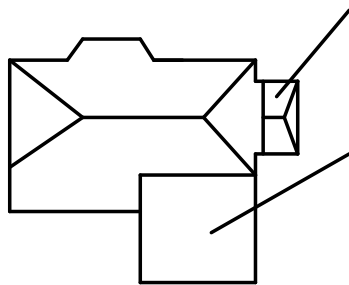
CLIMATIC CONDITIONS:

WEATHER:	Overcast.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F:	40-50.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	East.
ESTIMATED AGE OF HOUSE:	32 years.
BUILDING TYPE:	1 family.
STORIES:	Two Story House
SPACE BELOW GRADE:	Crawl Space

SITE SKETCH: (Top of page is due north)



Covered Porch

Two Car Garage



Cornerstone Inspections, LLC
PO Box 5506 Central Point, OR 97502
541-664-1947 541-664-1937(fax)
CCB# 123990 cornerstoneinspections.us OCHI# 888



UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowners and 2 children.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Hardboard siding.



This is typical in many areas of the house

CONDITION:

Showing signs of deterioration from moisture. Areas that have this condition should be monitored for increased deterioration. Keeping full paint coverage over these areas will greatly slow the breakdown of this material.

TRIM:

MATERIAL:

Wood.

CONDITION:

Paint/finish needed. Trim at rear left of house is too close to the roofing material and is showing signs of decay. I recommend cutting away from roofing and refinishing.



Trim needs paint

CHIMNEY:

MATERIAL:

Concrete block.

CONDITION:

Broken off at the roof line. No longer in service. There is no longer a fireplace inside the house.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:



Crawl space is accessible through 3 external and 1 internal access points. One access cover(see picture) is falling part and will need to be replace in the future.

BASEMENT WALLS - TYPE:

Poured concrete.

CONDITION:

Minor settlement cracks noted, not significant at this time.

FLOOR JOISTS:

Appear serviceable 2x10 16" on center.

COLUMNS/SUPPORTS:

The design of the piers is non standard. However they seem to be functioning as intended. If you are concerned about the design's stability I recommend further evaluation by a structural engineer.



Typical design of all the piers.

**WOOD DESTROYING ORGANISMS
 CONDITIONS CONDUSIVE TO WOOD
 DESTROYING ORGANISM
 PROBLEMS**

No signs of pests or dryrot

None found

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

The attic is partially accessible. Visibility is limited by storage in the areas off the upstairs bedrooms. The area above the front of the house is inaccessible due to the scuttle hole access panel being nailed shut.

**INSULATION TYPE AND CONDITION:
DEPTH AND R-FACTOR:**

Fiberglass batts.

R-19 - This was probably acceptable at the time of construction. Consider adding insulation to increase energy efficiency.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Different areas of the roof were inspected using different techniques. Viewed from roof edge on ladder. Walked on roof. Viewed from window.

ROOF COVERING STATUS:

This roof has 2 layers of shingles. Overall the condition of the roof is good. However, the area at the back of the house on the right side has moss and patching. There are no signs of water penetration at this time. Removal of the moss will help to slow the deterioration process.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal - Some peeling paint. Peeling paint on flashings is typically a cosmetic issue and does not affect the flashings ability to deflect water.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Some of the downspouts need service. The one to the left of the garage is missing a section. Water is damaging the siding. The one to the right of the garage needs to be routed away from the foundation. There is one missing completely at the rear left of the house. I



recommend a gutter professional or handyman be consulted to repair the downspouts.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Plastic.
CONDITION: Appears serviceable, the main valve was not tested. Water pressure tested at 75 PSI and appears adequate.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Appears serviceable.
Water pressure: Seems to be okay except for low water pressure at upstairs bathroom.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:

OPERATION: All faucets were tested and are in working order.

WATER HEATER:

TYPE: Electric.
SIZE: 50 Gallons.
LOCATION: Located in the garage.
CONDITION: Appears serviceable, The pressure relief valve is not extended to a safe location to within 6" off the floor. This is a SAFETY HAZARD. It is recommended that this drain line be extended to a safe location.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Cracks noted are typical.

LANDSCAPING:

CONDITION:

I recommend that plants are trimmed away from the structure to prevent premature damage to the structure and to allow moisture to evaporate more rapidly.

RETAINING WALLS:

TYPE:
CONDITION:

Masonry.
Appears serviceable.

GRADING:

SITE:

The grade at the rear of house is in contact with the siding. Grade should be 6 inches below any wood materials. The perimeter of the house appears to have a drainage system installed. Removal of the dirt from up against the siding is recommended.

DECKS:

CONDITION:

The deck is in new condition at the front of the house and in serviceable condition at side of the house. The deck does not meet current requirements that state there should be no openings in the railing of greater than 4". THIS IS CONSIDERED A SAFETY HAZARD and should be remedied by a qualified carpenter.



BALCONY

TYPE:
CONDITION:

Metal flooring with wood railing. The metal flooring is good. The railing has larger than 4" openings. THIS IS CONSIDERED A SAFETY HAZARD and should be corrected by a qualified carpenter. Also, a section of the railing is showing signs of decay.



Decay and large openings.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Pellet stove located in front of house at right.



**SECONDARY HEATING SYSTEM:
HEATING SOURCE IN ALL ROOMS:**

Baseboard

No. The downstairs middle bedroom has no permanent heat source. It is recommended that each room has a heat source.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The pellet stove has been modified from its original design but seems to be functioning properly. See notes in heating system condition. The hearth is cracked at the front edge.

PUMP/BLOWER FAN:

The fan is now located in a secondary box that has added filtration.

COMBUSTION AIR:

The combustion air vent is missing a cover screen.



VENTING:

Exhaust venting is run up through a larger wood stove vent which prohibits close inspection. The venting system seems to be functioning good.



SECONDARY HEATING UNIT:

All baseboard heaters functioning and responding to thermostats.

AIR CONDITIONING:

TYPE:

No air conditioning is present in this home.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

Appears satisfactory. Controls in laundry room.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

Overhead 110/220 Volt with circuit breaker type main panel.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND

NOTES:

IMPROPER CONDITIONS:

Garage

Double Lugging of breakers/splices with wire nuts in the panel/ incompatible wire size to breaker size. THESE ARE CONSIDERED SAFETY HAZARDS. The electrical system needs to be evaluated and corrected by a licensed electrician.

CONDUCTORS:

ENTRANCE CABLES:
BRANCH WIRING:

Aluminum- OK
 Copper - Several places in the home including in the attic under the house, in the laundry room and in the garage have connections or open ended wires that are not in junction boxes or are missing covers. THESE ARE ALL SAFETY HAZARDS that need to be corrected by a licensed electrician.

SWITCHES & OUTLETS:

CONDITION:

There are some needed repairs to the outlets in the home. Reverse polarity exists in the master bedroom, the room at the top of the stairs, and in the upstairs room at the rear left. THESE ARE ALL SAFETY HAZARDS. I recommend correction by a professional electrician.



GFCI:

There are no GFCI protected outlets in the garage, in the kitchen, or at the front and rear of house. THIS IS CONSIDERED A SAFETY HAZARD. I recommend a licensed electrician install GFCI outlets in these areas.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:
OTHER EXTERIOR DOORS:

Appears serviceable
 The front door was not inspected because it was sealed of and was inaccessible (stored items).

INTERIOR DOORS:

Generally in good condition. Upstairs bedroom door does not latch. strike plate needs adjustment.

WINDOWS:

TYPE & CONDITION:

There are several different types of windows in the home. The predominant type is single pane double hung with winter storm coverings. They are all in fair shape but tend to stick. The window over the upstairs bathroom toilet is painted shut.



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PO Box 5506 Central Point, OR 97502
541-664-1947 541-664-1937(fax)
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INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall General condition appears serviceable

CEILINGS:

TYPE & CONDITION:

Drywall General condition appears serviceable. There are places where the drywall has typical settling cracks.

FLOORS:

TYPE & CONDITION:

Carpet, Vinyl, Wood.- Stored items or furnishings prevent full inspection. Rugs and floor coverings prevent viewing of primary floor materials. General condition appears serviceable. Incomplete wood floors at entryway.

SMOKE / FIRE DETECTOR:

COMMENTS:

The smoke alarms are all installed and testing properly.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached Two car

ROOF:

CONDITION:

Same as house. See house roof report.

FLOOR:

CONDITION:

Typical cracks noted. Floor is not fully visible, due to stored items

FIRE WALL:

CONDITION:

Firewall taping is incomplete. Repair any openings with approved materials to restore its fire rating. Stored items restrict inspection of many areas of the walls.

GARAGE DOOR(S):

CONDITION:

Appears serviceable

MISCELLANEOUS:

Cracked 2X12 joist in front of carport . I recommend repairing it or monitoring it for signs of failure.



KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel in good condition.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric - appears new.

VENTILATION:

TYPE AND CONDITION:

Downdraft - seems to be in good condition

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Downstairs middle of house

CONDITION OF SINK:

Appears serviceable

CONDITION OF TOILET:

Appears serviceable

TUB/SHOWER PLUMBING

FIXTURES:

TUB/SHOWER AND WALLS:

BATH VENTILATION:

Appears serviceable
 No shower or tub in this bathroom
 Appears serviceable

BATHROOM AREA:

BATH LOCATION:

CONDITION OF SINK:

CONDITION OF TOILET:

TUB/SHOWER PLUMBING

FIXTURES:

TUB/SHOWER AND WALLS:

Master bedroom
 Appears serviceable
 Appears serviceable

 Tub stopper not installed.
 Wall to left of shower
 damaged by water.
 Floor appears to be
 okay. Source of water
 appears to be gone.
 Recommend repair
 and monitor.



BATHROOM AREA:

BATH LOCATION:

CONDITION OF SINK:

CONDITION OF TOILET:

TUB/SHOWER PLUMBING

FIXTURES:

TUB/SHOWER AND WALLS:

BATH VENTILATION:

Upstairs- This bathroom has been recently remodeled.
 2 sinks - are in new condition.
 Appears serviceable

 Appears serviceable
 Tub and shower areas appear serviceable
 Not properly vented to
 outside of house.
 Recommend vent be
 attached and vented to
 exterior of house.



Comments:

No door to toilet area. Upper window over toilet painted shut.