

Inspection Report



Prepared by: **Cornerstone Inspections**
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Central Point, OR 97502
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INSPECTION REPORT

INSPECTION INFORMATION:

BUILDING NAME:	Fire Lookout
DATE OF INSPECTION:	07/24/2008
TIME OF INSPECTION:	4:30 pm
LONGITUDE:	W-124.02.385
LATITUDE:	N-42.41.617
ALTITUDE:	3636 feet above sea level
THE BUILDING FACES APROXIMATELY:	South

INSPECTION DEFINITIONS

REPORT TERMINOLOGY DEFINITIONS

GOOD:	This means that on the day of the inspection, the component was both working and within its designed lifespan.
FAIR:	This means that on the day of the inspection, the component was either not quite working as designed, or it was reaching the end or exceeding its designed lifespan.
POOR:	This means that on the day of the inspection, the component was not working and had no more useful life.
LOCATIONS:	The following location descriptions may be used to identify where the room is located, or where the condition was found. Right rear, right front, left rear, and left front may be used in the report and they are relative to viewing the home from the front of the house. Condition locations within rooms will be identified from the room's point of entry.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS

WEATHER:	Clear
APPROXIMATE TEMPERATURE:	64 degrees at the beginning of the inspection.
SOIL CONDITIONS:	Dry

GENERAL INFORMATION

TYPE OF BUILDING:	A fire lookout built on site with timber framing and wood cabin.
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UTILITY SERVICES

WATER SOURCE:



	There is no water at this facility. There is a water tank but it was empty.
SEWAGE DISPOSAL:	There is an outhouse down the hill.
UTILITIES STATUS:	The only utility is propane. It was on.

OTHER INFORMATION

BUILDING OCCUPIED?

No

CLIENT PRESENT:

No

PEOPLE PRESENT:

No one

GROUNDS

DRIVEWAY/PARKING

TYPE:



Dirt & Gravel

CONDITION:

In good condition.

STAIRWAYS/RAILINGS/RAMPS

CONDITION:



The stairway leading from the lot to the tower is in good condition and the railings are secure. There are some sections that have no railings. Consider installing railings at these locations.

LANDSCAPING

CONDITION:

Native vegetation

RECOMMENDATIONS:

I recommend that the foliage be trimmed away from the structure. Plants and trees that are against the structure can wear away materials such as asphalt roof granules and paint. They also tend to slow the evaporation of moisture which can accelerate the breakdown of many materials. A tree is contacting the upper railing.

GRADING

CONDITION:

This structure sits atop a hill with the ground sloping away in all directions. - There is no evidence of adverse conditions caused by standing water or erosion.

DECK

TYPE & LOCATION:

A wood deck is installed at the perimeter of the cabin.

CONDITION:



The overall condition of the deck is good. New pressure treated framing and redwood treads were noted.

RAILINGS:

The railings are secure and in good condition.

COVER:

The cover is the same as the roof structure. Please see the roofing section for information.

ACCESS STAIRS TYPE &
CONDITION:



The stairway is wood framed with wood treads. Roofing shingles have been installed to provide traction. The overall condition is good. The roofing shingle material is beginning to wear and lose its effectiveness. Bare wood is noted.

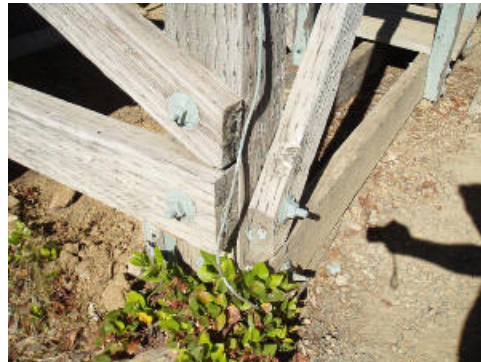
OBSERVATION:

There is a latch installed on the access hatch that allows the hatch to be locked. If this latch is in the wrong position when the hatch is closed, or if the wind blows the hatch closed the latch will catch automatically. If this occurs the hatch cannot be opened from the top. This could leave people stranded in the tower. There is a sign that warns against this but I recommend attaching a small chain to the latch so that it can be pulled away from the catch.

EXTERIOR

FRAMING

MATERIAL:



CONDITION:

The cabin framing material is not visible behind interior and exterior wall cladding.

There is no indication of problems with the framing.

SIDING

SIDING MATERIAL:

Plywood

SIDING CONDITION:



The siding is properly installed and is in good condition with no defects or unsealed penetrations. Minor delamination is noted at the front.

TRIM

MATERIAL:

Wood

CONDITION:



The trim is properly installed and in good condition. However, some areas are showing bare wood. All bare wood should be sealed with paint to protect it from the elements of nature.

EAVES

CONDITION:

No adverse conditions are noted.

CHIMNEY

MATERIAL:



CONDITION:

Metal - This is the exhaust for the propane heater.

The chimney is properly installed and in good condition.

EXTERIOR LIGHTING

None

EXTERIOR MISCELLANEOUS

CONDITION:

There is a storage shed beneath the tower that was not inspected.

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE

BEAMS:



Tripled 2X10 mainly - In good condition

FLOOR JOISTS:

2X8 Lumber - No adverse conditions noted.

SUB-FLOORING:

Plywood - The material is properly installed and in good condition.

COLUMNS/SUPPORTS/BRACING
:



8X8 lumber is used for the primary support with various sizes of dimensional lumber used for the bracing. Properly installed and in good condition. There is some earth to wood contact noted at lower bracing materials and the lower section of the stairs. I recommend the earth to wood contact be eliminated. The wood framing was painted at one time. Most of the paint is gone now. The wood is pressure treated but priming and painting the material will help to prolong its life.



The bracing

INSULATION:

There is no insulation in the understructure flooring.

ROOF SYSTEM

ATTIC AND INSULATION

ACCESSIBILITY:



There is only a small attic area. It was not accessible. Soffit vents and one roof vent are installed.

ROOF SHEATHING:

No softness was noted.

ROOF

STYLE:

Flat/Low



TYPE:



ROOF ACCESS:

The roof covering is a single ply membrane. It is a Dura-last product.

ROOF COVERING STATUS:

I walked on the roof.

NUMBER OF ROOF LAYERS:

The roofing material appears to be properly installed and in good condition.

THROUGH ROOF
PENETRATIONS:

One

VENTILATION - TYPE &
CONDITION:

Good - With no gaps or improper flashing.

Soffit vents only - There does not appear to be any adverse conditions caused by inadequate ventilation.

PLUMBING

MAIN LINE

MATERIAL:

There is no plumbing to this building.

WASTE LINES

MATERIAL:

Plastic is installed from the sink

CONDITION:

There was no water to send down the drain. It looked okay

HOSE FAUCETS

OPERATION:

None

FUEL SYSTEM

METER/TANK

LOCATION-CONDITION:



The propane tank is located at the left rear corner.



Flexible copper is the primary pipe used to distribute the propane. Current construction requirements include strapping copper and insulating it from rubbing against other materials. There are some 16d nails bent over some sections of pipe to secure them in place. These nails are not a qualified material for securing pipe. I recommend that a licensed plumber be brought in to further evaluate the propane distribution system and advise about how to make it safer. Taping insulation onto the pipe in any location where it may come in contact with other materials and anchoring it into place where possible may be viable solutions.

 CARBON MONOXIDE
 DETECTOR:

Gas burning devices can malfunction at any time regardless of age. I recommend installing a carbon monoxide detector to increase the safety of the home.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:



A space heater is installed.

MANUFACTURER:

Empire

HEATING SYSTEM CONDITION:

The system worked once I was able to get the pilot lit. The pilot igniter sparked but never did light the pilot. I think it needs to be repositioned. The pilot lit with a match but I had to take the front cover off to get to it. I recommend adjusting the igniter so that the unit will operate the way it was designed to. After the pilot was lit the unit operated as intended.

FUEL TYPE:

Propane

CAPACITY OF UNIT:

25,000 BTU/HR

APPROXIMATE AGE IN YEARS:

I could not cipher the date code. The average life expectancy of a natural gas burning furnace is 18 years. This one is likely beyond that age. It appears to be functioning as intended. It should however be considered a deferred cost item. It could need service or replacement at any time.

ELECTRICAL SYSTEM

SERVICE ENTRANCE

TYPE AND CONDITION:

There is no electricity at this location.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:



Stainless steel - The sink is in good condition with no dents or scratches.

None

FAUCET:

RANGE/COOK TOP AND OVEN

TYPE/CONDITION:



Propane burning - The burners were tested for operation and they all responded to the manual controls. The igniter did not light the system. Matches were needed. The oven was difficult to light. I recommend that the igniter be repaired or replaced.

REFRIGERATOR

CONDITION:



The propane refrigerator was functioning at the time of the inspection.

INTERIOR COMPONENTS

COUNTERS CONDITION:

Formica (plastic laminate) in good condition. One round burn mark was noted.

INTERIOR

DOORS

MAIN ENTRY DOOR:

Good - The knobs and locks are functional, and the weather stripping is in good condition.

WINDOWS

TYPE:

The windows are mainly wood, single hung, fixed pane. There are some aluminum, single glazed, single hung.

CONDITION:

The windows were inspected for operation and for any evidence of blown seals. The windows are in good condition. The single hung windows do not stay up by themselves. They need to be propped.

INTERIOR WALLS

TYPE & CONDITION:

Paneling - The general condition is good.

CEILINGS

TYPE & CONDITION:



Exposed framing and 1 inch thick wood.

FLOORS

TYPE & CONDITION:



Laminate - The general condition is good.

INTERIOR LIGHTING

OBSERVATION:

One of the two propane lamps did not ignite and did not seem to be getting any gas. The gas line looked okay and I believe the issue is in the valve. I recommend repairs or replacement as needed.

SMOKE ALARM

CONDITION:

There was no smoke alarm installed. I recommend one be installed.

BATHROOMS

MAIN BATHROOM

BATH LOCATION:

There is an outhouse nearby. It was not inspected.

MISCELLANEOUS

ADA COMPLIANCE

POSSIBLE DEFICIENCIES IN
ADA COMPLIANCE:

The building is not ADA compliant.



POSSIBLE ENVIRONMENTAL HAZARDS

ASBESTOS:	No high probability products were found.
UNDERGROUND STORAGE TANKS:	No visible signs were noted.
UFFI:	There is no evidence of UFFI

NUMBER OF COMPONENTS REF. - PART 2 Sec. 3.1.D

USEABLE FLOORS:	One floor
UNCONDITIONED ROOMS:	0
CONDITIONED ROOMS:	1
EXTERIOR PEDESTRIAN DOORS:	1
OVERHEAD DOORS:	0
WINDOWS:	23
HOSE BIBS:	0
WATER CLOSETS:	0
URINALS:	0
RESTROOM SINKS:	0
KITCHEN SINKS:	1
UTILITY SINKS:	0
SHOWER STALLS	0
REFRIGERATORS:	1
STOVES:	1
WASHER & DRYER:	0
CHIMNEYS:	1
AIR COMPRESSOR:	0

REPORT LIMITATIONS

ADDENDUM: PLEASE READ THE FOLLOWING

REPORT LIMITATIONS

This report is intended only as a general guide to help the clients make thier own evaluation of the overall condition of the building. It 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, insinuate 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: mold and mildew, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; playground equipment, efficiency measurements of insulation or heating and cooling equipment, humidifying equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; pest infestation; zoning ordinances; intercoms; security systems; phone, satellite, and cable systems; sprinklers (for fire suppression or landscaping); or heat sensors. Any general comments about these systems and conditions are informational only and do not represent an inspection. Deficiencies that are deemed to be cosmetic in nature are also not a part of this 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



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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.

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 Oregon CCB in accordance with its arbitration rules. In the event of a claim, the client will allow Cornerstone Inspections to inspect the claim prior to any repairs or waive the right to make the claim. The 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.



REPORT SUMMARY

July 26, 2008

Property Inspected:

4215
Bald Knob Lookout
Powers Ranger District

Dear Griff,

At your request a visual inspection of the above referenced property was conducted 07/24/2008. This inspection report reflects the visual conditions of the property at the time of the inspection. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Defects may have been found that are not in the report summary. Please read through and understand the entire inspection report.

The recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present.

An earnest effort was made on your behalf to discover all visible defects.

Overall, the structure(s) was constructed in a workmanlike manner, consistent with the local building trades and standards in effect at the time of construction. It has received average maintenance over the years. However, the following items should be addressed:

SAFETY HAZARDS: Items that fall under this heading are considered safety hazards. I strongly recommend that they be corrected. Each of these items will likely require further evaluation and repair by licensed trades people.

INTERIOR

SMOKE ALARM CONDITION:

1. There was no smoke alarm installed. I recommend one be installed.

ITEMS NEEDING CORRECTION: Items that fall under this category are items that need to be repaired, replaced or corrected. Each of these items are also likely to require further evaluation and repair by licensed trades people.

GROUND

DECK OBSERVATION:

1. There is a latch installed on the access hatch that allows the hatch to be locked. If this latch is in the wrong position when the hatch is closed, or if the wind blows the hatch closed the latch will catch automatically. If this occurs the hatch cannot be opened from the top. This could leave people stranded in the tower. There is a sign that warns against this but I recommend attaching a small chain to the latch so that it can be pulled away from the catch.

EXTERIOR

TRIM CONDITION:

2. The trim is properly installed and in good condition. However, some areas are showing bare wood. All bare wood should be sealed with paint to protect it from the elements of nature.

PLUMBING

FUEL SYSTEM FUEL LINES:

3. Flexible copper is the primary pipe used to distribute the propane. Current construction requirements include strapping



copper and insulating it from rubbing against other materials. There are some 16d nails bent over some sections of pipe to secure them in place. These nails are not a qualified material for securing pipe. I recommend that a licensed plumber be brought in to further evaluate the propane distribution system and advise about how to make it safer. Taping insulation onto the pipe in any location where it may come in contact with other materials and anchoring it into place where possible may be viable solutions.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

HEATING SYSTEM CONDITION:

4. The system worked once I was able to get the pilot lit. The pilot igniter sparked but never did light the pilot. I think it needs to be repositioned. The pilot lit with a match but I had to take the front cover off to get to it. I recommend adjusting the igniter so that the unit will operate the way it was designed to. After the pilot was lit the unit operated as intended.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN

TYPE/CONDITION:

5. Propane burning - The burners were tested for operation and they all responded to the manual controls. The igniter did not light the system. Matches were needed. The oven was difficult to light. I recommend that the igniter be repaired or replaced.

INTERIOR

INTERIOR LIGHTING

OBSERVATION:

6. One of the two propane lamps did not ignite and did not seem to be getting any gas. The gas line looked okay and I believe the issue is in the valve. I recommend repairs or replacement as needed.

OTHER REPORTABLE ITEMS: Items that fall into this category are items that need to be noted. Many may need to receive eventual attention.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

APPROXIMATE AGE IN YEARS:

1. I could not cipher the date code. The average life expectancy of a natural gas burning furnace is 18 years. This one is likely beyond that age. It appears to be functioning as intended. It should however be considered a deferred cost item. It could need service or replacement at any time.

Thank you for selecting Cornerstone Inspections to perform this inspection. If you have any questions regarding the inspection report or the building, please feel free to call me.

Sincerely,

Ron Regan
CORNERSTONE INSPECTIONS



REPORT SUMMARY

September 15, 2008

At your request a visual inspection of the above referenced property was conducted on September 15, 2008. This inspection report reflects the visual conditions of the property at the time of the inspection. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Defects may have been found that are not in the report summary. Please read through and understand the entire inspection report.

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