

Inspection Report



Prepared by: Cornerstone Inspections
4678 Glen Echo Way
Central Point, OR 97502
541-664-1947

September 15, 2008
Prepared for:
Your Name
Property Inspected:
Your address
Grants Pass, OR 97527
Client's Realtor:
Your Realtor



Cornerstone Inspections
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Report Table of Contents

INSPECTION REPORT	3
REPORT DEFINITIONS	3
INSPECTION CONDITIONS	3
GROUNDS	4
EXTERIOR	5
ROOF SYSTEM	6
PLUMBING	7
HEATING - AIR CONDITIONING	8
ELECTRICAL SYSTEM	9
KITCHEN - APPLIANCES - LAUNDRY	11
INTERIOR	12
BATHROOMS	13
UNDERSTRUCTURE & FOUNDATION	14
CARPORT	15
REPORT LIMITATIONS	15
SUMMARY	

INSPECTION REPORT

INSPECTION INFORMATION:

STREET ADDRESS:	_____
CITY OR TOWN:	Grants Pass, OR 97527
CLIENT'S NAME:	_____
DATE OF INSPECTION:	07/08/2008
TIME OF INSPECTION:	1:00 pm
CLIENT'S REALTOR:	_____

REPORT 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

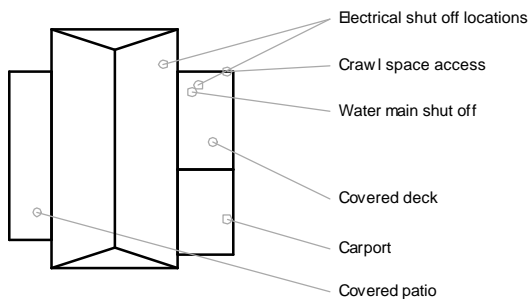
CLIMATIC CONDITIONS

WEATHER:	Clear
APPROXIMATE TEMPERATURE:	84 degrees at the beginning of the inspection.
SOIL CONDITIONS:	Dry

ORIENTATION

THE MAIN ENTRY APPROXIMATELY FACES :	Northwest
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Diagram of the structure - The bottom of the diagram faces the street.


GENERAL INFORMATION

ESTIMATED DATE OF CONSTRUCTION:	1972
TYPE OF BUILDING:	A manufactured home.
ESTIMATED SQUARE FOOTAGE:	1344 Square feet

UTILITY SERVICES

WATER SOURCE:	Public
SEWAGE DISPOSAL:	Public



UTILITIES STATUS:

All of the utilities were on.

OTHER INFORMATION

BUILDING OCCUPIED?

No

CLIENT PRESENT:

Yes

PEOPLE PRESENT:

The Realtor, family and friends

GROUNDS

DRIVEWAY

TYPE:



Gravel & Asphalt

CONDITION:

In good condition.

LANDSCAPING

CONDITION:

Maintained

RECOMMENDATIONS:

Keep all vegetation cleared back from the roof and siding.

GRADING

CONDITION:

The site slopes from left to right. - There is no evidence of adverse conditions caused by standing water or erosion.

PATIO

TYPE:

There is a concrete patio at the left side.

CONDITION:



In good condition.

PATIO COVERS:

TYPE:

The cover is metal roofing material over metal framing.

CONDITION:

Properly installed and in good condition. Debris should be cleared off the cover.

DECK

TYPE:

Wood - at the right side

CONDITION:



The overall condition is fair. There is some earth to wood contact and wood decay noted at some of the support post bases. The damage is not extensive. Water staining is noted at the mud sill and lower skirting also. I did not see any damage at these materials. I recommend that the earth to wood contact be eliminated and that any damaged material be repaired or replaced.

RAILINGS:



The railings are a bit loose at the stairs. I recommend that they be secured.

COVER:



Metal roofing over wood frame - In good condition.

FENCES & GATES

TYPE:

Chain link

CONDITION:

Good

EXTERIOR

SIDING

SIDING MATERIAL:

Aluminum siding

SIDING CONDITION:

The siding is properly installed and is in good condition with no defects or unsealed penetrations.

TRIM

MATERIAL:
CONDITION:

Metal



Some of the trim around the windows is not properly installed and has left gaps for water to enter. I recommend further evaluation by a licensed contractor and repairs as needed.

EXTERIOR LIGHTING

The exterior lighting was operational.

EXTERIOR MISCELLANEOUS

CONDITION:

Outbuildings are outside the scope of a home inspection. This refers to storage buildings at the rear of the structure.

ROOF SYSTEM

ATTIC AND INSULATION

ACCESSIBILITY:

This manufactured home has no attic space. The conditions between the ceiling and roofing material are unknown. There is no access. The roofing sheathing felt sturdy when walked on.

ROOF

STYLE:
TYPE:

Gable



Metal - A two piece aluminum sheet with sealant at the seams and penetrations.

ROOF ACCESS:

I walked on the roof.



ROOF COVERING STATUS:



The roofing material appears to be properly installed and in good condition. The sealant should be inspected regularly and sealed as needed. Also, keep an eye out for dying branches that could damage the roof. There is debris on the roof. I recommend it be removed.

THROUGH ROOF
PENETRATIONS:

Good - With no gaps or improper flashing.

VENTILATION - TYPE &
CONDITION:

The space between the ceiling and roof are not visible for inspection. The adequacy of the ventilation is not known. There were no indications of inadequate ventilation.

SKYLIGHTS

There are no signs of leaks at this time.

PLUMBING

MAIN LINE

MATERIAL:

Plastic

SIZE:

3/4"

CONDITION:

There are no signs of any problems with the main line.

WATER FLOW:

The water flow at the plumbing fixtures appeared adequate.

WATER PRESSURE:

50 psi - good

SUPPLY LINES

MATERIAL:

Combination of materials including pvc, galvanized, and copper.

CONDITION:

The supply lines appear to be in good condition with no signs of leaking.

INSULATION:

The material is installed in or above the sub floor insulation.

WASTE LINES

MATERIAL:

Plastic

CONDITION:

There are no signs of any leaking in the waste lines at this time. There is evidence of past water leaks but repairs are evident and appear to be done in a professional manner.

HOSE FAUCETS

OPERATION:

- The overall condition is fair. One at the rear of the left side patio does not function as intended. I recommend repairs or replacement as needed. There are plenty of functional hose faucets.

WATER HEATER

TYPE & APPROXIMATE DATE:



The water heater closet

APPROXIMATE AGE:	The unit is an electric model manufactured in 1994.
SIZE:	14 years - The average life expectancy of a water heater is 12 to 14 years. Depending on the quality of the component parts and the water quality it is not uncommon for them to last much longer. This one, although at the end of its statistical life appears to still be in good condition with no signs of leaking or rust. It should be monitored for leaking particularly around the base.
LOCATION:	50 Gallons
CONDITION:	The unit is located in an exterior closet at the rear of the structure.
INSTALLATION:	The unit is delivering hot water to the fixtures in the home.
CONDITION:	The water heater is properly installed and in compliance with all current safety requirements.
CONDITION:	New construction requires a drip pan that drains outside the structure. This is not a required upgrade but should be considered to help prevent any damage to the structure should the unit begin to leak.

WATER MAIN

LOCATION:	There are several valves beneath the deck at the access hatch. I assume one of them will shut off the water.
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HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:	The heating system is a heat pump.
FUEL TYPE:	Electricity
APPROXIMATE AGE IN YEARS:	Manufactured in 1996 = 12 years - The average life expectancy of a natural gas burning furnace is 18 years.

HEATING SYSTEM CONDITION

PRIMARY UNIT:	The heating cycle utilizes the same equipment as the cooling cycle. Given the outside temperatures on the day of the inspection I opted to test the cooling cycle.
LOCATION:	Located in a hall closet
PUMP/BLOWER FAN:	The blower runs good with no significant vibrations or noises.
AIR PLENUM:	In good condition.
AIR FILTER:	Was clean and in good condition.

SERVICE DISCONNECT: Good - Located at the unit.

AIR CONDITIONING

TYPE: Central air conditioning

POWER SOURCE: 220 Volt

COMPRESSOR AGE: Manufactured in 1998

CAPACITY OF UNIT: 3 Ton

RETURN AIR TEMPERATURE: 74 degrees

SUPPLY AIR TEMPERATURE: 56 degrees

AIR TEMPERATURE DROP: 18 degrees - This is within the acceptable range for A/C units.

SYSTEM CONDITION: Good - The unit looks to be in good condition.

REFRIGERANT LINE: The refrigerant line is properly installed and has good insulation.

CONDENSATION REMOVAL SYSTEM: The condensation removal system is not properly installed. Water is leaking out from near the blower closet and dripping onto the ductwork and into the soil. I recommend that the condensation drain line terminate outside the crawl space.

"A COIL" CONDITION: Some dust has built up on the 'A coil'. I recommend it be cleaned.

NORMAL CONTROLS: The system responded as it should to the normal operating controls.

SEVICE DISCONNECT: The service disconnect is a "pull out" type. It looks to be in good condition.

MAXIMUM OVERCURRENT PROTECTION: 40 amps

ACTUAL OVERCURRENT SIZE: 30 amp - good

HVAC DUCTWORK

TYPE: The main ductwork is sheet metal. It is behind the vapor barrier and not visible. There is a flexible duct that allows air to move from the plenum to the opposite side of the home. This home has one more duct routed to near the kitchen.

CONDITION:



The overall condition is good. However, the duct near the kitchen is not connected and blowing into the crawl space. I recommend that this condition be corrected.

HEATING & COOLING SYSTEM RECOMMENDATIONS

I recommend an HVAC technician be brought in to further evaluate, service, and repair the system in regards to: The condensation drain line, the disconnected duct near the kitchen, the dust build up on the A coil.

ELECTRICAL SYSTEM

SERVICE ENTRANCE

TYPE AND CONDITION: The service drop is an underground, 200 amp, 110/220 volt system with breakers at the main and sub-panels. There is no indication of any adverse conditions. Manufactured homes typically have two main shut off locations. One is at the main service drop outside the home and one is at the panel that houses the individual circuit breakers and comes installed from the factory. This second one is actually a sub-panel. The main panel is on the deck.

ELECTRICAL PANELS

BRANCH CIRCUIT BREAKER
PANEL LOCATION:
PANEL MANUFACTURER:

In the master bedroom closet.



CONDITION:

I-T-E

The main panel has been damaged. The damage was likely caused by water entering through the currently abandoned weather head. Water staining is noted on the ceiling above the panel. The overhead installation has been removed and the current electrical feed is from below. There is damage to the bus bars and they are labeled as such.

GROUND & BONDING
PRESENT?:

Yes, and the grounds and neutrals are properly isolated.

OF 110 VOLT CIRCUITS:

6

OF 220 VOLT CIRCUITS:

6

SPACE FOR MORE BREAKERS?

Not with the bad bus bars.

CONDUCTORS

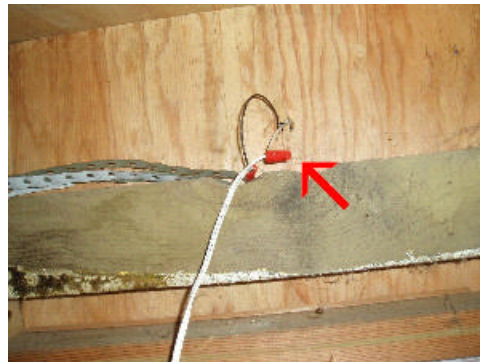
ENTRANCE CABLES:

Aluminum 4/0 - Good

BRANCH WIRING TYPE &
CONDITION:

Copper has been used for the branch wiring. The wiring appears to be in good condition and the appropriate wire sizes have been used. There is aluminum wire used for some 220 volt circuits. - In good condition with anti-oxidant paste noted.

BRANCH WIRING CONDITION:



Splices are noted outside of a J-box at the left storage shed. I recommend that the splices be installed inside a j-box.

SWITCHES & OUTLETS

CONDITION:

The overall condition is good. However, there is a reversed polarity(wires switched to the left of the kitchen sink), and an unknown wiring defect in the left rear bedroom.

SWITCHES:

The switches were tested and are in good condition.

CONDITION:

Ground Fault Circuit Interrupters (GFCI's) are devices that greatly enhance shock protection at outlet locations and are required in newer homes. These devices greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer requirements may not have these devices and it is not required that they be upgraded to provide them. However, if your home does not have GFCI devices, consider having this protection installed at all outlets within

6 feet of a water source such as kitchens, bathrooms, and laundry rooms. GFCI's are also recommended at garages and all exterior outlets. This home has no GFCI protection.

ELECTRICAL SYSTEM RECOMMENDATIONS

There are conditions in the electrical system which compel me to recommend it be further evaluated by a qualified electrical contractor. They are: The damaged bus bars in the main panel, reversed polarity to the left of the kitchen sink, mis-wired outlets in the left rear bedroom, and an open splice above the entrance to the storage shed.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:



Glazed metal - In good condition with no chips, scratches, or cracks noted.

FAUCET:

Good - No leaks in the cabinet. The aerator leaks a bit.

RANGE/COOK TOP AND OVEN

TYPE/CONDITION:



Electric - The burners and the elements were tested for operation and they all responded to the manual controls.

OVEN LIGHT:

Functional

VENTILATION/HOOD

TYPE AND CONDITION:

The hood unit has a re-circulating design. The fan and the light were tested and are operating.

REFRIGERATOR

CONDITION:

There was power to the unit and the lights were working.

DISHWASHER

CONDITION:

A cycle was run and the appliance was working fine.

GARBAGE DISPOSAL

CONDITION:

The garbage disposal is properly installed and functioned as intended.

INTERIOR COMPONENTS

COUNTERS CONDITION:

CABINETS CONDITION:

Formica (plastic laminate) - In fair condition with wear noted.



The doors and drawers were tested and were operational. One of the glass front cabinet doors has broken glass. Broken glass is a safety hazard and should be replaced.

LAUNDRY

LOCATION:

CONDITION:

Off the family room

The laundry room hook-ups appear to be in good condition. The valves were not operated.

WASHER AND DRYER

CLOTHES DRYER:

CLOTHES WASHER:

The dryer was tested for a short duration. I inspect it for spinning and heat. It was functioning as intended.

The washer was tested for power and water only. It responded as expected to the normal controls.

INTERIOR

DOORS

MAIN ENTRY DOOR:

EXTERIOR DOORS:

INTERIOR DOORS:

CLOSET DOORS:

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

The rear door dead bolt is misaligned. Minor repairs or adjustments are needed.

All the interior doors were inspected and were functioning properly.

Good

WINDOWS

TYPE:

CONDITION:

SCREENS:

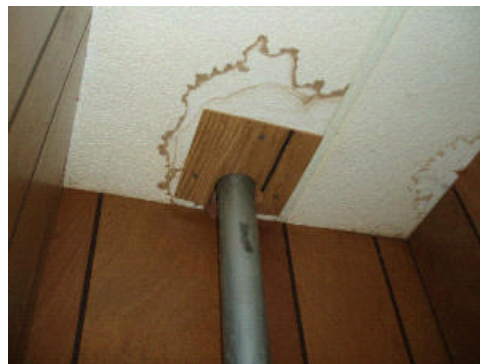
The windows are vinyl, double glazed, sliding windows.

A random sample was tested and they were operating as intended.

Good

INTERIOR WALLS/CEILINGS

MATERIAL & CONDITION:



Manufactured panels typical of manufactured homes are found throughout. They are typically a drywall material with paper over them. Some damage and repairs are noted in

the ceiling over the dining room and family room. I do not know the cause of the damage. = Monitor for signs of moisture intrusion. Water staining is noted in the master bedroom closet. This area should also be monitored.

FLOORS

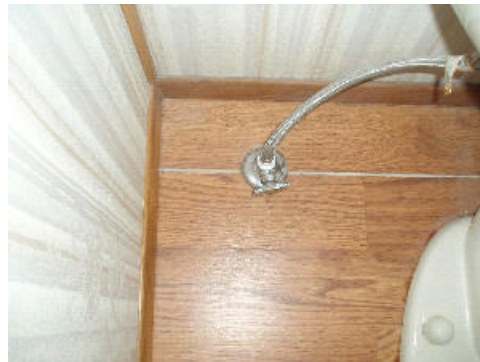
TYPE & CONDITION:



Carpet - in fair condition with wear noted.

The hardwood flooring is in good condition.

Tile - Generally good with one cracked tile near the main bathroom toilet. This condition is cosmetic in nature and should be evaluated by the buyer.



The laminate flooring appears to be in good condition. There is a gap behind the toilet in the master bathroom. This condition is cosmetic in nature and should be evaluated by the buyer.

SMOKE ALARM

CONDITION:

The location of the smoke alarms is in compliance with real estate transaction requirements and the test features operated as designed.

BATHROOMS

MAIN BATHROOM

BATH LOCATION:



Off the hallway

CONDITION OF SINK/FAUCET: Good - The faucet and drain line show no signs of leaking and the stopper is functioning.

CONDITION OF TOILET:

The toilet is loose at the floor. It does not flush properly. These conditions should be corrected by a licensed plumber. The underlayment and subfloor near the toilet should be inspected for damage and repaired if needed. I did not see any indication of leaking.

TUB/SHOWER PLUMBING
FIXTURES:

The tub had no damage and the faucet and shower head are functional. However, the hot and cold water is reversed at the faucet. I recommend that this condition be corrected.

CABINETS:

Good

BATH VENTILATION:

The vent is covered with aluminum foil. I do not know if the fan is functional. This is true of the master bathroom also. I recommend repairs or replacement as needed.

MASTER BATHROOM

CONDITION OF SINK/FAUCET:



Good - The faucet and drain line show no signs of leaking and the stopper is functioning.

CONDITION OF TOILET:

The toilet is functioning as intended. It is mounted firmly to the floor.

SHOWER - PLUMBING
FIXTURES:

The shower had no damage and the faucet and shower head are functional.

WALLS/FLOORS/CEILING:

Good

CABINETS:

Good

BATH VENTILATION:

The vent is covered with aluminum foil. I do not know if the fan is functional.

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE

ACCESSIBILITY:

The crawl space and understructure is fully accessible and was inspected.

ACCESS LOCATION:

At the right exterior of the home beneath the deck.

ACCESS CONDITION:

The access is in good condition.

FOUNDATION WALLS - TYPE:

None

SKIRTING TYPE & CONDITION:



Metal & Wood - The overall condition is good. However, there is some earth to wood contact at the lower portion of wood skirting at the rear. Water staining in the material is noted. I recommend all earth to wood contact be eliminated.

BEAMS:

This manufactured home has steel beams that run the length of it. They are in good condition. Minor rust is noted but not significant.

FLOOR JOISTS:

The floor joists and many of the other items in the substructure are not visible due to a "belly wrap" between the steel beams and the floor joists. There are no indications of any problems.

COLUMNS/SUPPORTS:



Concrete blocks with wood shims.

CRAWLSPACE FLOOR AND DRAINAGE:

There is no vapor barrier in the crawl space. The crawl space is dry and no adverse conditions were noted.

CRAWL SPACE VENTILATION:

Ventilation of the understructure is minimal and would not meet current construction standards. There is no evidence of adverse conditions caused by inadequate ventilation.

INSULATION:

The insulation is not visible behind the vapor wrap.

UNDERSTRUCTURE RECOMMENDATIONS:

Cellulose debris (wood) is present on the ground in the crawl space. This condition invites wood destroying organisms and should be eliminated.

CARPORT

GENERAL

LOCATION & TYPE:



There is a carport at the right side of the home. It is wood framed with a metal cover. It is in good condition.

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.



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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 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

September 15, 2008

Your Name

Property Inspected:

Your address
Grants Pass, OR 97527

Dear Your Name,

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.

The recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. **If this report has been prepared in relation to a real estate transaction, it is not intended to suggest which parties involved should be responsible for repairs.**

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.

GROUNDS

DECK

RAILINGS:

1. The railings are a bit loose at the stairs. I recommend that they be secured.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM RECOMMENDATIONS

2. There are conditions in the electrical system which compel me to recommend it be further evaluated by a qualified electrical contractor. They are: The damaged bus bars in the main panel, reversed polarity to the left of the kitchen sink, mis-wired outlets in the left rear bedroom, and an open splice above the entrance to the storage shed.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS

CABINETS CONDITION:

3. The doors and drawers were tested and were operational. One of the glass front cabinet doors has broken glass. Broken glass is a safety hazard and should be replaced.



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.

GROUNDS

DECK

CONDITION:

1. The overall condition is fair. There is some earth to wood contact and wood decay noted at some of the support post bases. The damage is not extensive. Water staining is noted at the mud sill and lower skirting also. I did not see any damage at these materials. I recommend that the earth to wood contact be eliminated and that any damaged material be repaired or replaced.

EXTERIOR

TRIM

CONDITION:

2. Some of the trim around the windows is not properly installed and has left gaps for water to enter. I recommend further evaluation by a licensed contractor and repairs as needed.

ROOF SYSTEM

ROOF

ROOF COVERING STATUS:

3. The roofing material appears to be properly installed and in good condition. The sealant should be inspected regularly and sealed as needed. Also, keep an eye out for dying branches that could damage the roof. There is debris on the roof. I recommend it be removed.

HEATING - AIR CONDITIONING

HEATING & COOLING SYSTEM RECOMMENDATIONS

4. I recommend an HVAC technician be brought in to further evaluate, service, and repair the system in regards to: The condensation drain line, the disconnected duct near the kitchen, the dust build up on the A coil.

INTERIOR

DOORS

EXTERIOR DOORS:

5. The rear door dead bolt is misaligned. Minor repairs or adjustments are needed.

BATHROOMS

MAIN BATHROOM

CONDITION OF TOILET:

6. The toilet is loose at the floor. It does not flush properly. These conditions should be corrected by a licensed plumber. The underlayment and subfloor near the toilet should be inspected for damage and repaired if needed. I did not see any indication of leaking.

TUB/SHOWER PLUMBING FIXTURES:

7. The tub had no damage and the faucet and shower head are functional. However, the hot and cold water is reversed at the faucet. I recommend that this condition be corrected.

BATH VENTILATION:

8. The vent is covered with aluminum foil. I do not know if the fan is functional. This is true of the master bathroom also. I recommend repairs or replacement as needed.

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE

SKIRTING TYPE & CONDITION:

9. Metal & Wood - The overall condition is good. However, there is some earth to wood contact at the lower portion of wood skirting at the rear. Water staining in the material is noted. I recommend all earth to wood contact be eliminated.



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UNDERSTRUCTURE RECOMMENDATIONS:

10. Cellulose debris (wood) is present on the ground in the crawl space. This condition invites wood destroying organisms and should be eliminated.

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