

## Inspection Report



**Prepared by: Cornerstone Inspections**  
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## INSPECTION REPORT

### INSPECTION INFORMATION:

DATE OF INSPECTION:	05/08/2008
TIME OF INSPECTION:	9:00 am
LONGITUDE:	122-56.544
LATITUDE:	42-21-230
ALTITUDE:	1344 feet above sea level
THE BUILDING FACES APPROXIMATELY:	North

## 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:	50 degrees at the beginning of the inspection.
SOIL CONDITIONS:	Damp

### GENERAL INFORMATION

TYPE OF BUILDING:	A commercial building, two stories high, site built using stick framing.
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### UTILITY SERVICES

WATER SOURCE:	Public
SEWAGE DISPOSAL:	Public
UTILITIES STATUS:	All of the utilities were on.

### OTHER INFORMATION

BUILDING OCCUPIED?	Yes - There were people in the building.
CLIENT PRESENT:	No

## GROUNDS

### DRIVEWAY/PARKING

TYPE:



Asphalt

CONDITION:



In good condition. Cracks are noted. Sealing the cracks to keep moisture out will slow down deterioration.

PAINT/MARKINGS



The paint is aged with fading and shipping noted.

## WALKWAYS

TYPE & CONDITION:



A patched section near the rear entrance

Concrete - In fair condition with patching noted. There are currently no tripping hazards or serious deterioration. There is a crack in the walkway to the right side door.





OBSERVATION:



There is some exposed wood along the walkway near the rear door. I recommend that this area be flashed or sealed in a way which will prevent water from contacting the wood.

## STAIRWAYS/RAILINGS

Current railing requirements do not allow railings to have more than 4 inch openings. It is not a required upgrade but consider re-designing these rails to meet this requirement.

## LANDSCAPING

CONDITION:

Maintenance is needed.



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.

## RETAINING WALLS

TYPE:

Concrete - At the right front corner.

CONDITION:

In good condition.

## GRADING

CONDITION:

The site slopes from rear to front.

CONDITION:

There is no evidence of adverse conditions caused by standing water or erosion.

## PATIO

TYPE:



There is a patio like area at the left front corner of the building that is a break area and also has some equipment for washing.

CONDITION:

In good condition.

## PATIO COVER

TYPE:

The cover is metal roofing material over metal framing.

CONDITION:



Properly installed and in good condition.

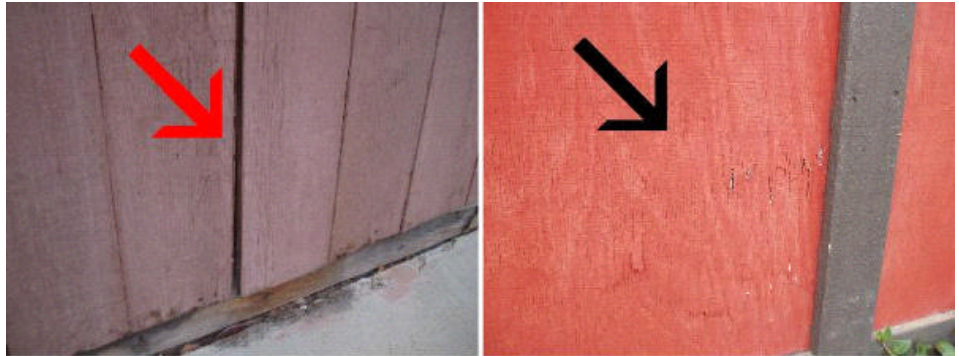
## EXTERIOR

### SIDING

SIDING MATERIAL:

SIDING CONDITION:

Wood siding - It looks to be a 1X6 cedar, tongue and groove and plywood.



The overall condition is fair with some minor cupping and a couple of locations where gaps have opened up. Also, there is a little bit of delamination on the plywood. I recommend that all gaps where water could get by the siding be sealed. I recommend that delaminated areas receive a generous coat of paint. Only a few areas need this attention. There is an area at the right front corner where plants and debris have built up and are in contact with the trim and siding. I recommend that this area be cleared.



### TRIM

MATERIAL:

CONDITION:

Wood

The trim is properly installed and in good condition.

### EAVES

CONDITION:

The only issue with the eaves is that birds are nesting in the right front corner.

### EXTERIOR LIGHTING

Lights with sensors were not inspected. These exterior lights are all on sensors.

## UNDERSTRUCTURE & FOUNDATION

### SLAB ON GRADE

CONDITION:



Good with some cracking noted but no displacement.



CONDITION:



There are slab drains installed. They are full of debris. I recommend that they be cleaned.

## ROOF SYSTEM

### ATTIC AND INSULATION

ACCESSIBILITY:

I entered the roof attic access. Much of the roof/attic framing is above vaulted ceilings and is not accessible for inspection.

ACCESS LOCATION:

There is an access ladder and scuttle hole in the "copy room" at the upper right rear corner.





FRAMING TYPE AND  
CONDITION:

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The main framing members are large "glu-lams". The rafters are conventional framing using 2X6 lumber. No adverse conditions were noted.



INSULATION TYPE AND  
CONDITION:

APPROXIMATE R-VALUE:

Fiberglass batts

R-22 is printed on the batts

## ROOF

STYLE:

TYPE:

Hip



Composition shingles

ROOF ACCESS:

I walked on the roof.

ROOF COVERING STATUS:



**Damaged shingle and popped nails**

The overall condition of the roof is fair with some aging noted in the form of minor cracking, a couple of popped nails, thinning granules, and fibers beginning to show on the edges of the ridge cap. I recommend minor repairs at this time. Moss is beginning to grow. I recommend a chemical treatment (such as moss out) to control the growth of moss.



**Moss growth and fibers showing**

THROUGH ROOF  
PENETRATIONS:

Good - With no gaps or improper flashing.

**GUTTERS & DOWNSPOUTS**

TYPE & CONDITION:

A complete set of metal gutters is installed. Leaking is noted at some of the corners. I recommend that they be re-sealed. The gutters need to be cleaned.

**PLUMBING**

**MAIN LINE**

MATERIAL:

The plumbing is in the slab and the materials used are not visible. I inspected for leaking at the fixtures and for proper draining.

WATER FLOW:

The water flow at the plumbing fixtures appeared adequate.

WATER PRESSURE:

50 psi - good

**WASTE LINES**

MATERIAL:



Cast Iron

CONDITION:



There are no signs of any current leaking in the waste lines at this time. Some water staining is noted in some areas of the plywood beneath the upstairs bathrooms. These stains are likely from a past leak.

## HOSE FAUCETS

OPERATION:

All of the hose faucets were tested and functioned as intended.

## MAIN WATER HEATER

TYPE & APPROXIMATE DATE:



The unit is an electric model manufactured in 2000.

MANUFACTURER:

Vangaurd

APPROXIMATE AGE:

8 years



SIZE: 120

LOCATION: In the mechanical room.

CONDITION: The unit is delivering hot water to the fixtures in the structure.

INSTALLATION: The water heater is properly installed and in compliance with all current safety requirements.

NOTE: The hot water system in this building used to be solar assisted. The solar equipment has been removed except for the pipes.

## OFFICE WATER HEATER

TYPE & APPROXIMATE DATE:



The unit is a point of use electric model manufactured in 1978.

MANUFACTURER: A. O. Smith

APPROXIMATE AGE: 30 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 beyond 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.

SIZE: 1 gallon

LOCATION: In the cabinet below the sink in the downstairs right front office.

CONDITION: The unit is delivering hot water to the fixtures in the sink.

INSTALLATION: New construction required that the TPRV drain line be extended to terminate outside the home in a downward orientation no more than 6" from the ground. It should be of a qualified material such as copper, galvanized pipe or CPVC. I do not think that this requirement was in place at the time of the original installation. Consider extending this line to increase safety. It will need to be extended if the unit is replaced.

## HEATING - AIR CONDITIONING

### HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:



The heating system is a heat pump type of unit with three air handlers and three blast coils.



MANUFACTURER:



Blast coil unit

Pace for the air handlers and Warren for the blast coils.

FUEL TYPE:

Electricity



The mechanical room

APPROXIMATE AGE IN YEARS:

This is the original equipment from the late 1970s.

MECHANICAL ROOM  
OBSERVATION:



There is a small water leak at a large valve (fire sprinklers) that looks to have been leaking for some time with minor corrosion noted. This system is outside the scope of my inspection but I recommend it be further evaluated.

## HEATING SYSTEM CONDITION

PRIMARY UNITS:

I inspected the heating and cooling system for any obvious signs of improper installation or function. I tested the system using a random sample of normal operating controls. The system did not have any obvious defects in the installation or in its operation.

LOCATION:

In the mechanical room. There is also some equipment in the attic accessed from above the copy room. Mainly there is an air cleaner and a blower in this location.

PUMP/BLOWER FAN:

Most of them sound good. One blower above the copy room is making some noise.

AIR PLENUM:

In good condition.

SERVICE DISCONNECT:

Good - Located at the unit.

NORMAL CONTROLS:

Good - The unit responded to the thermostat settings.

## AIR CONDITIONING

TYPE:

Central air conditioning - Outside air temperature was below 65 degrees. I am unable to test the system at this time. Running the A/C system when the temperature is below 65 degrees can damage the compressor.

COMPRESSOR AGE:



This is likely the original equipment from the late 1970s. The label is no longer legible due to oxidation. The size of the unit, the date of manufacturing, and the maximum amperage are not known.

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 drainage system looks to be properly installed.

SEVICE DISCONNECT:

The service disconnect is in good condition. It is located at the unit.

OTHER OBSERVATIONS:



There is a wall mounted air conditioner in the copy room. It was tested for installations and power only. The unit was properly installed and responded appropriately to the onboard controls.

**HVAC DUCTWORK**

TYPE:

Sheet metal

CONDITION:

The ductwork is good with no adverse conditions noted. All of the registers were receiving conditioned air.

## ELECTRICAL SYSTEM

**SERVICE ENTRANCE**

TYPE AND CONDITION:

The service drop is an underground, 300 amp, 480 volt system with breakers at the main panel. There is no indication of any adverse conditions.
**ELECTRICAL PANELS**

BREAKER PANEL LOCATION:


In the mechanical room

PANEL MANUFACTURER:

ITE

CONDITION:

The cover for this main panel was not removed. This panel should only be removed by a licensed electrician.

# OF CIRCUITS:

There were 11 breakers in this panel. They mainly feed the HVAC equipment and feed two sub panels.

 SPACE FOR MORE BREAKERS? Yes
**SUB-PANEL A**

BREAKER PANEL LOCATION:

In the upstairs hallway

PANEL MANUFACTURER:

I-T-E

RATING:

60 amp

CONDITION:

The panel is in good condition with the right sized wiring for the breakers and no adverse conditions noted.

# OF CIRCUITS:

12

 SPACE FOR MORE BREAKERS? Yes

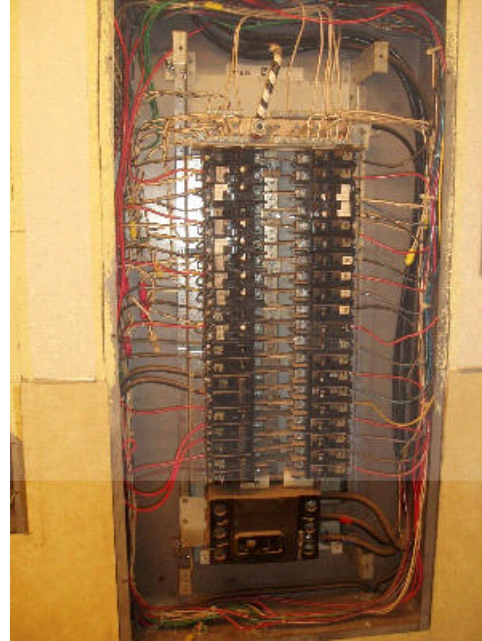
BRANCH WIRING

All copper - In good condition.
**SUB-PANEL B**

BREAKER PANEL LOCATION:

In the upstairs hallway

PANEL MANUFACTURER:



RATING:

I-T-E

CONDITION:

150 amp

# OF CIRCUITS:

The panel is in good condition with the right sized wiring for the breakers and no adverse conditions noted.

BRANCH WIRING

32

AFCI

All copper - In good condition.

10 AFCI devices were observed. They were not tested.

## CONDUCTORS

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.

## SWITCHES & OUTLETS

CONDITION:



A representative number of outlets were tested and all appeared to be operating as intended. GFCI outlets were observed and tested in the upstairs bathrooms. GFCI protection was not observed at other outlet locations including at the exterior, the drinking fountain, etc. GFCI protection is recommended at all locations within 6 feet of water and at all exterior outlets. It is not a required upgrade but I recommend that these devices be installed at the recommended locations. There is a broken cover at an exterior outlet near the patio. I recommend a new one be installed.





A missing cover

SWITCHES:

The switches were tested and are in good condition.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK

TYPE & CONDITION:



There is a small kitchen in the upstairs meeting hall. It has a stainless steel sink. The sink is in good condition with no dents or scratches.

FAUCET:

Good - No leaks

### 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. The right front burner knob is broken making it difficult to control the burner. I recommend it be replaced.



## VENTILATION/HOOD

TYPE AND CONDITION:

No fan/hood is present. Consider having one installed to remove or filter heat, smoke, and grease.

## REFRIGERATOR

MAXIMUM SIZE THAT WILL FIT:

There is no refrigerator in this small kitchen. There is one downstairs.

## INTERIOR COMPONENTS

COUNTERS CONDITION:

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

CABINETS CONDITION:

The doors and drawers were tested and were operational.

# INTERIOR

## DOORS

EXTERIOR DOORS:

All of the exterior doors are properly installed and in good condition with functional hardware and good weather stripping.

INTERIOR DOORS:

All the interior doors were inspected and were functioning properly.

CLOSET DOORS:

Good

## WINDOWS

TYPE:

The predominant window type is aluminum, double glazed, hopper.

CONDITION:



A random sample was tested and they were operating as intended. There is one (maybe two) window with a "blown seal" in the downstairs meeting area. Blown seals can be unsightly and reduce energy efficiency. I recommend they be replaced.

SCREENS:

Good

## INTERIOR WALLS/CEILINGS

**MATERIAL & CONDITION:**



Drywall & Formica with some walls of concrete block downstairs. The overall condition is good with some minor damage to the formica at various locations including the upstairs foyer. The damage that is there is cosmetic in nature.



**CEILINGS**

**TYPE & CONDITION:**



Water stains

The ceiling is made up of acoustic tiles. The overall condition is fair with some loose tiles and areas that have been patched. There is water staining in the downstairs meeting area near the ceiling mounted air filter. There was no moisture present at the time of the inspection and I was unable to tell where the water was coming from. I recommend that this area be monitored for signs of moisture.

**TRIM:**



Door and window trim is good. The base cove at the floors is in fair to poor condition. Several broken section and sections pulling away from the wall were observed. Cosmetically the material is dried out and looks very worn. Repairs are possible but replacement is needed.



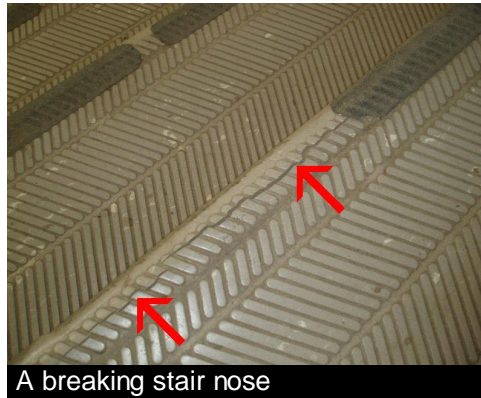
## FLOORS

TYPE & CONDITION:



Vinyl - The vinyl flooring is in fair to poor condition with advanced aging noted in the form of softness where glue has failed, lifting seams, torn sections (upstairs women's bathroom), cracking, and overall poor appearance. One cracked section of vinyl on the stairway near a tread nose is a safety hazard. I recommend further evaluation for repairs or replacement by a licensed flooring contractor.





**STAIRS & HANDRAILS**  
CONDITION:



Interior stairs are in good condition. The railings are secure. As noted in the flooring

be replaced.

## INTERIOR LIGHTING

OBSERVATION:



Lighting in the copy room

Some of the light fixtures are not functioning and are presumed to have burned out bulbs. This is true in the upstairs copy room where only 2 of 8 lights are functional and in the drying room downstairs. I recommend all of the lights be functional.

## MISCELLANEOUS

OBSERVATION:



There is a stainless steel sink located in the small office at the right front corner of the building. The cold water faucet is leaking. I recommend it be repaired.

# BATHROOMS

## UPSTAIRS WOMEN'S BATHROOM

BATH LOCATION:

Off the main hall

CONDITION OF SINK/FAUCETS:



There are six sinks and faucets in this bathroom. Generally they are in good condition. However, the second and sixth sink have leaks in the drain lines. I recommend that these leaks be eliminated.

CONDITION OF TOILETS:



There are three - Firmly mounted to the wall and in good condition.

WALLS/FLOORS/CEILING:

As stated in the flooring section the vinyl has some lifted seams and a tear. The walls are good.

WINDOW:

Good

OTHER OBSERVATIONS:



There is a mop sink installed. The faucets are leaking when the faucets are on. I recommend new seals be installed. This is true of the mop sink in the men's restroom also.



**UPSTAIRS MEN'S BATHROOM**

BATH LOCATION:



Off the hallway

CONDITION OF SINK/FAUCETS:	There are six faucets that are all in good working order.
CONDITION OF TOILET:	There are two toilets and one urinal. They are all functioning as intended.
WALLS/FLOORS/CEILING:	The vinyl is worn with lifting at the seams.
WINDOW:	Good
OTHER OBSERVATIONS:	



One of the mirrors is missing in this bathroom. I recommend a new mirror be installed.

## UPSTAIRS HADICAPPED BATHROOM

BATH LOCATION:



Off the hallway

CONDITION OF SINK/FAUCETS:	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.
WALLS/FLOORS/CEILING:	Good

## DOWNSTAIRS WOMEN'S BATHROOM

BATH LOCATION:

Off the main area.



CONDITION OF SINK/FAUCETS:



The sinks are located in the main area. They are a circular foot operated type. One of the valves is leaking. I recommend it be repaired.



Water is leaking here.

CONDITION OF TOILETS:

There are three toilets. Firmly mounted to the wall and in good condition.

WALLS/FLOORS/CEILING:

The vinyl is quite worn.

## DOWNSTAIRS MEN'S BATHROOM

BATH LOCATION:

Off the main area

CONDITION OF SINK/FAUCETS:



Again, the sinks are located outside the restrooms.

CONDITION OF TOILETS:



There are two toilets and one urinal. They are properly installed and fully functional.

WALLS/FLOORS/CEILING:

The vinyl is worn.

## MISCELLANEOUS

### ADA COMPLIANCE

POSSIBLE DEFICIENCIES IN  
 ADA COMPLIANCE:

There is a fully functional ADA compliant restroom in the upstairs. There is no ADA compliant restroom downstairs. This would require a person to go all the way around the building to access a restroom.

### POSSIBLE ENVIRONMENTAL HAZARDS



Pipe insulators located in the attic off the copy room may contain asbestos. Samples were taken from a company whose tag reads BWR is located near the material. It is likely that the results of this sampling and of many others taken throughout the complex are available from this company. Other possible asbestos containing product found are: acoustic ceiling tiles, HVAC duct cement and tape.

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

USEABLE FLOORS:	2
CONDITIONED & UNCONDITIONED ROOMS:	9
EXTERIOR PEDESTRIAN DOORS:	3
WINDOWS:	48
HOSE BIBS:	9
WATER CLOSETS/URINALS:	11 toilets and 2 urinals
RESTROOM SINKS:	15
KITCHEN SINKS:	2
REFRIGERATORS:	1
STOVES:	1
WASHER & DRYER:	0
CHIMNEYS:	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 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

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.

### ELECTRICAL SYSTEM

#### SWITCHES & OUTLETS

##### CONDITION:

1. A representative number of outlets were tested and all appeared to be operating as intended. GFCI outlets were observed and tested in the upstairs bathrooms. GFCI protection was not observed at other outlet locations including at the exterior, the drinking fountain, etc. GFCI protection is recommended at all locations within 6 feet of water and at all exterior outlets. It is not a required upgrade but I recommend that these devices be installed at the recommended locations. There is a broken cover at an exterior outlet near the patio. I recommend a new 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.

### GROUNDS

#### WALKWAYS

##### OBSERVATION:

1. There is some exposed wood along the walkway near the rear door. I recommend that this area be flashed or sealed in a way which will prevent water from contacting the wood.

#### LANDSCAPING

##### RECOMMENDATIONS:

2. 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.

### EXTERIOR

#### SIDING

##### SIDING CONDITION:

3. The overall condition is fair with some minor cupping and a couple of locations where gaps have opened up. Also, there is a little bit a delamination on the plywood. I recommend that all gaps where water could get by the siding be sealed. I recommend that delaminated areas receive a generous coat of paint. Only a few areas need this attention. There is an area at the right front corner where plants and debris have built up and are in contact with the trim and siding. I recommend that this area be cleared.





## ROOF SYSTEM

### ROOF

#### ROOF COVERING STATUS:

4. The overall condition of the roof is fair with some aging noted in the form of minor cracking, a couple of popped nails, thinning granules, and fibers beginning to show on the edges of the ridge cap. I recommend minor repairs at this time. Moss is beginning to grow. I recommend a chemical treatment (such as moss out) to control the growth of moss.

## INTERIOR

### WINDOWS

#### CONDITION:

5. A random sample was tested and they were operating as intended. There is one (maybe two) window with a "blown seal" in the downstairs meeting area. Blown seals can be unsightly and reduce energy efficiency. I recommend they be replaced.

### FLOORS

#### TYPE & CONDITION:

6. Vinyl - The vinyl flooring is in fair to poor condition with advanced aging noted in the form of softness where glue has failed, lifting seams, torn sections (upstairs women's bathroom), cracking, and overall poor appearance. One cracked section of vinyl on the stairway near a tread nose is a safety hazard. I recommend further evaluation for repairs or replacement by a licensed flooring contractor.

### MISCELLANEOUS

#### OBSERVATION:

7. There is a stainless steel sink located in the small office at the right front corner of the building. The cold water faucet is leaking. I recommend it be repaired.

## BATHROOMS

### UPSTAIRS WOMEN'S BATHROOM

#### CONDITION OF SINK/FAUCETS:

8. There are six sinks and faucets in this bathroom. Generally they are in good condition. However, the second and sixth sink have leaks in the drain lines. I recommend that these leaks be eliminated.

#### OTHER OBSERVATIONS:

9. There is a mop sink installed. The faucets are leaking when the faucets are on. I recommend new seals be installed. This is true of the mop sink in the men's restroom also.

### DOWNSTAIRS WOMEN'S BATHROOM

#### CONDITION OF SINK/FAUCETS:

10. The sinks are located in the main area. They are a circular foot operated type. One of the valves is leaking. I recommend it be repaired.

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

## GROUNDS

### DRIVEWAY/PARKING

#### CONDITION:

1. In good condition. Cracks are noted. Sealing the cracks to keep moisture out will slow down deterioration.

## UNDERSTRUCTURE & FOUNDATION

### SLAB ON GRADE

#### CONDITION:

2. There are slab drains installed. They are full of debris. I recommend that they be cleaned.



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#### PLUMBING

##### OFFICE WATER HEATER INSTALLATION:

3. New construction required that the TPRV drain line be extended to terminate outside the structure in a downward orientation no more than 6" from the ground. It should be of a qualified material such as copper, galvanized pipe or CPVC. I do not think that this requirement was in place at the time of the original installation. Consider extending this line to increase safety. It will need to be extended if the unit is replaced.

#### INTERIOR

##### CEILINGS

##### TYPE & CONDITION:

4. The ceiling is made up of acoustic tiles. The overall condition is fair with some loose tiles and areas that have been patched. There is water staining in the downstairs meeting area near the ceiling mounted air filter. There was no moisture present at the time of the inspection and I was unable to tell where the water was coming from. I recommend that this area be monitored for signs of moisture.

##### INTERIOR LIGHTING

##### OBSERVATION:

5. Some of the light fixtures are not functioning and are presumed to have burned out bulbs. This is true in the upstairs copy room where only 2 of 8 lights are functional and in the drying room downstairs. I recommend all of the lights be functional.

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*