

Inspection Report



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

September 15, 2008
Prepared for:
Your name here
Property Inspected:
123 Any St
Medford, OR 97504
Client's Realtor:
Your Realto



Cornerstone Inspections
4678 Glen Echo Way - Central Point, OR 97502
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CCB# 123990 cornerstoneinspections.us OCHI# 888



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INSPECTION REPORT

INSPECTION INFORMATION:

STREET ADDRESS: 123 Any St.
CITY OR TOWN: Medford, OR 97504
CLIENT'S NAME: Your name here
DATE OF INSPECTION: 08/26/2008
TIME OF INSPECTION: 9:00 am
CLIENT'S REALTOR: Your Realto

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

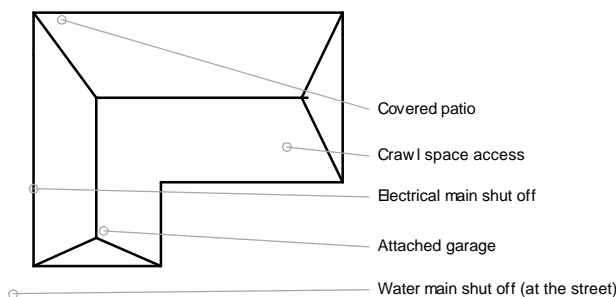
CLIMATIC CONDITIONS

WEATHER: Clear
APPROXIMATE TEMPERATURE: 58 degrees at the beginning of the inspection.
SOIL CONDITIONS: Dry overall and wet in the rear

ORIENTATION

THE MAIN ENTRY APPROXIMATELY FACES : West

Diagram of the structure - The bottom of the diagram faces the street.



GENERAL INFORMATION

ESTIMATED DATE OF CONSTRUCTION: 1989
TYPE OF BUILDING: A single family dwelling built on site with stick framing.
ESTIMATED SQUARE FOOTAGE: 1707 Square feet

UTILITY SERVICES

WATER SOURCE: Public
SEWAGE DISPOSAL: Public



UTILITIES STATUS:

All of the utilities were on.

OTHER INFORMATION

BUILDING OCCUPIED?

Yes

CLIENT PRESENT:

No

PEOPLE PRESENT:

No one

GROUNDS

DRIVEWAY

TYPE:



Concrete

CONDITION:

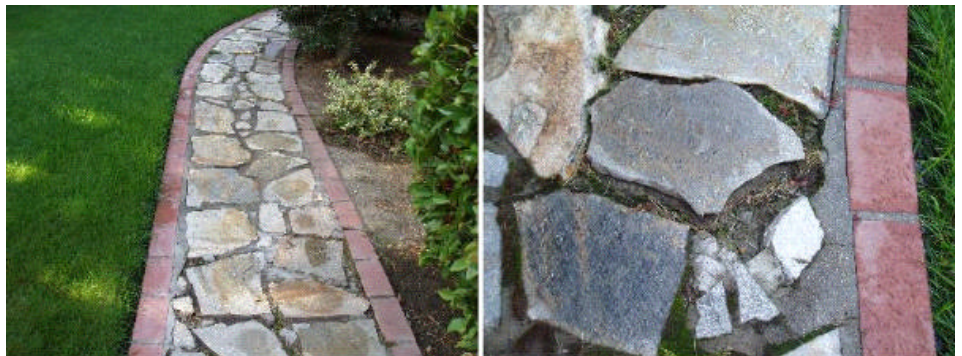


In fair condition - Cracking is noted. Sealing the cracks to keep moisture out will slow down deterioration.

WALKWAYS

TYPE & CONDITION:

Concrete - In good condition.



Stone walkways are present at the rear. Loose stones and broken mortar are noted. I recommend that this condition be corrected.



There is a tile and brick walkway in the front. In fair condition with some cracked tiles and brick. There is also some deteriorated and missing mortar noted.

LANDSCAPING

CONDITION:

RECOMMENDATIONS:

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.

GRADING

CONDITION:



Standing water

Flat site sloping away toward the street. - There is no evidence of adverse conditions caused by standing water or erosion. There was some standing water to 1.5 inches at the rear of the home when I began the inspection. At the end of the inspection there was considerably less but the area was still swampy. I could not locate the source of the water. It may have been from the sprinklers or it may be that there is a leak. I recommend that the source of the water be located and eliminated. If it is from the sprinklers I recommend that the volume of water be reduced.

PATIO

TYPE:



There is a tile patio in the rear. The overall condition is fair with some chipped and cracked tiles noted.

PATIO/PORCH COVERS

TYPE:

Same as the main structure - Please see the roof inspection section of this report.

EXTERIOR STAIRS/PORCH

CONDITION:



The front porch is in good condition.

FENCES & GATES

TYPE:

Wood

CONDITION:

In fair condition with weathering noted. The gate(s) were locked. The operation of the gates was not tested. There is nothing to indicate that they would not function properly.

EXTERIOR

SIDING

SIDING MATERIAL:

Hardboard siding is installed in the front. The rest of the home has plywood siding.

SIDING CONDITION:

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

TRIM

MATERIAL:

Wood

CONDITION:

The trim is properly installed and in good condition.

EAVES

CONDITION:

No adverse conditions are noted.

CHIMNEY

MATERIAL:



Brick

CONDITION:

The chimney appears to be in good condition with no visible cracks in the brick, mortar, or chimney cap. The inside of the chimneys are not inspected. Consider installing a spark arrestor to help keep sparks contained and to prevent water from entering the chimney and rusting the damper mechanism.

EXTERIOR LIGHTING

I did not get the lights in front of the garage to illuminate. It is likely the bulbs. I recommend all lights be functional.

ROOF SYSTEM

ATTIC AND INSULATION

ACCESSIBILITY:

I entered the roof attic access. The area was fully accessible but only partially visible due to insulation.

ACCESS LOCATION:

In the garage.

FRAMING TYPE AND
CONDITION:



Conventional framing using 2X6 lumber. No adverse conditions were noted.

ROOF SHEATHING:

Oriented strand board (OSB) has been installed over the original 1" thick slats. In good condition.

THROUGH ATTIC VENTING:



The range hood vent terminates in the attic. This condition allows a range fire to quickly spread through the attic. I recommend the range hood vent terminate at the exterior of



INSULATION TYPE AND
CONDITION:

APPROXIMATE R-VALUE:

the home. There is a roof vent directly above the current termination point. The duct can be extended to this roof vent.

Blown in fiberglass - In good condition

15" = R-38 - This is in line with current requirements.

ROOF

STYLE:

TYPE:

Hip



Composition shingles

ROOF ACCESS:

I walked on the roof.

ROOF COVERING STATUS:

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

NUMBER OF ROOF LAYERS:

One

THROUGH ROOF
PENETRATIONS:

Good - With no gaps or improper flashing.

VENTILATION - TYPE &
CONDITION:

Roof vents & Eave vents - The venting of the attic is adequate.

EXPOSED FLASHINGS

TYPE AND CONDITION:

Metal - The flashings are properly installed and in good condition.

GUTTERS & DOWNSPOUTS

TYPE & CONDITION:

A complete set of metal gutters is installed. They are clean and in good condition.

PLUMBING

MAIN LINE

MATERIAL:

CPVC

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:

80 psi - Good

SUPPLY LINES

MATERIAL:

CPVC - The original installation was polybutylene. From what I can see it has been entirely replaced with CPVC. The lines are mostly obscured by insulation and wall coverings. It is possible that some polybutylene still exists.

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.

HOSE FAUCETS
 OPERATION:



All of the hose faucets were tested and functioned as intended. There is a broken handle at the rear faucet. I recommend replacement as needed.

WATER HEATER
 TYPE & APPROXIMATE DATE:



APPROXIMATE AGE:

The unit is an electric model manufactured in 1996.

12 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.

SIZE:

50 Gallons

LOCATION:

Located in the garage

CONDITION:

The unit is delivering hot water to the fixtures in the home.

INSTALLATION:

The water heater is properly installed and in compliance with safety requirements at the time of the installation.

WATER MAIN

LOCATION:

The main is located at the street on the left side of the home.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:

The heating system is a heat pump.

FUEL TYPE:

Electricity

APPROXIMATE AGE IN YEARS:

Manufactured in 1989 = 19 years - The average life expectancy of a heat pump is 18 years. Although this one is 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.

HEATING SYSTEM CONDITION

PRIMARY UNIT:

The primary unit was visually inspected and looked to be in good condition. 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. I did run the unit for a

LOCATION:

couple minutes on the emergency heat mode. The unit was producing heat as designed.



It is located in the garage.

PUMP/BLOWER FAN:

The blower runs good with no significant vibrations or noises.

AIR PLENUM:

In good condition.

AIR FILTER:

The filters are dirty. I recommend that they be replaced.

SERVICE DISCONNECT:

The service disconnect is at the main panel nearby.

NORMAL CONTROLS:

Good - The unit responded to the thermostat settings.

AIR CONDITIONING

TYPE:

Central air conditioning

POWER SOURCE:

220 Volt

CONDENSING UNIT AGE:

Manufactured in 1989 = 19 years - The statistical life of an A/C compressor is 15 years. Many last much longer depending on original quality, use, and maintenance. This unit is beyond the end of its statistical life but still appears to be functional. It should be considered a deferred cost item because it could need service or replacement at any time.

CAPACITY OF UNIT:

2 ton

RETURN AIR TEMPERATURE:

68 degrees

SUPPLY AIR TEMPERATURE:

53 degrees

AIR TEMPERATURE DROP:

15 degrees - This falls within the acceptable range of from 14 to 22 degrees.

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.

"A COIL" CONDITION:



It looked good

NORMAL CONTROLS:

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

SEVICE DISCONNECT:

The unit has a lock on it. It was not inspected. I recommend making sure that the key is available.

MAXIMUM OVERCURRENT

30 amp

PROTECTION:

ACTUAL OVERCURRENT SIZE: 30 amp - good

HVAC DUCTWORK

TYPE:

Flexible Round

CONDITION:



All of the registers were receiving conditioned air. One duct in the crawl space is on the ground. Its straps have come loose. I recommend that new straps be installed to keep it elevated.

ELECTRICAL SYSTEM

SERVICE ENTRANCE

TYPE AND CONDITION:

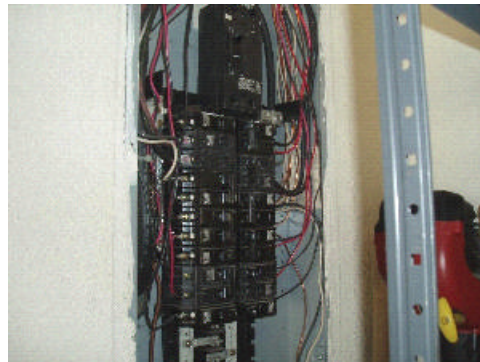
The service drop is an underground, 200 amp, 110/220 volt system with breakers at the main panel. There is no indication of any adverse conditions.

ELECTRICAL PANELS

BREAKER PANEL LOCATION:

In the garage.

PANEL MANUFACTURER:



General Electric

CONDITION:

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

 GROUND & BONDING
 PRESENT?:

Yes, the ground and bonding wires were visible.

OF 110 VOLT CIRCUITS:

4

OF 220 VOLT CIRCUITS:

9

SPACE FOR MORE BREAKERS?

Yes

BRANCH WIRING

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.

AFCI BREAKERS

None

GFCI BREAKERS

None

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.
SWITCHES & OUTLETS

CONDITION:

A representative number of outlets were tested and all appeared to be operating as intended.

SWITCHES:

The switches were tested and are in good condition.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:

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

FAUCET:

Good - No leaks

SPRAYER:

Good
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:

External - The light is not functioning. There is no bulb installed. I recommend that the light be functional. The fan is functional.
REFRIGERATOR

MAXIMUM SIZE THAT WILL FIT:

The opening is 38 X 70 inches.
DISHWASHER

CONDITION:

A cycle was run and the appliance was working fine. The installation appeared correct.
GARBAGE DISPOSAL

CONDITION:

The garbage disposal is properly installed and functioned as intended.
INTERIOR COMPONENTS

COUNTERS CONDITION:


Formica (plastic laminate) - In fair condition with some wear and one damaged corner. This condition is cosmetic in nature and should be evaluated by the buyer.



The doors and drawers were tested and were operational.

LAUNDRY

LOCATION:



Off the kitchen

CONDITION:

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

INTERIOR

DOORS

MAIN ENTRY DOOR:

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

DOORBELL:

Rang when pressed

EXTERIOR DOORS:

All of the exterior doors are properly installed and in good condition with functional hardware and good weather stripping. The screen at the sliding glass door is damaged. I recommend repairs or replacement as needed.

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, sliding.

CONDITION:



A random sample was tested and they were operating as intended. One of the plastic trim pieces at the front of the home is damaged. I recommend repairs or replacement as needed.

SCREENS:

Good

INTERIOR WALLS/CEILINGS

MATERIAL & CONDITION:

Drywall - In good condition.

FLOORS

TYPE & CONDITION:

Carpet - The general condition is good with some bleach marks and a burn mark in the hallway.



Vinyl - The general condition is fair with wear noted in the kitchen.



The hardwood flooring in the entry is in good condition.

FIREPLACE



LOCATION

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TYPE

In the living room

CONDITION

Prefabricated metal with a masonry bottom.

The condition of the fireplace is good with no cracks noted in the hearth or mantel. The damper mechanism is functional. I know that the fireplace was a concern. To be honest I do not think that this fireplace has had more than a couple of fires in it. There is no creosote in the flue or around the damper. I typically do not comment on the condition of a fireplace flue but this one is very clean.

SMOKE ALARM

CONDITION:

A smoke alarm with a hush feature and a ten year battery needs to be installed outside the sleeping areas. It should be installed on the ceiling, or on a wall from 4" to 12" below the ceiling. The current installation has no hush feature.

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

TUB/SHOWER PLUMBING
FIXTURES:

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

WALLS/FLOORS/CEILING:

Good

CABINETRY:

Good

BATH VENTILATION:

Good

WINDOW:

Good

MASTER BATHROOM

CONDITION OF SINK/FAUCET:



Both were good - The faucets and drain lines show no signs of leaking and the stopper are functioning.

CONDITION OF TOILET:
SHOWER - PLUMBING
FIXTURES:

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



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

WALLS/FLOORS/CEILING:
CABINETRY:
BATH VENTILATION:

Good

Good

Good

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE

ACCESSIBILITY:	The crawl space and understructure is fully accessible and was inspected.
ACCESS LOCATION:	In the front bedroom closet
ACCESS CONDITION:	The access is in good condition.
FOUNDATION WALLS - TYPE & CONDTION:	Poured concrete
FOUNDATION CONDITION:	The foundation is in good condition with no significant cracks or other deterioration.
FLOOR JOISTS:	2X6 lumber 24" on center In good condition.
SUB-FLOORING:	Plywood has been used for the sub-flooring. It is not visible behind the insulation. Areas of the plywood that were inspected were in good condition.
MUD SILLS:	The mud sills are covered by insulation. I did a random check of the mud sills by pulling back the insulation and what I saw looked good.



4X6 Lumber on poured concrete piers.

CRAWLSPACE FLOOR AND
DRAINAGE:

There is a vapor barrier installed and there are no signs of adverse conditions caused by standing water. There is a little bit of water in the right rear corner. This is likely from the same source as the standing water condition in the yard. The little bit of water that is present has not caused any problems.

CRAWL SPACE VENTILATION:



The understructure is adequately ventilated. Two of the vents at the rear of the home are at or below grade. This can be an entry point for water during heavy rains. I recommend installing vent wells to help keep water from entering the crawl space.

INSULATION:

Fiberglass batts are installed in the sub flooring. In good condition.

GARAGE - CARPORT

GENERAL

LOCATION & TYPE:



Attached two car

ROOF

TYPE & CONDITION:

The garage roof is the same as the house. Please see the house roof report.

FLOOR

CONDITION:

The floor is not fully visible due to stored items. What was visible appeared good.

ATTIC

CONDITION:



The garage attic is an open design with no adverse conditions noted.

FIRE WALL

CONDITION:



The wood attic access door compromises the integrity of the fire wall and should be replaced or lined with metal or sheetrock.

GARAGE DOOR(S)

CONDITION:

Good - The door is not damaged and it rolls up and down as it should.

GARAGE DOOR OPENER:

The automatic garage door opener is functioning as intended. The safety features responded appropriately to the tests.

REPORT LIMITATIONS

ADDENDUM:

PLEASE READ THE FOLLOWING

REPORT LIMITATIONS

This report is intended only as a general guide to help the clients make their 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



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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 here

Property Inspected:

123 Any St
Medford, OR 97504

Dear Your name here,

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.

ROOF SYSTEM

ATTIC AND INSULATION

THROUGH ATTIC VENTING:

1. The range hood vent terminates in the attic. This condition allows a range fire to quickly spread through the attic. I recommend the range hood vent terminate at the exterior of the home. There is a roof vent directly above the current termination point. The duct can be extended to this roof vent.

INTERIOR

SMOKE ALARM

CONDITION:

2. A smoke alarm with a hush feature and a ten year battery needs to be installed outside the sleeping areas. It should be installed on the ceiling, or on a wall from 4" to 12" below the ceiling. The current installation has no hush feature.

GARAGE - CARPORT

FIRE WALL

CONDITION:

3. The wood attic access door compromises the integrity of the fire wall and should be replaced or lined with metal or sheetrock.

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



LANDSCAPING

RECOMMENDATIONS:

1. 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.

GRADING

CONDITION:

2. Flat site sloping away toward the street. - There is no evidence of adverse conditions caused by standing water or erosion. There was some standing water to 1.5 inches at the rear of the home when I began the inspection. At the end of the inspection there was considerably less but the area was still swampy. I could not locate the source of the water. It may have been from the sprinklers or it may be that there is a leak. I recommend that the source of the water be located and eliminated. If it is from the sprinklers I recommend that the volume of water be reduced.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION

AIR FILTER:

3. The filters are dirty. I recommend that they be replaced.

HVAC DUCTWORK

CONDITION:

4. All of the registers were receiving conditioned air. One duct in the crawl space is on the ground. Its straps have come loose. I recommend that new straps be installed to keep it elevated.

INTERIOR

DOORS

EXTERIOR DOORS:

5. All of the exterior doors are properly installed and in good condition with functional hardware and good weather stripping. The screen at the sliding glass door is damaged. I recommend repairs or replacement as needed.

WINDOWS

CONDITION:

6. A random sample was tested and they were operating as intended. One of the plastic trim pieces at the front of the home is damaged. I recommend repairs or replacement as needed.

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE

CRAWL SPACE VENTILATION:

7. The understructure is adequately ventilated. Two of the vents at the rear of the home are at or below grade. This can be an entry point for water during heavy rains. I recommend installing vent wells to help keep water from entering the crawl space.

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

EXTERIOR

EXTERIOR LIGHTING

1. I did not get the lights in front of the garage to illuminate. It is likely the bulbs. I recommend all lights be functional.

PLUMBING

HOSE FAUCETS

OPERATION:

2. All of the hose faucets were tested and functioned as intended. There is a broken handle at the rear faucet. I recommend replacement as needed.



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KITCHEN - APPLIANCES - LAUNDRY
VENTILATION/HOOD
TYPE AND CONDITION:

3. External - The light is not functioning. There is no bulb installed. I recommend that the light be functional. The fan is 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