



# Buckley's Inspection Services, Inc

PO BOX 222, MIDLAND, OR 97634

OFFICE: (541) 882-6588  
nbuckley@e-isco.com

OCHI #337

FAX: (541) 882-9856  
CCB #110603



## HOME INSPECTION REPORT

### OREGON CERTIFIED HOME INSPECTOR

INSPECTOR

Nathan Buckley, O.C.H.I. #337, A.I.I. Cert. #1247.



**10023 Sample Ave, Klamath Falls, OR.**

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "What Your Inspection Includes" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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***WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless the inspection company from third party claims relating to this inspection report.***

### CLIENT & INSPECTION INFORMATION

CLIENT'S NAME: Mr. & Mrs. New Homebuyer.  
DATE OF INSPECTION: May 12, 2006.  
TIME OF INSPECTION: 9:00 AM.  
INSPECTION #: N60512-1.



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## REPORT TERMINOLOGY DEFINITIONS

- DURABLE:** On the day of the Inspection, the component was operating within it's designed lifespan.
- SERVICEABLE:** On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.
- GOOD:** Appears DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within it's designed lifespan.
- FAIR:** Appears DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding it's designed lifespan.
- POOR:** Does NOT appear DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
- APPEARS SERVICEABLE:** This means that on the day of the Inspection, the component was performing as designed within it's designed lifespan.
- (x3):** Number of times the condition was noted.
- 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 sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.
- PLEASE NOTE:** **The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs.**

This inspection report was prepared for the above-named client only and is a collection of information obtained by this company concerning only the conditions of the components and systems on the day of the inspection. As conditions can and do change; this report may not accurately represent conditions existing at the property at later dates. This report is not a substitute for disclosure required of the seller under state law or other real estate contracts. If any parties other than our client have obtained this report they are hereby made aware that their use of this report is in violation of the contract between this company and our client. The seller may have obtained this report in accordance with a previous contract for the sale of the property to our client; however third parties expressly should not rely on this report or the information contained herein when making their decision to purchase this property. If you are reading this report and you are not our client, you may pay the required fee and contract with this company to do a complete, new inspection of the property with you as our named client, or you may contract with another company and pay for their services. In any case, this inspection company shall not be responsible for the unauthorized use of this report by third parties. Any questions regarding this policy shall be directed to this company.

## GENERAL INFORMATION:

- AREA:** Southview.
- OCCUPANCY:** The building is currently vacant.
- CLIENT PRESENT:** Client was present for the post inspection walk-through.

## CLIMATIC CONDITIONS:

- TEMPERATURE:** 63.
- CONDITIONS:** Sunny.
- SOIL CONDITIONS:** Dry.

## BUILDING CHARACTERISTICS:

- MAIN ENTRY FACES:** South.
- ESTIMATED AGE OF BUILDING:** New construction.
- BUILDING TYPE:** Single Family Dwelling.
- APPROX. SQUARE FOOTAGE:** Actual square footage calculations are beyond the scope of this evaluation. The number was used to base our inspection fees.
- STORIES:** 1.
- SPACE BELOW GRADE:** Crawl space.



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## UTILITIES

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

# GROUND & EXTERIOR

## TOPOGRAPHY

**LOT TYPE:** Gentle slope. NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.  
**RAIN GUTTERS:** Gutters have not been installed.  
**FOUNDATION DRAINAGE:** Water marks in soil at right rear indicate that water runs parallel to the home toward the deck where is ponds against the foundation. Recommend correcting the grading around the home so water runs away from the foundation.



## LANDSCAPING

**REMARKS:** Finish grading and landscaping is not yet installed.

## DRIVEWAYS/WALKWAYS

**DRIVEWAY:** Concrete-General condition is Good.  
**WALKWAYS:** Concrete-General condition is Good. Soil & gravel has washed out from under the front left corner of the front walkway and is no longer supporting the concrete in this area. This will significantly increase the chance of the concrete cracking in this area.



## EXTERIOR

**PAINT/STAIN CONDITION:** Siding has not yet been painted. Many siding manufactures require painting the pre-primed siding within 30-90 days of being primed by the manufacture. If the siding is not painted within this period the manufactures recommend priming the siding on site to help with proper paint adhesion.

**SIDING CONDITION:** Good. Section of siding is missing beneath the front door.





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**MOLDINGS & TRIM**  
**CONDITION:**  
**EAVES/OVERHANGS**  
**CONDITION:**

Good. Trim extends to below grade at left rear corner of front porch.

A hole in the overhang at the inside corner to the right of the front entry will allow birds to enter the attic. Recommend repair.



**WINDOWS CONDITION:**  
**SCREEN CONDITIONS:**  
**CAULKING CONDITION:**

Good.  
Not yet installed.  
Fair. Caulk is cracked in several places and will need to be repaired prior to painting the home.

Head flashing was not installed above the door and window penetrations. This item is not required by modern building standards but does help reduce future maintenance requirements. Recommend periodic resealing of the door and window penetrations to help prevent moisture entry.

**WEATHERSTRIPPING**  
**CONDITION:**  
**HOSE BIBS:**  
**FOUNDATION:**

General condition is Good.  
Hose bibs were turned on and off again.  
A gap in the foundation at the left front corner between the porch and house can allow rodent entry. Recommend repair.  
Damaged foundation vent screen noted at left center. Recommend repair.



## FRONT PORCH

**TYPE:**

Wood-General condition is Good. No access is provided to the area under the front porch = unable to evaluate this areas. Crawl space vents are not installed to the crawl space under the front porch.

Standard Douglas Fir was used for the decking instead of the more common redwood, cedar or composite decking material. Douglas fir is not considered rot resistant and will not have the same lifespan as the other materials listed.

**STAIRS:**  
**RISER/TREAD RATIO:**  
**HANDRAIL:**  
**LIGHTING:**  
**DOORBELL:**  
**GFI OUTLETS:**  
**REMARKS:**

Good.  
Good.  
The installed handrail is secured.  
Good.  
The doorbell is installed and working.  
GFI protection is provided to this location.  
It appears that flashing was not installed along the top of the deck ledger board. This will increase the rate of deterioration at the ledger board/house joint. Unable to fully inspect under the front deck due to lack of access.

## DECK 1

**LOCATION**  
**TYPE:**

Rear.  
Wood. Standard Douglas Fir was used for the decking instead of the more common redwood, cedar or composite decking material. Douglas fir is not considered rot resistant and will not have the same lifespan as the other materials listed.

**DECK SUPPORT:**

The deck ledger board is secured to the house with nails instead of lag bolts. Nail do not secure the deck near as well as lags. Although this is a common construction technique, when nails fail there is no early warning.



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**FLASHING:**

Flashing was not installed along the top of the deck ledger board. This will increase the rate of deterioration at the ledger board/house joint.

**HANDRAIL:**

The installed handrail is secured.

**LIGHTING:**

Good.

**GFI OUTLETS:**

GFI protection is provided to this location by the GFI outlet in the bedroom.

**REMARKS:**

The non-treated stair treads extend to below the level of the adjacent grade. Although dirt is not currently in contact with the stringer, if the hole is filled in the earth to wood contact will significantly accelerate deterioration at the bottom of the stringers.



## ROOFING

### GENERAL ROOFING CONDITION

**ROOFING MATERIAL:**

General condition is Good.

**RIDGES:**

Good.

**INSPECTION METHOD:**

Walked upon the rooftop.

**APPROXIMATE ROOF PITCH:**

6:12.

**STYLE:**

Gable.

**ROOFING LAYERS:**

One.

**ESTIMATED AGE:**

This roof appears to be 0 to 1 years old.

**DESIGNED LIFESPAN:**

The statistical life average of this roofing product is 20-25 years.

**ROOFING MATERIAL TYPE:**

Architectural Composition Shingle.

**ROOF PENETRATIONS:**

Plumbing vents were noted.

**ATTIC VENTS:**

Yes.

**ROOF METAL:**

Good condition.

**SAGGING:**

No significant sagging was observed at this time.

**ROOF COVERING STATUS:**

Appears serviceable and is still within useful lifespan.

**EXPOSED ROOFING NAILS:**

Roofing nail heads are exposed without the proper sealant covering: (30-40), Recommend proper sealing of the exposed nail heads by a licensed Roofer.



## GARAGE / AMENITIES

### GARAGE

**GENERAL CONDITION:**

Good.

**TYPE:**

Two car.

**LOCATION:**

Attached.

**ROOF CONDITION:**

Same as house - Refer to ROOFING section.

**FLOOR CONDITION:**

Concrete: General condition is Good. Normal settling cracks were noted.

**WALL CONDITION:**

Good.



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## GARAGE DOOR(S)

**HOUSE DOOR:** Yes-a solid core door is installed. There is no self closing device installed = Potential Hazard = Consider adding a self closing device.

**SIDE YARD DOOR:** General condition is Good.

**OVERHEAD DOOR(S):** Good - Appears serviceable.

**DOOR OPENER:** None.

## GARAGE ELECTRICAL

**ELECTRICAL WIRING:** The electrical wiring is not covered to at least 7 feet, Potential Hazard.

**LIGHTING:** The light fixture responded to the light switch.

**OUTLETS:** Appear to be in Good working order.

**GFI OUTLETS:** GFI outlet is installed and working as designed.

# KITCHEN

## GENERAL KITCHEN CONDITIONS

**WALL FINISH:** Paint condition is Intact.

**FLOORING:** Vinyl condition is Good.

**SLIDING GLASS DOOR:** General condition is Good. Screen is not installed.

**LIGHTING:** The light(s) responded to the lightswitch.

**OUTLETS:** Appear to be in Good working order.

**GFI OUTLETS:** GFI outlet is installed and working as designed.

**HEATING DEVICE:** Heat register(s) noted.

**CABINETS:** General condition is Good.

**COUNTERTOPS:** General condition is Good.

**SINK:** General condition is Good.

**FAUCET:** General condition is Good.

**HAND SPRAYER** Functioning.

**PLUMBING LEAKS:** None apparent at this time.

## KITCHEN APPLIANCES

**DISHWASHER:** Functioning: Yes, The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.

**GARBAGE DISPOSAL:** Functioning: Yes.

**STOVE (Range):** Electric: General condition is Good. The unit was turned on to check to see if the elements heated up. The temperature settings were not tested.

**OVEN:** Electric: General condition is Good. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.

**EXHAUST FAN:** Overhead fan is functioning. Light bulb is not yet installed.

**REFRIGERATOR:** Not Present.

**WATER HOOK-UP:** Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a home warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time in the home before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

## LAUNDRY

**WASHER HOOK-UPS:** Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.

**WASHER DRAIN:** Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

**DRYER HOOK-UPS:** There is a 220 electric dryer hook-up.

**DRYER VENTING:** The dryer vent is vented to the outside.



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## INTERIOR ROOMS

**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

### LIVING ROOM

<b>LOCATION:</b>	Left Front.
<b>WALL FINISH:</b>	Paint condition is Intact.
<b>FLOORING:</b>	Carpet condition is Good.
<b>WINDOWS:</b>	Dual pane window(s) condition is Good.
<b>WINDOW FUNCTION:</b>	General operation is Good.
<b>DOOR:</b>	General condition is Good. Door is cracked around the latch.
<b>DEADBOLT:</b>	A deadbolt is installed. Deadbolt latch plate is not installed.
<b>LIGHTING:</b>	The light fixture responded to the light switch.
<b>OUTLETS:</b>	Appear to be in Good working order.
<b>CLOSET STORAGE:</b>	Adequate.
<b>HEATING DEVICE:</b>	Heat register(s) noted.

## BEDROOMS

**SCOPE:** Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke detectors. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

### #1 BEDROOM

<b>LOCATION:</b>	Master, Right Front.
<b>WALL FINISH:</b>	Paint condition is Intact.
<b>FLOORING:</b>	Carpet condition is Good.
<b>WINDOWS:</b>	Dual pane window(s) condition is Good.
<b>WINDOW FUNCTION:</b>	General operation is Good.
<b>DOOR:</b>	General condition is Good.
<b>LIGHTING:</b>	Room has no permanent built in lighting. Outlets can be controlled with the light switch.
<b>OUTLETS:</b>	Appear to be in Good working order.
<b>CLOSET STORAGE:</b>	Adequate.
<b>HEATING DEVICE:</b>	Heat register(s) noted.

### #2 BEDROOM

<b>LOCATION:</b>	Right Rear.
<b>WALL FINISH:</b>	Paint condition is Intact.
<b>FLOORING:</b>	Carpet condition is Good.
<b>WINDOWS:</b>	Dual pane window(s) condition is Good.
<b>WINDOW FUNCTION:</b>	General operation is Good.
<b>DOOR:</b>	General condition is Good.
<b>LIGHTING:</b>	The light fixture responded to the light switch.
<b>OUTLETS:</b>	Appear to be in Good working order.
<b>CLOSET STORAGE:</b>	Adequate.

### #3 BEDROOM

<b>LOCATION:</b>	Rear, Middle.
<b>WALL FINISH:</b>	Paint condition is Intact.
<b>FLOORING:</b>	Carpet condition is Good.
<b>WINDOWS:</b>	Dual pane window(s) condition is Good.
<b>WINDOW FUNCTION:</b>	General operation is Good.



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**DOOR:** General condition is Good.  
**LIGHTING:** The light fixture responded to the light switch.  
**OUTLETS:** Appear to be in Good working order.  
**CLOSET STORAGE:** Adequate.  
**HEATING DEVICE:** Heat register(s) noted.

## BATHROOMS

### #1 BATHROOM

**LOCATION:** Hallway.  
**WALL FINISH:** Paint condition is Intact.  
**FLOORING:** Vinyl condition is Good.  
**DOOR:** General condition is Good.  
**LIGHTING:** The light(s) responded to the lightswitch.  
**OUTLETS:** Appear to be in Good working order.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.  
**HEATING DEVICE:** Heat register(s) noted.  
**BATH VENTILATION:** Exhaust fan responded to the switch.  
**BATH FIXTURE:** A combination tub and shower is installed.  
**TUB:** General condition is Good.  
**SHOWER SURROUND:** Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.  
**SHOWER ENCLOSURE:** General condition is Good.  
**TUB/SHOWER PLUMBING:** Low flow / pressure noted at the shower when the valve is set to hot water only. Recommend further evaluation by a licensed plumber.  
**VANITY:** General condition is Good.  
**COUNTERTOPS:** General condition is Good.  
**SINK:** General condition is Good.  
**FAUCET:** General condition is Good.  
**TOILET:** General condition is Good.  
**PLUMBING LEAKS:** None apparent at this time.

### #2 BATHROOM

**LOCATION:** Master.  
**WALL FINISH:** Paint condition is Intact.  
**FLOORING:** Vinyl condition is Good.  
**DOOR:** General condition is Good.  
**LIGHTING:** The light(s) responded to the lightswitch.  
**OUTLETS:** Appear to be in Good working order.  
**GFI OUTLETS:** GFI protection is provided to this location.  
**HEATING DEVICE:** Heat register(s) noted.  
**BATH VENTILATION:** Exhaust fan responded to the switch.  
**BATH FIXTURE:** Shower only.  
**SHOWER PAN:** General condition is Good.  
**SHOWER SURROUND:** Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.  
**SHOWER ENCLOSURE:** Door-General condition is Good.  
**TUB/SHOWER PLUMBING:** Water to the shower head stopped after approximately 15 seconds of testing. All other fixtures in the home worked on both hot & cold water during this time. Recommend further evaluation and repair by a licensed plumber.  
**VANITY:** General condition is Good.  
**COUNTERTOPS:** General condition is Good.  
**SINK:** General condition is Good.  
**FAUCET:** General condition is Good.  
**TOILET:** General condition is Good.  
**PLUMBING LEAKS:** None apparent at this time.





# INTERIOR - (GENERAL)

## CEILINGS / WALLS / FLOORS

**CEILINGS:** Drywall - General condition is Good. Normal settling cracks were noted.  
**WALLS:** Drywall - General condition is Good. Normal settling cracks were noted.  
**WALL INSULATION:** Yes.  
**MOISTURE ENTRY:** There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.

## WINDOWS

**MATERIAL:** Vinyl.  
**PANES:** Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.  
**STYLE:** Sliding.  
**CONDITION:** Good.  
**BAD THERMO-SEALS:** None were identified.  
**FUNCTION:** Good.  
**SCREENS:** Not yet installed.

## ADDITIONAL ITEMS

**SMOKE DETECTORS:** Installed. The smoke detector has a "hush" button.  
**CARBON MONOXIDE DETECTOR:** No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

# PLUMBING SYSTEM

## PLUMBING SYSTEM

**GENERAL CONDITION:** Good.  
**WATER SUPPLY:** Public water.  
**WATER SHUT-OFF LOCATION:** The main water shut off location is at the water meter.  
**WATER PRESSURE:** Hall Bathroom: Low flow / pressure noted at the shower when the valve is set to hot water only. Recommend further evaluation by a licensed plumber.  
 Master Bathroom: Water to the shower head stopped after approximately 15 seconds of testing. All other fixtures in the home worked on both hot & cold water during this time. Recommend further evaluation and repair by a licensed plumber.  
**WATER PIPE TYPE:** Cross-linked Polyethylene (PEX). Note: Supply lines which are not visible are not part of these conclusions.  
**SUPPLY PIPE LEAKS:** None apparent.  
**HOSE BIBS:** Sample operated, appeared serviceable.  
**WASTE PIPE TYPE:** Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.  
**CLEAN-OUT PLUG ACCESS:** Yes.  
**WASTE TREATMENT:** Sewer. Ask the owners about any sewer maintenance history.  
**WASTE PIPE LEAKS:** None apparent.  
**DRAIN FLOW:** Good. Only the sink, tub/shower and toilet drains were observed for flow.  
**FUEL:** Natural Gas.  
**SHUT-OFF LOCATION:** The main gas shut-off valve is located at the gas meter.

## WATER HEATER

**LOCATION:** Garage.  
**VISUAL CONDITION:** Good.  
**TYPE:** Natural Gas.  
**APPROXIMATE AGE:** 2005.  
**LIFESPAN:** According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is performing within it's designed projected lifespan. It is impossible to tell



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whether the unit will perform for another day, month, or decade. When a unit fails it will usually either stop heating, or it will leak water.

**SIZE:** 40 Gallons.

**SAFETY RELEASE VALVE:** Yes - Did not test. Most manufactures recommend annual testing of the Safety Release Valve and replacement if the valve leaks or is corroded.

**RAISED PLATFORM:** Not required for this type of water heater.

**EARTHQUAKE STRAPPING:** Yes.

**COMBUSTIBLE CLEARANCE:** Good.

**GAS SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line.

**FLEXIBLE CONNECTOR:** A flexible gas line is properly installed.

**VENTING:** The combustion and exhaust venting is Good.

## HEATING & COOLING SYSTEMS

### HEATING SYSTEM

**VISUAL CONDITION:** Good.

**CYCLING:** The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

**TYPE:** Forced Air.

**ENERGY:** Gas and Electric.

**APPROXIMATE AGE:** 2005.

**ESTIMATED LIFESPAN:** According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years.

**BLOWER MOTOR:** Appears to operate smoothly.

**FILTER TYPE:** This system utilizes a standard efficiency air filter.

**FILTER LOCATION:** The filter is located inside the return air grill.

**THERMOSTAT:** Manual model.

**HEAT DUCTS:** Insulated.

**COMBUSTIBLE CLEARANCE:** Clearance to combustibles is Good.

**FUEL SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line.

**FLEXIBLE CONNECTOR:** A flexible gas line is improperly installed through the furnace cabinet. It is recommended that solid gas line extend through the furnace cabinet then connect to the flex line. Recommend further evaluation and repair by a licensed HVAC technician.



**VENTING:** The combustion and exhaust venting appear to be Good.

**AMBIENT AIR TEMPERATURE:** 63.

**SUPPLY AIR TEMPERATURE:** 126.

**COMBUSTION CHAMBER:** **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

### AIR CONDITIONING

**DID NOT TEST:** DID NOT TEST. We are unable to evaluate the working condition of A/C units when the ambient air temperature has been below 65 degrees during the last 24 hours. When the compressor oil is not warm it may damage the compressor if the unit is operated.

**VISUAL CONDITION IS:** Good.

**LOCATION:** East.

**APPROXIMATE AGE:** 2005.



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## EVAPORATOR DRAIN LINE:

The drain line does not have an elbow on it's end and will allow water to run back down the outside of the pipe and into the wall. Recommend installing an elbow to allow the water to drip freely from the pipe.



## CONDENSER UNIT: CONDENSER CIRCUIT BREAKER: SUCTION LINE INSULATION:

Visual condition is Good.  
Is properly installed.  
Intact.

# ELECTRICAL SYSTEM

## ELECTRICAL SYSTEM

### MAIN PANEL LOCATION: ELECTRICAL SERVICE: SYSTEM TYPE: MAIN DISCONNECT SIZE: SERVICE ENTRY CABLES: UTILITY DISTRICT: CIRCUIT DISCONNECTS: 110/120V BREAKERS: AFCI BREAKERS:

Garage.  
Underground System.  
Single Family Dwelling.  
200 amps.  
#4/0 Aluminum, 200 Amps.  
Pacific Power & Light.  
Circuit Breakers.  
14.  
Yes, 2. AFCI breakers were tested with the built-in test buttons and reset to the on position.

### 220/240V BREAKERS: PANEL LABELING: SYSTEM TYPE & VOLTAGE: WIRING TYPE: MAIN BRANCH WIRING:

3.  
Yes. Determining the accuracy of the labeling is beyond the scope of our inspection.  
3 Wire System using both 110/220 volts.  
Non-metallic plastic sheathing.  
Copper Branch Wiring - While viewing the branch wiring inside the panel(s) there was NO evidence of any aluminum branch wiring. Only copper branch wiring was observed.

Two branch wire circuits are not properly supported in the crawl space. They appear to have been added after the fact.



### HOUSE GROUND CONNECTION:

UFER. A UFER ground is when the house ground is connected to the reinforcing re-bar in the foundation.

### GFI OUTLETS:

Yes - This home is equipped with the recommended GFCI protection. A Ground Fault Circuit Interrupter is a safety device which monitors the difference between current flowing through the Hot and Neutral wires of an outlet/circuit. If there is an imbalance of current greater than 5 milliamps, the current will be cut off in less than a second. GFCI protection is recommended within 6' of the kitchen sink and wet bars, in all bathrooms, in the garage, on the exterior and on any pool, spa or jetted tub equipment. The GFCI is designed to protect human lives, whereas circuit breakers/fuses are designed to protect only the wiring and the equipment.

### OUTLET TESTING: LOW-VOLTAGE WIRING:

Outlets were randomly tested.  
NOTE: The testing or evaluation of low voltage wiring is beyond the scope of our inspection. This includes, but may not be limited to: phone lines, cable or satellite TV, alarm systems, audio/video, computer network cables, etc. If any of these services are desired we recommend contacting a qualified technician for further evaluation.



# Buckley's Inspection Services, Inc

PO BOX 222, MIDLAND, OR 97634

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nbuckley@e-isco.com

OCHI #337

FAX: (541) 882-9856  
CCB #110603



## ATTIC & FOUNDATION

### ATTIC

**METHOD OF INSPECTION:** Entered inside and inspected all of the accessible areas.

**ATTIC ACCESS:** Attic access is located in the Garage & Laundry Room.

**ATTIC COVER:** Laundry access: There is no insulation batt in the attic to cover up the access panel. This will cause a great heat/cold transfer from the main home to the attic. There is no plywood box frame around the attic opening. This is usually installed to prevent the attic insulation from falling out when removing the cover = Care should be taken when removing the cover door. The light switch and furnace service switch are both located at the laundry room attic access hatch.

**STRUCTURE:** Visual condition is Good.

**TRUSS SYSTEM:** Yes.

**RAFTERS VISIBLY SAGGING:** No.

**VAULTED CEILING:** None.

**CEILING JOIST SAGGING:** No.

**ATTIC FLOOR:** None.

**ATTIC VENTILATION:** Adequate. Type: Roof vents, Eave vents.

**ATTIC INSULATION:** Type: Blown-in Fiberglass. Total Thickness: 12"-15". Attic insulation covers the walkway between the furnace and access hatch. Area was accessed and inspected by walking on the trusses.

**LEAK EVIDENCE:** There is no current visible evidence of leakage into the attic area.

**ATTIC ELECTRICAL:** Service light for furnace did not respond to the light switch.

**EXHAUST FAN DUCTING:** The bathroom exhaust fans are ducted through the roof.

**DUCTWORK:** Appears serviceable.

### FOUNDATION

**FOUNDATION CONDITION:** Good.

**STEM WALL:** Concrete.

**FOUNDATION CRACKS:** Typical Hairline.

**ANCHOR BOLTS:** Installed.

**REMARKS:** Small section of wood form board is still in place at the rear center of the pony wall footing.



### CRAWL SPACE

**METHOD OF INSPECTION:** Entered inside and inspected all of the accessible areas.

**ACCESS:** The crawlspace access is in an interior closet.

**STRUCTURE:** Visual condition is Good.



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## SUPPORT TYPE:

Pony wall. The right most pony wall stud has been removed. Recommend repair by a licensed contractor.



## GIRDER/JOISTS SAGGING: MATERIAL DETERIORATION: SUBFLOOR: UNDER FLOOR INSULATION:

No.  
None was identified by visual examination.  
Oriented Strand Board.  
Yes. Underfloor insulation restricts viewing. Insulation has fallen down in a few places.



## VENTILATION SOIL CONDITION:

Adequate.  
Moist, A vapor barrier is installed covering some of the soil. The vapor barrier does not properly extend all the way to the foundation in some areas. Recommend repair.

## WOOD DEBRIS: PEST ACTIVITY: CRAWL SPACE ELECTRICAL: PLUMBING LEAKS:

Several pieces of wood debris were observed in the crawl space.  
None was identified by visual examination.  
Two electric wires are not properly secured to the joists in the crawl space.  
None were observed.

# SUMMARY

## SUMMARY

### STRUCTURAL CONDITION: ELECTRICAL CONDITION: MECHANICAL CONDITION: PLUMBING CONDITION: REMARKS:

The overall structural condition is Good.  
The electrical system is in Good general condition.  
There are some needed repairs-Please review the Mechanical areas of this report.  
Plumbing repairs are recommended - refer to plumbing section of report.  
This home is in Good overall condition. Please refer to the report in it's entirety. Good Luck in your new home!

### INSPECTOR

Nathan Buckley, O.C.H.I. # 337, A.I.I. Cert #1247.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not



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included in this report that you would like included, please notify us and we will make an addendum to the inspection report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is NOT a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: "WHAT YOUR INSPECTION INCLUDES"