



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.



151 Sample St, 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: Betty Homebuyer.
DATE OF INSPECTION: February 24, 2006.
TIME OF INSPECTION: 9:00 AM.
INSPECTION #: N60224-1A.



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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:** Suburbs.
- OCCUPANCY:** The building is currently vacant.
- CLIENT PRESENT:** No. This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection walkthrough and did not sign the Service Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Service Agreement and further agree that the Service Agreement will form a part of the inspection report.
- PROPERTY OPENED BY:** Listing agent.

CLIMATIC CONDITIONS:

- TEMPERATURE:** 33.
- CONDITIONS:** Sunny.
- SOIL CONDITIONS:** Frozen.

BUILDING CHARACTERISTICS:

- MAIN ENTRY FACES:** Southwest.
- ESTIMATED AGE OF BUILDING:** 1950's.
- 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.



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STORIES: 1.
SPACE BELOW GRADE: Crawl space.

UTILITIES

WATER SOURCE: Public.
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.
RETAINING WALLS: Retaining wall on the left side of the front driveway is deteriorated.



RAIN GUTTERS: General condition is Fair, There is only a partial gutter system installed. PLEASE NOTE: The gutters were not water tested to see if they leak in the connections or seams. Observation checked by walking around under gutter with the usual partial view. Rusting viewed in some areas indicating the downspouts are at the ends of their useful life.

DOWNSPOUTS:



Staining and efflorescence on the brick at the left front corner indicates the downspout is leaking at its joints. This downspout is also draining near the foundation and has caused the foundation to settle in this area as evidence by the cracks in the brick on the left side between the door and window. Route downspouts away from the building to improve drainage.

FOUNDATION DRAINAGE: Typical negative grade noted under eaves, A positive grade is recommended to help prevent water penetration into the crawl space.

LANDSCAPING

TREES: General condition is Good.
SHRUBBERY: General condition is Good.
FRONT LAWN: General condition is Good.
BACK LAWN: General condition is Good.
SPRINKLERS: The evaluation of in-ground sprinkler systems is beyond the scope of this inspection. If in-ground sprinklers are present we recommend you consult with the property owner about the condition and operation of the sprinkler system.



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FENCING

LEFT FENCE:
REAR FENCE:

Wood. General condition is Fair. Fence is leaning in some areas.
Chain Link. General condition is Good.

DRIVEWAYS/WALKWAYS

DRIVEWAY:

Front: Asphalt-General condition is Fair. Surface deterioration noted in some areas.
Rear: Concrete, General condition is Poor. Surface condition is: at least 50% of the area shows surface deterioration.



WALKWAYS:

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

EXTERIOR

BRICK CONDITION:

Settling cracks noted in the brick under the large window at the front right and on the left side between the door and window. Both cracks appear to be related to roof water draining near the foundation.



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

Good.
Intact.

WINDOWS CONDITION:
HOSE BIBS:
FOUNDATION:

Good. The vinyl soffit enclosure prevents observation of the overhang and any possible damage from ice damming.
Good. Please refer to the individual room notes.
Hose bibs were turned on and off again.
Settling crack noted in foundation under large window at front.

FRONT PORCH

TYPE:
LIGHTING:
DOORBELL:
SCREEN/STORM DOOR:

Concrete-General condition is Good. Normal settling cracks noted.
Good.
The doorbell is installed and working.
Good.

ROOFING

GENERAL ROOFING CONDITION

ROOFING MATERIAL:
RIDGES:
INSPECTION METHOD:
APPROXIMATE ROOF PITCH:
STYLE:
ROOFING LAYERS:
ESTIMATED AGE:
DESIGNED LIFESPAN:

General condition is Good.
Good.
Walked upon the rooftop.
3:12.
Hip.
One.
This roof appears to be 0 to 2 years old.
The statistical life average of this roofing product is 15-18 years.



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ROOFING MATERIAL TYPE: Composition Shingles.
ROOF PENETRATIONS: Plumbing vents were noted.
ATTIC VENTS: Yes. Roof vents, Eave vents.
ROOF METAL: Good condition.
SAGGING: No significant sagging was observed at this time.
ROOF COVERING STATUS: Appears serviceable and is still within useful lifespan.
SNOW SADDLES: None. The addition of a snow saddle is recommended by the chimney to help prevent water penetration.



CHIMNEY / FLUE #1

CONDITION: Fair, Repairs are needed.
MATERIAL: Brick and Mortar, Some of the bricks are loose. The mortar is deteriorated in some areas. Recommend repair by a qualified licensed mason.



CHIMNEY CAP: A chimney cap is not installed, but it is recommended to prevent water entry and damage to the chimney.



FLUE LINER: Good condition.
CHIMNEY CLEAN: Yes.
ROOF JOINT: The flashing at the chimney/roof joint is protected by the recommended counter flashing.
REMARKS: Regular chimney maintenance is highly recommended, yet often overlooked by homeowners. The full evaluation of the structural and internal portions of the chimney is beyond the scope of this visual evaluation. It is recommended that a "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards.



AMENITIES

GARAGE

REMARKS: Original garage has been converted into living space.

CARPORT

GENERAL CONDITION: Good.
LOCATION: Rear. Attached.
ROOF CONDITION: Good - Appears serviceable.
FLOOR CONDITION: Many of the metal roofing screw are loose. Loose screws increase the chance of leakage.



KITCHEN

GENERAL KITCHEN CONDITIONS

WALL FINISH: Paint condition is Intact.
FLOORING: Vinyl condition is Good.
WINDOWS: Dual pane window(s) condition is Good.
WINDOW FUNCTION: General operation 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.
CABINETS: General condition is Good.
COUNTERTOPS: General condition is Good. The counter top is chipped in some areas.
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. The unit is still functioning beyond it's projected lifespan.
GARBAGE DISPOSAL: None.
STOVE (Range): Heating element did not heat at: Left Rear.
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.
REFRIGERATOR: Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.
WATER HOOK-UP: None. There appeared to be no water hook-up to the refrigerator area.

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.



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LAUNDRY

LOCATION: Left rear.

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.

LIGHTING: Light(s) did not respond to the switch.

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

LOCATION: Right Front.

WALL FINISH: Paint condition is Intact. Settling cracks in wall under window.

FLOORING: Carpet condition is Fair. Carpet is mis-cut in some areas leaving a gap between the carpet and the wall.

WINDOWS: Dual pane window(s) condition is Good.

DOOR: General condition is Good. Exterior door has a hollow core and is not as secure or energy efficient as a solid core exterior door.

DEADBOLT: A deadbolt is not installed. Many insurance companies will offer discounted premiums to houses with deadbolts installed on the exterior doors.

LIGHTING: The light fixture responded to the light switch. Ceiling fan is installed.

OUTLETS: Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This incorrect installation creates an Open Ground condition = Recommend Repair.

HEATING DEVICE: Heat register(s) noted.

FAMILY ROOM

LOCATION: Left Front.

WALL FINISH: Paneling condition is Good.

FLOORING: Carpet condition is Good.

WINDOWS: Dual pane window(s) condition is Good.

WINDOW FUNCTION: General operation is Good.

DOOR: Exterior door has a hollow core and is not as secure or energy efficient as a solid core exterior door.

DEADBOLT: A deadbolt is not installed. Many insurance companies will offer discounted premiums to houses with deadbolts installed on the exterior doors.

LIGHTING: The light fixture responded to the light switch. Ceiling fan is installed. The fan kit wobbles = Rebalance blades.

OUTLETS: Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This incorrect installation creates an Open Ground condition = Recommend Repair.

HEATING DEVICE: Heat register(s) noted.



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SINK:

The following conditions were noted at the sink & faucet: Low water pressure / flow. The drain is very slow and leaks. The sink drain is improperly installed with an S-trap instead of the recommended P-trap and proper venting. The hand sprayer type faucet is not functioning. Recommend further evaluation and repair by a licensed plumber.



REMARKS:

Termite shelter tubes observed on wall behind water heater. Unable to access this area to determine if any structural damage is present. Recommend further evaluation by a licensed Pest Control Operator and extermination as needed.



Termite shelter tubes on wall.

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

LOCATION:	Left Rear.
WALL FINISH:	Paint condition is Intact.
FLOORING:	Carpet condition is Older.
WINDOWS:	Single pane window(s) with added storm window(s) are installed.
WINDOW FUNCTION:	General operation is Good.
DOOR:	General condition is Good.
LIGHTING:	The light fixture responded to the light switch.
OUTLETS:	Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This incorrect installation creates an Open Ground condition = Recommend Repair.
CLOSET STORAGE:	Adequate.
HEATING DEVICE:	Heat register(s) noted.

#2 BEDROOM

LOCATION:	Middle, Back.
WALL FINISH:	Paint condition is Intact.
FLOORING:	Wood condition is Good.
WINDOWS:	Single pane window(s) with added storm window(s) are installed.
WINDOW FUNCTION:	General operation is Good.
DOOR:	General condition is Good.



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LIGHTING: The light fixture responded to the light switch.
OUTLETS: Appear to be in Good working order. Older style, 2-prong, ungrounded outlets noted.
CLOSET STORAGE: Adequate. Bottom track hardware is broken.
HEATING DEVICE: Heat register(s) noted.

#3 BEDROOM

LOCATION: Right Rear.
WALL FINISH: Paint condition is Intact.
FLOORING: Carpet condition is Good.
WINDOWS: Dual pane window(s) condition is Good. Single pane window(s) with added storm window(s) are installed.
WINDOW FUNCTION: General operation is Good.
DOOR: General condition is Good.
LIGHTING: The light fixture responded to the light switch.
OUTLETS: Older style, 2-prong, ungrounded outlets noted.
CLOSET STORAGE: Adequate.
HEATING DEVICE: Heat register(s) noted.

BATHROOMS

#1 BATHROOM

LOCATION: Left Rear.
WALL FINISH: Paint condition is Intact.
FLOORING: Carpet 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 is in good working order.
BATH FIXTURE: Shower only.
SHOWER PAN: Ceramic Tiles=Good Condition. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.
SHOWER SURROUND: Ceramic Tiles=Good Condition. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls.
SHOWER ENCLOSURE: The door appears be constructed with non-tempered glass. Recommend the safety upgrade of a tempered glass unit.
TUB/SHOWER PLUMBING: Appears serviceable.
VANITY: General condition is Good.
COUNTERTOPS: General condition is Good.
SINK: General condition is Good. The following conditions were noted at the drain: The sink drain is currently leaking below the sink.
FAUCET: General condition is Good.
TOILET: General condition is Good.
PLUMBING LEAKS: None apparent at this time.

#2 BATHROOM

LOCATION: Right Rear.
WALL FINISH: Paint condition is Intact.
FLOORING: Vinyl condition is Good.
WINDOWS: Dual pane window(s) condition is Good.
WINDOW FUNCTION: General operation 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 is in good working order.
BATH FIXTURE: Tub only.



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TUB: General condition is Good.
TUB SURROUND: Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
TUB/SHOWER PLUMBING: The tub/shower drain is very slow.
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: Unable to determine if the walls are insulated.
MOISTURE ENTRY: There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.
FLOORS: The floor squeaks in some areas. These squeaks are usually repaired when new floor coverings are installed with the addition of grabber type screws to resecure the subfloors to the floor joists.

WINDOWS

MATERIAL: Vinyl, Aluminum.
PANES: There are both dual and single pane windows used in this home. 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. Single Pane. It is not uncommon for single pane windows of this condition to leak between the glass pane and the window frame.
CONDITION: Good, Fair.
BAD THERMO-SEALS: None were identified.
FUNCTION: Good.

ADDITIONAL ITEMS

SMOKE DETECTORS: Installed.
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: Unable to inspect most of the plumbing system due to the inadequate access to the crawl space.
WATER SUPPLY: Public water.
WATER PIPE TYPE: Galvanized Supply Lines. Note: Supply lines which are not visible are not part of these conclusions. Professionals report that the typical lifespan of galvanized plumbing is 40-60 years on the horizontal runs and 80-100 years on the vertical runs.
SUPPLY PIPE LEAKS: Leak noted at valve under bar sink.
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: Under sink in left rear bathroom, under sink in bar area.
DRAIN FLOW: Good. Only the sink, tub/shower and toilet drains were observed for flow.
FUEL: Natural Gas.



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SHUT-OFF LOCATION: The main gas shut-off valve is located at the gas meter.

WATER HEATER

LOCATION: Right rear corner of family room, behind bar. Location will make replacement more difficult.
VISUAL CONDITION: Fair.
TYPE: 220 volt electric heater.
APPROXIMATE AGE: 1986.
LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.
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. PVC is not an approved material for a SRV drain line. Recommend repair by a licensed plumber.

FLEX CONDUIT: The 220 volt electrical hook-up was run to the unit without the recommended flexible conduit = Recommend the safety upgrade. The junction box cover is missing. The ground wire screw is loose preventing proper grounding of the water heater.



EARTHQUAKE STRAPPING: Not required for this installation.

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.
BRAND: Aire-Flo.
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. The filter is dirty. We recommend monthly replacement when the unit is in use.
THERMOSTAT: Set-back programmable 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 properly installed.
VENTING: The exhaust vent opening in the cabinet was field modified to a location not originally supplied by the manufacturer. I contacted Aire-Flo technical support (1-800-982-2333) for further information about field modifications of this unit and were informed that this is not an approved vent exit options. This may also indicate that the unit was installed without a permit. The field modification also removed a portion of the manufacturer's data sticker = unable to view serial number. Recommend further evaluation and repair / replacement as needed by a qualified licensed HVAC contractor.



Exhaust vent cut through data plate.

AMBIENT AIR TEMPERATURE: 68.



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SUPPLY AIR TEMPERATURE: 118.
COMBUSTION CHAMBER: **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

FIREPLACE #1

LOCATION: Living Room.
TYPE OF UNIT: A wood burning stove has been installed in a traditional fireplace = Unable to view the fireplace, damper or flue.
FIREBOX CONDITION: Unable to evaluate = Firebox was filled with ashes.
DOOR: The recommended door seal is not installed. The wood handle falls off the latch.
CIRCULATION FAN: Appears serviceable.
HEARTH EXTENSION: Inadequate. The hearth is less than the typical 16" minimums. Recommend the addition of a hearth extension.
FLUE CLEANING: Fireplace insert = Limited access to the flue. Recommend that a licensed chimney sweep inspect behind the insert.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

MAIN PANEL LOCATION: Family room. (Converted garage)
ELECTRICAL SERVICE: Overhead clearance is Good.
SYSTEM TYPE: Single Family Dwelling.
MAIN DISCONNECT SIZE: Two panels are installed.
Panel 1 (Right) is a "Split Panel". This type of system does not utilize a main breaker, but instead has a 60 Amp lighting main. The lighting main turns off power to the lights and outlets only, and does NOT turn off power to the 220 Volt circuits.

Panel 2 (Left): 100 amp main disconnect.

The wood paneling covers the bottom panel screw for the right (original) panel. This prevents removal and inspection of wiring inside right panel. This also prevents determining whether the left panel is wired as a sub-panel or a second main panel. If the left panel is wired as a sub-panel the grounding and neutral system may be compromised due to the bond strap that connects the neutral and ground bus bars and the neutral feed to the left panel is connected to the ground bus. Recommend removing the wood paneling from in front of the electrical panels and contacting a licensed electrician for further evaluation and repair as needed.



Wood paneling covers bottom of elec

SERVICE ENTRY CABLES: Unable to view.
UTILITY DISTRICT: Pacific Power & Light.
CIRCUIT DISCONNECTS: Circuit Breakers.
110/120V BREAKERS: Left panel: 4
Right Panel: 4.
220/240V BREAKERS: Left Panel: 4
Right Panel: 6.
PANEL LABELING: Partial. Determining the accuracy of the labeling is beyond the scope of our inspection.
SYSTEM TYPE & VOLTAGE: A partially upgraded 3 wire system is installed using both 2 & 3 prong outlets.
WIRING TYPE: Non-metallic plastic sheathing.
MAIN BRANCH WIRING: 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. Unable to view wiring inside right panel.

HOUSE GROUND CONNECTION: Unable to locate the House Ground connection.
GFI OUTLETS: Partial - This home is partially 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.



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



OUTLET TESTING:

The GFCI is designed to protect human lives, whereas circuit breakers/fuses are designed to protect only the wiring and the equipment.

Outlets were randomly tested. **Noted:** Many outlets have been incorrectly retrofitted with 3 prong outlets, that were only designed for 2 prong outlets. This creates an Open Ground condition. It is recommended that either a 2 prong outlet be reinstalled, or have a recommended ground wire installed by a licensed Electrician. - See room notes.

OTHER VISIBLE WIRING HAZARDS:

Water Heater: The 220 volt electrical hook-up was run to the unit without the recommended flexible conduit = Recommend the safety upgrade. The junction box cover is not installed. The ground wire screw is loose preventing proper grounding of the water heater.

LOW-VOLTAGE WIRING:

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.

REMARKS:

Recommend further evaluation and repair of the electrical system by a licensed electrician.

ATTIC & FOUNDATION

ATTIC

METHOD OF INSPECTION:

Entered inside and inspected all of the accessible areas.

ATTIC ACCESS:

Laundry Room.

STRUCTURE:

Visual condition is Good.

RAFTER SYSTEM:

2 x 6 rafters spaced at 24 inch centers.

RAFTERS VISIBLY SAGGING:

One cracked rafter has been repaired at the left rear of the attic space. No other cracked rafters were found.

VAULTED CEILING:

None.

CEILING JOIST SAGGING:

No.

ROOF SHEATHING:

Plywood sheathing.

ATTIC FLOOR:

None.

ATTIC VENTILATION:

Marginal, Type: Roof vents, Eave vents. It appears the insulation and the vinyl soffits are blocking air flow through most of the soffit vents. Recommend having the soffit venting repaired by a licensed roofing contractor. New plywood was installed in some areas when the roof was recently replaced. This may indicate the attic was poorly vented in the past. Unable to determine if any additional ventilation was installed with the new roof.

ATTIC INSULATION:

Type: Blown-in Cellulose. Total Thickness: 4"-6"

LEAK EVIDENCE:

Water stains noted on the framing members which appear to be from: a past leak.

EXHAUST FAN DUCTING:

The bathroom exhaust fans use flexible plastic ducting which is not approved for this application.

DUCTWORK:

Appears serviceable.

FOUNDATION

REMARKS:

Unable to fully view the foundation due to the inadequate access to the crawl space.

CRAWL SPACE

METHOD OF INSPECTION:

Entered inside and inspected all of the accessible areas.

ACCESS:

Right front corner of family room.

STRUCTURE:

Visual condition is Fair.

SUPPORT TYPE:

Pier & Post.

PIERS FULLY BEARING:

Yes.

GIRDER/JOISTS SAGGING:

No.

MATERIAL DETERIORATION:

Dry rot observed in framing at right rear and left front corners of crawl space. Refer to Pest & Dry Rot report for diagram and recommendations.

SUBFLOOR:

Diagonal.

UNDER FLOOR INSULATION:

None.

VENTILATION

Adequate.

SOIL CONDITION:

Moist, A vapor barrier is not installed in the crawl space. The current conditions in the crawl space indicate that installation of a vapor barrier is advisable.

PEST ACTIVITY:

Live termites & termite damage observed in framing along left side of crawl space. Recommend further evaluation & extermination by a licensed Pest Control Operator. Refer



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CRAWL SPACE ELECTRICAL:
PLUMBING LEAKS:

to Pest & Dry Rot report for diagram and recommendations.
Noted line splices in the crawl space without the proper wire nuts.
Drain line for shower in master bathroom is leaking in the crawl space. Recommend contacting a licensed plumber for repair.

SUMMARY

SUMMARY

STRUCTURAL CONDITION: The overall structural condition is Good. Evidence of settling was observed in the brick work at the left front corner and under the large window at the right front. Refer to crawl space section for information about termite infestation and Dry Rot damage to the floor framing.

ELECTRICAL CONDITION: Electrical repairs / upgrades are recommended - refer to electrical section of report.

MECHANICAL CONDITION: The exhaust vent opening in the cabinet was field modified to a location not originally supplied by the manufacturer. I contacted Aire-Flo technical support (1-800-982-2333) for further information about field modifications of this unit and were informed that this is not an approved vent exit options. This may also indicate that the unit was installed without a permit. The field modification also removed a portion of the manufacturer's data sticker = unable to view serial number. Recommend further evaluation and repair / replacement as needed by a qualified licensed HVAC contractor.

PLUMBING CONDITION: Repairs are needed - refer to plumbing section.

HEALTH & SAFETY ITEMS: There are a few Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.

INSPECTION LIMITATIONS: Unable to access the crawl space. The crawl space access is less than 10" wide. This does not meet the minimum required size of 18" x 24". Recommend providing properly sized access opening to allow for further inspection of the crawl space area. This will likely be most easily accomplished by cutting a hole through the floor in one of the interior closets.

REMARKS: This home is in Good overall condition for it's age. 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 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"