



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## HOME INSPECTION REPORT

Gary P. Holzbauer - Oregon Certified Home Inspector #017



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). The first section of our 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 that these systems would not meet present standards, although they did meet local requirements at the time they were installed.

**THIS REPORT IS PROTECTED BY COPYRIGHT!**

**REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.**

***WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless Emerald Inspection Services from third party claims relating to this Inspection Report.***



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## CLIENT & INSPECTION INFORMATION

**INSPECTION LOCATION:** 1234 Valley View Drive.  
**CLIENT'S NAME:** Scott and Laura Jones.  
**MAILING ADDRESS:** 4567 Ocean View Parkway.  
**CITY/STATE/ZIP:** Cave Junction, OR 97523.  
**DATE OF INSPECTION:** September 5, 2007.  
**TIME OF INSPECTION:** 9:30am.  
**INSPECTION #:** 080305.  
**CLIENT'S AGENT:** Mary Topseller.

## 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 was reaching or exceeding the end of its 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 and was within its designed lifespan.

**LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Front, Left, Right, Rear, Left Front, Right Rear, Front Middle, etc.. These descriptions are relative to viewing the home from the street (or from the front entry on homes not located near a street). Compass directions may also be used.

**PLEASE NOTE:** **The component evaluations are not a guarantee or warranty of future performance. They are only evaluations of how the components were working or performing on the day they were inspected. Home warranties can be purchased separately from other companies to protect you when component failure occurs.**



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## GENERAL INFORMATION:

**AREA:** City.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT?:** Yes.  
**PEOPLE PRESENT:** Homeowner, Selling Agent.  
**PROPERTY OPENED BY:** Homeowner.

## CLIMACTIC CONDITIONS:

**TEMPERATURE:** 48 degrees and warming.  
**CONDITIONS:** Sunny.  
**SOIL CONDITIONS:** Damp.

## BUILDING CHARACTERISTICS:

**ESTIMATED YEAR BUILT:** Per Agent - 1965.  
**BUILDING TYPE:** Single Family Dwelling.  
**APPROX. SQUARE FOOTAGE:** 1656.  
**STORIES:** Split level/entry.  
**SPACE BELOW GRADE:** Partial crawl space and partial slab.

## UTILITIES

**WATER SOURCE:** Public.  
**UTILITIES STATUS:** All utilities on.

## GROUNDS & EXTERIOR

## TOPOGRAPHY

**LOT TYPE:** Flat lot.  
**ROOF DRAINAGE:** Rain gutters, downspouts and underground drainpipes are installed.  
**FOUNDATION DRAINAGE:** Water appears to drain away from the foundation.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## DRIVEWAYS/WALKWAYS

**DRIVEWAY:** Concrete - General condition is Good to Fair. Some of the area shows surface deterioration.

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

## EXTERIOR STRUCTURE

**SIDING CONDITION:** Good - Type: Vinyl.

**MOLDINGS & TRIM CONDITION:** Good.

**TRIM PAINT CONDITION:** Good to Fair - The paint is peeling / flaking in some areas.

**EAVES/OVERHANGS CONDITION:** Good.

**WINDOW CONDITION:** Good.

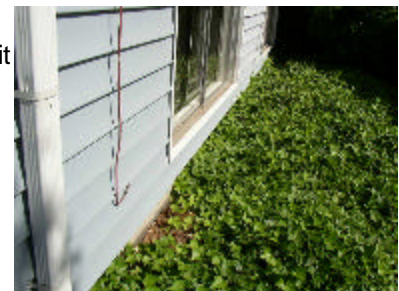
**HOSE BIBS/FAUCETS:** The accessible hose bibs are functioning.

**DRYER VENT OUTLET:** Condition is Good. We recommend cleaning on a regular basis to maintain full air flow / dryer operating efficiency, and keep the closure flap operating.

**OTHER CONDITIONS:** There is some minor rot on the tops of some of the protruding beam ends on the front of the house = Recommend installing sheet metal caps over the beam ends to prevent further rotting.



**REMARKS:** We recommend keeping the ivy pruned away from the house to keep it from growing under the siding.



## PATIOS

**TYPE:** Concrete. Uplifting of slab / uneven surfaces may present a Tripping Hazard.

**LIGHTING:** The installed light fixture(s) are functioning.

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



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229

**GFI OUTLETS:**

There is no GFI outlet installed. There is no GFI outlet installed. Modern building standards recommend GFI protection on all outdoor outlets. Please see the ELECTRICAL section of this report for more information about GFI outlets.

**SCREEN/STORM DOOR:**

General condition is Good.

## FRONT PORCH

**TYPE:**

Concrete - General condition is Good.

**STAIRS:**

Minor rot was noted on the stairs.

**HANDRAIL:**

The handrail is loosely mounted = Resecure.

**LIGHTING:**

The installed light fixtures are functioning.

**OUTLETS:**

Appear to be in Good working order.

**GFI OUTLETS:**

There is no GFI outlet installed. Modern building standards recommend GFI protection on all outdoor outlets.

**DOORBELL:**

A doorbell is installed and working.

## ROOFING

### GENERAL ROOFING CONDITION

**INSPECTION METHOD:**

Walked upon the rooftop.

**ROOFING MATERIAL:**

Composition Shingles.

**ROOF PITCH (slope):**

4:12.

**ROOFING LAYERS:**

One.

**ROOF PENETRATIONS:**

Plumbing vents and Electric service riser conduit.

**ATTIC VENTS:**

Yes. Roof vents Eave vents, and Gable vents.

**ROOFING CONDITION:**

Good.

**RIDGES:**

Good.

**FLASHING:**

The visible portions of the flashing appear to be in good condition.

**DESIGNED LIFESPAN:**

The statistical life average of this roofing material in our climate is 18-20 years.

**ESTIMATED AGE:**

This roof appears to be 3 to 5 years old.

**RAIN GUTTERS:**

Full rain gutters are installed. The general condition of the rain gutters is Good. The rain gutters currently need cleaning.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



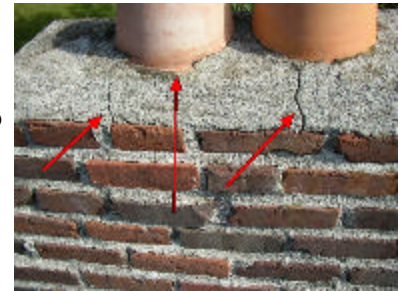
## CHIMNEY #1

**CHIMNEY LOCATION:** Middle.

**MATERIAL:** Brick and Mortar.

**CONDITION:** Good to Fair. A few bricks with minor surface spalling were noted.

**CHIMNEY CAP:** A rain cap (cover over the flue opening) is not installed, but one is recommended to keep water out of the chimney. A cement chimney cap is installed around the top of the flue liner. Cracks were noted in the chimney cap = Repair is recommended to prevent spalling / damage to the masonry below.



**ROOF JOINT:** The chimney / roof joint is protected by the recommended flashing and counter flashing.

**REMARKS:** Regular chimney maintenance is highly recommended, yet often overlooked by homeowners. A full evaluation of the structural and internal portions of the chimney is beyond the scope of this visual evaluation.

## GARAGE / CARPORT

### GARAGE

**GENERAL CONDITION:** Good.

**TYPE:** Two car.

**LOCATION:** Attached.

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

**FIRE WALL CONDITION:** Good. The following condition breaches the fire wall between the garage and the house, and should be corrected or repaired to restore the integrity of the fire wall: The attic access opening is covered by a screen rather than a drywall cover for fire resistance.

**WINDOWS:** Single pane - General condition is Good.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## MISCELLANEOUS:

Stored items restrict viewing of the garage area.



## GARAGE DOOR(S)

### HOUSE DOOR:

A solid core door is installed. The door lacks weather stripping and a threshold seal = Replace.

### YARD DOOR:

The face of the door is damaged = Repair/replace.

### MAIN GARAGE DOOR(S):

Some of the hardware on one door is damaged = Have a licensed garage door technician repair / replace before using door.

### DOOR OPENER(S):

One manual, one automatic.

### AUTO-DOOR OPENER(S):

The electric door opener is operational. Testing of the remote opener transmitters is beyond the scope of this evaluation.

### AUTO-REVERSE:

The automatic safety reverse system on the door opener is currently in good working order. Photoelectric eye safety beams that activate the auto-reverse system are installed and working.

## GARAGE ELECTRICAL

### ELECTRICAL WIRING:

Electrical wiring is covered on the walls to a height of at least a 7 foot height to protect it from damage. There is an improperly made splice in one Romex wire that is not enclosed in a junction box = Potential Hazard. Recommend repair by a licensed electrician.



### LIGHTING:

The installed light fixtures are functioning.

### OUTLETS:

Noted outlet with missing cover plate (on ceiling used by garage door opener).

### GFI OUTLETS:

The garage outlet lack GFI protection. Modern building standards recommend that all of the garage outlets be protected by GFI's except those that serve garage door openers, freezers, refrigerators or other motor-driven appliances.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## INTERIOR ROOMS

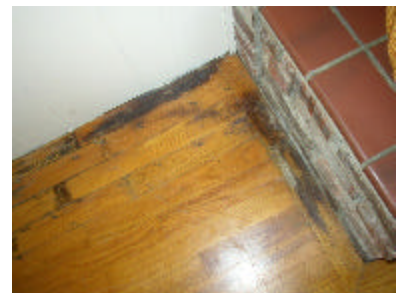
**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the rooms are subjective and not part of this evaluation. Cosmetic items are only a concern if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

### ENTRYWAY:

<b>WALL FINISH:</b>	General condition is Good.
<b>CEILING</b>	General condition is Good.
<b>FLOORING TYPE:</b>	Ceramic Tile - General condition is Good.
<b>DOOR:</b>	The door sticks in it's frame = Repair.
<b>DEADBOLT:</b>	A deadbolt is installed and functioning.
<b>LIGHTING:</b>	The installed light fixture is functioning. The globe is missing from the light fixture = Replace.
<b>CLOSET STORAGE:</b>	Adequate.
<b>HEAT SOURCE:</b>	Furnace duct. Air flow was detected at the register.

### LIVING ROOM

<b>LOCATION:</b>	Main Floor, Left Front.
<b>CONDITION:</b>	Furniture and personal items prevented the full evaluation of floor coverings, wall coverings and outlets.
<b>WALL FINISH:</b>	Paint - General condition is Good.
<b>FLOORING TYPE:</b>	Wood - General condition is Good to Fair. Noted water stains on floor to the left of the fireplace.



<b>WINDOWS:</b>	Single pane windows with added storm windows are installed. General condition is Good.
<b>LIGHTING:</b>	This room has no permanent built-in lighting. Some outlets can be controlled by the light switch.
<b>OUTLETS:</b>	Appear to be in Good working order.
<b>CLOSET STORAGE:</b>	Adequate.
<b>CLOSET DOOR(S)</b>	The face of the door is damaged.





# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**HEAT SOURCE:** Furnace duct. Air flow was detected at the register.

## DINING AREA

**WALL FINISH:** General condition is Good.  
**CEILING:** General condition is Good.  
**FLOORING TYPE:** Vinyl - General condition is Good.  
**WINDOWS:** Dual pane - General condition is Good.  
**DOOR:** General condition is Good.  
**LIGHTING:** The installed light fixtures are functioning.  
**OUTLETS:** Appear to be in Good working order.  
**HEAT SOURCE:** Furnace duct. Air flow was detected at the register.

## FAMILY ROOM

**LOCATION:** Lower Level, Right Front.  
**WALL FINISH:** General condition is Fair. There is a section of drywall missing on the wall behind the water heater. There is a gap / open area around the access opening to the crawl space, which will allow cold air from the crawl space into the room = Repair.

**FLOORING TYPE:** Carpet - General condition is Good.  
**WINDOWS:** Single pane windows with added storm windows are installed. General condition is Good.  
**LIGHTING:** The installed light fixtures are functioning.  
**OUTLETS:** Appear to be in Good working order. The room is equipped with only 2 outlets.  
**CLOSET STORAGE:** There is no closet in this room.  
**HEAT SOURCE:** Furnace duct. Air flow was detected at the register.

## HALLWAY(S)

**LOCATION:** Upstairs, Lower Level.  
**WALL FINISH:** Paint - General condition is Good.  
**FLOORING TYPE:** Carpet and Wood - General condition is Good.  
**DOOR:** The face of the door is damaged = Repair / replace.  
**LIGHTING:** The installed light fixtures are functioning.  
**CLOSET STORAGE:** Adequate.  
**SMOKE DETECTOR / ALARM:**



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



A battery-operated smoke alarm is installed in the lower hallway only. This unit does not have a "hush" button to temporarily silence the alarm. For further information about requirements for smoke alarms under Oregon state law, please see the INTERIOR - GENERAL section of this report.

## OFFICE

**LOCATION:** Lower Level, Right Rear.

**WALL FINISH:** Paint - General condition is Good.

**FLOORING TYPE:** Carpet - General condition is Good.

**WINDOWS:** Single pane windows with added storm windows are installed. General condition is Good.

**DOOR:** General condition is Good.

**DOOR HARDWARE:** Some of the lockset parts are missing = Replace lockset.

**LIGHTING:** The installed light fixtures are functioning.

**OUTLETS:** Appear to be in Good working order. The room is equipped with only 2 outlets.

**CLOSET STORAGE:** There is no closet in this room.

**HEAT SOURCE:** Electric baseboard.

## KITCHEN

### GENERAL KITCHEN CONDITIONS

**WALL FINISH:** General condition is Good.

**CEILING** General condition is Good.

**FLOORING TYPE:** Vinyl - General condition is Good.

**WINDOWS:** Single pane windows with added storm windows are installed.

**WINDOW DAMAGE:** One window pane is cracked / broken = Replace.

**DOOR:** General condition is Good.

**LIGHTING:** The installed light fixture is functioning. One of the bulbs is not working / burned out.

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

**GFI OUTLETS:** Modern building standard recommend GFI protection on all of teh kitchen outlets except the refrigerator outlet. None are currently installed = Recommend adding for improved safety.

**CABINETS:** General condition is Good.

**COUNTER TOPS:** Laminate - General condition is Good to Fair. A piece of the countertop edging is broken = Repair.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



- SINK:** Stainless Steel - General condition is Good.
- FAUCET:** General condition is Fair. Reduced water flow was noted on the hot water faucet = Recommend further evaluation by a licensed plumber.
- PLUMBING LEAKS:** None apparent at this time.

## KITCHEN APPLIANCES

- DISHWASHER:** Functioning. The dishwasher was operated on the normal cycle to check its operation and to identify any apparent leakage. Testing each cycle and feature of the unit is beyond the scope of this evaluation.
- GARBAGE DISPOSAL:** Functioning.
- STOVE (Range or Cooktop):** Electric: General condition is Good. The burners were turned on to determine if the elements heated up. Testing of the temperature settings and timer is beyond the scope of this inspection.
- OVEN:** Electric: General condition is Good. The bake and broiler elements were turned on to determine if they heated up. Testing of the thermostat operation, timer and other features is beyond the scope of this inspection.
- EXHAUST FAN:** Type: Overhead The fan is Functioning. The light on the range hood is working.
- WATER HOOK-UP:** A water supply hookup for an ice maker is provided at the refrigerator space.
- HOT WATER DISPENSER** The hot water dispenser installed on the sink is not functioning.

## LAUNDRY

### LAUNDRY

- WASHER HOOK-UPS:** Testing the washer hookups is not part of a home inspection. It is recommended that you use the more expensive braided steel water hook-up hoses for connecting the washer. The cheaper rubber hoses are prone to rupturing as they age.
- WASHER DRAIN:** Testing of the washing machine drain is beyond the scope of this inspection.
- DRIP PAN:** The installation of an emergency drip pan under the washer is recommended for main floor and upstairs laundry rooms.
- DRYER HOOK-UPS:** There is a 220 volt electric dryer hook-up outlet installed. The outlet was not accessible for testing.
- DRYER VENTING:** A dryer vent outlet is installed in the wall. Only rigid or flexible metal ducting should be used to connect your dryer to the vent outlet. Flexible plastic or foil type ducting is considered to be a fire hazard,



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



and should not be used. When pushing your dryer back into place, be sure not to crush the duct.

**WALL FINISH:**

Paint - General condition is Fair.  
There is a hole cut in the wall =  
Repair.



**FLOORING TYPE:**

Concrete - General condition is Good to Fair. The floor paint is peeling.

**WINDOWS:**

Single pane windows with added storm windows are installed. General condition is Good.

**DOOR:**

General condition is Good.

**LIGHTING:**

The installed light fixture is functioning.

**OUTLETS:**

Appear to be in Good working order.

**HEAT SOURCE:**

This room has no heat source.

**CABINETS:**

General condition is Good.

**COUNTERTOPS:**

Laminate: General condition is Good.

**SINK:**

Fiberglass - The sink is not attached to the floor or wall, so the sink is being held in place only by the plumbing pipes = Recommend attaching the sink securely.

## BEDROOMS

**SCOPE:** Bedrooms 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 rooms 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:**

Upstairs, Front Middle.

**CONDITION:**

Furniture and personal items prevented the full evaluation of floor coverings, wall coverings and outlets.

**WALL FINISH:**

General condition is Good.

**CEILING**

General condition is Good.

**FLOORING TYPE:**

Carpet - General condition is Good.

**WINDOWS:**

Single pane window(s) with added storm window(s) are installed.  
General condition is Good.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**DOOR:** The door sticks in it's frame = epair.

**LIGHTING:** The installed light fixture is functioning.

**MISWIRED OUTLET(S):** Noted outlet with Reverse Polarity: on the outlet under the window = Recommend repair by a licensed Electrician.

**CLOSET DOOR(S)** Some of the door guide hardware is missing = Replace.

## #2 BEDROOM

**LOCATION:** Upstairs, Right Front.

**CONDITION:** Furniture and personal items prevented the full evaluation of floor coverings, wall coverings and outlets.

**WALL FINISH:** General condition is Good.

**CEILING** General condition is Good.

**FLOORING TYPE:** Carpet - General condition is Good.

**WINDOWS:** Single pane windows with added storm windows are installed. General condition is Fair.

**WINDOW DAMAGE:** One window pane is cracked / broken.

**DOOR:** The door drags on the carpet / floor = Trim off bottom of door.

**LIGHTING:** The installed light fixture is functioning.

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

**CLOSET DOOR(S)** The face of the door is damaged. The bottom door guide hardware is missing. The top roller hardware scrapes on the face of the doors. Repair.

## #3 BEDROOM

**LOCATION:** Upstairs, Right Rear.

**CONDITION:** The components of this bedroom are both Durable and Serviceable with the exception of the following items: Furniture and personal items prevented the full evaluation of floor coverings, wall coverings and outlets.

**WALL FINISH:** General condition is Good.

**CEILING** General condition is Good.

**FLOORING TYPE:** Carpet - General condition is Good to Fair.

**FLOORING CONDITIONS:** The carpet is somewhat worn.

**WINDOWS:** Single pane windows with added storm windows are installed. General condition is Good.

**DOOR:** The door frame is cracked / damaged = Repair.

**DOOR HARDWARE:** A lockset is not installed = Replace.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



<b>LIGHTING:</b>	The installed light fixtures are functioning.
<b>LIGHTING SWITCH:</b>	The dimmer function on the light switch is not working = Replace the switch.
<b>OUTLETS:</b>	Noted outlet with broken cover plate. = Replace.
<b>CLOSET STORAGE:</b>	Adequate.
<b>CLOSET DOOR(S)</b>	Some of the door guide hardware is missing = Replace.
<b>HEAT SOURCE:</b>	Furnace duct. Air flow was detected at the register.

## BATHROOMS

### #1 BATHROOM

<b>LOCATION:</b>	Upstairs, Hallway.
<b>WALL FINISH:</b>	General condition is Good.
<b>CEILING</b>	General condition is Good.
<b>FLOORING TYPE:</b>	Vinyl - General condition is Good.
<b>WINDOWS:</b>	Single pane windows with added storm windows are installed. General condition is Good.
<b>DOOR:</b>	General condition is Good.
<b>LIGHTING:</b>	The installed light fixtures are functioning.
<b>OUTLETS:</b>	Appear to be in Good working order.
<b>GFI OUTLETS:</b>	There is no GFI outlet installed on the bathroom outlet. Modern building standards recommend that all bathroom outlets be GFI protected.
<b>HEAT SOURCE:</b>	Furnace duct. Air flow was detected at the register.
<b>BATH VENTILATION:</b>	Exhaust fan is in good working order.
<b>BATH FIXTURE:</b>	A combination tub and shower is installed.
<b>TUB:</b>	Enameled Steel - General condition is Good.
<b>TUB SURROUND:</b>	Ceramic Tile - Appears to be in Good condition. Note: Determining the waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout and edge caulking is required to keep water from penetrating into the walls.
<b>SHOWER ENCLOSURE:</b>	Curtain - General condition is Good.
<b>TUB/SHOWER PLUMBING:</b>	The diverter on the tub spout does not divert the entire water flow to the shower head, which wastes water and energy = Replace the spout. The permanent mechanical drain stopper is not functioning = Repair.
<b>VANITY CABINETS:</b>	General condition is Fair. Some of the cabinet doors rub together or won't close completely, and one latch is broken = Repair / replace.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**COUNTERTOPS:** Laminate - General condition is Good.  
**SINK(S):** Enameled Steel - General condition is Good.  
**FAUCET(S):** General condition is Good.  
**TOILET:** General condition is Good.  
**OTHER ITEMS:** A towel bar is not installed = Replace.

## HALF BATH

**LOCATION:** Lower Level, Hallway.  
**WALL FINISH:** General condition is Good.  
**CEILING:** General condition is Good.  
**FLOORING TYPE:** Vinyl - General condition is Good.  
**WINDOWS:** Single pane windows with added storm windows are installed. General condition is Good.  
**DOOR:** General condition is Good.  
**LIGHTING:** The installed light fixtures are functioning.  
**OUTLETS:** Appear to be in Good working order.  
**GFI OUTLETS:** There is no GFI outlet installed on the bathroom outlet. Modern building standards recommend that all bathroom outlets be GFI protected.  
**HEAT SOURCE:** No room heat source was identified.  
**BATH VENTILATION:** Ventilation is provided by opening the window.  
**VANITY CABINETS:** General condition is Good.  
**COUNTERTOPS:** Cultured Marble - General condition is Good.  
**SINK(S):** Cultured Marble - General condition is Good.  
**FAUCET(S):** General condition is Good.  
**TOILET:** General condition is Good.  
**OTHER ITEMS:** The towel bar is loose = Repair.

## INTERIOR - (GENERAL)

### CEILINGS / WALLS / FLOORS

**CEILINGS:** Drywall - General condition is Good. Normal settling cracks were noted.  
**WALLS:** Drywall - General condition is Good. Normal, minor settling cracks were noted.  
**WALL INSULATION:** Yes. We were not able to determine the thickness of the wall insulation.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**MOISTURE ENTRY:**

There was no apparent evidence of moisture entry at this time.

**FLOORS:**

There are squeaks in the subfloors in some areas. These squeaks can usually be eliminated when new floor coverings are installed. Carpeting can be temporarily removed to re-secure the underlayment and/or subfloors.

## WINDOWS

**MATERIAL:**

Aluminum.

**PANES:**

Single pane with storm windows.

**STYLE:**

Sliding.

**CONDITION:**

Good.

**FUNCTION:**

Good.

**SCREENS:**

The evaluation of screens is beyond the scope of this inspection.

## STAIRWAYS

**TYPE:**

Carpet and Wood - General condition is Good.

**RISER/TREAD RATIO:**

Good.

**HEAD CLEARANCE:**

Good.

**RAILINGS:**

Safety handrails are not installed at the lower stairway = Safety concern = Recommend adding handrails for improved safety.

**BALUSTRADE SPACING:**

The spacing of the balusters exceeds 4" which may present a hazard to infants.

## ADDITIONAL ITEMS

**SMOKE DETECTORS:**

One or more smoke alarms are installed, but the units do not comply with the new state law that went into effect on January 1, 2002. **Before the property is transferred, new smoke alarms with "hush" mechanisms must be installed.** Dwellings must have the proper number of alarms located as required by the local building code at the time the the dwelling was built, but not less than one alarm adjacent to each sleeping area and at least one alarm on each level of the dwelling. (Additional rules apply to rented property). For more information, visit the State Fire Marshall's Web site at [www.sfm.state.or.us](http://www.sfm.state.or.us) or call their office at 503-678-3473. **NOTE:** Old smoke detectors contain hazardous materials, and should not be disposed of with household trash. They should be taken to Glenwood or another facility for proper disposal.

**FIRE EXTINGUISHERS:**

Consideration should be given to purchasing fire extinguishers for each floor of the home. This safety upgrade is not required, and should NOT be considered the responsibility of the Seller.

**CARBON MONOXIDE  
DETECTOR:**





# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



No unit was found, but one is recommended on each living floor in homes with a fireplace and / or attached garages. This safety upgrade is not required, and should NOT be considered the responsibility of the Seller.

## FIREPLACES / STOVES

### FIREPLACE / STOVE #1

<b>LOCATION:</b>	Living Room.
<b>TYPE OF UNIT:</b>	Traditional wood-burning fireplace with damper. This type of fireplace is not useful for space heating. The damper and/or glass doors should be kept close when the fireplace is not in use to prevent heat from escaping from the home.
<b>FIREBOX CONDITION:</b>	General condition is Good. Some of the firebricks have minor cracks.
<b>FLUE CLEANING:</b>	Creosote has accumulated to a thickness of at least 1/8", so the chimney is due for a routine cleaning by a chimney sweep.
<b>HEARTH:</b>	Adequate.

## ELECTRICAL SYSTEM

### ELECTRICAL SYSTEM

<b>UTILITY DISTRICT:</b>	Eugene Water and Electric Board.
<b>SYSTEM TYPE:</b>	Only a few of the outlets have been upgraded to three prong grounded outlets. Most of the outlets are still the older two prong ungrounded type. Note: All appliances, computers, and other electrical items with 3-prong plugs must be plugged into a grounded outlet for safe operation. A surge protector will not work without a ground.
<b>ELECTRICAL SERVICE:</b>	Overhead clearance is Good.
<b>MAIN PANEL LOCATION:</b>	Garage.
<b>SERVICE AMPERAGE:</b>	200 amps, The system does not utilize a Main Breaker, which was allowed by local building code when this home was built. All of the power to the house can be shut off by switching off the 6 larger breakers in the main panel.
<b>VOLTAGE:</b>	There is a 120/240 volt system installed.
<b>SERVICE ENTRY CABLES:</b>	Aluminum cable.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## HOUSE GROUND CONNECTION:

Water Pipe. The main house ground wire is not properly connected to the water pipe = Potential Hazard. Recommend having a licensed electrician properly make the main house ground connection.

## CIRCUIT DISCONNECTS:

Circuit Breakers.

## WIRING TYPE:

Romex.

## BRANCH WIRING:

Copper.

## PANEL CONDITIONS:

The guage (thickness) of the wires connected to two of the circuit breakers is too small = **Hazard**. We recommend having a licensed electrician install the correct size breakers.

## GFI OUTLETS:

No GFI's are installed in this home. For improved safety, we strongly recommend upgrading to GFI protected outlets at the following locations: within 6' of the kitchen sink (except refrigerator outlet), bathrooms, within 6' of a laundry sink (except washer / dryer outlet), all outdoor, basement / crawl space and garage outlets (except outlets that serve refrigerators, freezers and other motor-driven appliances). Note: This is a buyer's safety upgrade, and should not be considered the responsibility of the seller.

## OUTLET TESTING:

All of the accessible open outlets were tested.

## VISIBLE WIRING HAZARDS:

None Apparent.

# HEATING & COOLING SYSTEMS

## HEATING SYSTEM

### VISUAL CONDITION:

Good.

### SYSTEM TYPE:

Heat Pump.

### ENERGY SOURCE:

Electric.

### APPROXIMATE AGE:

Unit appears to have been upgraded recently.

### FILTER LOCATION:

The filter is located in the duct above the furnace. The filter should be checked monthly when the system is in use, and cleaned or replaced as needed.

### FILTER TYPE:

This system has a high efficiency electronic air filter installed. Follow the manufacturer's instructions for cleaning and maintenance.

### THERMOSTAT:

Manual model. Consider upgrading to a programable thermostat, which can reduce energy consumption and cost by up to 15%..

### HEATING DUCTS:

Insulated.

### AMBIENT AIR TEMPERATURE:

70 degrees.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**SUPPLY AIR TEMPERATURE:** 96 degrees = Good.

## AIR CONDITIONING

**TESTING:** The unit operates in the cooling mode. The outdoor temperature was too low to fully test the operation of the system in the cooling mode.

**CONDENSER LOCATION:** Rear.

**CONDENSER UNIT:** Visual condition is Good.

**CONDENSER CIRCUIT BREAKER/FUSE:** The correct size breaker or disconnect fuse is properly installed.

**EVAPORATOR DRAIN LINE:** The system utilizes an electric pump with a float switch to drain the condensate water outside. The pump should be checked periodically to make sure it is working.

**SUCTION LINE INSULATION:** Intact.

## PLUMBING SYSTEM

### PLUMBING SYSTEM

**GENERAL CONDITION:** Good.

**WATER SUPPLY:** Public water system.

**SHUT-OFF LOCATION:** The main water shut-off is located in a ground vault with the water meter at the front of the lot near the street.

**WATER PIPE TYPE:** Galvanized Iron - Note: Supply lines which are not visible are not part of these conclusions.

**WATER VOLUME:** Good. There is a slight decrease in water volume when more than one fixture is in use. This is a normal condition.

**SUPPLY PIPE LEAKS:** None apparent.

**HOSE BIBS:** The accessible hose bib valves were operated and appeared serviceable.

**WASTE PIPE TYPE:** Galvanized and Cast Iron, Note: Waste lines which are not visible are not part of these conclusions.

**WASTE TREATMENT:** The home appears to be connected to a public sewer / waste treatment system.

**WASTE PIPE LEAKS:** None apparent.

**DRAIN FLOW:** Good. Only the sink, tub/shower and toilet drains were observed for flow.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## SPRINKLERS:

An underground landscape sprinkler system with manually operated valves is installed. The evaluation of sprinkler systems is beyond the scope of this inspection. We recommend that you have the the seller demonstrate the operation of the system, and point out the location of all underground valves.

## WATER HEATER

### LOCATION:

Garage.

### VISUAL CONDITION:

Fair.

### TYPE:

220 volt electric.

### CAPACITY:

50 gallons.

### APPROXIMATE AGE:

1994.

### LIFESPAN:

According to the industry experts, the average lifespan of a water heater in the U.S. is 8 to 12 years. This unit is performing within it's designed / projected lifespan. It is impossible to tell whether the unit will perform for another day, month, or decade. When a unit fails, it will usually begin rusting at the bottom from a small leak in the internal tank, or it will visibly leak water. Conditions relating to a lack of, or drop in quantity of hot water can usually be repaired.

### SAFETY RELEASE VALVE (SRV):

An SRV is installed and the drain pipe is routed through the wall into the crawl space. An SRV is installed and the drain pipe is properly routed to the floor.

### INSULATION:

This water heater has internal foam insulation. The water supply pipes at the water heater are currently not insulated. Upgrading both the hot and cold supply lines between the water heater and the wall (or for at least 5 feet from the water heater) with pipe insulation will increase the system's energy efficiency and reduce energy costs.

### EARTHQUAKE STRAPPING:

The water heater is not strapped in conformance with current seismic safety standards. (In the event of an earthquake, the water heater could easily fall over, resulting in physical damage, water damage, electrical short, and even a fire.) We recommend the installation of two approved seismic safety straps per current local building code.. This is a buyer's safety upgrade, and should not be considered the responsibility of the seller.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



**FLEX CONDUIT:**

The 220 volt electrical hook-up is routed through flexible conduit, but a connector is not properly installed at the water heater and/or junction box.



## ATTIC

## ATTIC

<b>ATTIC ACCESS:</b>	Attic accesses are located in the garage and the hallway.
<b>METHOD OF INSPECTION:</b>	Viewed both of the attic areas from the access hatches with a high powered light. Access was limited by thick insulation and inadequate clearance under the framing.
<b>STRUCTURE:</b>	Visual condition is Good.
<b>ROOF SYSTEM:</b>	Trusses.
<b>RAFTERS VISIBLY SAGGING:</b>	No.
<b>CEILING JOISTS SAGGING:</b>	No.
<b>ROOF SHEATHING:</b>	Plywood sheathing.
<b>ATTIC FLOOR:</b>	None.
<b>ATTIC VENTILATION:</b>	Adequate.
<b>ATTIC INSULATION:</b>	Blown-in Fiberglass - Total Thickness: 14 to 18' inches - Very Good.
<b>LEAK EVIDENCE:</b>	There is no current visible evidence of water leakage in the accessible portion of the attic.
<b>EXHAUST FAN DUCTING:</b>	The kitchen and/or bathroom exhaust fans are properly ducted through a roof, eave or gable vent..
<b>DUCTWORK:</b>	Appears serviceable.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## FOUNDATION

### FOUNDATION

**GENERAL CONDITION:** Good.

**STEM WALL:** Concrete.

**FOUNDATION CRACKS:** Typical minor hairline cracks were noted.

**VENTS:** The vent screens are clogged with debris, which restricts the air flow = Clean the screens.

### CRAWL SPACE

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

**ACCESS LIMITATIONS:** Access was limited to only part of the total crawl space area due to inadequate clearance under or around the heating ducts.

**STRUCTURE:** Visual condition is Good.

**SUPPORT TYPE:** Pier & Post.

**PIERS FULLY BEARING?:** Yes.

**GIRDER/JOISTS SAGGING?:** No.

**MATERIAL DETERIORATION:** None was identified by visual examination.

**SUBFLOOR TYPE:** Tongue & Groove.

**UNDER-FLOOR INSULATION:** The floor is insulated with the recommended 6 inches of fiberglass insulation.

**VAPOR BARRIER:** Most or all of the soil surface is covered by a vapor barrier.

**SOIL CONDITIONS:** Damp.

**MOISTURE:** No current evidence of excessive moisture was noted.

**VENTILATION:** Adequate.

**PEST ACTIVITY:** A wood destroying insect evaluation was not contracted. You should not rely on this report for issues related to the presence of wood destroying organisms and their damage.

**OTHER CONDITIONS:** The dryer vent duct is disconnected in the crawl space = Recommend having the duct reconnected and the joints sealed with foil tape or duct mastic. Additional duct hangers may be needed to adequately support the duct.



# Emerald Inspection Services, Inc.

24232 Ferguson Road, Junction City, Oregon 97448  
(541) 998-2372 OCHI #017 CCB License #123229



## SUMMARY

### STRUCTURAL CONDITION:

The overall structural condition is Good.

### MECHANICAL CONDITION:

Further evaluation / repair is recommended by a licensed electrician, garage door technician, and chimney sweep.

### HEALTH & SAFETY ITEMS:

There are a few health & safety upgrades that are recommended in the report that will increase the overall safeness of the home.

### INSPECTION LIMITATIONS:

The structure was occupied at the time of the inspection. There may be additional conditions that are concealed by the occupant's furniture or personal belongings. We recommend that you or a representative do a final pre-closing walk-through inspection after the home is vacated.

Portions of the structure as noted in the report were inaccessible and could not be inspected. We cannot determine what the conditions are in these areas. If any area that is currently inaccessible is made accessible, we can come back to inspect that area at our hourly rate.

### 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!

**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. The inspection is not technically exhaustive. Our 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 we find 90% of the existing conditions, then we have done an excellent job. 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 include these items. Please remember that cosmetic items are subjective and beyond the scope of our evaluation.

**THIS REPORT IS INTENDED TO BE 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**". THIS REPORT IS VOID WITHOUT A VALID, SIGNED SERVICE AGREEMENT.

Gary Holzbauer - Oregon Certified Home Inspector #017