

Mark Hall Property Inspections, LLC
PO Box 2625
Waldport, OR 97394
541/563-7355
OCHI #1135 - CCB#171671

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Inspection No. 012408-11

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CLIENT & INSPECTION INFORMATION

CLIENT NAME: Bayshore Beach Club.
INSPECTION NO: 012408-11.
INSPECTION DATE: January 24th, 2008.
INSPECTION ADDRESS: 1512 N.W. Oceania Dr.
CITY/STATE: Waldport, Or. 97394.
AGENT/REP: None.
INSPECTOR: Mark Hall, OCHI #1135 CCB #171671.
ATTENDEES: Sandy and Neil Hare.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

CONDITIONS

OCCUPANCY: Occupied. *Storage of household goods/furniture/personal belongings prevents complete review of some areas.*

ESTIMATED AGE: The age of this structure was provided to our inspection firm by the Realtor and/or the client, the date should always be verified with the seller or city/county records. Home/structure was built approximately in 1964.

BUILDING TYPE: Light Commercial.

STORIES: Property is a 2 story structure.

LOT TYPE: Flat Lot.

WEATHER: Cold. Dry with no rain.

NOTE: This report covers the exterior only, not including the roof or its components.

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EXTERIOR

Minor cracks are typical in many foundations, walks and driveways and most do not represent a structural problem. All concrete slabs experience some degree of settlement. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. This inspection is not intended to address or include any geological conditions or site stability information. Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

DRIVEWAY:

Serviceable. Asphalt. Gravel.

WALKWAYS:

Serviceable. Concrete. Common cracking is present.

Caulking/sealing of cracks is recommended to help prevent water penetration.

FENCES/GATES:

Fences are not inspected. We recommend verifying ownership and condition of fences prior to close.

SIDING:

woodshake, Wood lapped. (Cedar)

SIDING

CONDITIONS:

Siding to earth contact is noted. This is undesirable as it can allow moisture penetration and possible pest entry into the home's structure. Recommend regrading the soil 4-6 inches below the siding and sloping the grade away from the structure. Moisture damage/deterioration is present to the, siding at various areas throughout the structure.

Repairing/replacing as needed is recommended. There is also wood piled next to building at rear, this is conducive to insect infestation and fungal rot. Suggest removing.

TRIM:

Wood.

TRIM CONDITION(S):

Deteriorated/missing caulking was observed in several areas throughout the trim. We recommend re-caulking/sealing as needed at open cracks/gaps around trim work and around windows/doors. This should be done now and also as part of annual routine maintenance. Moisture damage/deterioration is present at, various areas throughout the structure.

Preventative maintenance/repairs are recommended.

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- WINDOWS:** Serviceable. Metal/aluminum frames. One or more torn/missing screen(s) observed. Repairing/replacing is recommended to prevent entry of insects. Open cracks/gaps were observed around several window frames and/or window trim. Recommend re-caulking/sealing around all exterior windows and door frames now, and as part of routine maintenance.
- ELECTRICAL:** Improper use of extension/lamp cord wiring is present at the exterior lighting. Extension/lamp cord wiring is not recommended/approved for permanent wiring applications due to fire safety concerns. It is recommended this wiring be immediately replaced with household (romex, exterior grade or conduit) wiring to enhance safety. Due to the preceding conditions, repairs/corrections by licensed electrician is recommended to ensure safety. Weather proof covers are missing on outlets/switches at the rear side. Installation of weather proof covers is recommended to prevent water/moisture penetration.
- GUTTERS:** Visible gutter materials: Metal (aluminum or galvanized). A small amount of debris was observed in one or more areas of the gutters. We suggest cleaning the gutters as part of routine maintenance. Downspouts drain underground. *We are unable to determine effectiveness of drainage since it is below grade.* Some downspouts drain under ground and some do not. Those that do not should be diverted 5' away from the building to prevent moisture intrusion. Also there is one downspout at the front left that needs reattaching, also suggest securing all downspouts to building.
- HOSE BIBS:** Accessible hose bibs were operated and tested serviceable at time of inspection.
- SPRINKLERS:** Not Inspected. Operation of the sprinkler system is not in the scope of this inspection. We are unable to determine the condition/existence of components buried in ground. We recommend verifying with the seller the proper operation of this system prior to closing.
- DOORS:** Serviceable. Wood. Except the door to the caretakers apt. which is weathered. Repairs/replacements are recommended.

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GAS SUPPLY:

Lot is flat to sloped. Grade at the foundation walls appears to be adequate. Except at the ground/ wood areas as noted.

A propane tank is located at the, left side. These tanks are specialized equipment and are beyond the scope of the inspection. We recommend confirming proper operation and condition from the seller or a qualified professional. Heavy corrosion is present on the gas piping as well as the tank and fittings themselves. Repairing as necessary is recommended. Contact Amerigas to evaluate tank.

EXPOSED FOUNDATION:

Poured concrete. Foundation is serviceable where visible.

Note: Non-structural vertical cracking was observed in one or more areas. These cracks should be monitored for future movement, and repaired when the cracks grow larger than a 1/4 inch. Caulking/sealing these cracks at part of routine maintenance can help prevent moisture and insect penetration into the crawlspace/basement.

SLAB: RETAINING WALL(S):

Serviceable. Concrete.

One or more retaining walls were observed on the property: At the right side. Material type(s) observed: Poured concrete. All accessible and visible retaining walls were serviceable at the time of inspection.

ADDITIONAL COMMENTS:

The inspector recognizes the fact that this structure is suffering from some deferred maintenance. There will be a "punch list" on each side of building, garage.

DECK/PATIOS/PORCHES/STOOPS

We recommend periodically checking concrete/wood and other materials for signs of damage and deterioration. Periodically treating all wood and monitoring drainage around concrete slabs and porches is recommended to help prevent water damage. All exterior porch/patio concrete slabs and grading should allow for surface and roof water to flow away from the structure.

#1

TYPE: ELECTRICAL:

Balcony. Located at, rear.

Serviceable. Lighting is present and serviceable. Grounded outlets present. Suggest caulking all exterior fixtures, and replace exterior outlet box with new one. Also noted was an open "hot" junction box under deck at rear. Suggest the installation of a cover.

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WINDOWS:

This is in reference to the plane of glass to the right of the door before you enter, Single pane, fixed window. Cannot confirm if its safety glass, does not appear to be. Suggest replacing and putting stickers on glass until replacement is completed for safety.

DECKS

Wood. Moisture damage/deterioration is present at: Several top decking boards, mainly at the ends of some of the boards.

RAILING/STAIRS:

Wood. Hand railing is loose. Recommend repairing/resecuring as needed to enhance safety. *Safety enhancement note: The hand railing has balusters spaced in excess of 4" apart. This condition could allow small children to become caught between, or fall through the balusters. To enhance child safety, additional balusters should be installed or a protective screening/cover should be installed over the balusters.* Moisture damage is present at the stairs, at end of treads. Some of the railing caps are rotting/ split and should be replaced.

DECK SUPPORT POSTS:

Wood. The deck supports are a poor design and overspanned. The beams need to bear on the post, not to blocks attached to them. The beams are spanning 12'-14' which in my opinion with the posts issues is a safety issue. Metal supports are rusted/corroded. Preventative maintenance and repairs are recommended. Also the metal brackets supporting the joists are heavily corroded. Repairing/replacing by a qualified contractor is recommended. Also cannot confirm that all posts are bearing on concrete pads.

COMMENTS:

Both decks should be evaluated, especially the rear, and repaired.

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ROOF SYSTEM

Our evaluation of the roof is to determine if portions are damaged, missing and/or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee nor a certification against roof leaks. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Normally, this situation is not present during our inspection. To determine the remaining life left on the roof, we recommend verifying the installation date and manufacturer warranty with the seller prior to close. We recommend any roof repairs/replacements be performed by a qualified and licensed roofing contractor.

Our focus on chimneys and fireplaces is directed at identifying visible damage/deterioration and the presence/possibility of water penetration. Examination of concealed or inaccessible components, such as, the presence of a flue lining, cracking, damage or deterioration to the lining, loose or missing mortar at the interior of the chimney, adequacy of installation, and draft or smoke tests are beyond the scope of this inspection. If client has further concerns regarding these items, we recommend a chimney sweep be consulted for a more detailed evaluation. Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

MAIN ROOF AREA

ROOF TYPE: Butterfly, not inspected.

ATTIC

Attic ventilation is important not only for preventing moisture build-up, but adds to the energy efficiency of the home. A well ventilated attic will also extend the life of most roofing materials. This report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss. Entering heavily insulated attics damages the insulation, and risks both damage to the ceiling below and injury to the inspector. Unless the attic lacks insulation and the ceiling joists are completely visible, this inspection of the attic is limited to a view from the attic access hatch and any surrounding storage decking that may be present. Water stains around roof penetrations such as chimneys, plumbing and heating vents are very common. Many times, it is difficult to determine if these stains are active as the roof sheathing cannot always be fully visually inspected due to low clearances and cathedral roof construction, therefore, our review is not a guarantee nor a certification against roof leaks. Accessible leaks can only be seen during heavy and prolonged rainfall.

ACCESS: N/A.

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BASEMENT/CRAWLSPACE

Foundations are inspected for evidence of water penetration and unusual cracks. Minor cracks are typical in many foundations and most do not represent a structural problem as all concrete/masonry products experience some degree of cracking due to shrinkage in the drying process. Virtually all foundations are vulnerable to water seepage due to their location below grade. Water seepage and moisture penetration are common problems in foundations usually resulting from inadequate water management above ground. Changing soil conditions and unusual weather can cause leakage even in a previously dry foundation. Most causes can be corrected by improving drainage and grading. All exterior grades should allow for surface and roof water to flow away from the foundation. Based on a one time review, we obviously cannot predict whether a foundation will leak in the future. Routine maintenance procedures can be performed that will help prevent the potential for water penetration.

FOUNDATION TYPE: Slab on grade. Homes built with slab on grade construction may have ducting, pipes (water and/or gas) and electrical installed within the slab. As it is impossible to determine conditions of these elements, they are specifically excluded from the scope of this report.

HEATING SYSTEM(S)

Heating systems and central air conditioning systems are given both operational and visual reviews. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a manner that inspection is almost impossible. The inspector cannot light pilot lights or restore fuel to appliances. Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend you evaluate these systems prior to closing. Subjective judgment of system capacity is not a part of the inspection. Normal servicing and maintenance is recommended.

LOCATION & HEAT TYPE: N/A.

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PLUMBING SYSTEM

Main, branch and fixture shutoff valves are never opened or closed during the inspection due to the possibility of leaking. We recommend these valves be operated as part of normal maintenance to assure their free movement in case of emergency. Our focus in the plumbing system is directed at identifying visible damage and leakage. All underground piping related to water supply, waste or sprinkler use are excluded from this inspection. Leaking or corrosion in hidden/underground piping cannot be detected by a visual inspection.

SUPPLY/WASTE

PLUMBING SUPPLY:

Water supply to this property appears to be provided by a public water system. *NOTE: Since main water shut-off valves are operated infrequently, it is not unusual for them to become stuck over time. They often leak or break when operated after a period of inactivity. For this reason, Inspectors do not test main water shut-off valves during a home inspection. We recommend caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in the event of emergency.*

WATER HEATER

LOCATION/BRAND:

N/A.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire home should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Ground Fault Interrupters may not have been required when the home was built. We recommend the buyer consider upgrading to GFI's at all receptacles near water sources where not already present, such as the kitchen, bathrooms, garage, and exterior outlets for safety. We recommend these devices be periodically tested.

SERVICE

ENTRANCE:

N/A.

VOLTAGE:

A 120/240 volt system is installed.

MAIN PANEL

GROUNDING:

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BRANCH

CONDUCTOR:

#2

VOLTAGE:

MAIN PANEL

GROUNDING:

BRANCH

CONDUCTOR:

The main service panel appears to be properly grounded.

The branch circuit conductor is, copper, preferred for safety.

A 120/240 volt system is installed.

The main service panel appears to be properly grounded.

The branch circuit conductor is, copper, preferred for safety.

KITCHEN

The kitchen inspection combines visual and functional evaluations. Built-in appliances are operated using normal controls if power is supplied and on at time of inspection. Portable appliances are generally not reviewed. Oven self cleaning operations, clocks, lights, timer devices, thermostat accuracy, and freezers/refrigerators are not inspected or tested during the inspection. No calibrations is made of any thermostatically controlled cooking system, nor are life expectancies projected for any appliance. This report describes the condition at the time of inspection, and is not a warranty with regard to future performance. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion and that it will operate through a normal wash cycle only. Seals, gaskets and hoses can become dried out or brittle when not used over an extended period of time. You are advised to operate all appliances, plumbing, sinks and faucets at final walk through.

FLOORS:

N/A.

LIVING SPACES

This section applies to all the home's various living spaces, such as living rooms, dining rooms, family rooms, dens, etc. Typical cosmetic defects such as common cracks and nail pops may be mentioned but are considered cosmetic and beyond the scope of the inspection.

FLOORS:

N/A.

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BEDROOMS

FLOORS: N/A.

SMOKE ALARMS

As of January 1, 2002 all homes sold in Oregon must meet new smoke alarm standards. All ionization smoke alarms must have a "hush" option with a visible button and a ten year battery (If not powered by a hardwired source). Hard-wired (110 v) smoke alarms must have a "hush" option with a visible button. Smoke alarms are required on each level of the home, including basements, live-in attics, within 15 feet of all sleeping rooms. New construction code requires one inside each bedroom. While this is not a requirement for homes built prior to the code change, it is strongly recommended. Visit the Oregon State Fire Marshall website at www.sfm.state.or.us for more information.

**COMPLIANT WITH
OREGON SMOKE
ALARM LAW?:**

N/A.

BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common minor faults such as stuck stoppers or dripping faucets. Shower pans are visually inspected for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections in caulking and grouting can allow water/moisture penetration into the wall/floor areas and cause damage, which is not always visible to the inspector. Shower heads/faucets, drain stoppers and toilets, as with most mechanical fixtures will require repair and replacement at some point in time. We cannot predict future failure of these items.

BATHROOM #5

TUB STOPPER:

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SINK STOPPER(S):

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WOOD DESTROYING ORGANISMS

An inspection for Wood Destroying Organisms (WDO) has been performed as an aspect of this general home inspection, in accordance with the associated Pest and Dry Rot Agreement. This aspect of our inspection is a careful visual review of accessible areas that our experience has shown to have a higher probability of harboring wood destroying insects and fungal rot, and includes probing of suspect areas. This process does not guarantee the absence of wood destroying organisms. Such a guarantee would require an expensive application of pesticides, which this company does not do.

Damage/Deterioration

On this date damage or deterioration from the activities of wood destroying organisms was found. The damage was found at peripheral structures only. No structural implication for the home itself.

**INVOLVED
ORGANISMS**

Damage/deterioration associated with rot fungi was observed.

Earth-wood contact was noted. This is conducive to both the development of rot and to insect infestation. When corrected we recommend an "inspection gap" of at least several inches./ General age of building./ gutter discharge at base of building./ Improper caulking/ wood piled adjacent to building.