

## PROFESSIONAL INSPECTION REPORT



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### CLIENT & SITE INFORMATION:

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**INSPECTION #** 072115PB2.  
**CLIENT NAME:** The City of Yachats.  
**DATE OF INSPECTION:** 07/21/2015.  
**INSPECTION LOCATION:** 501 N. Hwy 101, Yachats, OR 97498.

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### CLIMATIC CONDITIONS:

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**WEATHER:** Partly Cloudy.  
**SOIL CONDITIONS:** Dry.

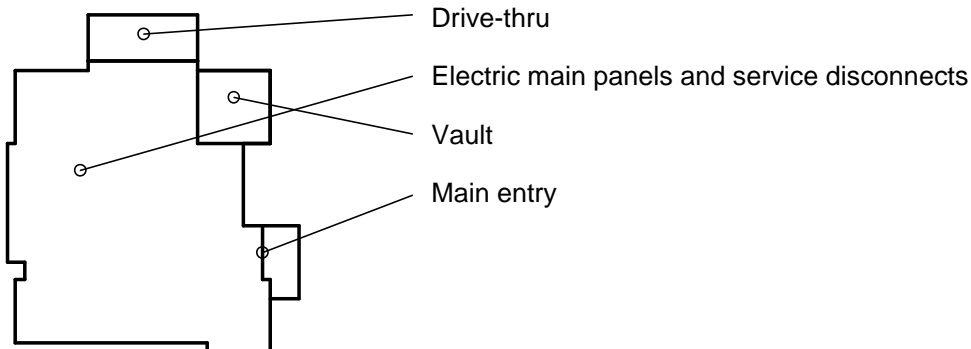
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### BUILDING CHARACTERISTICS:

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**ESTIMATED AGE OF STRUCTURE(S):** The building (complex) was built in approximately 1993.  
**BUILDING TYPE:** Bank.  
**STORIES:** 1.

**SITE SKETCH: (Top of page is due north)**



**UTILITY SERVICES:**

**UTILITIES**

**STATUS:**

All utilities were on at the time of the inspection.

**OTHER INFORMATION:**

**BUILDING**

**OCCUPIED?**

No.

**GROUND**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of 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. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**PARKING AND DRIVEWAYS:**

**TYPE:**

Asphalt.

**CONDITION:**

General condition of driveway is good.

**COMMENTS**

22 marked plus one Handicapped space.

**SIDEWALKS:**

**TYPE:**

Concrete. No public walk is present.

**CONDITION:**

General condition of sidewalks is good. Cracks noted are typical.

## LANDSCAPING:

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### CONDITION:



Trim plants away from structure. Vegetation is in contact with the building at various locations and tree contact at the SE corner. Trim back all vegetation.

## RETAINING WALLS:

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### TYPE:

Concrete.

### CONDITION:

General condition of retaining wall(s) is good.

## GRADING:

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### SITE:

Flat site, Grade at foundation appears sufficient, The grade is in contact with or less than 6" away from the siding/framing at the following sides of the building: east, Lower soil below siding. The Grade should be 6 inches below any wood materials while providing slope away from the foundation.



## PATIO/PORCH COVER:

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### TYPE:

Same as structure.

### CONDITION:

General condition of patio/porch cover(s) is good.

## EXTERIOR STAIRS/STOOPS:

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### CONDITION:

Concrete. General condition of stairs/stoops is good, General conditions of Hand rails is good.

## EXTERIOR

### WALLS:

#### MATERIAL:

The predominant siding material is vinyl siding.

#### CONDITION:

General condition of siding is good however, an area of missing/damaged siding was noted at the south side of the west upper roof area: The siding has blown off and has resulted in exposed plywood sheathing and active water penetration: Repairs are needed: Call a qualified, licensed contractor to make further evaluation and repairs as needed. The potential for hidden damage/rot/mold exists.



Stains at the "attic" area and ceiling panels in the office below this area were observed. Recommendation:

[Repair/Service.](#)

#### COMMENTS:



Photos of water stains in the attic and at the ceiling tiles below the missing siding.

### TRIM:

#### MATERIAL:

The predominant trim material is vinyl.

#### CONDITION:

General condition of trim is good.

## ROOF SYSTEM

The foregoing is an opinion of the general condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### ATTIC AND INSULATION:

#### ACCESSIBILITY AND CONDITION:

The upper level "attic" area is accessible and in good condition.

#### INSULATION TYPE AND CONDITION:

Fiberglass batts. Good condition where visible/ accessible however, the most of insulation at the south end of the building has fallen out of place: Replacement of this insulation is needed.

Recommendation: Repair/Service.



Insulation has fallen out of place.

### ROOF:

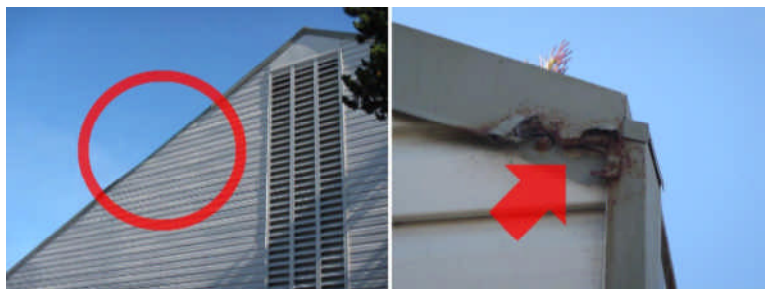
**TYPE:** Metal, standing seam roofing.

**ROOF ACCESS:** Walked on roof.

**ROOF COVERING STATUS:** Appears serviceable/within useful life. Good condition. Minor corrosion was noted: Monitor.

### EXPOSED FLASHINGS:

#### TYPE AND CONDITION:



Painted metal flashings. Fair condition: Various areas of rusted/failing flashing were noted. Also the SW edge flashing is loose/fallen out of place:

Recommendation: Repair/Service.



## GUTTERS & DOWNSPOUTS:

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### TYPE & CONDITION:

Full, integral gutters/drains.  
General condition of gutters  
and downspouts is good.  
Debris in gutter: Cleaning is  
needed now and regularly for  
proper operation.



## SOFFIT & FASCIA

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### TYPE & CONDITION

The predominant fascia  
material is metal faced. The  
condition of the underling wood  
was not determined. The  
predominant soffit material is  
vinyl. The metal fascia and trim  
is rusted at various locations:  
Rusted fascia/trim should be  
replaced: Call a qualified,  
licensed contractor.  
Recommendation: Repair/  
Service.



## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

### DOORS:

#### EXTERIOR DOORS:

General condition of exterior doors is good to fair: The rear, west doors are in need of adjustments/repairs. The doors do not operate properly. Recommendation: [Repair/Service](#).



Rear doors are marginally operational

#### INTERIOR DOORS:

General condition of interior doors is good.

### WINDOWS:

#### TYPE & CONDITION:

Aluminum windows are predominant. Insulated glass. The general condition of the windows is good. Several of the east windows in the main lobby have lost thermoseals: Recommendation: [Repair/Service](#).

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall, General condition of interior walls is good.

### CEILINGS:

#### TYPE & CONDITION:

T-Bar ceiling. (Drop ceiling), General condition of ceilings is good.

#### COMMENTS

Various stains were noted at the area around the SW office room: This staining appears to be consistent with leakage seen at the missing siding as noted above this area: Replace stained/damaged ceiling tiles.

## FLOORS:

### TYPE &

### CONDITION:

Carpet, Vinyl, General condition of floors is good to fair. Moderate wear and staining was noted: various locations. Delaminated carpet tiles were noted at the main entry and rear entry areas: This may indicate moisture intrusion through the concrete floor: Recommendation: **Evaluate**.

### COMMENTS

Damaged flooring and cracking at the concrete slab at the break room indicates shrinkage and possible settlement: See foundation notes below.

## STRUCTURAL COMPONENTS

### FOUNDATION

#### FOUNDATION TYPE

Slab on grade floor structure is predominant.

#### COMMENTS

General condition of foundation is good. Cracking was noted at the floor in the break room:

This cracking is consistent with shrinkage and possible minor settlement: The closet door in this room rubs at the floor and will not shut as a result: Cracking/Settlement is likely old but, I can not verify active movement: Consider consulting with a professional engineer for further evaluation and consultation. Recommendation:

**Evaluate**.



Cracking at floor

### FLOOR STRUCTURE

#### PREDOMINANT FLOOR STRUCTURE

The floor structure is concrete slab on grade. Good condition: see notes above regarding cracking at the break room floor.

### EXTERIOR WALLS

#### PREDOMINANT WALL FRAMING

Exterior walls are predominantly framed with 2X6 studs. Not fully accessible.



## INTERIOR WALLS

### PREDOMINANT WALL FRAMING

Interior walls are predominantly framed with 2X4 studs. Not accessible.

## ROOF STRUCTURE

### PREDOMINANT ROOF STRUCTURE

Prefabricated roof truss framing and Conventional roof framing 2x8. Plywood roof sheathing is present where visible.

## CEILING STRUCTURE

### PREDOMINANT CEILING STRUCTURE

Ceilings are T-bar drop ceilings.

## ELECTRICAL SYSTEM

### SERVICE:

#### TYPE AND CONDITION:

Underground, 110/220 Volt, 400 amp service. Good condition. Rust was observed at the meter base. This is common at the coastal strip however, advanced rusting and corrosion will result in hazardous conditions that will require the unit to be replaced. The rusting present at the time of the inspection did not appear to be significant to warrant replacement of the meter base. Wire brushing and re-painting are needed to prevent damage to the meter base. Recommendation: [Maintenance Needed](#).



### ELECTRICAL PANELS:

#### MAIN PANEL LOCATION AND NOTES:

The main panels and service disconnects are located in the break room.

**Inspector Notes:**



Circuit and wire sizing correct so far as visible. Circuit labeling is present: accuracy was not determined. Multiple wires are connected to a single lug on a circuit breaker at the right panel where only one wire should be connected: see photo. This is a minor issue but, should be corrected to prevent the possibility of one conductor becoming loose. Recommendation: Repair/Service.

**CONDUCTORS:**

**ENTRANCE  
CABLES:**

Copper entrance cables were observed at the main lugs in the panel.

**BRANCH  
WIRING:**

Copper. General condition of branch wiring is good.

**SWITCHES & OUTLETS:**

**CONDITION:**

As a whole, outlets and switches throughout are in good condition. GFCI receptacles and or circuits were observed in all wet locations. Units tripped when tested at the time of the inspection. We suggest testing these units regularly using the test button to ensure proper operation.

**HEATING - AIR CONDITIONING**

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 way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## HEATING SYSTEM DESCRIPTION:

**SYSTEM TYPE:** Split system heat pumps (2)

## HEATING SYSTEM CONDITION:

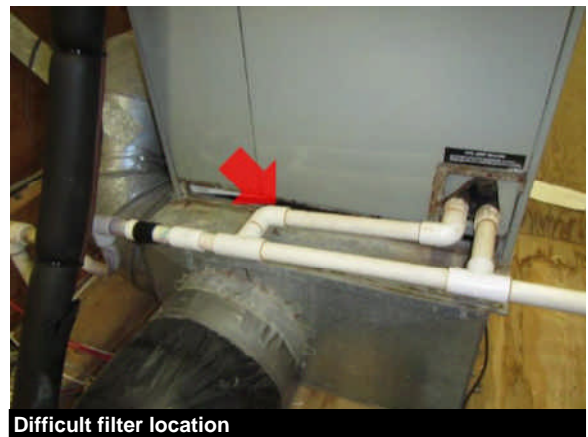
**PRIMARY UNIT:**



Both systems are operational and operated in both heating and cooling mode but, are in Fair/Old condition: Moderate rust was noted at the exterior components at both systems. Also signs of condensate leakage were noted at both interior air handlers/furnaces: This indicates that the condensate drains have clogged. Consider purchasing a service contract with an appropriately licensed HVAC firm in order to properly maintain your heating systems efficiency and safety. Recommendation: [Repair/Service.](#)

**AIR FILTERS:**

Appear adequate however, filter changing will be very difficult at the south air handler due to condensate drain location: Recommendation: [Repair/Service.](#)



**NORMAL CONTROLS:**

Appear operational.

## DUCTWORK:

**TYPE:** Sheet Metal ducts and Flexible Round ducts.

**DUCTS/AIR SUPPLY:**

General condition of ducts/air supply is good. Flow was noted at all accessible registers.



## Home Inspections

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# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN LINE:

<b>MATERIAL:</b>	Not accessible.
<b>CONDITION:</b>	Water pressure/volume appears adequate.

## SUPPLY LINES:

<b>MATERIAL:</b>	Copper, Unable to fully determine.
<b>CONDITION:</b>	General condition of supply lines is good. Functional flow was noted at all fixtures.

## WASTE LINES:

<b>MATERIAL:</b>	ABS where visible.
<b>CONDITION:</b>	General condition of waste lines is good. Functional drainage was noted at all plumbing fixtures.

## WATER HEATERS/BOILERS:

<b>TYPE:</b>	Electric (220 volts.)
<b>SIZE:</b>	50 gallons.
<b>LOCATION:</b>	Mop room.

**CONDITION:**

General condition of hot water heater is fair/old. The unit is original to the building: 22 years old. It is operational but, beyond the statistical life span for water heaters.

Recommendation: Monitor.



## BATHROOM(S)

### BATHROOM AREA 1:

**BATH LOCATION:**

Women's restroom.

**CONDITION OF SINK:**

General condition of sink is good, Faucet had sufficient water pressure (functional flow.), General condition of drain is good (functional drainage)

**CONDITION OF TOILET:**

General condition of toilets and stalls is good.

**ELECTRICAL OUTLETS**

General condition of outlet(s) is good.

**BATH VENTILATION:**

General condition of vent is good.

### BATHROOM AREA 2:

**BATH LOCATION:**

Men's Restroom.

**CONDITION OF SINK:**

General condition of sink is good, Faucet had sufficient water pressure (functional flow.), General condition of drain is good (functional drainage)



**CONDITION OF  
TOILET:**

General condition of toilet is good. The urinal supply line has a leak when flushing:  
Recommendation: Repair/Service.



**ELECTRICAL  
OUTLETS**

General condition of outlet(s) is good.

**BATH  
VENTILATION:**

General condition of vent is good.