



Equipment Report

Client: Beth Blackwell
Address: 1158 NE Lincoln St
Roseburg, OR 97470

Report Number: ESR-1289
Report Date: October 25, 2025
Inspector : Clint Baldwin

Equipment Items

1. Water Heater

Brand Bradford White	Type Tank	Serial Number AD788056	Manufactured April 2024
Age 1 Years	Energy Source Electric		

Typical Lifespan:	8 to 12 Years	Efficiency Rating:	High
Warranty Status:	Limited	Parts Availability:	Readily Available
Phase-Outs:	None Found	Rebates & Incentives:	None Found
Replacement Cost:	\$1,530	Owner's Manual:	Available Online
Safety Recalls:	None Found		

Maintenance & Service

- **Drain and flush tank to remove sediment** — *Annually (more often in hard water areas)*
- **Test temperature & pressure relief valve** — *Annually*
- **Check anode rod and replace if necessary** — *Every 3-5 years*
- **Inspect for leaks and corrosion** — *Monthly*
- **Insulate hot water pipes** — *Once (if not already done)*
- **Check and adjust temperature setting** — *Annually*
- **Inspect heating elements** — *Every 2-3 years by professional*

Note: Regular flushing removes sediment that reduces efficiency and causes premature failure. Replacing the anode rod can double the tank lifespan. Temperature should be set to 120°F for safety and efficiency.

2. Furnace

Brand
Rheem

Serial Number
5461F31205817

Manufactured
July 2020

Age
5 Years

Energy Source
Natural Gas

Typical Lifespan:	15 to 25 Years	Efficiency Rating:	High
Warranty Status:	Limited	Parts Availability:	Readily Available
Phase-Outs:	None Found	Rebates & Incentives:	None Found
Replacement Cost:	\$4,550	Owner's Manual:	Available Online
Safety Recalls:	None Found		

Maintenance & Service

- **Replace air filter** — *Every 1-3 months (depending on usage)*
- **Schedule professional inspection and cleaning** — *Annually before heating season*
- **Check and clean blower motor and fan blades** — *Annually*
- **Check thermostat operation** — *Seasonally*
- **Inspect heat exchanger for cracks** — *Annually by professional*
- **Test carbon monoxide detectors** — *Monthly*
- **Inspect flue pipe and venting system** — *Annually*
- **Clean or replace flame sensor** — *As needed during service*
- **Check gas connections and pressure** — *Annually by professional*
- **Inspect and clean burners** — *Annually by professional*

Note: Gas furnaces require professional annual maintenance to ensure safe operation. Never skip the annual inspection, as cracked heat exchangers can lead to carbon monoxide leaks.

3. Air Conditioner

Brand Rheem	Serial Number 5461F310305817	Model Number RAKA-042JAZ	Manufactured July 2003
Age 22 Years	Energy Source Electric	Capacity 3.5 Tons (42000 BTU/h)	

Typical Lifespan:	7 to 15 Years	Efficiency Rating:	Low
Warranty Status:	Expired	Parts Availability:	Limited
Phase-Outs:	2 Found - See Details Below	Rebates & Incentives:	Available - See Details Below
Replacement Cost:	\$5,875	Owner's Manual:	Available Online
Safety Recalls:	None Found		

Regulatory Phase-Out Information

R-22 (Freon) Refrigerant

R-22 refrigerant production was banned in 2020. Existing supplies are limited and expensive.

Phase-Out Date:
December 31, 2019

Impact:
Repair costs are significantly higher due to limited R-22 availability. Leaks cannot be economically repaired.

SEER Efficiency Standards

Minimum SEER ratings have increased over time. Equipment below 14 SEER is considered outdated.

Phase-Out Date:
December 31, 2022

Impact:
Lower efficiency equipment may not meet current standards and could affect resale value.

Rebates & Incentives Information

You may be eligible for up to \$3,400 in rebates and incentives when upgrading to high-efficiency air conditioning or heat pump systems. These include federal tax credits, state rebates, and utility incentives for energy-efficient equipment upgrades. Eligibility and actual amounts may vary based on your location, income, and the specific equipment you choose.

For More Information:
<https://www.dsireusa.org/>

Maintenance & Service

- **Replace air filter** — *Every 1-3 months (depending on usage)*
- **Schedule professional maintenance** — *Annually before cooling season*
- **Clean condenser coils** — *Annually or as needed*
- **Clear debris from outdoor unit** — *Monthly during cooling season*
- **Check refrigerant levels** — *Annually by professional*
- **Inspect and clean condensate drain** — *Seasonally*
- **Check electrical connections** — *Annually by professional*
- **Lubricate fan motors (if applicable)** — *Annually*

Note: Regular maintenance can improve efficiency by up to 15% and extend equipment life. Keep vegetation at least 2 feet away from outdoor unit for proper airflow.

4. Furnace

Brand
Intertherm

Serial Number
E2E020603175

Manufactured
June 2002

Age
23 Years

Energy Source
Electric

Typical Lifespan:	15 to 25 Years	Efficiency Rating:	Low
Warranty Status:	Expired	Parts Availability:	Limited
Phase-Outs:	1 Found - See Details Below	Rebates & Incentives:	Available - See Details Below
Replacement Cost:	\$3,825	Owner's Manual:	Available Online
Safety Recalls:	None Found		

Regulatory Phase-Out Information

AFUE Efficiency Standards

Minimum AFUE ratings for gas furnaces have increased. Equipment below 80% AFUE is outdated.

Phase-Out Date:
April 30, 2013

Impact:
Lower efficiency gas furnaces consume more energy and may not meet current building codes.

Rebates & Incentives Information

You may be eligible for up to \$3,050 in rebates and incentives when upgrading to high-efficiency furnaces or heat pump systems. These include federal tax credits, state rebates, and utility incentives for energy-efficient equipment upgrades. Eligibility and actual amounts may vary based on your location, income, and the specific equipment you choose.

For More Information:
<https://www.dsireusa.org/>

Maintenance & Service

- **Replace air filter** — *Every 1-3 months (depending on usage)*
- **Schedule professional inspection and cleaning** — *Annually before heating season*
- **Check and clean blower motor and fan blades** — *Annually*
- **Check thermostat operation** — *Seasonally*
- **Inspect heating elements** — *Annually by professional*
- **Check electrical connections and wiring** — *Annually by professional*
- **Test sequencer and relays** — *Annually by professional*

Note: Electric furnaces are generally safer than combustion models but still require annual maintenance for efficiency and reliability.

5. Water Heater

Brand
A.O. Smith

Type
Hybrid

Serial Number
1908113845483

Manufactured
February 2019

Age
6 Years

Energy Source
Electric

Typical Lifespan:	13 to 15 Years
Warranty Status:	Expired
Phase-Outs:	None Found
Replacement Cost:	\$3,750
Safety Recalls:	None Found

Efficiency Rating:	Medium
Parts Availability:	Readily Available
Rebates & Incentives:	None Found
Owner's Manual:	Available Online

Maintenance & Service

- **Drain and flush tank to remove sediment** — *Annually (more often in hard water areas)*
- **Test temperature & pressure relief valve** — *Annually*
- **Check anode rod and replace if necessary** — *Every 3-5 years*
- **Inspect for leaks and corrosion** — *Monthly*
- **Insulate hot water pipes** — *Once (if not already done)*
- **Check and adjust temperature setting** — *Annually*
- **Inspect heating elements** — *Every 2-3 years by professional*

Note: Regular flushing removes sediment that reduces efficiency and causes premature failure. Replacing the anode rod can double the tank lifespan. Temperature should be set to 120°F for safety and efficiency.

Important Disclaimers

General Information:

This report is provided for informational purposes only. The information contained herein is based on serial number decoding, industry standards, and publicly available data. Actual equipment specifications, conditions, and performance may vary.

Date Information:

Manufacturing dates are decoded from serial numbers using manufacturer-specific algorithms. While generally accurate, date decoding may not be 100% precise for all equipment. Some manufacturers use complex or proprietary coding systems that may result in date approximations. Always verify critical dates with the manufacturer or original documentation.

Lifespan & Age Estimates:

Expected lifespan figures are based on industry averages and typical operating conditions. Actual lifespan can vary significantly based on installation quality, maintenance history, usage patterns, environmental conditions, and local climate. Equipment may last longer or shorter than estimated ranges.

Warranty Information:

Warranty status is estimated based on typical manufacturer warranty terms and equipment age. Actual warranty coverage depends on registration, purchase date, installation conditions, and specific manufacturer policies. Extended warranties, transferability, and coverage details vary by manufacturer. Verify warranty status directly with the manufacturer or through original purchase documentation.

Rebates & Incentives:

Rebate information is provided as a general guide only. Actual rebate availability, amounts, and eligibility vary by location, income level, equipment specifications, installation date, and program requirements. Rebate programs change frequently and may have expired or been modified. Always verify current rebate availability and eligibility requirements with federal, state, and local authorities, utility companies, and the DSIRE database before making purchasing decisions.

Recall Information:

Recall data is sourced from public databases including CPSC.gov and manufacturer announcements. Recall information may not be complete or current. New recalls may be issued after this report date. Equipment not showing active recalls in this report may still be subject to undisclosed safety issues. Always check CPSC.gov and manufacturer websites for the most current recall information.

Efficiency Ratings:

Efficiency ratings are estimates based on equipment age, type, and industry standards. Actual efficiency may be different due to age, wear, poor maintenance, or installation issues etc.

Replacement Cost Estimates:

Cost estimates are rough approximations based on national averages. Actual replacement costs vary significantly by region, equipment specifications, installation complexity, contractor rates, permit requirements, and market conditions. Obtain multiple quotes from licensed contractors for accurate pricing.

Parts Availability:

Parts availability assessments are general estimates. Actual parts availability changes based on manufacturer decisions, market conditions, and supply chain factors. Discontinued parts may become available through third-party suppliers or aftermarket sources.

Phase-Outs:

Phase-out information reflects current regulations but is subject to change. Always consult current federal, state, and local regulations for compliance requirements.

Professional Consultation:

This report does not replace professional inspection, assessment, or advice. Equipment condition, safety, and performance should be evaluated by qualified, licensed technicians. Major decisions regarding repair, replacement, or system modifications should be made in consultation with qualified professionals who can physically inspect the equipment and site conditions.

Limitation of Liability:

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