



Customer: **Paul Homebuyer**
Property Inspected: **3307 NW Frank St. , Portland, OR 97200**
Date of Inspection: **3-3-08**
Inspector: **Mark Lindgren** OCHI # 059 Wash. SPI # 67121 ASHI# 205164

ASSOCIATED MASTER INSPECTORS, LLC
P.O. BOX 230966
Tigard, OR 97281
OFFICE (503) 236-1812 FAX (503) 244-1297 HOME (503) 245-4784

Oregon State Contractor's License No. 146715
www.amipdx.com OR www.master-inspectors.com

Client / Inspection Information

Client Information

Customers: Paul Homebuyer

Cost of inspection: \$ 595.00

Cost of reinspection: \$ 95.00-250.00

Conditions

Type of inspection: General

WDO/WDI (Rot and Insects)

Approximate year built: 1905

Type of Building: Single Family

Time: 12:30 PM

Weather: Rain

Temperature: 50-55°

Orientation: Front door faces East

Occupancy: Occupied

People on Site: Seller's Agent, Friend of the buyers, Lane Smith junior, Mark Lindgren

Selling Realtor:

Selling Realtor's Email: Mark Branford

Company: ReMax

STATEMENT OF PURPOSE: The visual examination of the building whose address is specified on the report. The inspection will be of the readily accessible systems and components of the structure and the reporting of their condition at the time of the inspection only.

Definitions:

Serviceable: Adequate and functional - the item is still performing its intended function and these terms should not be taken to mean that the item is in "like new condition". These items will need regular and on going maintenance.

Observation: The act of making a visual examination and noting an opinion or occurrences.

Deficient: A system or component that is judged a potential health or safety hazard. They may be "Damaged, / Deteriorated," "Improperly Installed," using "Outdated Safety Standards," "Not Functioning as Intended," or at or "Near the end of its Service Life" (this is the typical "why deficient" verbiage). These deficiency comments will be found after each component or system requiring further explanation and will be color coded according to the action recommended- maintenance (blue), upgrade (black), monitor (blue), evaluate (magenta), repair (red).

Maintenance: To keep in a serviceable condition or operation.

Upgrade: To improve a system or component to meet current standards.

Monitor: Continuous checking of a system or component, as a predictable consequence of its condition is not yet evident.

Evaluate: Further examination and analysis is needed by a qualified professional tradesman or service technician beyond that provided the building Inspector.

Repair: Bring a system or component to a functioning and safe condition by a qualified professional tradesman or service technician.

WDO/WDI: Wood destroying organisms / Wood destroying insects

How to read the report:

The columns in the report are as follows: The left hand column is the action the next "tab over" is the component or system observed. Following the colon is the description of the deficiency, its location and why it is deficient if it is not obvious.

Example: of a typical line:

Action column	Component or system	Color coded observation and deficiency
Maintenance	Firebox:	Cracked brick in the firebox. Damaged / Deteriorated.

Inspection Agreement

A. SERVICES:

1. Inspection. Associated Master Inspectors, LLC ("AMI") will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the "Limitations of Inspection" discussed below, the following items are inspected: structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When accessible, AMI will test at least one outlet, switch, and window in each room.

2. Report. AMI will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an **opinion** based on what is visible and evident at the time of the inspection. AMI will be guided by the standards and practices set forth in the Oregon Administrative Rules (Division 8 of OAR Chapter 812) and standards of the American Society of Home Inspectors ("ASHI").

B. LIMITATIONS:

1. Report. The report is not a warranty or guarantee of the condition of the structure or the condition or performance of its components. The report is not a warranty or guarantee as to the absence of roof leaks, wood destroying insects, or other defects of any type. AMI's rating is **not** an indication of compliance with any statute, regulation, building code or other government or professional standard. The report is an **opinion** of AMI based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

2. Inaccessible areas. AMI will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. AMI will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. AMI will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. AMI will not cut holes or inspect for conditions that cannot be observed without damage to the site or improvements. Exterior wall components will be inspected from the ground level.

3. Components and systems: AMI will test only a limited number of outlets, switches and windows. Examples of systems and items that AMI will not inspect include but are not limited to: septic, well or underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercoms, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees, and lights not attached to the home. AMI will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While AMI may note substantial or obvious defects in the operation of these systems and items, the Client should obtain the services of licensed contractors or other specialists for these components and systems.

4. Hazardous Chemicals, Mold, Odors, Rodents, Non-wood destroying insects. AMI does not inspect for the presence of mold, mildew, bacteria, lead paint, asbestos, radon gas, carbon monoxide, chemicals, water potability, rodents, non-wood destroying insects or pests, or animal odors.

5. Minor Wood Decay and Cosmetic Flaws. Minor wood decay is a common condition in Western Oregon. AMI will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casings and frames, soffits, eaves, fascia, roof rafters, and sheathing, siding, decks, and stairs. AMI does not perform a board-by-board inspection of decks, siding or wood framing. AMI does not report flaws or defects that are cosmetic in nature.

6. Detached Buildings and Structures. AMI does not inspect detached garages, fences, trellises, retaining walls that do not directly affect the building, or other outdoor structures unless specifically requested and agreed upon.

7. Exterior Insulation and Finish System ("EIFS") (synthetic stucco surfaces). AMI does not inspect "EIFS" synthetic stucco installations. If the home has "EIFS" the client is strongly advised to hire a specialist who can inspect the system and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

Inspection Agreement (Continued)

C. GENERAL LIMITATIONS:

1. Report is non-transferable. This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. AMI will not be liable to any third party who obtains or relies on this report.

2. Representations by a third party. AMI is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by the AMI inspector.

3. Payment. PAYMENT OF THE INSPECTION FEE IS DUE UPON COMPLETION OF THE INSPECTION. If the inspection fee is not paid in full within ten (10) days after delivery of the report, there will be a late fee of \$75.00 and in addition interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% per month (EIGHTEEN PERCENT (18%) PER ANNUM), from the date of delivery of the report until paid.

4. Reinspections and Post Inspection Consultation fees. Reinspection and post inspection consultation fees are separate from the cost of an inspection. The Client or the Client's agent may schedule reinspections and on-site consultations and the Client agrees to pay for them separately under the terms of this agreement.

5. Dispute resolution. All disputed claims, counterclaims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or AMI's inspection services shall be settled by binding arbitration in accordance with the laws of the State of Oregon.

6. Limitations of liability. The liability of AMI and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. AMI and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guaranties, express or implied. All consequential, incidental and other damages are waived by Client, whether such damages result or arise from breach of contract, negligence or any other legal basis or theory.

X _____ AMI initial
Client initial

Copies: Copies of this report shall be provided to the following people:

Clients: Paul Homebuyer Email:
Buyers Realtor: Email: Mark Branford

COST OF INSPECTION: \$ 595.00 COST OF RE-INSPECTION: \$ 95.00-250.00

This contract is the entire agreement between AMI and the Client, and shall control all representations inconsistent with this agreement. I have received a copy of the "Summary: Oregon Home Inspection Certification Law (ORS 701)", have read and understand the contents.

I have also read, understand and agree to all of the terms and conditions in this Inspection Agreement and Liability Limitation:

Signature: Date of the inspection: 3-3-08
Client's Signature
Customers: Paul Homebuyer

Signature: Mark Lindgren Date of the inspection: 3-3-08
Mark Lindgren (Inspector) #CCB 146715, #OCHI 059, #ASHI 205164, Wash. SPI # 67121
Associated Master Inspectors LLC

Exterior

A visual ground level inspection has restrictions that include decks, upper eaves, soffits and behind the siding. Rain drains, yard lights, fences, out-buildings and pools are not checked, evaluation by a licensed contractor is required. In general a board by board search was not performed for each of these components and is beyond the scope of this inspection.

Limitations: Dense vegetation, Behind screens, Stored items, Limited visibility beneath back decks-- Areas that are roofed over

Wall Cladding Type: **Shiplap, Shingle**

Wall Structure Type: **Wood**

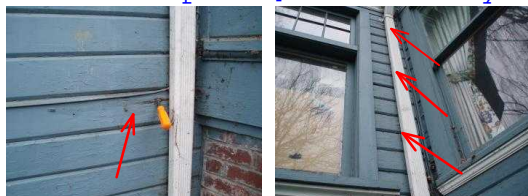
Site Grade: **Moderate slope**

Retaining Wall Type: **Concrete, wood,**

Main House Exterior Surface

Maintenance

Siding Material: Shingle siding is weathered. Siding moisture damage--See the WDO WDI report. Cracked / split / missing siding / trim: in spots [no inventory made].



Maintenance

Eaves / Soffits / Fascia: Minimal soffit ventilation. Water stains noted in the roof fascia, soffit or eaves areas. This is typically due to gutters overflowing or loose gutters or defective flashing. Monitor during rains and repair as needed. Some missing soffit material at the back deck

Maintenance

Paint / Caulking: Missing /cracked window glazing / caulk & siding caulk in spots, Not Functioning as Intended. Peeling paint in spots [no inventory made]. Painting and caulking maintenance is needed soon.

Serviceable

Flashing (wall):

Serviceable

Retaining Walls:

Maintenance

Drainage / Grading: General site drainage was not properly sloping away from the house, Improperly installed . Maintain a positive drainage slope away from the foundation. and clean, repair and maintain all gutters, downspouts and rain drains.

Evaluate

Foundation: Deterioration of the mortar and brick walls of the foundation system, we recommend further "evaluation" by a structural engineer or foundation specialist. Deterioration of the concrete walls at: Under the south and west porches and at the north west corner of the house

Exterior (Continued)

Foundation: (continued)



Maintenance

Walks / Patios: Sidewalk had some cracking, settlement & trip hazards, should be repaired and/or replaced as needed. Uneven slabs in walks could be a tripping hazard, repair and/or replace as needed.

Repair

Porches: Porches appear to have settled, repair and/or replace as necessary. Front porch post bases needs repair. Rot in the west side post bases and skirting



Repair

Decks: Varying degrees of wood decay noted throughout the deck(s). A board by board search is necessary. Replace damaged boards as they become unsafe.



Maintenance

Decks: No visible flashing at deck / porch wall joints. This flashing will help reduce the chances for wood decay between the deck ledger and the house. Decks are very slippery, this could be considered a safety hazard. We recommend cleaning the decks. Skirting needs repair.

Additional Comments: Water problems / standing water can be seasonal and may not be detected. See the current owner for history of any previous water problems.

General Comments: Considerable fecal material in the backyard, Potential health hazard.

We recommend routine painting, sealing of joints and cracks as necessary to minimize moisture penetration into the siding material.

See also the WDO / WDI- Rot / Insect Report.

Roof

Only a general roof covering inspection was performed. A yearly roof inspection is recommended. In determining the number of layers on a multiple layer roof, the roof is in no way defaced by the inspector. An additional and undetected layers may exist. AMI does not guarantee against leaks.

Main Roof

Material: Asphalt shingle

Approximate Number of Layers: 1?

Service Life Warning: Near the end of its service life

Type of Flashings: Metal, Tar

Type of valleys: Roof material

Drainage system material: Metal, Built in

Viewed From: Roof Walked, From the main roof

Limitations: Too steep to walk all areas, so some areas were only viewed from the ridge. Moss, Debris, Too slippery

Repair

Roof Covering: Damaged ridge / hip--some cracking starting. Shingles missing / worn / split-cracked. The material has lost its flexibility. Spot repair needed through out the main body of the roof; contact a roofing contractor for necessary repairs. Active roof leak above the back deck



Repair

Valleys: Debris in the valleys is interfering with drainage. The valleys will need to be cleaned on a regular basis.

Repair

Flashing / Penetrations: Gaps at plumbing vent pipes / electric mast pipe. Gutter flashing is missing / too short. Some of the wall flashing relies on caulking and will need to be renewed on a regular basis.



Repair

Drainage System: Debris buildup, Some overflowing gutters, Loose gutters/downspouts. The rain drain piping appears clogged in the following location(s): SW Corner



<h2>Roof (Continued)</h2>

Flat roof Roof

Material: **Rubber**

Approximate Number of Layers: **1**

Service Life Warning: **Near the end of its service life**

Type of Flashings: **Metal, Tar**

Type of valleys: **N/A**

Drainage system material: **Built in**

Viewed From: **Roof Walked**

Limitations: **Debris**

Evaluate

Flat roof Covering: The roof is older but appears in serviceable condition other than the comments above and below.
Some ponding noted.
Debris buildup.
The roof is not sloped to drain fully, Improperly Installed.



Serviceable

Flashing / Penetrations:

Maintenance

Drainage System: Debris buildup, Not Functioning as Intended

General Comments:

Attic

LIMITATIONS: Insulation and vapor barriers are considered permanently installed and are NOT removed for purposes of inspection. Please read section B, paragraphs 2 of the contract on page three of this report. Moisture stains in the attic areas should be considered as evidence of prior leaks. We recommend that you obtain further information from the owner. Additional limitations are listed below:

Framing Type: **Stick**

Sheathing Type: **Skip, Plywood**

Vapor Retarder Visible: **None visible**

Insulation Type: **Cellulose**

Minimal Insulation Found: Consider upgrading where disturbed, thin or missing.

Approximate Thickness of Insulation at:

Attic Ceilings: **2- 3"**

Attic Walls: **Not visible**

Attic Rafters: **None**

Main, Side areas Attic

Limitations: **No access to some of the lower side attic areas**

Only visual access at some of the lower side and upper attic areas.

Serviceable

Framing:

Monitor

Sheathing: Moisture stains-"monitor".

Maintenance

Insulation: Thin in work or traffic areas, Missing in some areas. Missing at the vertical walls. Recommend additional insulation be installed.

Maintenance

Ventilation: Ventilation was marginal and could be improved.

General Comments:

Evidence of rodents.

Chimneys

The interiors of the flues are not inspected.

East Chimney

Chimney Type: **Masonry**

Approximate Number of Flues: **2**

Viewed From: **Roof**

Limitations: **Obscured by rain cap**

Maintenance **Exterior:** Chimney ash cleanout door is missing.

Not inspected **Flue:** Obscured by rain cap(s).

Serviceable **Cap:**

Maintenance **Flashings:** Gaps in tar flashing. Rusty and evidence of prior roof patching and tar on the flashing joints.



West Chimney

Chimney Type: **Masonry**

Approximate Number of Flues: **1**

Viewed From: **Roof**

Limitations: **N/A**

Evaluate **Exterior:** Deteriorated mortar, Damaged mortar (soft, loose, missing) in the basement.



Evaluate **Flue:** Deteriorated interior flue.



Serviceable **Cap:**

Maintenance **Flashings:** Gaps in tar flashing.

NE-Furnace Chimney

Chimney Type: **Plastic pipe**

Approximate Number of Flues: **1**

Chimneys (Continued)

Viewed From: **Ground**

Limitations: **N/A**

Serviceable	Exterior:
Not inspected	Flue: Obscured by rain cap(s).
Serviceable	Cap:
Serviceable	Flashings:

General Comments: We suggest sealing of all masonry products on a regular basis to prevent moisture saturation and leakage into the building.

Fireplaces and Solid Fuel Burning Appliances

Installations are not checked for code compliance. The interiors of the flues are not inspected.

Living Room Fireplace

Fireplace Construction: **Masonry**

Type: **Wood burning**

Limitations: **Rack & ash.**

Repair **Firebox:** Loose / missing / spalling firebox brick.

Repair **Flue:** Creosote / soot - Recommend having flue cleaned and reexamined.

Upgrade **Damper:** Damper is missing.

Maintenance **Hearth:** Cracked / loose tiles.

Sun room Fireplace

Fireplace Construction: **Metal**

Type: **Wood burning**

Limitations: **Personal belongings on hearth. No access**

Not inspected **Firebox:**

Not inspected **Flue:**

Not inspected **Damper:**

Maintenance **Hearth:** Cracked / loose / missing brick.

General Comments: Fireplaces and wood stoves require regular maintenance and inspections to ensure safe operation. This is not a certification or warranty of condition or safety of any fireplace or wood stove installed.

Basement

No active seepage visible at the time of the inspection. No representation can be made to future leaking of the basement walls. Some old moisture stains are present; you will need to maintain proper slope away from the house and make sure the gutters drain properly.

Limitations: **Limited access, Stored items, Appliances / Duct work, Finished walls / ceilings, Built up wood floor, Cabinets**

Foundation Type: **Brick**

Floor Structure Type: **Concrete, Built up wood floor**

Framing Type: **Wood, Joist**

Column Type: **Wood**

Piers Type: **Concrete**

Vapor Retarders: **Not visible**

Insulation Type: **None**

Insulation Thickness: **None**

Insulation Absent At: **N/A**

Main Basement

Monitor **Floors / Walls:** Moisture stains on the walls/floors, Stains around plumbing drain lines / fixtures

Evaluate **Foundation:** Basement floor cracks. The exposed visible brick foundation in the unfinished basement areas needs repair at the SE & NW corners. Concerned clients should consult with a foundation specialist and repair as per their recommendations.



Serviceable **Framing:**

Evaluate **Floor Drain:** None found. Floor drain is not visible.

General Comments: Evidence of rodents

See also the WDO / WDI- Rot / Insect Report.

Crawl

Crawls entered unless noted. Limitations: Visual inspection only at low clearance areas, Ductwork

Foundation Type: **Brick, Masonry block**

Framing Type: **Wood**

Column Type: **Wood**

Piers Type: **Concrete**

Vapor Barrier Type: **Plastic**

Insulation Type: **None**

Insulation Thickness: **None**

SW Crawl Space

Limitations: Behind some heat ducting, Visual inspection only of the low clearance areas

Evaluate

Foundation: The brick foundation was found in poor condition. The masonry block and brick foundations need repair. By design, brick foundations are weak by modern standards. They are not known for their ability to resist earthquakes. Concerned clients should consult with a foundation specialist or structural engineer who can do a complete analysis of the structure and advise you on how to proceed.



Repair

Framing: There is rot damage to the mud sill under the Southwest corners of the bathroom area.



Upgrade

Insulation: No Insulation noted

Repair

Conductive Conditions: Debris: remove wood / insulation / form boards / misc, see below

Repair

Ventilation: Minimal ventilation

Repair

Vapor Retarder: No vapor barrier present,

Repair

Water / Moisture Penetration: Prior moisture stains: in low areas. Seepage noted at some of the walls on the west side. The southwest rain drain is overflowing and needs repair. This is the probable source of the water coming into crawl area. This work needs to be done to prevent softening of the soil and failure of the foundation system.

Crawl (Continued)

Water / Moisture Penetration: (continued)



Repair

Low Point Drain: Low point drain not found -- locate or provide

General Comments:

Monitor

Torn vent screens: None found torn

Evidence of rodents.

See also the WDO / WDI- Rot / Insect Report.

Bathrooms

LIMITATIONS: Carpet in bathrooms limits the inspector's ability to detect problems with the underlayment and flooring. Other typical restrictions include floor coverings, furnishings, storage and freshly painted walls and ceilings.

3rd floor Bathroom _____

- Maintenance **Doors:** *Missing Entry door.*
- Monitor **Walls / Ceiling:** *Moisture stains: dry at this time*
- Monitor **Floor:** *Slope to floor, Not Functioning as Intended*
- Serviceable **Fixtures:**
- Serviceable **Toilet:**
- Serviceable **Vanity Cabinet:**
- Maintenance **Sink / Drain:** *Sink stopper missing.*
- Serviceable **Sink Faucet:**

- Serviceable **Ventilation / Windows:**

Upstairs Hall-2nd floor Bathroom _____

- Maintenance **Doors:** *Door rubs on jamb / threshold-- will not close*
- Maintenance **Walls / Ceiling:** *Wall / ceiling cracks / holes*
- Maintenance **Tub / Shower Walls:** *Shower door hits the frame . Damaged /gaps in shower door weatherstripping "repair"*
- Maintenance **Floor:** *Stains on the flooring*

- Serviceable **Fixtures:**
- Repair **Toilet:** *Toilet loose at floor and could leak and cause hidden moisture damage , Not Functioning as Intended*
- Serviceable **Vanity Cabinet:**
- Maintenance **Sink / Drain:** *Stopper missing*
- Maintenance **Sink Faucet:** *Sink faucet is leaking*
- Serviceable **Tub / Shower Drain:**
- Serviceable **Tub / Shower Faucet:**
- Maintenance **Ventilation / Windows:** *Window trim missing, [window not properly secured]*

Master Bathroom _____

- Maintenance **Doors:** *Door does not latch, Physical damage to the door, Door hits the frame, door needs trimming / adjustment,*

Bathrooms (Continued)

Maintenance

Walls / Ceiling: Moisture stains: dry at this time, Wall / ceiling cracks / holes



Maintenance

Tub / Shower Walls: Failed caulk: check spout /valves /walls /floor /soap dish. We suggest a shower curtain over the window at the Tub/shower area.



Serviceable

Floor:

Serviceable

Fixtures:

Serviceable

Toilet:

Serviceable

Vanity Cabinet:

Serviceable

Sink / Drain:

Serviceable

Sink Faucet:

Maintenance

Tub / Shower Drain: Tub drain stopper is missing

Maintenance

Tub / Shower Faucet: Shower diverter valve is not working properly

Maintenance

Ventilation / Windows: Window Needs hinge repair

Main 1/2 Bathroom

Serviceable

Doors:

Serviceable

Walls / Ceiling:

Serviceable

Floor:

Serviceable

Fixtures:

Repair

Toilet: Toilet loose at floor and could leak and cause hidden moisture damage , Not Functioning as Intended

Serviceable

Sink / Drain:

Serviceable

Sink Faucet:

Serviceable

Ventilation / Windows:

Bathrooms (Continued)

General Comments:

Tile grout at all water areas should be sealed on a regular basis. Edges should be caulked regularly.

Bedrooms

Typical restrictions include floor coverings, furnishings, storage and freshly painted walls and ceilings.

3rd Floor, West Bedroom

- Repair **Doors:** Door hits the carpet, door needs trimming / adjustment, Potential Health / Safety Hazard
- Serviceable **Walls/Ceiling:**
- Serviceable **Floors:**
- Evaluate **Windows:** Window was not opened due to the air conditioning unit.
- Upgrade **Smoke Alarms:** Not installed, Outdated Safety Standards

3rd Floor, East Bedroom

- Repair **Doors:** Door does not latch, Potential Health / Safety Hazard, Hampers emergency egress
- Monitor **Walls/Ceiling:** Wall / ceiling moisture stains, dry at this time .
- Serviceable **Floors:**
- Serviceable **Windows:**
- Monitor **Smoke Alarms:** Installed in the proper location

Master Bedroom

- Repair **Doors:** Door does not latch. Missing hardware. Door hits the frame, door needs trimming / adjustment. Hampers emergency egress, Potential Health / Safety Hazard
- Monitor **Walls/Ceiling:** Wall / ceiling moisture stains, dry at this time. Wall / ceiling cracks / holes present.
- Serviceable **Floors:**
- Serviceable **Windows:**
- Upgrade **Smoke Alarms:** Not installed, Outdated Safety Standards



SE Bedroom

- Serviceable **Doors:**
- Serviceable **Walls/Ceiling:**
- Serviceable **Floors:**
- Serviceable **Windows:**
- Upgrade **Smoke Alarms:** Not installed, Outdated Safety Standards

Bedrooms (Continued)

East Bedroom

Serviceable	Doors:
Serviceable	Walls/Ceiling:
Serviceable	Floors:
Serviceable	Windows:
Upgrade	Smoke Alarms: Not installed, Outdated Safety Standards

NW Bedroom

Serviceable	Doors:
Maintenance	Walls/Ceiling: Wall / ceiling cracks / holes present
Serviceable	Floors:
Serviceable	Windows:
Upgrade	Smoke Alarms: Not installed, Outdated Safety Standards

General Comments:

Considerable storage limits the inspection.

Stairs / Hallways

Most stairs have inaccessible / sealed off areas, that limit the inspection.

Outside west-bas. Stairs / Hallways _____

Maintenance **Treads / Risers:** Step risers are uneven & may present a trip hazard.

Repair **Railings:** Missing handrail

Maintenance **Walls / Ceilings / Floors:** Low headroom, Potential Safety Hazard

Maintenance **Lighting:** Minimal lighting, Potential Safety Hazard

Additional limitations: Sealed off area

Upstairs Stairs / Hallways _____

Upgrade **Treads / Risers:** The door swings out over the stairway. This could be considered a safety hazard.

Repair **Railings:** Missing handrail, Potential Health / Safety Hazard

Monitor **Walls / Ceilings / Floors:** Moisture stains: dry at this time.

Serviceable **Lighting:**

Additional limitations: Sealed off area

Third floor Stairs / Hallways _____

Evaluate **Treads / Risers:** Step risers are uneven & may present a trip hazard.

Upgrade **Railings:** Handrail is loose. Handrail lacks return to wall, Handrail does not extend full length of the stairway. Outdated Safety Standards.

Serviceable **Walls / Ceilings / Floors:**

Serviceable **Lighting:**

Additional limitations: Sealed off area

Basement Stairs / Hallways _____

Maintenance **Treads / Risers:** Loose / cracked treads

Repair **Railings:** Missing handrail, Missing guardrail

Serviceable **Walls / Ceilings / Floors:**

Upgrade **Lighting:** Minimal lighting, Potential Safety Hazard

Additional limitations: N/A

General Comments:

Smoke Alarms

Associated Master Inspectors LLC does not test or inspect smoke alarms because the test button may not be indicative of proper and safe alarm operation after move in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should: test all smoke alarms immediately upon move in, retest every 30 days thereafter and replace any found not working properly. We recommend that our clients develop an emergency fire escape plan. Smoke Alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke alarm requirements for rental units differ from owner occupied units.

COMMENTS: We recommend you install a good quality carbon monoxide alarms per manufacturer's recommendations when combustion type appliances are in use.

Smoke Alarm Not Installed At: Basement hallway Repair

General Comments: [Additional information regarding smoke and carbon monoxide detectors can be found at the U.S. Fire Administrations website \[www.usfa.dhs.gov\]\(http://www.usfa.dhs.gov\)](#)

We recommend you install a good quality carbon monoxide alarms per manufacturer's recommendations when combustion type appliances are in use.

Balance of Interior Rooms

Clients concerned about hazardous materials, gases, lead in the paint or drinking water, molds, mildew or fungi should consult a specialist. The possibility of hazardous materials or organisms may be noted in the report but this should never be interpreted as either a complete list or all their locations. Advising clients on, & identifying any of the above which might be considered hazardous, is not within the scope of our inspection.

LIMITATIONS: Typical restrictions include carpet, stored items, furniture, floor coverings and freshly painted walls and ceilings. Odors and their sources are not checked.

Wall / Ceiling Type: **Drywall, Plaster**

Dining Room Balance of Interior Rooms _____
Maintenance **Walls / Ceilings:** Sag to the ceilings tiles.
Serviceable **Floors:**

Dining Room Balance of Interior Rooms _____
Monitor **Walls / Ceilings:** Moisture stains on the ceiling. They were dry at the time of our inspection. "Monitor" them in case conditions change.
Serviceable **Floors:**

Sun room Balance of Interior Rooms _____
Monitor **Walls / Ceilings:** Moisture stains on the ceiling. They were dry at the time of our inspection. "Monitor" them in case conditions change.
Serviceable **Floors:**

Basement Bonus room Balance of Interior Rooms _____
Serviceable **Walls / Ceilings:**
Serviceable **Floors:**

Additional Comments: AMI recommends that the client verify all building department records for the work done at the property. More information can be located at www.buildingpermits.oregon.gov

Sloped floor / binding doors may indicate a settlement problem.

Some minor wall blemishes. Some floor squeaks Some worn floor finish Some loose carpet.
Some stained carpet.

Kitchen / Eating Area

LIMITATIONS: Carpet & floor coverings, storage under sink, freshly painted walls & ceiling & behind appliances. Oven cleaning cycles are not tested.

Main Kitchen

- Monitor **Walls / Ceilings:** Moisture stains: dry at this time
- Maintenance **Cabinets / Counter Tops:** Cabinet doors damaged, Cabinet doors are missing, Water damage present at the bottom shelf of the sink cabinet, Countertops are damaged.
- Repair **Sink:** Leak under sink.
- Repair **Floor:** Damaged flooring. Swelling of the underlayment.



- Serviceable **Exhaust Fan:** Type:
- Evaluate **Dishwasher:** Damaged unit was not tested
- Repair **Range:** Defective burner/ control knob was not functioning correctly. Potential Safety Hazard. Damaged control knobs/ clock timer/ enamel
- Serviceable **Refrigerator:**
- Maintenance **Disposal:** Jammed, Not Functioning as Intended

Additional Comments: Heavy storage limited the inspection
Older appliances



General Comments:

Appliances are checked for operation without regard to their life expectancy. At the time of the inspection only the listed appliances were checked.

Laundry Area

LIMITATIONS: Typically include carpet & floor coverings, furnishings, storage under sink, freshly painted walls and ceilings, and behind and under appliances.

Basement Laundry Area

Limitations: **Machinery in place. Storage**

Washer Hookups: **Water Lines**

Washer Drain: **Sink**

Dryer Service: **Electric**

Serviceable **Walls / Ceiling:**

Serviceable **Floor:**

Serviceable **Ventilation:**

Maintenance **Sink / Drain:** [No hot water to the sink.](#)

Maintenance **Dryer Vent:** [Outside damper needs cleaning](#)

General Comments:

We recommend cleaning the dryer vent system on a regular basis. Washing machine drain pipe and water supplies are typically not tested.

Exterior Doors / Windows / Interior Doors

Lighting and glass that is wet or dirty or covered by vegetation, screens, and window coverings can make detection of failed insulated seals very difficult or impossible at: windows, sliding doors and skylights. AMI makes no guarantees that the thermal seals are in tact.

Limitations: **No access to some windows due to furniture and storage, window coverings**

Window Material: **Wood, Vinyl**

Window Type: **Single pane glass, Double pane glass**

Swinging Door Type: **Wood, Metal**

Sliding Glass Door Type: **N/A**

Evaluate **No tempered glass "stamp" found at: Stairway door, French doors, Windows placed within 18" of the outside walkway. 3rd floor door. Window(s) at bathroom tub/shower surround area.**

Maintenance **Prime Windows: Some missing screens / hardware / torn screens, Some missing sash cords, Some windows did not open / latch, Some weathered frames**

Maintenance **Interior Doors: Some doors hit the frames / floor / carpet, Some missing door hardware, Some doors do not latch, Some missing entry / closet doors.**

Front Exterior Door

Maintenance **Door Condition: Damaged/Gaps in the weather-stripping. Misalignment door / latch, Door rubs on jamb / threshold. Front doorbell not working**

Maintenance **Screen / Storm Door: Physical damage-Screen torn and broken handle**

Back Exterior Door

Maintenance **Door Condition: Gaps in the weather-stripping. Interior keyed dead bolt could be a Potential Health / Safety Hazard by hampering emergency egress.**

Dining room Exterior Door

Not inspected **Door Condition: Not Operated.**

Basement Exterior Door

Maintenance **Door Condition: Misalignment deadbolt door latch, Large dog door could be considered a security breach**

3rd floor Exterior Door

Repair **Door Condition: Physical damage--Rot. Misalignment door / latch, No weather-stripping.**

Exterior Doors / Windows / Interior Doors (Continued)

Back Porch, West Exterior Door

Maintenance

Door Condition: Door rubs on jamb / threshold.

General Comments:

Cracked / Broken Windows: Throughout the house--Living room, Kitchen, Sun room, Basement,

Electrical

DEFINITIONS: GFCI "Ground fault circuit interrupter"- fast acting circuit breaker assembly (usually a wall outlet).

EXCLUSIONS: Low voltage systems, ancillary wiring, security systems, central vacuums, smoke detectors and wall receptacle load capacity testing. The electrical inspection is visual only and not intended to be all-inclusive. AMI does not guarantee the condition or safety of the electrical system. Undiscovered conditions may exist.

Service Entrance Type: **Overhead**
 Service Entrance Material: **Copper**
 Location of Main Disconnects: **Basement**
 Service Amperage Rating: **200**
 Voltage: **240**
 Main Panel Type: **Breaker**
 Permit Date: **1973**

Wiring Methods Found: **Metal/Plastic conduit, Non-Metallic Cable**

Branch Wiring: **Solid Conductor Copper, Stranded Conductor Copper & Aluminum**
 Sub. Panel Type: **N/A**

Repair **Service Drop / Meter Base & Disconnects:** Main overhead service wires are within 3' of an operable window, Potential Health / Safety Hazard & Improperly Installed

Serviceable **Service Ground:** Termination found on a cold water pipe

Main-, Basement Electric Panel

Serviceable **Interior of Panels:**
 Evaluate **Conductors:** Double taps at a branch circuit.

Serviceable **Overcurrent Devices:**

Additional Comments: No power to the southwest upstairs bathroom. Some worn plug receptacles

Potential Safety Hazards and or Fire Hazards-See Below:

Exposed cables at: Unfinished Basement area

Missing cover plates at: Throughout the house

Open or no junction boxes at: Basement

Reverse polarity plugs at: Basement

Incandescent closet lighting installed at: Throughout the house

Suggest upgrading outlets to GFCI's at: Bathroom(s), Kitchen

Heating

EXCLUSIONS: Interior of flues and chimneys, heat exchangers, oil tanks, humidifiers and dehumidifiers, electronic air cleaners and solar heating systems.

LIMITATIONS: Only readily accessible Panels provided for routine homeowner maintenance are opened. Heating systems are checked for operation only, not for full load heating capacity, nor life expectancy. For full analysis consult a specialist. (Exterior observation only. Disassembly is required to locate problems not visible by an exterior evaluation). Suggest yearly tune-up and safety inspection and regular cleaning of the heat exchanger and flues on all combustion type furnaces.

Basement Heating System

Type: **Forced air**
 Fuel Type: **Natural gas**
 Filter Type: **Missing**
 Filter Condition: **None found**
 Approximate Age: **1998**
 Service Life Warning: **N/A**
 Main Fuel Shut Off: **Gas Meter**

Serviceable **Flues / Chimney:**
 Upgrade **Safety Controls & Hazards:** Flue pipe exits below an opening window, (possible safety hazard).



Evaluate **Heat Exchanger:** View of heat exchanger restricted. Damage to heat exchangers can result in exhaust gases including carbon monoxide entering the building.

Not inspected **Burners:** Burners were not visible

Serviceable **Combustion Air:**

Serviceable **Fuel System:**

Maintenance **Distribution Systems:** Debris in heat ducts / dirty blower, Not Functioning as Intended
 Some ductwork in need of repair.

Evaluate **Distribution Systems:** Possible asbestos duct wrap. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's website www.EPA.gov

Additional Comments: Heat mode: OK

Additional Comments:

Multiple level homes maybe difficult to heat (not uniform) . If out of balance "evaluate."
 Older homes have a high probability of having abandoned underground fuel tank(s) "evaluate"if concerned.
 No Heat Source Found At: **Missing throughout the house in some areas** Upgrade

Plumbing

LIMITATIONS: Report addresses only readily visible plumbing. Underground sewer lines, tanks, water stops, valves, fixture overflows, sprinkler and backflow devices not tested. Only brief leak tests performed at fixtures. Solar panels and tanks are not checked. Pipe insulation limits the inspection.

Water Supply to the house: **No significant leak from street to house** , "Monitor"

Main Water Line Material: **Copper**

Size: 1"

Shut Off Location: **Basement**

Hose Faucets: **Not tested**

Water Pressure (PSI): **Not tested**

Water Supply Materials: **Copper, Galvanized,**

Drain / Vent Materials: **Galvanized, Cast Iron, Plastic**

Evaluate

Water Supply & Distribution System (potable piping): Older galvanized water pipes will be a source of future maintenance and may need to be upgraded in the near future.

Leak(s) at: Pipes in the basement, The potable water system is very rusty and will need to be repaired / replaced in the near future. Saddle valve in use in the basement area [non standard valve],



Upgrade

Functional Flow: Low water volume / flow with three fixtures on at once, Not Functioning as Intended

Upgrade

Cross Connections: No back flow check valve or anti siphon devices at the hose faucets, Outdated Safety Standards

Serviceable

Supports:

Maintenance

Insulation: Needed where exposed at the crawl area

Evaluate

Drainage Waste & Vent System (waste piping): The drain lines that are visible are very rusty, have limited remaining service life and will need to be repaired / replaced in the near future. Rusty pipes / fittings, Deteriorated, Not Functioning as Intended



Maintenance

Supports: Minimal at the basement area

Not inspected

Sewer Cleanout:

Additional Comments:

Additional plumbing items are listed on the basement, bathroom, kitchen and laundry pages.

Plumbing (Continued)

We recommend a camera inspection of the underground sewer lines on all homes. Don't forget to winterize your plumbing in the cold winter months.

Water Heater:

EXCLUSIONS: Interiors of flues and chimneys. Water heater is checked for operation only; not its ability to deliver the rated volume or quantity of hot water.

LIMITATIONS: Tank insulation. Only readily accessible panels provided for routine homeowner maintenance are opened.

Basement Water Heater

Fuel Source: **Natural Gas** Watts: N/A

Capacity (Gal.): **75**

Approximate Age: **1992**

Service Life Warning: **At the end of its service life**

Repair

Flues / Chimneys: Old furnace flue entrance needs to be sealed off, Potential Health / Safety Hazard.



Serviceable

Safety Controls & Hazards:

Upgrade

Tank: No seismic wall strapping

Serviceable

Combustion Air:

Serviceable

Burners:

Serviceable

Fuel System:

General Comments:

Check the thermostat setting upon move in to your house.

Wood Destroying Organism & Insect Report

Inspection Company: Associated Master Inspectors, LLC CCB# 146715
P.O.Box 230966 Tigard, Oregon 97281
(503) 236-1812

Customer Name: **Paul Homebuyer**

Property Address: 3307 NW Frank St. , Portland, OR 97200

Structure Inspected: Single Family

Observations:

Carpenter Ants: Debris Dead Ants **In the crawl area**



Wood Boring Beetles: Holes **In the crawl area** Anobiidae



Activity / need for treatment cannot be determined without further investigation. Reason: Off season
Check for activity during repairs No live insects found

Remove all infested wood and correct conducive conditions listed below.

Restricted/Non functioning gutter system: Repair: Gutters need cleaning, Repair clogged SW rain drain.

Water in crawl: Eliminate: Repair clogged SW rain drain. Locate or provide a point drain.

Evidence of seasonal standing water in the crawlspace. "monitor" the crawl area

Vapor barrier incomplete: Install in crawl: Where missing

Minimal ventilation: Install additional vents: Crawl areas

Cellulose debris in crawl: Remove: As necessary

Failed/Missing caulk: Grout at water splash areas: Upstairs bathrooms

Other: **Repair loose Upstairs SW hall & Main floor 1/2 bath toilet bowls; replace the bowl gaskets and check the floors for damage during repairs.**

Moisture damage--- The contractor must, thoroughly investigate the following areas for concealed damage & repair any additional damage found & certify all repairs in writing. Check for & replace damaged material at the following areas: **Kitchen flooring**

Wood Destroying Organism & Insect Report (Continued)

Insect / Rot / Fungi damage---The contractor must, during the repairs, thoroughly investigate the following areas for concealed damage and repair any additional damage found and certify all repairs in writing at:

- Trim above the 3 floor door.
- 3rd floor door.
- Siding middle north side behind the downspouts
- North decking boards
- West deck posts and skirting
- Mud sills at the southwest corners under the 1/2 bath toilet as seen from the crawl area



Please see the separately attached diagram; without it, the report is incomplete.

OBSTRUCTIONS & INACCESSIBLE AREAS observed in the following areas:

Inaccessible substructure crawl areas may be vulnerable to infestation by WDO's and we recommend they be made accessible

The inspector may list the obstructions or inaccessible areas or use the following key:

- 1-Vaulted ceiling 2-Fixed ceilings 3-Fixed wall coverings 4-Floor coverings 5-Cabinets or shelving
 6-Stored items 7-Furnishings 8-Appliances 9-Insulation 10-Ductwork 11-Woodpile / snow 12-Cluttered condition
 13-Limited access 14-No access / entry 15-Only visible access 16-No access beneath 17-Standing water
 18-Dense vegetation 19-Exterior coverings 20-Behind storm sash or screens

Basement: 2,3,5,6,8,10,13,4,
 Crawl Space: 10,13,
 Exterior: 19,20,18,6,
 Main Level: 2-8,
 Attic: 1,4,6,9,13,
 Attached Decks: 15,6,2,

INSPECTION FINDINGS: This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is NOT to be construed as an implied warranty or guarantee against latent, concealed, or future infestation or defects.

INSPECTOR'S SIGNATURE: Neither I nor the company have had, presently have, or contemplate having any interest in the property.

Signature *Mark Lindgren*

Mark Lindgren (Inspector) #CCB 146715, #OCHI 059, #ASHI 205164, Wash. SPI # 67121
 Associated Master Inspectors LLC

Date of the inspection: **3-3-08**

Invoice



P.O. BOX 230966
Tigard, Oregon 97281

Client Name: **Paul Homebuyer**

Address: **3307 NW Frank St. , Portland, OR 97200**

Report #:

Date of the inspection: **3-3-08**

Cost of the Inspection: \$ **595.00**

Additional Costs:

Additional Costs:

Please identify your inspector on your check.

Total Due: \$ **595.00**

Paid To Date: \$ **0.00**

Balance Due: \$ **595.00**

Summary

Exterior

1. **Main House Exterior Surface Foundation:** Deterioration of the mortar and brick walls of the foundation system, we recommend further "evaluation" by a structural engineer or foundation specialist. Deterioration of the concrete walls at: Under the south and west porches and at the north west corner of the house



2. **Main House Exterior Surface Porches:** Porches appear to have settled, repair and/or replace as necessary. Front porch post bases needs repair. Rot in the west side post bases and skirting



3. **Main House Exterior Surface Decks:** Varying degrees of wood decay noted throughout the deck(s). A board by board search is necessary. Replace damaged boards as they become unsafe.



Roof

4. **Main Roof Roof Covering:** Damaged ridge / hip--some cracking starting. Shingles missing / worn / split-cracked. The material has lost its flexibility. Spot repair needed through out the main body of the roof; contact a roofing contractor for necessary repairs. Active roof leak above the back deck



5. **Main Roof Valleys:** Debris in the valleys is interfering with drainage. The valleys will need to be cleaned on a regular basis.

6. **Main Roof Flashing / Penetrations:** Gaps at plumbing vent pipes / electric mast pipe. Gutter flashing is missing / too short. Some of the wall flashing relies on caulking and will need to be renewed on a regular basis.



7. **Main Roof Drainage System:** Debris buildup, Some overflowing gutters, Loose gutters/downspouts. The rain drain piping appears clogged in the following location(s): SW Corner

Roof (Continued)

Drainage System: (continued)



8. Flat roof Roof Flat roof Covering: The roof is older but appears in serviceable condition other than the comments above and below. Some ponding noted. Debris buildup. The roof is not sloped to drain fully, Improperly Installed.



Chimneys

9. West Chimney Exterior: Deteriorated mortar, Damaged mortar (soft, loose, missing) in the basement.
10. West Chimney Flue: Deteriorated interior flue.



Fireplaces and Solid Fuel Burning Appliances

11. Living Room Fireplace Firebox: Loose / missing / spalling firebox brick.
12. Living Room Fireplace Flue: Creosote / soot - Recommend having flue cleaned and reexamined.

Basement

13. Main Basement Foundation: Basement floor cracks. The exposed visible brick foundation in the unfinished basement areas needs repair at the SE & NW corners. Concerned clients should consult with a foundation specialist and repair as per their recommendations.
14. Main Basement Floor Drain: None found. Floor drain is not visible.



Crawl

15. SW Crawl Space Foundation: The brick foundation was found in poor condition. The masonry block and brick foundations need repair. By design, brick foundations are weak by modern standards. They are not known for their ability to resist earthquakes. Concerned clients should consult with a foundation specialist or structural engineer who can do a complete analysis of the structure and advise you on how to proceed.



Summary (Continued)

16. SW Crawl Space Framing: There is rot damage to the mud sill under the Southwest corners of the bathroom area.



- 17. SW Crawl Space Conducive Conditions: Debris: remove wood / insulation / form boards / misc, see below
- 18. SW Crawl Space Ventilation: Minimal ventilation
- 19. SW Crawl Space Vapor Retarder: No vapor barrier present,
- 20. SW Crawl Space Water / Moisture Penetration: Prior moisture stains: in low areas. Seepage noted at some of the walls on the west side. The southwest rain drain is overflowing and needs repair. This is the probable source of the water coming into crawl area. This work needs to be done to prevent softening of the soil and failure of the foundation system.



21. SW Crawl Space Low Point Drain: Low point drain not found -- locate or provide

Bathrooms

- 22. Upstairs Hall-2nd floor Bathroom Toilet: Toilet loose at floor and could leak and cause hidden moisture damage , Not Functioning as Intended
- 23. Main 1/2 Bathroom Toilet: Toilet loose at floor and could leak and cause hidden moisture damage , Not Functioning as Intended

Bedrooms

- 24. 3rd Floor, West Bedroom Doors: Door hits the carpet, door needs trimming / adjustment, Potential Health / Safety Hazard
- 25. 3rd Floor, West Bedroom Windows: Window was not opened due to the air conditioning unit.
- 26. 3rd Floor, East Bedroom Doors: Door does not latch, Potential Health / Safety Hazard, Hampers emergency egress
- 27. Master Bedroom Doors: Door does not latch. Missing hardware. Door hits the frame, door needs trimming / adjustment. Hampers emergency egress, Potential Health / Safety Hazard

Stairs / Hallways

- 28. Outside west-bas. Stairs / Hallways Railings: Missing handrail
- 29. Upstairs Stairs / Hallways Railings: Missing handrail, Potential Health / Safety Hazard
- 30. Third floor Stairs / Hallways Treads / Risers: Step risers are uneven & may present a trip hazard.
- 31. Basement Stairs / Hallways Railings: Missing handrail, Missing guardrail

Smoke Alarms

32. Smoke Alarm Not Installed At: **Basement hallway**
Kitchen / Eating Area

33. Main Kitchen Sink: Leak under sink.

Summary (Continued)

34. Main Kitchen Floor: **Damaged flooring. Swelling of the underlayment.**



35. Main Kitchen Dishwasher: **Damaged unit was not tested**
 36. Main Kitchen Range: **Defective burner/ control knob was not functioning correctly. Potential Safety Hazard. Damaged control knobs/ clock timer/ enamel**

Exterior Doors / Windows / Interior Doors

37. No tempered glass "stamp" found at: **Stairway door, French doors, Windows placed within 18" of the outside walkway. 3rd floor door. Window(s) at bathroom tub/shower surround area.**
 38. 3rd floor Exterior Door Door Condition: **Physical damage--Rot. Misalignment door / latch, No weather-stripping.**

Electrical

39. Service Drop / Meter Base & Disconnects: **Main overhead service wires are within 3' of an operable window, Potential Health / Safety Hazard & Improperly Installed**
 40. Main-, Basement Electric Panel Conductors: **Double taps at a branch circuit.**

Heating

41. Basement Heating System Heat Exchanger: **View of heat exchanger restricted. Damage to heat exchangers can result in exhaust gases including carbon monoxide entering the building.**
 42. Basement Heating System Distribution Systems: **Possible asbestos duct wrap. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's website www.EPA.gov**

Plumbing

43. Water Supply & Distribution System (potable piping): **Older galvanized water pipes will be a source of future maintenance and may need to be upgraded in the near future. Leak(s) at: Pipes in the basement, The potable water system is very rusty and will need to be repaired / replaced in the near future. Saddle valve in use in the basement area [non standard valve],**



44. Drainage Waste & Vent System (waste piping): **The drain lines that are visible are very rusty, have limited remaining service life and will need to be repaired / replaced in the near future. Rusty pipes / fittings, Deteriorated, Not Functioning as Intended**



Summary (Continued)

Water Heater:

45. Basement Water Heater Flues / Chimneys: Old furnace flue entrance needs to be sealed off, Potential Health / Safety Hazard.

