

AMI ASSOCIATED MASTER INSPECTORS



CUSTOMER: Your name here

PROPERTY INSPECTED: 212 S.E. Somewhere St., Portland, Oregon 97214

DATE OF INSPECTION: May 7, 2012

REPORT NUMBER: 120507B7

INSPECTOR: Toby Deming

<p>ASSOCIATED MASTER INSPECTORS, LLC P.O. BOX 230966 Tigard, OR. 97281</p>	<p>(503) 236-1812 OFFICE (503) 236-0620 HOME</p>
<p>Oregon State Contractor's License No. 146715 Oregon Certified Home Inspector No. #016 American Society of Home Inspectors (ASHI) #203826</p>	<p>Website: amipdx.com or master-inspectors.com</p>

Per the Construction Contractor's Board: THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

CLIENT / INSPECTION INFORMATION

CUSTOMER: Your name here **PHONE HOME:**

TYPE OF INSPECTION: General Partial: WDO / WDI (Rot and Insects)

TYPE OF BUILDING: Main house only

TIME: 1:00 PM **WEATHER:** Sunny **TEMPERATURE:** Warm

ORIENTATION: Front door faces North South East West **T.G. #:**

PEOPLE ON SITE: Your name and anyone you want to join you!

OCCUPANCY: Vacant Occupied **SELLER:** **Phone no. :**

SELLING REALTOR: Your Realtor **LISTING REALTOR:**

PHONE NO. **PHONE NO.**

COMPANY: **COMPANY:**

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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, and the primary attached or detached garage. 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 make 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, emergency generators, 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 extra/secondary garages, fences, trellises, retaining walls that do not directly affect the building or other outdoor structures unless specifically requested and agreed upon in writing.
- 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.

C. GENERAL LIMITATIONS:

1. Per the Construction Contractor’s Board: THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

Client’s initials: _____ COPYRIGHT 2000 AMI, LLC

INSPECTION AGREEMENT

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) or a flat fee of \$20 per month (whichever is greater), from the date of delivery of the report until paid. Client agrees to pay all costs and expenses incurred by AMI in connection with the collection of any amounts owed to AMI, including collection agency fees, attorneys' fees and costs. All returned checks will be assessed an additional \$25.00 fee.

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, professional negligence or any other legal basis or theory.

X
Client initial

AMI initial

Copies: Your report will be emailed to you at the address you provide in the next section. If you want us to provide a copy to anyone else (your realtor, for example), please provide their email address here:

Name:

Email Address:

COST OF FULL INSPECTION and WOOD DESTROYING INSECT AND ROT REPORT: To be determined
COST OF RE-INSPECTION: \$200.00 for the hour on site + \$160.00 per additional hour on site

ADDITIONAL FEES THAT MAY BE CHARGED for unknown or additional crawlspaces, kitchens, increased size of the home, furnaces and AC units, out buildings, or other items not normally found in a typical home: \$50.00 – 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 "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 and understand that the Inspector will do the best job he can on the day of my inspection:

X For our client's protection, the signed contract is kept on file with AMI.
Client's signature

Associated Master Inspectors LLC

By: _____
Toby Deming (Inspector) #CCB 146715, #OCHI 016, #ASHI 203826

Date of inspection: May 7, 2012

EXTERIOR							
WALL STRUCTURE TYPE: ■ Wood			CONDITIONS OR ITEMS THAT BLOCK OR LIMIT MY VIEW:				
WALL CLADDING TYPE: ■ Wood: Beveled, Shingle,			■ Stored items along the east side ■ Visual only beneath ground level decks <input type="checkbox"/> No visibility beneath ground level decks <input type="checkbox"/> Behind storm sashes/ screens <input type="checkbox"/> Dense vegetation <input type="checkbox"/>				
SITE GRADE: ■ Moderate		RETAINING WALL TYPE: ■ Concrete					
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO:			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
SIDING MATERIAL	◆	●	<input type="checkbox"/> Siding swelling / moisture damage <input checked="" type="checkbox"/> Cracked / split siding, trim (normal for age)	· ✗	○ ●	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
EAVES / SOFFITS FASCIA	◆	○	<input type="checkbox"/> Moisture stains on gutter fascia boards and / or soffit panels <input checked="" type="checkbox"/> Minimal soffit ventilation.	· ✗	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
GLAZING CAULKING	◆	○	<input checked="" type="checkbox"/> Missing / cracked windows glazing putty <input type="checkbox"/> Cracked or missing caulking at siding transitions or penetrations	✗ ·	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
PAINTING	◆	○	<input type="checkbox"/> Peeling paint	· ·	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
WALL FLASHING	◆	●	<input checked="" type="checkbox"/> No head flashing: Above the door and window trim,	✗	○	<input type="checkbox"/>	<input type="checkbox"/>
DRAINAGE and GRADING	◆	○	<input type="checkbox"/> Grade slopes toward foundation in the <input checked="" type="checkbox"/> Lower dirt grade and check for rot wherever the soil is within 6" of the siding on the front porch	· ✗	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
VEGETATION	◆	○	<input checked="" type="checkbox"/> Cut back vegetation	✗	○	<input type="checkbox"/>	<input type="checkbox"/>
DRIVEWAY and WALKWAYS	◆	○	<input checked="" type="checkbox"/> Common cracks: Sidewalks, Walks, <input checked="" type="checkbox"/> Slab settling / lifting / trip hazards: Sidewalks	· ✗	● ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
DECKS PORCHES	◆	○	<input type="checkbox"/> Settlement <input type="checkbox"/> No visible flashing at wall joints:	· ·	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

COMMENTS: ■ See Rot / Insect Report at the end of this report.

- A. Unless otherwise noted in this report, the exterior components are checked from the ground. These observations are not exhaustive. A board-by-board search of the exterior systems and components was not performed and is beyond the scope of this inspection.
- B. Siding is missing on the SE corner of the east dormer at the roof line:



- C. The north end of the north end rafter on the east dormer has rot in the end of it. I would cut off the rotten section and live with the detail in this rafter. Some of the rafter tails also had varied amounts of decay or damage. They can be cut off also. The best time to replace these decorative details is when the roof is being replaced and the sheathing can be removed and the rafters replaced.

EXTERIOR
(continued from previous page)

- D. Best to install "Z" flashing over the tops of window and door trim to help keep water out of wall voids. Keep these areas well caulked and sealed until you can get this flashing installed.
- E. The concrete retaining wall between the two properties on the east side of the home is leaning in toward your property. This wall would be considered structurally necessary to hold the western portion of your neighbor's house in place. If the wall continues to move, it will need replacing or some means to hold it in place. I recommend you have a structural engineer or a general contractor who specializes in foundations and retaining wall installations, inspect this wall and give you a budget and some options in case replacement become necessary. I would also fill the gap between the wall and the piers so that further movement can be detected, evaluated and monitored.



- F. There is a main shut-off valve for the gas service to the home located on the pipe coming out of the ground and feeding the gas meter above. When the valve stem is in line with the pipe the gas is on. Turn the stem perpendicular to the pipe to turn the gas off. I recommend you buy a cheap Crescent wrench, about 12" long, at a garage sale before you move in. Adjust the jaws of the wrench to fit onto the gas shut-off stem, then hang the wrench beside the meter so it is easily accessible in case there is an emergency and you need to shut the gas off in a hurry. Show anyone of age, who will be at the home alone, how to do this. Hopefully, you will never have to use this wrench!
- G. The siding and some of the trim was placed too close to the roof. There should be about 1-2" of clearance between the siding/trim and the roof so that moisture does not damage the siding or components behind. Discuss options with a siding contractor and proceed based on his recommendations.

ROOF																		
ROOF - LOCATION -	ROOF MATERIAL					APPROX. NUMBER OF LAYERS	SERVICE LIFE WARNING		LOCATION	VIEWED FROM				LIMITATIONS				
	COMPOSITION	WOOD SHAKE	METAL	RUBBER	ROLL ROOFING		NEAR	AT END		LOCATION	ROOF WALKED	EAVES/ FROM LADDER	RIDGE	VALLEYS	DEBRIS/ MOSS	TOO STEEP	TOO FRAGILE	NO ACCESS TOO HIGH
Front Porch A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Main B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION					WHAT TO DO				SPECIFIC ROOF AREAS								
	SERVICEABLE	COMMENTS SEE BELOW	COMMON DEFICIENCY or OBSERVATION				MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	A	B	C	D				
ROOF COVERINGS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shingles missing / worn / split-cracked <input type="checkbox"/> Damaged ridge / hip <input type="checkbox"/> Damaged valley <input type="checkbox"/> Caulk exposed fasteners				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
FLASHING / PENETRATIONS Type: <input type="checkbox"/> Tar <input checked="" type="checkbox"/> Enamel/galv. <input type="checkbox"/> Lead <input type="checkbox"/> Rubber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Edge flashing placed over, not under, the roofing <input type="checkbox"/> Gaps in tar at vertical walls. Touch-up tarred joints. <input type="checkbox"/> Add gutter / drip flashing missing or too short <input checked="" type="checkbox"/> No "kick-out" flashing at the gutter-wall joints. Add flashing to reduce the chances of moisture intrusion.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
SKYLIGHTS: 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Cracked lens. All three should be replaced in the near future. <input checked="" type="checkbox"/> Failed seals in all three.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
DRAINAGE SYSTEM (gutters / downspouts) Type: <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Plastic <input type="checkbox"/> Copper/Wood <input type="checkbox"/> Built-in	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rusty gutters / downspouts will needed replacement in the near future. <input type="checkbox"/> Downspouts drain on ground (need extension) <input type="checkbox"/> Downspouts unhooked from rain drain <input type="checkbox"/> Add gutters / downspouts where missing <input type="checkbox"/> Reconnect loose gutters / downspouts				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

COMMENTS:

- A. A limited roof covering inspection was performed.
- B. The roof appears to have been replaced around 2008. Typically, a shingle of this weight will come with a manufacturer's life expectancy of about 20-25 years with normal maintenance and care.

ATTIC														
ATTIC LOCATIONS			<u>LIMITATIONS OF INSPECTION</u>											
			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. Additional limitations are listed below:											
NE knee wall space	A		Only visual access from the access area due to Low pitched areas, Flooring, Interior wall insulation, Floor insulation,											
West knee wall space	B		Only visual access from the access area due to Flooring, Low pitched areas, Interior wall insulation, Floor insulation,											
SE knee wall space	C		No access											
Ridge	D		No access											
Framing Type: <input checked="" type="checkbox"/> Stick frame <input type="checkbox"/> Truss Sheathing type: <input checked="" type="checkbox"/> Plywood <input type="checkbox"/> OSB <input type="checkbox"/> Skip <input type="checkbox"/> Boards Vapor Retarder Visible: <input type="checkbox"/> Plastic <input type="checkbox"/> Foil <input type="checkbox"/> Paper Insulation Type: <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Cellulose <input type="checkbox"/>														
Approximate thickness of insulation: Attic walls: 3-1/2” Attic ceilings (floor): 3-5”			Vaults: 2”-Unkonw Attic rafters:											
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION						WHAT TO DO				ATTIC LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	<u>COMMON DEFICIENCY or OBSERVATION</u>				MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	<i>(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)</i>			
											A	B	C	D
FRAMING	◇	●	<input type="checkbox"/> Minimal framing / rafters sagging				:	○	□	□	:	:	:	:
SHEATHING	◇	○	<input type="checkbox"/> Moisture stains <input type="checkbox"/>				:	○	□	□	:	:	:	:
INSULATION	◇	●	<input type="checkbox"/> Add insulation where thin in work or traffic areas. <input checked="" type="checkbox"/> Add insulation where missing on the skylight <input type="checkbox"/> Re-secure the wall insulation that has fallen down				:	○	□	□	:	:	:	:
VENTILATION	◇	●	<input type="checkbox"/> The exhaust fan(s) are not ducted to a roof vent jack in the roof: <input checked="" type="checkbox"/> Minimal ventilation. Add ventilation.				:	○	□	□	:	:	:	:
							<input checked="" type="checkbox"/>	○	□	□	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS:

- A. Please read Section " B", paragraph 2 of the contract on page three of this report. Insulation and vapor barriers are considered permanently installed and are NOT removed for purposes of inspection.
- B. Minimal insulation found. Consider upgrading to meet current standards after all work is completed in the attic spaces.
- C. Have a roofing contractor install good ventilation into all attic spaces.
- D. No access found into the following attic spaces. Provide access then inspect them and repair any concerns found: ridge attic space and the SE knee wall area.

CHIMNEYS																			
CHIMNEY - LOCATION -	TYPE			APPROX. NUMBER OF FLUES	VIEWED FROM				LOCATION	LIMITATIONS									
	MASONRY	WOOD CHASE	METAL		ROOF	GROUND	LADDER			OBSCURED by RAINCAP	FLUE NOT ACCESSIBLE (too high)	OTHER - RESTRICTIONS -							
Living room A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
Furnace B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B	<input type="checkbox"/>	<input type="checkbox"/>								
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION										WHAT TO DO		CHIMNEY LOCATIONS						
	SERVICEABLE	COMMENTS SEE BELOW		COMMON DEFICIENCY or OBSERVATION							MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	A	B	C	D	
MASONRY CHIMNEYS	◇	●		<input type="checkbox"/> Cracked brick / mortar <input type="checkbox"/> Deteriorated mortar cap <input type="checkbox"/> Damaged mortar (soft, loose, missing) <input checked="" type="checkbox"/> Spalling brick / mortar inside the flue <input type="checkbox"/> No counter-flashing / gaps in tar flashing							· · · <input checked="" type="checkbox"/> ·	○ ○ ○ <input checked="" type="checkbox"/> ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	· · · <input checked="" type="checkbox"/> ·	· · · · ·	· · · · ·	· · · · ·	· · · · ·

COMMENTS:

- A. I could not see down the living room fireplace flue due to the height of the chimney off the roof. It would be a good idea to have a chimney sweep inspect the flue in case it is due for cleaning or repairs. Proceed based on his findings.
- B. New installations of gas and oil furnaces now include a liner inside the masonry chimney. Your heating contractor may suggest that you update the flue system by lining the chimney. This will help with the draw of the furnace flue system and help protect the interior of the brick chimney.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES														
FIREPLACE LOCATION		TYPE:	METAL	MASONRY	GAS BURNER	WOOD STOVE	LIMITATIONS							
Living room		A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION				WHAT TO DO				FIREPLACE LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW					MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	A	B	C	D
FIREPLACES	◇	●	<input type="checkbox"/> Hearth: cracked/loose tiles/minimal hearth coverage <input type="checkbox"/> Loose / missing / spalling brick <input checked="" type="checkbox"/> Soft / loose / missing / mortar <input checked="" type="checkbox"/> Cracked brick / mortar in firebox <input type="checkbox"/> Soot / Efflorescence <input checked="" type="checkbox"/> Damper missing				· · x · x · ·	○ ○ ○ ○ ○ ○	□ □ □ □ □ □	□ □ □ □ □ □	· · · · · ·	· · · · · ·	· · · · · ·	· · · · · ·

COMMENTS:

- A. The fireplace was built during a period when dampers were not always installed in the flue. You may want to add a damper or glass doors to prevent the loss of warm air during the cold months.
- B. The firebox in the living room fireplace is due for evaluation and repairs by a licensed fireplace repairman. Proceed per his recommendation and findings.

CRAWLSPACE											
FOUNDATION TYPE: <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Brick <input type="checkbox"/> Post and pier FRAMING TYPE: <input type="checkbox"/> Wood <input type="checkbox"/> Engineered Joist		COLUMN TYPE: <input type="checkbox"/> Wood <input type="checkbox"/> Steel PIERS TYPE: <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Block		VAPOR BARRIER: <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete INSUL. TYPE: <input type="checkbox"/> Fiberglass <input type="checkbox"/> Foam INSULATION THICKNESS: Absent at: <input type="checkbox"/> Floor <input type="checkbox"/> Walls <input type="checkbox"/> Ductwork in spots <input type="checkbox"/> Incomplete or falling down some areas			LIMITATIONS: <input type="checkbox"/> Floor insulation <input type="checkbox"/> Wall insulation <input type="checkbox"/> Duct work <input type="checkbox"/> Standing water				
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				CRAWLSPACE LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front porch			
FOUNDATION	◇	●	<input type="checkbox"/> Minor wall cracks : <input type="checkbox"/> Evidence of settlement / movement : <input type="checkbox"/> Efflorescence / spalling of concrete :	⋮	○	□	□	⋮	⋮	⋮	⋮
FRAMING	◇	●	<input type="checkbox"/> Stains around plumbing drain lines: <input type="checkbox"/> Marginal / undersized framing : <input type="checkbox"/> Cut / unrepaired framing: <input type="checkbox"/> Earth / wood contact. Provide 6" clearance between the soil and the framing	⋮	○	□	□	⋮	⋮	⋮	⋮
VENTILATION	◇	○	<input type="checkbox"/> Dryer not vented outside / Using plastic flex duct <input checked="" type="checkbox"/> Minimal ventilation : <input type="checkbox"/> AMI-modify :	⋮	○	□	□	⋮	⋮	⋮	⋮
VAPOR RETARDER	◇	●	<input type="checkbox"/> Remove debris: wood / insulation / form boards / misc. <input type="checkbox"/> Vapor barrier missing / incomplete	⋮	○	□	□	⋮	⋮	⋮	⋮
WATER/ MOISTURE PENETRATIONS	◇	●	<input type="checkbox"/> Prior moisture stains on the vapor barrier <input type="checkbox"/> Crawlspace drain was found in the <input type="checkbox"/> Standing water	⋮	○	□	□	⋮	⋮	⋮	⋮

COMMENTS: ■ See the *WDO / WDI- Rot / Insect Report*

- A. No access found into the following crawlspaces. Provide access then inspect them and repair any concerns found: front porch.

BATHROOMS											
LIMITATIONS: <i>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</i>											
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				BATHROOM LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Main floor hall	Laundry room		
WALLS CEILINGS	◆	○	<input type="checkbox"/> Moisture stains <input type="checkbox"/>	▪	○	□	□	▪	▪	▪	▪
TUB / SHOWER WALLS	◆	○	<input type="checkbox"/> Cracked tiles. <input type="checkbox"/> Failed caulk. Check spout /valves /walls /floor /soap dish <input type="checkbox"/> Failing grout. Touch-up loose and missing grout	▪	○	□	□	▪	▪	▪	▪
FLOORS	◆	○	<input type="checkbox"/> Swelling of the underlayment <input type="checkbox"/> Moisture in underlayment [8-9]	▪	○	□	□	▪	▪	▪	▪
FIXTURES	◆	○	<input type="checkbox"/> Finish is damage at: sink / tub / shower / toilet	▪	○	□	□	▪	▪	▪	▪
TOILET	◆	○	<input type="checkbox"/> Toilet is loose at floor <input type="checkbox"/> Toilet "runs" / is cracked	▪	○	□	□	▪	▪	▪	▪
SINK / DRAIN	◆	○	<input type="checkbox"/> Slow to drain <input type="checkbox"/> Leak under sink <input type="checkbox"/> Improper drain line / S-trap	▪	○	□	□	▪	▪	▪	▪
SINK FAUCET	◆	○	<input type="checkbox"/> Faucet drips / leaks when in use	▪	○	□	□	▪	▪	▪	▪
TUB / SHOWER DRAIN	◆	○	<input type="checkbox"/> Slow to drain <input checked="" type="checkbox"/> Tub drain stopper is missing	▪	○	□	□	▪	▪	▪	▪
TUB / SHOWER FAUCET	◇	●	<input type="checkbox"/> Faucet drips / leaks when in use <input type="checkbox"/> Hot and cold is reversed	▪	○	□	□	▪	▪	▪	▪
VENTILATION/ WINDOWS	◇	●	<input type="checkbox"/> Windows would not open <input type="checkbox"/> Noisy fan <input type="checkbox"/> No exhaust fan	▪	○	□	□	▪	▪	▪	▪

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

- A. Escutcheon has not been installed around the toilet water supply pipe in the main floor bathroom yet.
- B. In the main floor bathroom, the drawer front is missing on the top drawer for the sink cabinet.
- C. The basement bathroom tub/shower valve does not operate smoothly. Not sure exactly what happened to it or what the repair is. Have the plumber check it out and repair it or replace the valve.
- D. Significant pipe vibration occurs when the hot side of the basement bathroom sink is turned on. Turning on other fixtures in the bathroom had no affect. The plumber should evaluate and repair or replace as needed.
- E. No GFCI protection found for the fan over the tub/shower area in the basement bathroom.
- F. The basement bathroom fan over the tub/shower is not rated for that location. Best to replace it with one that is.
- G. The light over the basement tub / shower is not a weather resistant type bulb or protected by a lens cover. Weather resistant bulbs are recommended where the bulb might come in contact with water. The water could cause a normal light bulb to shatter and send sharp glass into the tub or shower.

STAIRS and RAILS: EXTERIOR											
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO GO				STAIR LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front entry	Front porch	Back Deck : east	Back Deck: south
TREADS / RISERS	◇	○	<input type="checkbox"/> Loose / cracked treads <input checked="" type="checkbox"/> Riser heights vary <input type="checkbox"/> Minimal framing	. X .	○ ○ ○	□ □ □	□ ■ □ X
RAILINGS	◇	●	<input checked="" type="checkbox"/> Missing handrail <input type="checkbox"/> Handrail does not return to wall <input type="checkbox"/> Missing guardrail <input checked="" type="checkbox"/> Low guardrail <input checked="" type="checkbox"/> Upgrade baluster spacing to meet current standards	. . . X .	○ ○ ○ ○ ○	□ □ □ □ □	■ □ □ □ □	X X

COMMENTS:

- A. Handrail has a flat railing that is more than 2-5/8" wide. Wider profiles are considered hard to grab. I recommend you replace the existing or add another railing that meets industry standards for safety reasons at the: front porch, back deck,

STAIRS and RAILS: INTERIOR											
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				STAIR LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Main up to landing	Landing to 2 nd floor	Main down to landing	Landing to basement
TREADS / RISERS	◇	○	<input checked="" type="checkbox"/> Landing is shallow. It should extend at least 3' beyond the doorway for safety reasons. <input checked="" type="checkbox"/> Riser heights vary <input checked="" type="checkbox"/> Stair width is narrow by current standards	X X X	○ ○ ○	□ □ ■	■ ■ □	. . X	. . X	X . X	. . .
RAILINGS	◇	○	<input type="checkbox"/> Missing handrail <input checked="" type="checkbox"/> Handrail is missing at the top of the stairs. <input checked="" type="checkbox"/> Handrail does not return to wall <input checked="" type="checkbox"/> Missing guardrail at the top of the stairs <input type="checkbox"/> Upgrade baluster spacing to meet current standards	. X X X .	○ ○ ○ ○ ○	□ □ □ □ □	□ ■ ■ ■ □	. . X X .	. . X X .	. . X X .	. . X X .
WALLS / CEILINGS, And LIGHTING	◇	○	<input checked="" type="checkbox"/> Low headroom <input checked="" type="checkbox"/> Minimal lighting <input checked="" type="checkbox"/> 3- way light switch was not found	. X X	○ ○ ○	■ □ □	■ ■ ■	. X X	X . X	. . X	X . .

COMMENTS:

SMOKE ALARMS									
LIMITATIONS:		The smoke alarms were not tested by AMI.							
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO					
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR		
SMOKE ALARMS	●	<input type="checkbox"/> Hallways outside bedrooms: upstairs / main floor/ downstairs <input checked="" type="checkbox"/> Bedrooms <input type="checkbox"/> Main floor <input type="checkbox"/> Basement	: × : :	○ ○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
<p>Associated Master Inspectors LLC does not test smoke alarms. We did inspect for missing alarms and noted those missing locations above.</p> <p>Client should: test all smoke alarms immediately upon move in and replace their batteries (if required) then, retest every 30 days thereafter and replace any found not working properly.</p> <p>We also 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.</p>									

COMMENTS:

A. We recommend you install a good quality carbon monoxide alarms per manufacturer's recommendations when combustion (gas, oil, wood, or pellet burning) type appliances, self cleaning oven are installed or an attached garage. See the following website for more information on carbon monoxide and their recommendations on installation: <http://chemistry.about.com/od/howthingswork/a/codetectors.htm>

Beginning April 1, 2011, the seller of a homes sold, with a source for carbon monoxide, is required to install a carbon monoxide detector in each bedroom or within 15 feet outside each bedroom door. Bedrooms on separate floors will require separate alarms. An alarm has not been installed in the upstairs hallway yet.

B. Upon move-in:

- a. Verify that a smoke alarm is placed: on all levels, hallways outside bedrooms, in each bedroom, and in the basement.
- b. Check all smoke alarms. Replace any that are not in good working order. It is best to replace all batteries at this time also.
- c. Install carbon monoxide detectors where missing.

KITCHEN / EATING AREA							
GENERAL: Appliances checked for operation without regard to their life expectancy. At the time of the inspection only the marked appliances were checked.			LIMITATIONS: Typically include carpet & floor coverings, furnishing, storage under sink, freshly painted walls and ceilings, and behind appliances. Oven cleaning cycles are not tested.				
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
APPLIANCES:							
<input checked="" type="checkbox"/> DISHWASHER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> The dishwasher was run through a cycle to test for leaks only. No leaks were found underneath. Monitor on a regular basis for leaks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> RANGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Ice and water appear functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN <input type="checkbox"/> Ducted <input type="checkbox"/> Ductless	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> No exhaust fan provided. New building standards require an exhaust fan be installed in the kitchen when it is remodeled. The fan should also be vent to the outdoors. This would be a nice upgrade to the kitchen.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS / CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Moisture stains <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CABINETS / COUNTERTOPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Missing or cracked caulk / grout <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Minimal drain loop for dishwasher <input checked="" type="checkbox"/> Leak under the left sink <input checked="" type="checkbox"/> Sinks are slow to drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Swelling of the underlayment <input type="checkbox"/> Moisture in underlayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

- A. Cap the gas pipe in area where a range would be installed, until it is time to connect an appliance to it. As is, someone might accidentally turn the gas on and create a deadly situation.
- B. No electrical outlet has been provided for an all electric range. It would not be hard to add if you want that option.
- C. The electrician left no extra wire underneath the dishwasher. This will make it very difficult to maintain and change-out the dishwasher. Work found in the main panel on this circuit is also that of an amateur.

LAUNDRY AREA							
WASHER HOOKUPS: <input checked="" type="checkbox"/> Water lines <input type="checkbox"/> None visible WASHER DRAIN: <input type="checkbox"/> Sink <input checked="" type="checkbox"/> Drain Pipe <input type="checkbox"/> None visible		DRYER SERVICE: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> None visible		LIMITATIONS: Typically include carpet & floor coverings, furnishings, storage under sink, freshly painted walls and ceilings, and behind and under appliances <input checked="" type="checkbox"/> Machinery in place			
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
WALLS / CEILINGS	◆	○	<input type="checkbox"/> Moisture stains <input checked="" type="checkbox"/> Unfinished south wall <input type="checkbox"/>	▪	○	□	□
SINK	◆	●	<input type="checkbox"/> Slow to drain <input type="checkbox"/> Leak under sink <input type="checkbox"/> Improper drain line <input type="checkbox"/> Secure sink to the wall / into place	▪	○	□	□
DRAIN STAND PIPE	◇	●	<input type="checkbox"/> No trap <input checked="" type="checkbox"/> No trap visible (in wall void)	▪	○	□	□
WATER HOOK-UPS	◆	●	<input type="checkbox"/> Faucet (s) leak. New packing may fix. <input type="checkbox"/> No hook-ups found.	▪	○	□	□
FLOORS	◆	○	<input type="checkbox"/> Swelling of the underlayment <input type="checkbox"/> Moisture in underlayment <input checked="" type="checkbox"/> Unfinished	▪	○	□	□
WINDOWS	◆	○	<input type="checkbox"/> Windows would not open	▪	○	□	□
EXHAUST FAN	◇	○	<input checked="" type="checkbox"/> No exhaust fan	✗	○	□	□
DRYER VENT	◇	●	<input type="checkbox"/> Damaged outside hood / damper assembly <input checked="" type="checkbox"/> Outside damper needs cleaning <input checked="" type="checkbox"/> Plastic / foil flex ducting in use (metal recommended)	▪	○	□	□

COMMENTS:

- A. We recommend cleaning dryer vent system on a regular basis
- B. Washing machine drain pipe and water supplies are not tested.
- C. Clothes dryers are one of the leading causes of house fires. The cause is usually a clogged or dirty dryer vent. In addition to routine (yearly) cleaning of the exhaust ducting, the vent screen in the dryer should be cleaned before each load. If clothes start to take longer to dry than normal there could be a blockage that needs correction immediately. We also recommend that a smoke alarm and a fire extinguisher, in plan view, be installed in the laundry room in case there is a problem.
- D. The dryer electrical outlet is the older style three pronged type. Depending on the age of your clothes dryer, the cord on your dryer may need to be changed or have an electrical contractor install a new four pronged outlet.
- E. Cap the gas pipe until it is time to connect an appliance to it. As is, someone might accidentally turn the gas on and create a deadly situation.
- F. The pot scrubber at the laundry sink leaks a little when it is used.

BALANCE OF INTERIOR ROOMS							
Areas included in this section include: Bedrooms, Living and Dining room, Family room, Den or other finished living spaces.				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: <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Wood <input type="checkbox"/> Unable to determine							
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
WALLS / CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall / ceiling cracks <input type="checkbox"/> Moisture stains <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Sloped or uneven floors felt in some rooms <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

- A. Throughout this report, AMI may recommend repairs or discuss various conditions. In the course of making the repairs or exploring conditions noted, additional concerns may be uncovered. AMI reports only what is visible at the time of the inspection. This should not be interpreted as the only damage. The contractor(s) doing the repairs must be told by the person ordering the work that all the damaged materials discovered, noted or otherwise, should be replaced. AMI is to be notified of these findings and given a reasonable chance to inspect them. Additional fees may be charged to inspect the newly uncovered concerns.
- B. Wall blemishes, nail pops, squeaky or worn floors and loose or stained carpets are examples of minor deficiencies or cosmetic issues that are not reported by AMI.
- C. Radon is an invisible, odorless and tasteless radioactive gas that can cause cancer. In fact, it is the second leading cause of lung cancer in the U.S..
 For further information, go to www.epa.gov/radiation/docs/assessment/402-r-03-003.pdf.
 Radon testing is the only way to determine your home's radon levels. If you are concerned about radon, please consult a specialist for advice on how to proceed. (Source: U.S. EPA 402-K-05-005, May 2005 booklet "Home Buyer's and Seller's Guide to Radon") Radon screening canisters were purchased by the client from AMI. I placed the canisters beside the inside wall of the NW room. The client or Realtor is going to pick up the canisters within the 2-4 day testing window, seal them and return them to the lab for evaluation. Proceed based on your findings.
- D. The home includes four rooms that I consider safe for use as a bedroom as well as meet the other basic needs for a closet, heat source, operable entry door and window for egress. For details and possible repairs to these components see the sections of this report set aside for them.
- E. There appears to have been some remodeling, repairs or alterations that would normally require building permits. Verify that permits were obtained and that "Final" approval was granted. Obtain each for the following: bathroom and kitchen remodel, basement bathroom, new laundry room, finish off the basement east rooms, kitchen skylight,

DOORS & WINDOWS													
WINDOW TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Single pane glass <input checked="" type="checkbox"/> Double pane glass <input type="checkbox"/> Storm sash													
EXTERIOR DOOR TYPE: <input checked="" type="checkbox"/> Swing type <input type="checkbox"/> Sliding glass: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Composite <input type="checkbox"/> Wood <input type="checkbox"/> Single pane glass													
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				DOOR LOCATIONS					
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front	Kitchen to back porch	Back porch to deck	Basement stair landing		
EXTERIOR DOORS	◇	●	<input type="checkbox"/> Gaps / damaged weather stripping <input checked="" type="checkbox"/> No weather stripping <input type="checkbox"/> Misalignment door / latch <input type="checkbox"/> Interior keyed dead bolt <input checked="" type="checkbox"/> No switch beside the door for the outside lighting <input type="checkbox"/> No light outside <input checked="" type="checkbox"/> Light not working <input checked="" type="checkbox"/> Front doorbell not working	. <input checked="" type="checkbox"/>	○ ○ ○ ○ ○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
SCREEN / STORM DOORS	◇	○	<input type="checkbox"/> Door needs adjustment and repair to operate smoothly <input type="checkbox"/> Screen / storm door found at	. .	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
INTERIOR DOORS	◇	○	<input type="checkbox"/> Some of the bedroom doors did not latch into the closed position: <input checked="" type="checkbox"/> Some doors need adjustment	. <input checked="" type="checkbox"/>	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
SAFETY GLAZING	◇	○	<input checked="" type="checkbox"/> No tempered glass "stamp" found at <input checked="" type="checkbox"/> Stairway windows <input checked="" type="checkbox"/> Kitchen and back porch door side-lights,	. <input checked="" type="checkbox"/>	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
PRIME / STORM WINDOWS	◇	●	<input checked="" type="checkbox"/> Some missing screens <input checked="" type="checkbox"/> Some windows did not open <input checked="" type="checkbox"/> Some weathered frames <input type="checkbox"/> Replace cracked glass in <input checked="" type="checkbox"/> Found failed seals at the kitchen sink green house style window,	STORM WINDOWS <input type="checkbox"/> Gaps around some frames <input type="checkbox"/> Some missing / loose sash <input type="checkbox"/> "Evaluate" cracked glass									

COMMENTS:

- A. Front door latchset:
 - a. Deadbolt is not working. Strike plate and openings in the jamb do not match up.
 - b. The buttons in the latch are not working.
- B. Install means to hold the upstairs north bedroom window in the full open position to add in the easy of getting out in case of an emergency.
- C. Upper floor south bedroom operable windows whose sills are installed close to the floor can be considered a risk to small children who might fall out the open windows. Add safety devices to meet your needs and those visiting the home.
- D. The windows in the following bedroom(s) are difficult to open. Recommend at least one window in each bedroom be freed so it will open easily into the full open position for emergency egress reasons before this room is used as a sleeping room: Main floor SE bedroom,
- E. The back porch door was installed inside out. The threshold is not designed to drain water to the exterior. This door also faces south. I believe this door will leak whenever wind driven rain or other moisture finds it. A professional exterior door installer should rework this installation so he can guarantee it will not leak.

ELECTRICAL PANELS AND SERVICE											
SERVICE ENTRANCE TYPE: <input checked="" type="checkbox"/> Overhead service <input type="checkbox"/> Underground service SERVICE AMP. RATING: 100 VOLTAGE: <input checked="" type="checkbox"/> 240 <input type="checkbox"/> 120 PANEL TYPE: <input checked="" type="checkbox"/> Breaker <input type="checkbox"/> Fuse PERMIT: None found LOCATION OF MAIN DISCONNECTS: <input type="checkbox"/> Meter <input checked="" type="checkbox"/> Panel- Basement SUB PANEL TYPE: <input type="checkbox"/> Breaker: <input type="checkbox"/> Fuse:					EXCLUSIONS: Low voltage systems, ancillary wiring, security systems, central vacuums, smoke detectors and wall receptacle load capacity testing						
CONDUCTORS	SERVICE ENTRANCE: <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Unknown		WIRING METHODS FOUND: <input checked="" type="checkbox"/> Non-Metallic Cable <input checked="" type="checkbox"/> Metal / Plastic Conduit <input checked="" type="checkbox"/> Knob and Tube <input type="checkbox"/> Solenoid Type Lighting System		BRANCH WIRING: <input type="checkbox"/> Stranded Copper <input type="checkbox"/> Stranded Aluminum <input checked="" type="checkbox"/> Solid Conductor Copper <input type="checkbox"/> Solid Conductor Aluminum						
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION			WHAT TO DO				PANEL LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	<u>COMMON DEFICIENCY or OBSERVATION</u>				MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Basement
SERVICE DROP METER BASE & DISCONNECTS	◆	○	<input type="checkbox"/> Wires low / Vegetation touching wires <input type="checkbox"/>				-	○	□	□	-
SERVICE GROUND	◆	○	<input type="checkbox"/> Termination <u>not</u> found <input checked="" type="checkbox"/> Termination found on Cold water pipe,				-	○	□	□	-
INTERIOR OF PANELS, CONDUCTORS, OVERCURRENT DEVICES	◇	●	<input checked="" type="checkbox"/> No Permit found at: <input type="checkbox"/> Multiple wires attached to a breaker (s) <input type="checkbox"/> Breaker(s) are too large for the wire attached to it. <input type="checkbox"/> Missing wire clamps <input type="checkbox"/> Cabinet fasteners missing or pointed <input type="checkbox"/> Exposed wiring cables <input type="checkbox"/> Missing knockout covers				-	○	□	□	-
<input checked="" type="checkbox"/> ADDITIONAL ELECTRICAL ITEMS MAYBE LISTED ON THE “BATHROOM”, “STAIRS AND HALLS”, AND “KITCHEN” PAGES.											

- A. Electrical systems are inspected only in a very limited and general way.
- B. We found no permits for the following work. Verify that permits were obtained and that “Final” approval was granted. Obtain each for the following: Main electrical panel and newer wiring.
- C. Main panel:
 - a. The “Dishwasher” breaker was found in the off position. It was turned on with Noel’s permission.
 - b. Main disconnect breaker:



GENERAL ELECTRICAL COMMENTS (continued from previous page)							
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
OUTLETS	◇	●	<input checked="" type="checkbox"/> Upgrade outlets to GFCI in the kitchen where missing, <input type="checkbox"/> Reverse polarity found in <input type="checkbox"/> Ungrounded 3-prong plugs found in <input checked="" type="checkbox"/> Some cover plates on outlets or switches are missing in the basement,	✕ · · ✕	○ ○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
LIGHTING	◇	●	<input type="checkbox"/> Some lights did not come on. Have the owner replace all bulbs not working or repair further as needed. <input type="checkbox"/>	· ·	○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
WIRING	◇	●	<input type="checkbox"/> Exposed wiring. Protect in conduit or reroute: <input type="checkbox"/> Cover missing on junction boxes: <input type="checkbox"/>	· · ·	○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

COMMENTS:

- A. Only a random sample of the outlets and switches were checked.
- B. No power was detected at the outlet on the back deck,
- C. Minimal number of outlets found in the home. Consider adding outlets throughout the home to meet your needs and to avoid the use of extension cords.
- D. Weak ground was detected at some of the outlets in the basement. Have an electrician rework as needed.
- E. Some of the original knob and tube wiring system is still in use. Most electrical contractors consider this system safe but antiquated and may suggest you replace it as you remodel. Some insurance companies are starting to take issue with this style of wiring.
- F. Another consideration for protecting knob and tube wiring is AFCI Protection. Arc fault circuit interrupters (AFCIs) are special electrical devices that protect against arcs (electricity that jumps across a small gap and that reaches a temperature that's high enough to start a fire). The newest combination-type AFCIs can provide some protection from the risk of fire associated with old knob & tube wiring. In addition to replacing all of the easily accessible knob & tube wiring in the building, consider installing AFCI breakers on those circuits that still contain knob & tube wiring in non-easily-accessible locations. If this panel won't accept AFCI breakers, your electrician could add a small sub panel that would accept these breakers.

HEATING	
<p>LIMITATIONS: Only readily accessible panels provided for routine homeowner maintenance are opened</p> <p>UNIT A TYPE: <input checked="" type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler</p> <p>FUEL SOURCE: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE: 1981</p> <p>FILTER TYPE: <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Washable <input type="checkbox"/> Electronic</p> <p>FILTER CONDITION: <input type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Dirty <input type="checkbox"/> Missing/Damaged</p> <p>SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input checked="" type="checkbox"/> Beyond design life</p> <p>MAIN FUEL SHUT OFF: <input checked="" type="checkbox"/> Meter <input type="checkbox"/> Oil filter/ Main electric panel</p>	<p>EXCLUSIONS: Interior of flues and chimneys, heat exchangers, oil tanks, humidifiers and dehumidifiers, electronic air cleaners and solar heating systems</p> <p>UNIT B TYPE: <input type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler</p> <p>FUEL SOURCE: <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE:</p> <p>FILTER TYPE: <input type="checkbox"/> Disposable <input type="checkbox"/> Washable <input type="checkbox"/> Electronic</p> <p>FILTER CONDITION: <input type="checkbox"/> Serviceable <input type="checkbox"/> Dirty <input type="checkbox"/> Missing</p> <p>SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life</p>

INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				LOC	
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Basement	
FLUES / CHIMNEY	◆	○	<input type="checkbox"/> Minimal clearance to combustibles for flue pipe <input type="checkbox"/> Flue pipe needs additional support/fasteners /sealing to chimney <input checked="" type="checkbox"/> Upgrade flue pipe to double wall / a line chimney <input type="checkbox"/> Sooted / Efflorescence at joints	: : : : X : : :	○ ○ ○ ○ ○ ○ ○ ○	□ □ □ □ □ □ □ □	□ □ □ □ □ □ □ □	: : : : : : : :	: : : : : : : :
SAFETY CONTROLS & HAZARDS	◆	○	<input type="checkbox"/> The burners are not 18” above garage floor <input type="checkbox"/> No bumper pipe to protect the gas line from being hit by a car was found.	: : : :	○ ○ ○ ○	□ □ □ □	□ □ □ □	: : : :	: : : :
HEAT EXCHANGER	◇	●	<input checked="" type="checkbox"/> Rusty <input checked="" type="checkbox"/> View of the heat exchanger was: restricted	: : : :	○ ○ ○ ○	■ ■	□ □	: : : :	: : : :
BURNERS / FUEL SYSTEM / COMBUST- AIR	◆	●	<input type="checkbox"/> Burners are rusty / need cleaning / damaged / not completely visible <input type="checkbox"/> Fuel line needs additional support	: : : : : :	○ ○ ○ ○ ○ ○	□ □ □ □ □ □	□ □ □ □ □ □	: : : : : :	: : : : : :
DISTRIBUTION SYSTEMS (Fans, pumps, insulation, ducts, piping, supports)	◇	●	<input type="checkbox"/> Debris in heat ducts <input type="checkbox"/> Ductwork needs additional support / repair <input checked="" type="checkbox"/> No direct heat source from the furnace found in the upstairs bedrooms, basement laundry room, basement bathroom and basement NE room.	: : : : X :	○ ○ ○ ○ ○ ○	□ □ □ □ □ □	□ □ □ □ □ □	: : : : : :	: : : : : :

COMMENTS:

- A. 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, safety inspection and regular cleaning of the heat exchanger and flues on all combustion type furnaces.
- B. I understand that the oil tank buried outside the home has been decommissioned by the home owner. The method used was unknown. I recommend that you confirm: that the tank was decommissioned; verify it was tested for leaks or the interior of the tank was physically inspected and a DEQ “no further action” letter has been issued. Obtain documentation that will confirm the above. You should also consider having an independent contractor test the soil around the tank to confirm the home owner’s findings. The extra report would help strengthen the uncertainty of a “home owner” job.
- C. No direct heat source from the furnace was provided into the upstairs bedrooms, basement laundry room, basement bathroom and basement NE room. Technically, a bedroom should have a heat source in it or near by. Have a heating contractor take a look at the home and its existing systems and give you some options and budgets to consider. You could also consider electric heaters.

HEATING

(continued from previous page)

- D. Gas furnaces tend to last about 20-25 years. This one's 31 years old. While it's working fine today, it's certainly well past its life expectancy. My view of the heat exchanger was very limited. I recommend that you have the unit inspected by a heating specialist to check the condition of the heat exchanger and any other concerns he might have. A cracked or damaged heat exchanger could be the source of carbon monoxide gas leaking into the home. This gas is considered harmful especially in larger quantities. We found no sign of recent service on the furnace. Ask the owners when the system was last inspected and serviced by a heating contractor. If it was not recent than proceed with the heating specialist. I suggest you also discuss the useful remaining life of the furnace with the specialist and budget your finances accordingly.

PLUMBING

LIMITATIONS:
 Report addresses only readily visible plumbing. Underground sewer lines, water stops and 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.

MAIN WATER LINE MATERIAL: <input type="checkbox"/> Unknown <input type="checkbox"/> Copper <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Galvanized Size: 3/4" Shut off Location: <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Garage <input type="checkbox"/> Crawl <input type="checkbox"/> Unknown	WATER SUPPLY MATERIALS: <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Plastic	DRAIN / VENT MATERIALS: <input checked="" type="checkbox"/> Cast iron/ Galvanized <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead
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INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO			
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
WATER SUPPLY & DISTRIBUTION SYSTEM	◆	○	<input type="checkbox"/> Rusty pipes / fittings <input type="checkbox"/> Transition fittings not used (copper to galvanized water lines) <input type="checkbox"/> Saddle valve in use <input type="checkbox"/> Leak found	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
FUNCTIONAL FLOW	◆	○	<input type="checkbox"/> Low water volume with three fixtures on at once	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
CROSS CONNECTIONS	◆	○	<input type="checkbox"/> No back-flow valve on the hose faucet (s) outside the home <input type="checkbox"/> Hose threads on the spigot for the utility sink faucets	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
SUPPORTS	◆	○	<input type="checkbox"/> Minimal at	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
INSULATION	◇	○	<input checked="" type="checkbox"/> Insulate pipes at basement where exposed,	✕	○	<input type="checkbox"/>	<input type="checkbox"/>

HOSE FAUCETS: Number found attached to the house: **1**. Hose faucets found not working: **None**
WATER SUPPLY: No evidence of a significant leak was found between the water meter and the house. No meter found
PRESSURE: **75 psi**

DRAINAGE WASTE & VENT SYSTEM	◇	●	<input type="checkbox"/> Improper venting <input checked="" type="checkbox"/> Rusty pipes / fittings <input type="checkbox"/> Leak found	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
SUPPORTS	◆	○	<input type="checkbox"/> Minimal at	▪	○	<input type="checkbox"/>	<input type="checkbox"/>
BASEMENT FLOOR DRAIN	◇	●	<input type="checkbox"/> None found / No grate found over the drain opening <input checked="" type="checkbox"/> Not tested <input checked="" type="checkbox"/> Trap primer was not found	▪	○	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL PLUMBING ITEMS MAYBE LISTED ON THE "BATHROOM", "LAUNDRY", AND "KITCHEN" PAGES OF THIS REPORT

- COMMENTS:**
- A. There is a floor drain under the basement stairs. I could not tell if it was still tied to the sewer system. If it is, then the p-trap primer system is no longer functioning as intended and there is a risk of sewer gases escaping back into the home. Have a plumbing contractor evaluate the drain and advise on how to proceed. Make corrections per the plumber's comments and recommendations.
 - B. Chris with Ted McBee Boring and Excavation inspected the sewer line today. I understand there are some issues with the main line. See their report for details. Proceed per their recommendations and findings.

WATER HEATER									
LIMITATIONS: Tank insulation. Only readily accessible Panels provided for routine homeowner maintenance are opened.					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.				
UNIT A: FUEL SOURCE- <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric CAPACITY: 50 gal. APPROX. AGE : ANSI date is 1989 SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input checked="" type="checkbox"/> Beyond design life					UNIT B: FUEL SOURCE- <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric CAPACITY: gal. APPROX. AGE: SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life				
INSPECTED COMPONENT OR SYSTEMS	GENERAL CONDITION		COMMON DEFICIENCY or OBSERVATION	WHAT TO DO				LOC	
	SERVICEABLE	COMMENTS SEE BELOW		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Basement	
FLUES / CHIMNEY	◇	○	<input type="checkbox"/> Evidence of flue spillage <input checked="" type="checkbox"/> Flue pipe needs additional support or fasteners <input checked="" type="checkbox"/> Flue pipe is not sealed to chimney <input checked="" type="checkbox"/> Upgrade flue pipe to double wall	. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	○ ○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
BURNERS / COMBUSTION AIR	◇	○	<input type="checkbox"/> Rust / Debris on the burner (needs cleaning) <input checked="" type="checkbox"/> Burner is not visible. Burner faces the wall. <input type="checkbox"/> Minimal combustion air	. . .	○ ○ ○	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
SAFETY CONTROLS & HAZARDS	◇	○	<input checked="" type="checkbox"/> TPR valve piping too short. Extension is needed. <input type="checkbox"/> Threads on TPR discharge pipe. Remove the threads. <input type="checkbox"/> The burners are not 18" above garage floor	. . .	○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
THERMOSTAT	◇	●	<input type="checkbox"/> Damaged control knob	.	○	<input type="checkbox"/>	<input type="checkbox"/>	.	.
TANK	◇	●	<input checked="" type="checkbox"/> No seismic wall strapping <input checked="" type="checkbox"/> Stains from prior leaks <input checked="" type="checkbox"/> Leaks found in the insulation in the drip pan.	<input checked="" type="checkbox"/> . .	○ <input checked="" type="checkbox"/> ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
FUEL SYSTEM Gas/electric supply	◇	○	<input type="checkbox"/> Minimal supports at: gas line / electrical conduit	.	○	<input type="checkbox"/>	<input type="checkbox"/>	.	.

COMMENTS:

- A. Recommend that you check the temperature of the water heater(s) upon move in to verify they are not set too high for your lifestyle or safety needs. Water heaters set to hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.
- B. The water heater is old. I recommend that you start saving up for a new one and monitor this one on a regular basis. Typically a gas water heater will last about 10-15 years and an electric 15-20 years. This one appears to have been made around 1989.
- C. The water heater is leaking. The insulation found at the bottom of the tank was wet. I did not find any leaks in the pipe connections at the top of the tank. Based on this moisture and the age of the tank, I recommend that the tank be replaced.



WOOD DESTROYING ORGANISM & INSECT REPORT

INSPECTION COMPANY: ASSOCIATED MASTER INSPECTORS, LLC P.O. BOX 230966 TIGARD, OREGON 97281 (503) 236-1812 CCB # 146715	PROPERTY ADDRESS: 212 S.E. Somewhere St., Portland, Oregon 97214 STRUCTURE INSPECTED: Main house only
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OBSERVATIONS: **NO WOOD DESTROYING INSECTS FOUND**

NO WOOD DESTROYING ORGANISMS (ROT/ FUNGI) FOUND

Carpenter Ants: debris / holes / dead ants found:

Dampwood Termites: debris found:

Subterranean Termites: tubes found:

Wood Boring Beetle: holes / debris found:

ACTIVE; treatment recommended at this time **INACTIVE;** no treatment recommended at this time

Prior treatment evident:

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.

Vegetation contact ---- Remove:

Earth / Wood contact----Lower grade around the front porch

Vapor barrier incomplete --Install in crawl

Water in crawlspace.

Cellulose debris in crawl---Remove where found.

Inadequate clearance in crawl---Provide 18" Clearance

Minimal ventilation---Install vents into the east wall of the front porch crawlspace

While making any repairs, the Contractor must: thoroughly investigate the areas being repaired as well as all adjacent areas for concealed or unreported damage. He should replace any damaged materials found; and certify, in writing, that all repairs are completed and that all damaged materials found have been replaced.

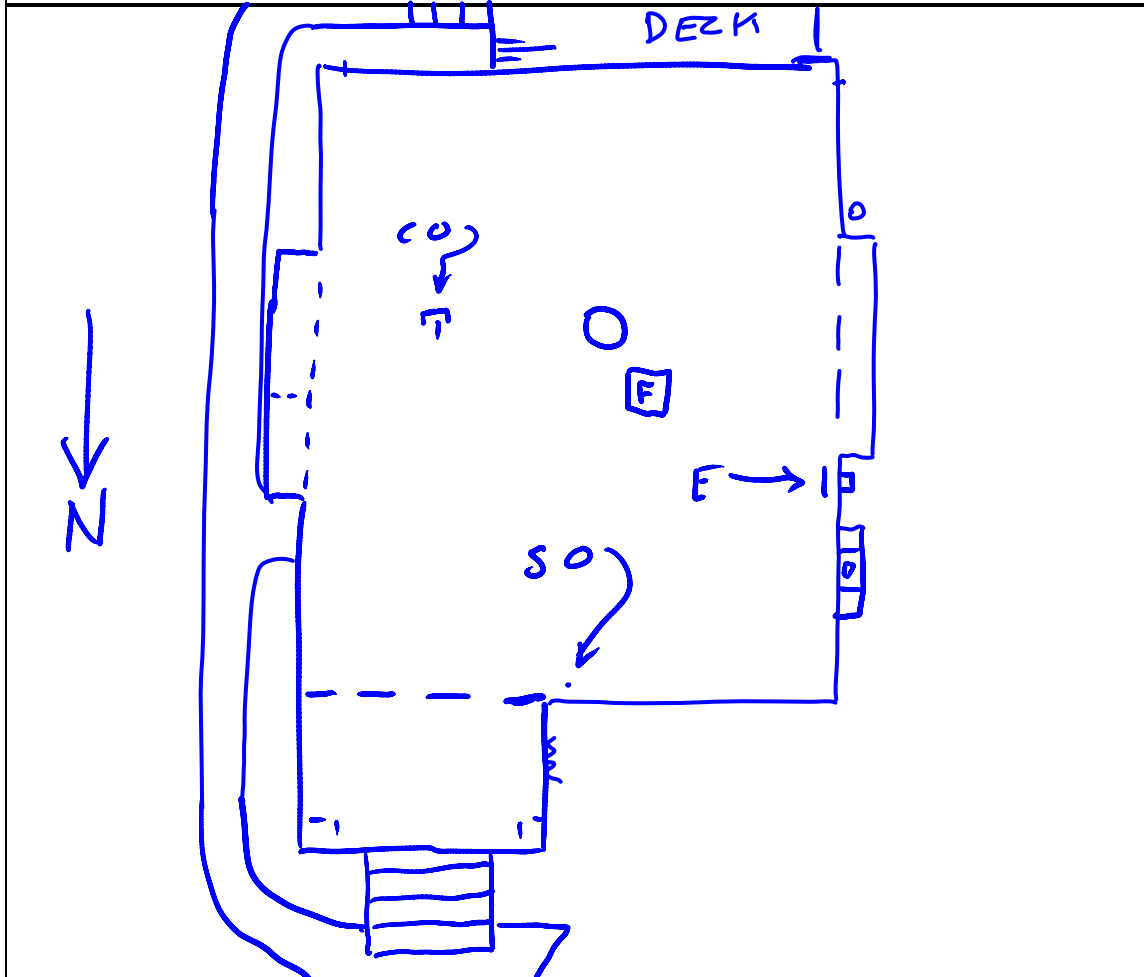
Other:
1.

Moisture damage---Check for and replace damaged material at the following and adjacent areas:
1.

Insect / Rot / Fungi damage--- Check for and replace damaged material at the following and adjacent areas:
1.

(CONTINUED ON THE FOLLOWING PAGE)

WOOD DESTROYING ORGANISM & INSECT REPORT (CONTINUED)



- KEY:** (Not to scale)
- MD Moisture Damage
 - PL Plumbing Leak
 - FG Faulty Grade
 - ST Subterranean Termites
 - DT Dampwood Termites
 - CA Carpenter Ants
 - WB Wood Boring Beetles
 - FR Fungi / Rot
 - EW Earth / Wood contact
 - NA No Access
 - VC Vegetation contact
-
- F Furnace
 - WH Water heater
 - E Electric panel
 - AC Air conditioner
 - HP Heat pump
 - SP Sewer / sump pump
 - A Attic access
 - C Crawlspace access
 - D Crawlspace drain
 - P Pipe under footing
 - W Puddled or standing water
 - CV Irrigation check valve
 - R Refrigerator on grade
 - SO Main water shut off valve
 - CO Sewer or storm clean-out
 - WW Deep window wells
 - "V" Foundation vents found
 - OT Oil Tank
 - AD Area Drain

OBSTRUCTIONS & INACCESSIBLE AREAS: Observed in the following areas:

- Basement[west] 8,10
- Basement[east] 2,3,6,8
- Main Level 2-5,8
- Attic[KW] 4,9,13,15
- Attic[R] 14
- Garage
- Exterior
- Front porch 16
- Attached Decks 15
- Back porch

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

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.

■ Inaccessible substructure crawl areas may be vulnerable to infestation by Wood Destroying Organism and/or Insects. We recommend they be made accessible and inspected: front porch

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

CUSTOMER NAME: Your name here

Toby Deming

CUSTOMER SIGNATURE

Certification No: OCHI # 016

CCB # 146715

DATE OF INSPECTION: May 7, 2012