



Confidential Inspection Report

LOCATED AT:
835 SE Kickitat Ave.
Portland, Oregon 97213

PREPARED EXCLUSIVELY FOR:
Fiona Quimby

INSPECTED ON:
Tuesday, October 17, 2017



AMI Inspector: Toby Deming
CCB #146715, OCHI #16, Report # 171017A16

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 MADE IN THE REPORT.



Tuesday, October 17, 2017
Fiona Quimby
835 SE Kickitat Ave.
Portland, Oregon 97213

Dear Fiona Quimby,

We have enclosed the report for the property inspection we conducted for you on Tuesday, October 17, 2017 at:

835 SE Kickitat Ave.
Portland, Oregon 97213

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:



= Dangerous condition that should be corrected as soon as possible.



= Potentially serious issue that should be addressed.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Toby Deming
AMI





Receipt
835 SE Kickitat Ave.
Portland, Oregon 97213
(503) 567-1234
fiona.quimby@gmail.com

Client: Fiona Quimby

Receipt Number: 101717ML3024

Receipt Date: Tuesday, October 17, 2017

| Quantity | Description | Unit Price | Amount |
|--------------------|-------------|------------|-----------|
| 1 | Base Amount | \$990.00 | \$990.00 |
| Total due: | | | \$990.00 |
| Check 2389: | | | -\$990.00 |

| Amount Due | | |
|----------------------------------------|--|--------|
| AMI • (503) 709-4917 • toby@amipdx.com | | \$0.00 |

Thank you for your business. If payment is due, please mail a check to AMI, PO Box 14394, Portland, OR 97293

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Introduction

AMI INSPECTION AGREEMENT AND RELEASE OF LIABILITY

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 MADE IN THE REPORT.

DEFINITION OF SERVICES:

- Associated Master Inspectors (AMI) will perform a home inspection in accordance with the Oregon State Standards of Practice for Home Inspectors, a copy of which is provided with this contract.
- At the client's request, under a separate contract and for an additional fee, AMI will provide a short-term radon test in accordance with the EPA Radon Measurement Protocols.
- Reinspections, to assess improvements made in response to this inspection, are available for an additional fee of \$200 for the first hour on site and \$160 per hour thereafter.
- These inspections are not intended to be technically exhaustive nor are they considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items, and systems inspected and they should not be relied on as such. Neither AMI nor its inspector shall be held responsible or liable for any future repairs or replacements with regard to this property.
- The customer acknowledges that the inspector will not observe every square inch of the house, and that he could fail to see or note a defect.

LIMITATIONS OF INSPECTIONS:

INACCESSIBLE AREAS: Certain areas of a structure are inaccessible by their nature and cannot be seen by a normal visual inspection. Such areas include, but are not limited to, wall voids, spaces between floors and ceilings, floor surfaces beneath coverings, areas behind large appliances, and other spaces that cannot reasonably be inspected without causing damage. Inaccessible areas also include spaces with openings less than 16 inches high and internal clearances less than 18 inches high, indoor areas that are not accessible with a six foot stepladder, and roof areas that, in the inspector's judgment, are impractical or unsafe to ascend. Neither the inspector nor his firm shall be held responsible in any manner by any party for any condition or for any consequences of such condition that was concealed or inaccessible.

SHEDS AND OUTBUILDINGS: Aside from the primary garage, other buildings on the property will not be included in the inspection unless specifically requested and noted. Attached fences and trellises will be included only to the extent that they affect the main building.

FUTURE CONDITIONS: The inspection shall cover only current conditions that are evident at the time of the inspection. It shall not cover latent conditions that aren't visible. The inspector and his firm shall in no way be held responsible for future conditions, damages, or infestations that were not reasonably evident at the time of inspection.

MINOR CONDITIONS: Conditions that the inspector considers minor or cosmetic in nature or items that can be corrected by simple adjustment or basic maintenance will not normally merit inclusion in the report. Such conditions as common weathering on exterior surfaces, misaligned hardware, and minor imperfections on interior surfaces shall not be reported unless such conditions substantially contribute to the structural unsoundness of the building.

CONDITIONS NOT REPORTED: This inspection specifically does not cover the presence of any hazardous substance on the property whether contained above ground or below ground. Such substances include, but are not limited to, mold, lead, asbestos, and heating oil. If the inspector notes the possible presence of such a substance, he provides that information only as a courtesy. The inspector has no knowledge of hidden or unapparent conditions of the property subsoil or structure that would render it more or less valuable.

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.

LIMITS OF LIABILITY:

The client's sole remedy against the inspector based on claims of errors and omissions or liability is limited to the fee paid. Except for that remedy, the client releases and discharges all claims against the inspector and his firm based on negligence, breach of contract, strict liability, and violation of any statute or any other legal theory, excepting only claims based on gross negligence or intentional wrongdoing.

I have read the terms and conditions above and I understand them.

I am not signing under duress and I understand that I may negotiate changes to this contract before it is signed: The signed contract is on file with AMI.

Oregon Certified Home Inspector #16

CCB #146715

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Inspection Basics

Orientation

1: - For the purposes of this report, the orientation of the home will have the front door facing east.

Weather

2: - The weather today was foggy to a light rain at the end.

Temperature

3: - The temperature today was cool.

Structures

4: - I inspected the house and its attached garage today.

Occupied?

5: - The residents is occupied. Furniture, belongings and storage was present throughout.

People On Site

6: - During the walk through at the end of the inspection, Fiona and her realtor Jane, were present.

Buyer's Agent

7: - The client's real estate agent is Jane Traveler of Realestate For All at 503-334-8888.

Seller's Agent

8: - The Seller's realtor is Fred Cramer of Realty First at 360-999-4545

Exterior and General Comments

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.

GENERAL COMMENTS

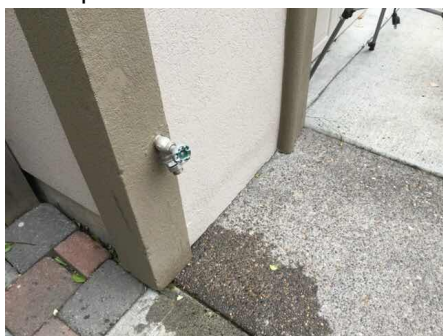
9: - The cladding on the home is made up of one coat concrete stucco application or cement fiber lap siding

10: - The overall grade of the property is relatively flat around the home. The front of the property slopes down from the house to the front sidewalk.

11: - No inspection of the detached shed by AML.

SIDING - General

12: - In the SW corner of the garage, the stucco trim was placed over the hose faucet. This will complicate repairs and replacement of the faucet:



13: - Concrete stucco is not a common cladding in our area. Overall, I felt it's condition was satisfactory for the system. The preferred method of installation is a three coat system which has a reputation for lasting decades. To learn more about the condition of this stucco and what the future might hold, a specialist like Tobi Crooks should be hired to inspect the home and get his opinions and recommendations.

14: - The stucco has multiple cracks throughout. Most of the cracks have been patched. Hire a stucco repairman to repair the remaining cracks then have a painter repaint the stucco on the home. Some example of the cracking is shown below:



HARDY PLANK

15: - The methods of installing the concrete fiber lap siding have changed over the years. Today, the installer now provided "Z" flashing over all door trim. This flashing can be added at this point by an experienced siding contractor. Until this flashing can be added, routine maintenance of the caulking around the door trim is necessary to reduce the chances of water getting into the wall voids. The areas I noticed that need flashing are: over the kitchen eating area door trim,

16: - Another notable difference in how this siding is installed, is how exhaust fan hoods, electric meters, hose faucets, lights, outlets and other penetrations in the siding are installed. These penetrations are now placed in blocking that is then flashed to the siding. One of the most important places to make this upgrade is where exhaust fan hoods are mounted directly on the surface of the siding. These are easier places for water to get in. Have a siding contractor install blocking and flashing especially on the weather sides of the home or get in the habit of routinely inspecting these areas and maintaining the sealants around them.



GRADING

17: - Pull soil and debris out of the crawlspace vent openings and frames. Provide means to retain the soil at least 6" away from the openings where needed and replace any damaged materials uncovered: at the NW covered patio,

18: - In the NW area of the west kitchen bump-out, the kitchen exhaust fan exists the crawlspace. The dirt in the well is blocking the louver from opening. Dig out the well so all the louvers can open completely. In addition to the soil in the way, the louvers are warped and not opening completely. Replace the louvers to improve the air flow.



CLEARANCES

19: - On the west side of the home, some of the siding was placed too close to concrete surfaces. There should be about 1-2" of clearance between the siding and the concrete so that moisture does not damage the siding or components behind. Discuss options with a siding contractor and proceed based on his recommendations.

VEGETATION

20: - My view of the exterior component was limited by the dense vegetation on the house. Cut back the vegetation, evaluate conditions behind, and repair any concerns found. The vegetation should not be within about a foot of any components.

21: - It is never a bad idea to have a certified arborist evaluate the condition and maintenance needs of mature larger trees near the home and on the property. Dead wood can be hazardous to the home and people below. Sick or dying trees and poorly pruned trees may need attention or removal. Proceed based on the arborist's comments and recommendations. A tree evaluation is considered outside the scope of our work.

FOUNDATION

22: - The foundation under the home is constructed of poured in place concrete. Some small cracks were found. It is rare to find a concrete foundation, of any age, that has not cracked somewhere for some reason. None of the cracks I found were of a size that would indicate a problem or need for repair.

DRIVEWAY, WALKS, PATIOS

23: - Common cracks were found in the sidewalk, driveway, walks and patio. No repairs are necessary at this time.

Caut 24: - The slab has settling / lifting to a point that trip hazards exist. Replace, grind, lift or reset the slab to eliminate any trip hazards in the sidewalk, paved areas at the patio,

PORCHES

Caut 25: - Common amounts of settlement were found in the front porch on the exterior of the home. No repairs are necessary at this time. Monitor for change and repair as needed if the settlement continues or creates other issues.



26: - The concrete front porch appears to have been placed directly against the stucco cladding. Most stucco standards do not want to see the stucco covered by concrete. Some allow metal flashing between them. The flashing is difficult to install at this point. The purpose of this flashing was to help reduce the chances that wood decay or wood destroying insects would cause damage to the wood framing and components behind the cladding. Discuss your options with a stucco contractor and proceed per his comments. Plan on extra repairs in these areas when they become exposed.

VENTS in foundation

27: - There are foundation vent openings into the crawlspace around the house. Some will cover these vent openings when the outdoors temperatures drop to a point where you should worry about freezing water pipes. The rest of the time, most leave them open. It is very important to open these vents during the spring and summer months so trapped moisture vapors in the crawlspace can vent to the outdoors. If the vents are left closed for years, the trapped moisture will cause wood decay or create conditions conducive to wood destroying insects.

MISC

28: - 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!



Garage

OBSTRUCTIONS

29: - Normal amounts of stored belongings were found in the garage. The walls and ceilings have dry wall or paneling on them and there are stored items, shelving, cabinets, appliances and other items in the garage.

CAR DOOR

30: - There are two car doors. They are made of metal.

GARAGE DOOR OPERATORS

Caut 31: - The electric eye sensors are not set within 4-6" of the floor. The sensors should be lowered to detect small children and animals that might get into the path of the door and get hurt. Adjust the mounting so the sensors are within 4-6" of the floor.

Caut 32: - The garage door did not back off of an obstruction within an 1-1/2" of the floor. From a safety stand point, especially if small children or pets are going to be on the property, the unit should be adjusted so it can perform this function. If it is an older unit, it may have to be replaced to meet this standard: main door,

33: - The buttons used to open and close the garage doors should be installed at least 60" off the floor so that young children can not reach them. Rework as needed to meet this requirement.

DOOR INTO HOME

Warn 34: - The door leading into the home has a dead bolt latch in it only. There is not a traditional latch set. The purpose of the latch set is to hold the door in the closed positions for fire protection inside the home. Have a door repairman install a latch set either in addition to the dead bolt or in place of the dead bolt. The latch set will also make getting into the garage from the laundry room, a lot easier.

FRAMING

35: - Finished walls and ceilings. The framing behind the coverings is not visible to inspect.

Floor and Foundation

36: - Common cracks found in the foundation stem walls and floor slab. These cracks can be monitor for future change be filling the cracks with grout. Fill the cracks and monitor for significant change.

Roof

General

COVERINGS

37: - To determine the number of layers on the roof, I checked the gutter edges in a couple locations, as well as vents cut into the attic that I could see from my attic inspection, and found one layer of roofing material in place.

INSPECTION LIMITATIONS

38: - I walked the perimeter of the roof near the gutters and the ridge areas of the kitchen eating nook. The garage roof was viewed from the gutters, and the upper main roof from the ridges and valleys. The roofs are steep and the amount of granular loss made them very "slippery" and hazardous to walk.

COMPOSITION

Caut 39: - The roof is the original, making it about 18 years old. Typically, a shingle of this weight will come with a manufacturer's life expectancy of about 20-25 years with normal maintenance and care. I do not think this roof will make 25 years. I think this roof should be replaced within the next 2-3 years. The longer you leave it in place the higher the risk of shingles being blown off during high winds and leaks. Each person has their own risk threshold. At least have a roofer give you his thoughts on useful remaining life and the cost to remove all roofing materials and flashing then install a new roofing system, including all new flashings. Budget your finances accordingly.

40: - The roof shingles were stapled into place. This was a common method of installation at the time this roof was replaced. Most shingle manufacturers and building standards now require nailing instead of staples. This change is primarily due to the installers not setting the staples flat to the shingles and the high spots then wearing through the shingle above and causing a leak. At this point, we recommend routine inspections of the roof and repairing any raised fasteners found.

41: - Tingles missing on either side of the furnace vent flashing:



42: - Some of the ridge shingles have cracked. Most are very close to needing replacement. On the main roof above the front porch, the shingles are cracked and should be repaired.



Caulking

43: - Caulk exposed fasteners in the flashings and where exposed on ridge or hip shingles

FLASHING

Warn **44:** - Kick out flashing is missing from all joints above the end of gutters. Water off the roof in these areas could find its way into the wall voids below. Hire a roofer to install kick-out flashing at all points where the gutters butt into the home. Some examples are shown below:



45: - The wall flashing is designed for a shake roof. The exposure is too much of a comp shingle. When the roof is replaced have the roofer replace all of the wall flashing to match the shingles being installed.



GASKETS

Warn 46: - The rubber gaskets around the sewer vent pipes have cracked and are overdue for replacement. These penetrations will leak. Have a roofing repair contractor replace the sewer vent flashings before the rainy season begins.



GUTTERS

47: - Gutters, downspouts and storm drains are due for cleaning. After cleaning the gutters, check them for proper slope. Make adjustments as needed.

Garage

Storm Pipes And Systems

48: - Downspout beside the electric meter needs minor adjustment to fit into the storm drain pipe below,

GUTTERS

49: - Cut the bottoms of the gutters out where they return to the roof so they do not tend to clog as easily.

Attic

Insulation and vapor barriers are considered permanently installed and are NOT removed for purposes of inspection.

Family Room

HOW INSPECTED

Caut 50: - Only visual access from the access area into all four knee wall spaces due to: low clearance, floor decking, rafter spaces covered with insulation and air barrier, some wall insulation,

East Bedroom Closet

GENERAL

51: - Framing styles include trusses, engineered joists/rafters and stick framing,

52: - Roof sheathing is made up of OSB,

53: - Types of insulation found are: 6" fiberglass batts on the walls, about 8" of cellulose on the flat and 6" fiberglass on the sloped ceiling areas.

HOW INSPECTED

Caut 54: - Only visual access from the main attic areas due to: low clearance, framing in the way and thick floor insulation above the master bedroom/bathroom and the south bonus room.

55: - The center of the main attic was walked and easily accessible areas were viewed from there. The following obstructed my view: wall insulation, floor insulation, low pitched areas, framing and duct work,

INSULATION

56: - By today's standards, the amount of insulation found on the ceilings would be considered minimal. Consider upgrading to meet current standards after all work is completed in the attic spaces.

EXHAUST FANS

Caut 57: - The master bathroom and I think the hall bathroom exhaust fans, are currently vented to the screen inlet vent in the bird block area of the roof eaves. These eave area vents are designed to let outside air enter the attic. The air entering the attic may cause the moist exhaust air from the fan to condense on the roof sheathing. This moisture may cause damage to the sheathing and surrounding areas. Reroute the bathroom exhaust fan duct to a tight-vent style roof jack that is placed as close to the exhaust fan as practical.

Chimney

Living Room

Metal flues

58: - The gas fireplace vent terminates outside the home in the vertical wall. I inspected this vent from the ground. It looks fine.

Family Room

Metal flues

59: - The gas fireplace vent terminates outside the home in the vertical wall. I inspected this vent from the ground. The vent looks fine but there are soot stains on the siding above. This type of staining is normal caused by a gas flame that is impinging and burning out of adjustment. See the "Fireplace" pages to follow for recommendations.

Furnace

Metal flues

60: - This fall, recaulk the storm collar to the vent:



61: - In the attic, there are rust spots in the furnace vent and it's flashing. They don't appear to be leaking yet. Keep an eye on the and plan on replacing them when the furnace is replaced.



62: - Also in the attic, there is a lot of moisture staining on the furnace vent. There are a number of possible sources for this moisture. One is condensation from the furnace exhaust. In the winter when the furnace is being used on a regular basis, have a heating contractor inspect the vent to see if it is wet. If so, have him determine why and repair as needed. Another source is rain. During a rain storm, have someone inspect the vent pipe for wet areas. Proceed further based on the findings and repair as needed.



Fireplace

Living Room

GAS Fireplace Insert

63: - I tested the gas fireplace by leaving the fire lit in the fireplace for at least 20 minutes to see if it would shut down on its own. This can happen if the installer blocked the fresh air supply to the combustion area (firebox). The unit did not shut down during our test. If this does occur in the future, have a gas appliance repairman inspect and repair as needed.

64: - Condensation will collect on the glass front of the gas fireplace. This is common with gas fireplaces. It is caused by moisture in the gas exhaust condensing on the cold glass-front of the fireplace during start-up. Over time this condensation will start to stain the glass front. The stains will not go away without cleaning the inside of the glass with special cleaners. Regular glass cleaners will damage the coating on the glass. Visit a gas fireplace store to pick-up the correct glass cleaners.

Family Room

GAS Fireplace Insert

65: - Condensation was noted on the glass front of the gas fireplace. This is common with gas fireplaces. It is caused by moisture in the gas exhaust condensing on the cold glass-front of the fireplace during start-up. The stains will not go away without cleaning the inside of the glass with special cleaners. Regular glass cleaners will damage the coating on the glass. Visit a gas fireplace store to pick-up the correct glass cleaner.

66: - The gas fireplace in the Family room was left on for a period of time to see if it would shut down on its own or begin to burn "incompletely". I found a significant change in the color of the flames over a short period of time. The fireplace does not appear to be functioning correctly and should be inspected by a gas fireplace expert before using. This "rich" color in the flames will also generate the soot found on the front glass and the siding outside. I suspect it just needs to be cleaned and adjusted. Repair per his recommendations.



67: - The heatolator fan has not been completely or properly installed. Hire a gas fireplace installer to finish installing this fan. The fan should be located in the back of this space under the firebox. The contractor should work with an electrician to get an outlet installed in the same space as the fan. The fan sounds fine otherwise:



Crawlspace

Under Stair Closet

GENERAL

Caut 68: - Insulation and vapor barriers are considered permanently installed and are NOT removed for purposes of inspection.

69: - Insulation in the crawl space: the floors have about 8 inches of fiberglass batts on them, the heat ducts are wrapped in fiberglass insulation and so are most of the water pipes.

70: - The perimeter of the crawlspace was inspected as well as the underside of the plumbing areas. The interior spaces were visually inspected from the perimeter, only. These observations are not exhaustive. A board-by-board search was not performed and is beyond the scope of this inspection.

71: - Evidence of rodents found in the crawlspace. Decayed carcasses and traps found in the crawlspace. Concerned clients should consult with a rodent control specialist as an inspection for rodents or other pests is not within the scope of our work.

FRAMING

72: - The floor framing was made up of wood framing, engineered floor trusses and micro-lams. The method installation is typical for the era that this home was built. No changes are necessary in my opinion.

VENTILATION

73: - Replace torn or missing screens in crawlspace vents. One I noticed was at the dryer vent in the SW corner. Have the repairman check all the vents, there may be others with damaged screens that need repair.

MOISTURE

Warn 74: - A drainage system appears to have been recently installed. Find out who did the work and when. Obtain a drawing from the contractor or the owners showing you where their system was installed. The owner may have this information. I also recommend that you verify that any warranties that came with this work are transferable to you. The goal is to keep all ground water below the black plastic vapor barrier at all times. It is not unusual for drainage systems to need modification during their life time and there are many reasons why they worked fine this year but not the next. You should also know that over time, the system will have to be replaced.

This system is not doing its job. I found puddles of water throughout the eastern areas of the crawl space. The trenches are filled with a very Fine aggregate which will tend to clog easily and be hard for ground water to move through. The trenches, their rock and pipe, which I did not find, should be the "easy" place for water to travel. Hire an experienced drainage contractor to inspect the crawlspace and the property then design and install a drainage system which he will guarantee will keep all ground water below the vapor barrier at all times. Now is the perfect time of the year to install a system. Later in the year and it is too muddy to work effectively.





Warn 75: - In the NE corner of the crawl space, a drain was installed. The drain has a one way valve in it. This valve is installed to keep water in the roof storm drain pipes from backing up into the crawl space. The valve is missing its cap. Without the cap, water from the storm drains might back up into the crawlspace. Before the rainy season begins, install the missing cap.



Stairs And Rails

Main to upstairs

RAILINGS

Warn 76: - Guard rail is missing at the top of the stairs at the master bedroom. Add a guard rail for safety reasons.



Smoke alarms and CO alarms

GENERAL

Warn 77: - Alarms have not been installed in the main floor SE den/bedroom. Install an alarm in this room before you use this room as a bedroom.

BUILT-IN

Warn 78: - A smoke alarm is missing in the following locations. Have an electrical contractor install one in the upstairs west bedroom,



AGE AND TYPE

Warn 79: - The fire marshal and most smoke alarm manufacturers recommend that smoke alarms be replaced if they are more than 10 years old as these are. Replace any that are more than ten years old with a style that meets current standards for fire safety concerns. The alarm may fail to operate as intended. Since these alarms are hard wired, this work should be done by a licensed electrical contractor. Make sure the new alarms are the photoelectric type. Ionization types of alarms have a very poor safety and performance record and should not be installed.



CARBON MONOXIDE

Warn 80: - Carbon monoxide alarms have not been installed inside or outside the upstairs bedrooms yet.

81: - A carbon monoxide alarm was found plugged into a wall outlet on the main floor near the SE den/bedroom,

Kitchen

MICROWAVE

82: - The microwave was tested on the popcorn setting to see if it would heat an object placed inside. It did. We did not test the unit for microwave "leaks". Concerned clients should consult with an appliance repairman with the proper equipment to perform an accurate test of the unit.

REFRIGERATOR

83: - Ice maker appears functional.

84: - Clean the coils underneath the refrigerator.

OVEN

85: - No test of the oven clean cycle.

86: - Convection fan was working in the oven.

DISHWASHER

87: - The dishwasher was run through a cycle to test for leaks only. No leaks were found underneath. Monitor on a regular basis for leaks.

88: - Evidence of rodents (mice) found under the dishwasher and in some of the other cabinets. Concerned clients should consult with a rodent control specialist as an inspection for rodents or other pests is not within the scope of our work.

DISPOSAL

89: - The disposal was found in working order.

INSTA-HOT

90: - The insta-hot was found in working order and no leaks were found at the tank.

EXHAUST FAN

91: - The dust cover over the button to raise and lower the fan is damaged.

Elec: Dish

92: - Properly secure electrical wires to the dishwasher junction box underneath the dishwasher.

Laundry

DRYER

- 93: - The dryer service is missing a drip leg,
- 94: - The dryer service can be gas or electric,

SINK

- 95: - The sink was found in working order.

FLOORING

- 96: - It is a good idea to install the washing machine in a drip pan. The drip pan should be drained to a conspicuous location outside the home or a high water alarm placed in the pan in case the washing machine starts to leak.

DRYER VENTING

- Caut** 97: - Metal flex type of dryer ducting used in the laundry room is uneven on the inside. The uneven surfaces tend to reduce the air flow inside the ducting and the uneven surfaces tend to trap lint. This type of ducting can easily get clogged with lint causing the dryer to over heat and in extreme cases, catch fire. In addition to these concerns the ducting is crushed behind the dryer. Hire a heating contractor to replace the ducting with smooth walled metal ducting with a few joints in the system as possible.



- 98: - The dryer ducting is due for cleaning. Hire a furnace duct cleaner to clean the dryer ducting.

DRYER MAKE-UP AIR

- 99: - No "make-up" air provided to the dryer. To improve the efficiency of the dryer, you can undercut the entry door or leave the door to the laundry room open when the dryer is in use.

Interior Rooms and General Comments

WALL / CEILING TYPE

100: - The walls and ceilings are covered with drywall.

101: - Moisture stains-windows in the head areas of both windows of the south windows in the upstairs south bonus room. They may be old. Clean off the stains and monitor for change during the rainy season.

General

102: - 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.

103: - 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.

CEILING FANS

104: - The ceiling fans were found in working order in the master bedroom, upstairs south bonus room, kitchen eating nook,

105: - I could not reach the fan control to test functions in the upstairs south bonus room,

RADON

Caut 106: - 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. (Source: U.S. EPA 402-K-05-005, May 2005 booklet "Home Buyer's and Seller's Guide to Radon") The home is currently being tested for radon by AMI. A report will be sent to you upon completion of the testing period. Proceed further based on the findings and recommendations.



Bathroom

Upstairs hall

FLOOR

Warn 107: - High levels of moisture were detected under the floor covering on right side of the toilet. The underlayment has swollen. Swelling / moisture damage in the flooring may extend beyond what is apparent. Additional repairs may be needed once the damage is uncovered. Hire a licensed plumbing contractor to work with a general contractor to pull the toilet, replace the subflooring and sheet vinyl, the wax seal and any other damaged materials found. The plumber should also repair any other leaks found then, secure the toilet to its piping and the new floor system.



FANS

108: - The fan was noisy upon start up. This can be an early sign that the fan is coming due for replacement.

Mirrors

109: - A large mirror was glued onto the drywall above the sink countertops in the master bathroom. A mirror of this size should be installed in the piece of "J" channel as this one is, and have mechanical fasteners on the top edge that will hold the mirror in place. There are numerous cases of large mirrors, which are glued in place, coming loose and falling down. Install mechanical means to hold this mirror in place.

Main Floor Guest

General

110: - The sink basin is leaking from the casting port when the sink is filled to the overflow. This usually means the drain was improperly installed. Have the plumber evaluate and repair as needed.



FLOOR

Warn 111: - High levels of moisture were detected under the tile floor covering on both sides of the toilet and in the areas between the toilet and the entry (east) wall. In the hallway outside this bathroom, there are also loose tiles and indications of higher moisture levels under the tiles. It is possible for the moisture to travel. Additional repairs may be needed once the damage is uncovered. Hire a licensed plumbing contractor to work with a general contractor to pull the toilet, replace any damaged subflooring, replace the loose tiles, the wax seal and any other damaged materials found. The plumber should also repair any other leaks found then, secure the toilet to its piping and the new floor system.



SINK DRAINS


112: - Drain stop was not hooked up:



Bedrooms

GENERAL

113: - The home includes three rooms upstairs and one on the main floor, after the entry doors are replaced, 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 on the each of these components see the sections of this report set aside for them.

 **114:** - The main floor southeast den/bedroom is not designed for safe use as a sleeping area (bedroom). There is glass in the door separating the bedroom from the rest of the home. Glass has little to no resistance to the heat from a fire. I recommend that this room not be used as sleeping area until safe fire protection is provided.

Door

Front

EXTERIOR

115: - The door is a wooden door,

Kitchen

EXTERIOR

116: - The door is a metal door,

Family Room

EXTERIOR

117: - The door latch is temperamental and will not stay latched shut.

SLIDER

118: - The slider is a vinyl framed door assembly with a screen.

Garage

EXTERIOR

119: - The door is a metal door,

120: - The door rubs on its jamb and / or threshold. Minor adjustment will normally fix this.

121: - A pet door was provided in this door.

General

INTERIOR DOORS

122: - Laundry to garage door does not have a latch set, only a deadbolt,

Windows

Failed Seals

123: - Failed seals found in the master bedroom arched window and NE window, upstairs south bonus room, living room, kitchen north eating area, kitchen east eating nook, and SE den. Hire a window repairman to replace these panes.

General

Caut 124: - The building standards for upper story operable windows have changed. The newer standards place the sills higher off the floor due to a concern for small children falling out an open window. Evaluate your personal needs and make the necessary safety modifications if small children are going to be in the home. I found this condition in the master bedroom, west and east bedrooms, upstairs south bonus room,

125: - Some of the window screens are worn and weathered. Some will need replacing soon. No inventory by AMI.

Failed Seals

126: - Lighting, weather, blinds or dirty panes can make detection of failed insulated seals impossible in windows, doors and skylights. Other failed seals may become evident under different conditions. Replace them as they are discovered or have the contractor who is replacing the panes I did find today, inspect the rest of the panes in the home and replace any he finds failed.

127: - Blinds, furniture and belongings block access from the interior to most of the windows to inspect or test them. Obtain access to each then test and inspect them all and repair any concerns found.

Electrical

General

GENERAL COMMENTS

128: - Electrical systems are inspected only in a very limited and general way. I did not test every outlet or verify that each light fixture was working. A representative number of each was tested throughout the building.

GROUNDING

129: - The electrical system is grounded to a ground rod found outside the building,

WATER PIPE BOND

130: - I did not find the bond to the water piping. It might be in the crawlspace and covered with insulation. Have an electrician locate it or install one.

GAS PIPING BOND

131: - I did not find a bond to the gas piping. Recent standards require a bond to all gas piping. To upgrade your installation, have the electrician bond the gas piping.

Outlets: General

132: - No power detected at the outlets. They may be on a switch. Ask the owner and verify they are protected by a GFCI outlet or breaker. Repair as needed based on your findings: west patio,

133: - Electrical outlets that could not be reached from standing on the ground were not tested by AMI.

134: - Weatherproof cover(s) are missing: west patio,

135: - The exterior receptacles have the traditional weather resistant covers typical for the time this home was built. Outlets on a new home have a bubble type of cover over them. These new covers help protect the electrical connection from the weather when cords are left plugged into the outlets during the rainy season. Have an electrician update the covers on your outlets,

Outlets: GFCI

Caut 136: - In a new home, GFCI protection is provided at all outside outlets, those in a bathroom, kitchen, laundry room, and garage as well as any in a basement where the concrete floor is exposed or just painted. For safety reasons, update the outlets in the following areas to the GFCI type: laundry room, in the garage where missing.

137: - The GFCI protection for the master tub is under the tub beside the pump, the bathrooms are all linked to the GFCI in the guest bathroom, and the outside outlets either have their own or are tied to the GFCI in the garage.

Lighting

138: - Some lights did not come on. Have the owner go through the home, including outside lighting, closets, storage areas, and attics and replace any bulbs not working. Those that still don't come on should be evaluated by an electrician and repaired based on his findings.

Caut 139: - Incandescent lighting installed in some of the closets and attic storage areas. Replace the lights with a fixture approved for that location. Bare incandescent bulbs can cause belongings stored too close to overheat and catch fire. Until you get around to changing the fixtures, at least change the bulbs to the compact fluorescent type that do not get as hot.

Kitchen

140: - Most electricians do not recommend electrical outlets be mounted on the faces of cabinets within reach of small children as it is tempting for the child to pull on the cord hanging down. This action may bring the appliance down on top of them and hurt the child. Rework as needed to protect those who will be in the home.

141: - No outlets were installed above the countertop to the left of the refrigerator. Add outlets to meet your needs.

GENERAL MISC

142: - In the crawlspace near the access opening, there is a coil of electrical cable that should be secured into place and the end terminated in a junction box:



A/C or Heat Pump Disconnect

AC / HEAT PUMP DISCONNECT PANELS

143: - The AC service disconnect panel contains two fuses for the protection of the condenser.



Garage

Description

144: - The service capacity is 200 amp of 120/240 volts single phase power.

145: - The service is brought to the meter underground.

146: - The main service disconnect breaker(s) are located at the meter base / main panel in the garage



147: - A permit for the service is on the main panel. It is dated 1999,

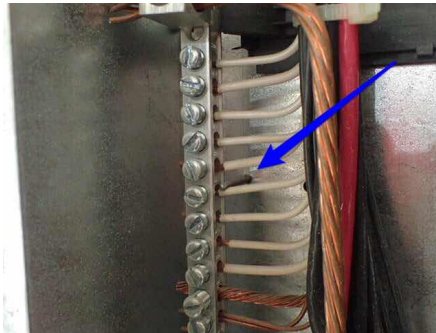
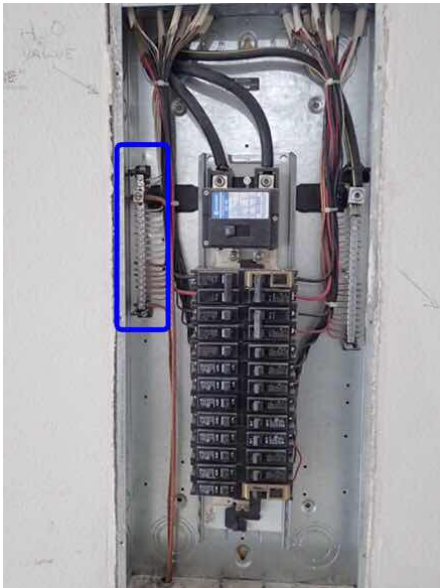


PANEL: WIRING

148: - The branch wiring in the panel is solid copper or stranded copper. The service conductors are stranded aluminum.

PANEL: BUS BAR ISSUES

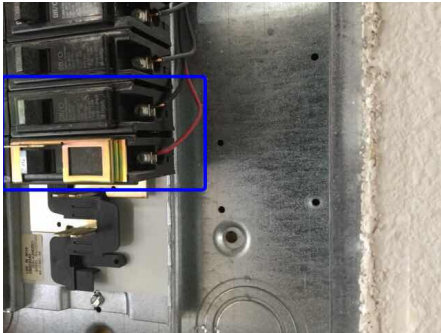
149: - Beside the left bus bar, a nail was driven into the panel. It is resting on a neutral conductor. Have an electrical clip this nail back so it can not come in contact with any electrical conductors or devices in the panel.



PANEL: BREAKER ISSUES

150: - The breaker protecting the air conditioner is too large. It is a 50 and it should not be any larger than at 45 amp breaker. Have an electrician replace the breaker next time one is on site to perform other work.

151: - There is one four conductor cables coming into this panel that is going to 120v circuits that does not have a bridge or tie bar on the breaker handles. Have an electrician install a bridge so that if one leg of this cable is trips or turned off, the other leg is also turned off.



Furnace / Heating

GENERAL COMMENTS

152: - The furnace is a gas forced air furnace. The furnace appears to be the original.

LIFE / SERVICE:/ GENERAL

Caut 153: - Gas furnaces tend to last about 20-25 years. This one's 18 years old. While it's working fine today, it's certainly well into the later stages of 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.

FLUES AND VENTS

154: - Efflorescent build-up found inside the furnace on and below the draft inducer fan. Have a heating contractor take a look and clean and adjust or replace, the draft inducer fan assembly as needed.



SAFETY CONTROLS

Caut 155: - In the garage, when the gas piping for the furnace is located in a space where a vehicle could hit it, a steel pipe bollard is required to be placed in front of the gas service so a vehicle can not hit the piping or regulator. If cars are going to be parking in the garage, a contractor should install a bollard to protect the gas service.



DISTRIBUTION SYSTEMS

156: - No direct heat source found in the guest bathroom,

157: - Heat ducts are touching the ground in the crawlspace. There should be about 4" of clearance under them. Dig soil out or adjust ducting so there is adequate clearance under them. No inventory by AMI.

158: - In the crawlspace there are a number of ducts, mainly in the southern areas under the family room and guest bathroom that are crushed and damaged. The air flow through these ducts is poor. Hire a heating contractor to replace the damaged sections of ducting to improve the air flow through the ducts. Some examples are shown below:



FILTER STUFF

159: - The filters have been changed from a set of two to one washable style. The filter is very dirty. To get more surface area to filter the air, install two filters as the manufacturer and the original installer intended. Never mind, Jim removed the dirty filter and installed two clean filter where they belong.

Air Conditioner

GENERAL COMMENTS

160: - Only readily accessible panels provided for routine homeowner maintenance are opened.

161: - Cooling systems are checked for operation only when the outside temperatures allow testing. I did not inspect the system for full load cooling capacity. For a full analysis please consult a specialist. (Exterior observation only. Disassembly is required to locate problems not visible by exterior evaluation). Suggest yearly tune-up and regular cleaning of the coils on all condensing units.

Caut 162: - The condenser appears to have been manufactured in 1999. The amperage ratings are a minimum of 26 amps and a maximum of 45 amps.

AIR CONDITIONERS

Caut 163: - It appears that the outside condensing unit was made in 1999. The typical life expectancy of a condenser in our area is 15-20 years depending on maintenance and care. Ask the owners how well the system cools the home during the summer months and when it was last serviced. At this point in the age of the unit, I would consider it due for replacement and consider any future use you get from this condenser to be a bonus.

CONDENSATE DRAIN

Caut 164: - Stains on the garage floor in the area of the condensate drain may be an indication of current condensate "leaks". Monitor when the AC has been running for a while. Usually, this type of leak is just condensation dripping off the cold pipes and insulating the pipes better is the fix.



165: - In the jacket of the evaporator, the seals around the pipes are leaking air into the garage. This is a waste of energy. Have the heating contractor seal these openings.



REFRIGERANT LINES

166: - The insulation on the refrigerant lines is damaged or missing in some areas. Install insulation where missing or damaged.

Plumbing

Shut off Location

167: - The main water line is made of 1" Copper tubing. The shut-off valve is located in the garage:



WATER METER

168: - At the water meter, no movement was found in the water meter dial that would indicate a significant leak exists in the water main between the water meter and the house.

PRESSURE

169: - I did test the water pressure at the home. The pressure was found to be 77 psi.

PIPING

170: - I found three hose faucets attached to the home. They were found in working order.

171: - The water pipes are made up of copper and a little PEX tubing.

172: - Insulation is missing on the water pipes in the garage and crawl space where exposed.

CROSS CONNECTIONS

173: - A double check valve for the irrigation system was found. This is the extent of our inspection of the irrigation system. We recommend that at a minimum, you have the owner show you how the system works and verify that each zone is in working order.

INSPECTED BY

174: - Justin with Inspectek West inspected the sewer line today. See his report for details. Proceed per their recommendations and findings.

Water Heater

General

175: - Only readily accessible Panels provided for routine homeowner maintenance are opened.

176: - The water heater is gas. It appears to have been manufactured in 1999 and has a 50 gallon capacity.

BURNERS

177: - The burner looks fine. There is rust piling up on top of the burner but it is not affecting the flames at this point. Best to clean the rust flakes out so they do not build up to point where they affect the burner.

SAFETY CONTROLS

178: - When plastic pipe is used for the discharge piping off the TPR valve, it should be secured into place so it does not go whipping around if hot water starts blowing through it. Secure the piping into place.

Caut 179: - In the garage, when the gas piping for the water heater is located in a space where a vehicle could hit it, a steel pipe bollard is required to be placed in front of the gas service so a vehicle can not hit the piping or regulator. If cars are going to be parking in the garage, a contractor should install a bollard to protect the gas service.



THERMOSTAT

Caut 180: - I understand that the water heater thermostat was set on "very hot". We consider this unsafe as someone could get scalded by hot water. We recommend the thermostat be turned down to the "normal" setting. If you then find there is not enough hot water for your lifestyle, DO NOT turn up the thermostat. Temperatures above 125 degrees are considered unsafe. Instead, call a licensed plumber and discuss your options with him.

TANK

Caut 181: - 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. This one appears to have been made in 1999.

Caut 182: - I ran out of hot water filling the master bathtub. This may be due to the size of the tub verse the capacity of the tank or something as simple as a dip tube that needs replacement. Have a plumber take a look, verify the condition of the dip tube, then give you some options on how to proceed so you have a system that will meet your needs.

FUEL SYSTEM

183: - Drip leg missing in the gas piping.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.