

Application for Type IV Demolition Review for the Garage at 1609 SE 16th Avenue

1 Introduction

Shannon and Ryan Buchanan (“Applicants”) request Demolition Review approval for the demolition of the garage at 1609 SE 16th Avenue (“Property”), a contributing (secondary) resource in the Ladd’s Addition Conservation District. The single car detached garage was built by Redimade Building Company in 1925. Demolition of the garage will allow the Applicants to construct a new garage that will be compatible with the architectural character of the neighborhood. Because the proposal is to demolish a contributing resource in the Ladd’s Addition Historic District, Type IV Demolition Review is required.

2 Background

2.1 The Site and Vicinity

The subject property is located on the corner of SE 16th Avenue and SE Holly St in close-in SE Portland in the Hosford-Abernethy Neighborhood. The north half of the property contains a single-family residence, which is listed as a contributing (primary) resource in the Ladd’s Addition Conservation District. As explained in further detail below, until 2012, the south half of the property contained a detached garage that was also a contributing (secondary) resource in the Ladd’s Addition Conservation District.

Ladd’s Addition is the City’s oldest planned community and one of the oldest in the United States. Ladd’s Addition’s unique radial street plan is arranged in a hierarchy from two broad central boulevards, Ladd and Elliot, to narrower minor streets and service alleys, all with a central focus on Ladd Circle. Parking strips are lined with mature trees, and service alleys complement the community plan by keeping parking and utilities behind homes and businesses.

The architectural character of Ladd’s Addition was established in the three decades following the turn of the century, with the vast majority of residences within the district constructed prior to 1930. The individual structures from this period represent a variety of styles including Bungalow, Mission, Tudor, and Colonial Revival.

The Applicants purchased the subject property in 2012. At the time, the Craftsman-style primary residence and detached single-car garage located on the property were in substantial disrepair. As shown in Exhibit A, the Property was overgrown, there was a substantial amount of debris (including a non-functional above-ground swimming pool), and the primary residence was in dire need of renovations. Between 2005 and 2011, three nuisance complaints were logged by the City related to debris in the yard, bushes and trees obstructing the sidewalks, and failure to maintain an above-ground swimming pool. See Exhibit B.

The Applicants received Type II Historic Design Review (LU 12-140629 HDZ) approval to make substantial improvements to the primary residence. Improvements included restoration or

replacement of all original exterior wood window sashes, repair and repainting of original wood lap siding, and new landscaping. As the City noted in its Type II decision, the proposal involved “significant renovation of the existing home, which ha[d] been in disrepair for several years.” LU 12-140629 HDZ at 9. The City concluded that the improvements would “dramatically improve the appearance of the home, update and refresh the landscaping, while still maintaining a near-original appearance on the exterior, especially at the two street-facing facades.” *Id.* The dramatic transformation of the Property is captured in Exhibit C, and supportive letters from neighbors are attached as Exhibit D.

2.2 The Contributing Resource

When the Applicants purchased the subject property in 2012, the detached garage was in extremely poor condition. The primary residence inspection report, attached as Exhibit E, noted: “The garage is leaning over. The foundation appears weak and has settled. The roof appears to leak and the framing at the eastern roof penetrations are open, damaged, and due for replacement.”

Although a May 2012 letter from the City to the Applicant’s contractor noted that demolishing the garage would require Demolition Review (or a determination by a Hearings Officer that the structure was indeed dangerous), there was some confusion by the Applicants’ contractor regarding the meaning of “demolition.” When the garage collapsed shortly thereafter (Exhibit F shows the roof section), the Applicants did not believe that any after-the-fact review was required, so the garage debris was removed from the Property.

In its August 7, 2012 Historic Design Review decision (LU 12-140529 HDZ), the City noted that the “existing detached garage on the site shall be reconstructed and moved to the alley-adjacent location as shown on the site plan as shown on the site plan within three years of the date of this decision. The applicant is encouraged to revise the proposed garage alteration plans to maintain the original layout of the garage, and in keeping with the spirit of other garages in Ladd’s Addition.” Consistent with the direction in that decision, the Applicants have always planned to reconstruct the garage adjacent to the alley using a design that is consistent with the main residence on the Property and other houses and garages in Ladd’s Addition. It was only after submitting an application to build a new garage that Applicants learned that demolition review was required. Although Applicants do not believe a Type-IV level review is warranted in this circumstance,¹ Applicants are committed to working with the City to resolve this issue and therefore agreed to file this Application.

¹ As described in the attached letter from David Kaplan (Exhibit G), the intent of the Ladd’s Addition Conservation District designation was not to “freeze in time” the housing stock within Ladd’s Addition but to preserve the overall historical context of the area. As Mr. Kaplan notes, the Ladd’s Addition guidelines were “not intended to be strict, inflexible standards; rather they serve to direct development in a manner which best complements the special qualities of Ladd’s Addition.” Although the Applicants have agreed to undertake this Type-IV review, Applicants urge the City to consider the application in light of the intent of the designation of the district.

2.3 The Proposal

As noted above, the Applicants are seeking Demolition Review approval for the demolition of the garage at the Property. The plans for the proposed replacement garage, attached as Exhibit H, demonstrate that the new garage with an accessory dwelling unit (“ADU”) will respect the character of the neighborhood by relating in material, scale, and architectural detailing to both the main residence on the Property and the surrounding neighborhood.

As shown in Exhibit H, there are two options for the design. Both pull details from the main residence built in 1911 and restored in the last several years. One offers a simplified garage door with a stucco band under the eave similar but proportional to the primary residence. The other option is to create a pediment over the garage door similar to the front porch entry and also similar to the roof of the demolished garage previously on the property. Copper detailing, stucco inset and wood facade details from these would be recreated with this second option. Under either option, the siding and window trim will mimic the horizontal wood siding from the main residence, and the windows will be trimmed to match the main residence. The proposed windows will be from the same manufacturer as the windows previously approved by the City for the renovation of the primary residence. Design elements from the primary residence, such as dormers, eaves, and roof bracket “knees” will also be included, though proportionately sized, in the proposed garage.

The garage and ADU will be sited to minimize visual impact and provide vehicular access without affecting properties along either 16th Avenue or Holly Street. The garage will be located in the far southwest corner of the Property. As is typical in Ladd’s Addition, the garage entrance will face the alley. The Applicants will exit the garage by a door on the west side and use a path that leads to the main residence. The ADU will have a separate entry door on the west side that leads upstairs to the living area. To maintain the grade for vehicle access from the alley, there will be minimal excavation to create the garage foundation. The structure will step up with the grade as it rises toward the main residence.

2.4 Zoning

The subject property is located within the Residential 5,000 (“R5”) zone in close-in Southeast Portland in the Hosford-Abernethy Neighborhood. The R5 zone is intended to preserve land for housing and to provide housing opportunities for individual households. Housing types are limited in the R5 zone to maintain the overall image and character of the City’s single-dwelling neighborhoods. However, the PCC provides options to increase housing variety and opportunities, and to promote affordable and energy efficient housing. For example, ADUs are allowed outright.

3 Applicable Criteria

In order to be approved, this application must comply with the approval criteria set forth in Title 33 of the Portland City Code (“PCC”). The applicable approval criteria are addressed below.

A. Purpose. Demolition review protects resources that have been individually listed in the National Register of Historic Places and those that have been classified as contributing in the analysis done in support of a Historic District's creation. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.

B. Review procedure. Demolition reviews are processed through a Type IV procedure.

C. Approval criteria. Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:

1. Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site; or
2. Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:
 - a. The merits of demolition;
 - b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
 - c. The effect demolition of the resources would have on the area's desired character;
 - d. The effect that redevelopment on the site would have on the area's desired character;
 - e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
 - f. Any proposed mitigation for the demolition

Response: The garage is designated a contributing resource (secondary) within the Ladd's Addition Historic District. Therefore, demolition requires Demolition Review approval. The Applicant has opted to address Approval Criterion 2. As described above and in response to the specific goals of the Comprehensive Plan below, the proposed demolition of the garage and corresponding redevelopment of the site meet a number of public purposes, as found in the Comprehensive Plan and described below, that outweigh preservation.

Goal 1: Metropolitan Coordination

The Comprehensive Plan shall be coordinated with federal and state law and support regional goals, objectives and plans adopted by the Columbia Region Association of Governments and its successor, the Metropolitan Service District, to promote a regional planning framework.

Response: The proposal does not involve development or coordination of the Comprehensive Plan as part of a larger planning framework. Therefore, this criterion does not apply.

Goal 2: Urban Development

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

Response: One of the policies listed under this goal is 2.9 Residential Neighborhoods, which states that the City should allow for a range of housing types to accommodate increased population growth while improving and protecting the City's residential neighborhoods. Consistent with that direction and as noted above, ADUs are allowed outright in the R5 zone, and the Applicants are proposing an ADU that would provide more affordable rental housing in a highly desirable close-in location while at the same time preserving the historic character of the Ladd's Addition neighborhood. The proposal is also consistent with the policy that states that the City should encourage infill and development as a way to implement the Livable City growth principles.

Goal 3: Neighborhoods

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

Response: Historic preservation is specifically stated as a policy pursuant to this goal in Policy 3.4 *Historic Preservation*, which provides that the City shall "preserve and retain historic structures and areas throughout the city." As described in detail above, the plans for the proposed replacement garage, attached as Exhibit H, demonstrate that the proposed garage will respect the character of the Ladd's Addition neighborhood by relating in material, scale, and architectural detailing to both the main residence on the Property and the surrounding neighborhood. Both proposed designs pull details from the main residence built in 1911 and restored in the last several years. One offers a simplified garage door with a stucco band under the eave similar but proportional to the primary residence. The other option is to create a pediment over the garage door similar to the front porch entry and also similar to the roof of the demolished garage previously on the property. Copper detailing, stucco inset and wood facade details from these would be recreated with this second option. Under either option, the siding and window trim will mimic the horizontal wood siding from the main residence, and the windows will be trimmed to match the main residence. The proposed windows will be from the same manufacturer as the windows previously approved by the City for the renovation of the primary residence. Design elements from the primary residence, such as dormers, eaves, and roof bracket "knees" will also be included, though proportionately sized, in the proposed garage. The garage will also be sited to minimize visual impact and provide vehicular access without affecting properties along either 16th Avenue or Holly Street. The garage will be located in the far southwest corner of the Property. As is typical in Ladd's Addition, the garage entrance will face the alley. The proposal is similar to other detached garages with ADUs in the Ladd's Addition neighborhood.

Goal 4: Housing

Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that

accommodate the needs, preferences, and financial capabilities of current and future households.

Response: Objective 4.1.F encourages housing design that supports the conservation, enhancement, and continue vitality of areas of the City with special scenic, historic, and architectural or cultural value. As explained above, the proposed garage will respect the character of the Ladd's Addition neighborhood by relating in material, scale, and architectural detailing to both the main residence on the Property and the surrounding neighborhood. Policy 4.11 aims to promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes. The proposal to demolish the detached garage and replace it with a detached garage and ADU is consistent with the housing goal and stated objective which aims to provide a variety of housing tenures, sizes and costs. As discussed above, the proposed ADU would provide rental housing at a more affordable price point in a desirable close-in location while at the same time preserving the historic character of the Ladd's Addition neighborhood.

Goal 5: Economic Development

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

Response: Policy 5.1 *Urban Development and Revitalization* encourages "investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities." Objective 5.1.D states that a diversity of housing types and price ranges should be provided to meet the varied needs of Portland citizens, including market, moderate and low income housing. Consistent with that direction and as noted above, accessory dwelling units are allowed outright in the R5 zone, and the Applicants are proposing an ADU that would provide more affordable rental housing in a highly desirable close-in location while at the same time preserving the historic character of the Ladd's Addition neighborhood.

Goal 6: Transportation

Develop a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility.

Response: The proposal does not involve development of a transportation system. Therefore, this criterion does not apply.

Goal 7: Energy

Promote a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000.

Response: To increase energy efficiency, the ADU will use Marvin Windows with insulating glass and Low-E coating. These windows are Energy Star qualifying windows and will help maintain temperature and reduce heat loss in the upper living area. The roof overhang will help

to shade the windows from summer sun and reduce heat gain. The floor between the garage and ADU will be insulated and having separate entrances will keep the living area at a more consistent temperature. Additionally, the walls and roof will be insulated to provide the highest possible R-value for the wall type. New appliances and lighting in the living area will be energy efficient to reduce electricity consumption.

Goal 8: Environment

Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution.

Response: The specific policies and objectives listed under this goal do not reference existing buildings or waste generation, but rather management of natural resources. Therefore, this criterion does not apply.

Goal 9: Citizen Involvement

Improve the method for citizen involvement in the on-going land use decision-making process and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan.

Findings: The Applicants will comply with PCC Title 33, which requires public notice, site posting, public meetings and a subsequent City Council Hearing.

Goal 10: Plan Review and Administration

Portland's Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development. The Plan will be implemented in accordance with State law and the Goals, Policies and Comprehensive Plan Map contained in the adopted Comprehensive Plan.

Response: This proposal does not involve review of the Comprehensive Plan. Therefore, this criterion does not apply.

Goal 11: Public Facilities

Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

Response: This proposal is for private development and does not involve public facilities. Therefore, this criterion does not apply.

Goal 12: Urban Design

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

Response: Objective 12.1.B states that the character of Portland's neighborhoods should be preserved and enhanced and encourages the development of attractive and unique characteristics which aid each neighborhood in developing its individual identity. A major aspect of the

character of the subject property's neighborhood is the abundance of a diverse collection of older buildings, as recognized by the designation of the Ladd's Addition Conservation District. This designation signifies that this part of the City is historically significant with regard to the overall development of the City. As noted above, the Applicants have always planned to reconstruct the garage adjacent to the alley using a design that is consistent with the main residence on the Property and other houses and garages in Ladd's Addition. As demonstrated by Exhibit H, the proposed design will respect the character of the neighborhood by relating in material, scale, and architectural detailing to both the main residence on the Property and the surrounding neighborhood.

4 Conclusion

The proposed demolition of the detached garage is part of the rehabilitation of the Property, which was in significant disrepair prior to acquisition by the Applicants. The demolition and subsequent replacement of the detached garage is the final step in the rehabilitation process. As discussed above, the new garage with an accessory dwelling unit ("ADU") will respect the character of the neighborhood by relating in material, scale, and architectural detailing to both the main residence on the Property and the surrounding neighborhood. Accordingly, the Applicants respectfully request that the City approve this Type IV Demolition Review request.



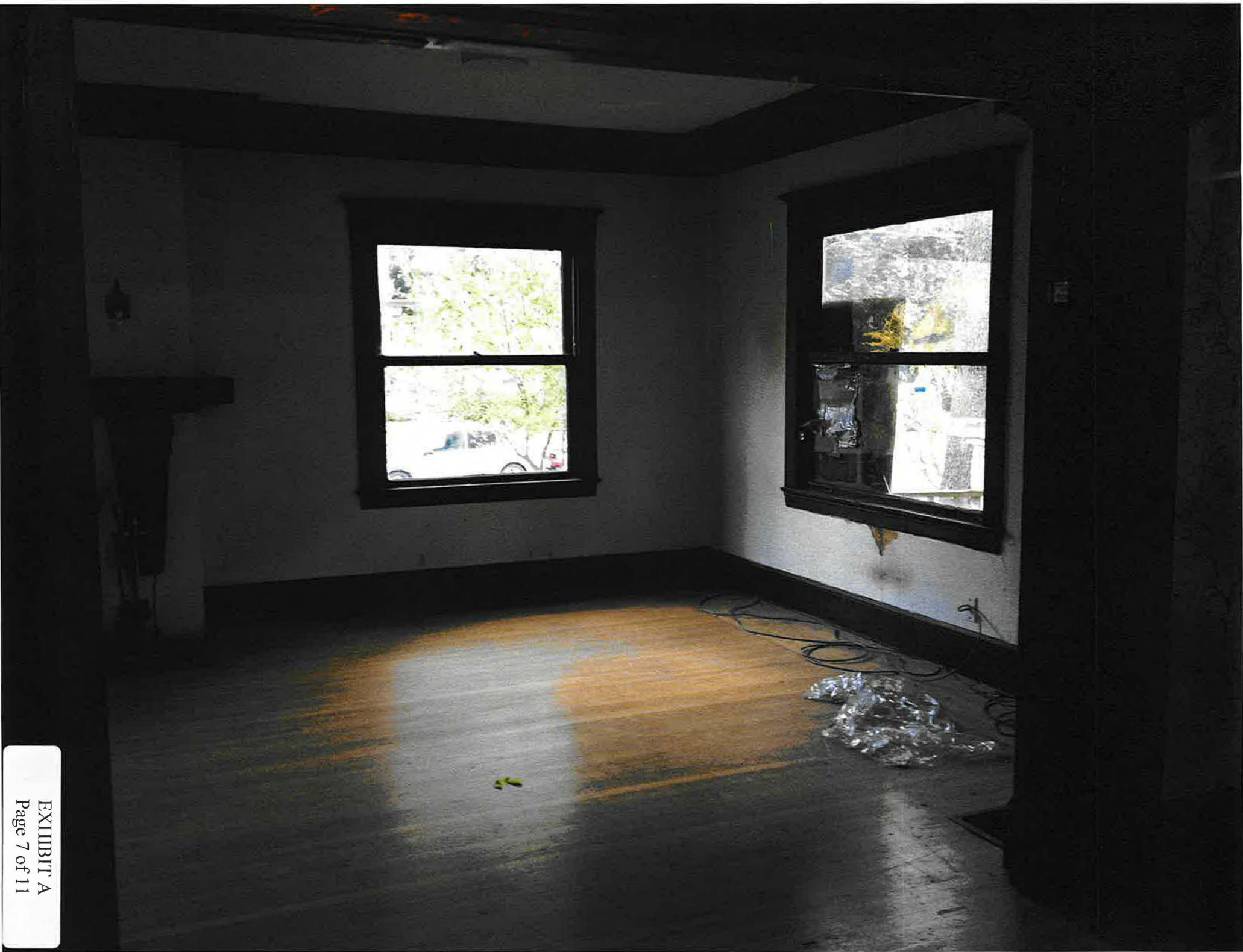




















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Permit/Case Number	Permit/Case Type	Latest Activity
1609 SE 16TH AVE		
2005-110460-000-00-NU	Nuisance Occupied Building	Complaint 04/27/2005
2010-169727-000-00-NU	Nuisance Owner Occupied	Complaint 10/06/2010
2011-156090-000-00-NU	Nuisance Other- NU	Complaint 09/08/2011
2012-140629-000-00-LU	Land Use Review Type 2 Procedure	HDZ: Historic Design Review 09/24/2012
2012-180407-000-00-RS	Residential Bldg/Trade Permit Single Family Dwelling	Alteration 02/21/2014
2013-101091-000-00-ET	Electrical Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 09/28/2013
2013-131360-000-00-MT	Mechanical Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 04/01/2013
2013-196495-000-00-RS	Residential Bldg/Trade Permit Single Family Dwelling	Addition 09/16/2013
2013-200834-000-00-MT	Mechanical Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 09/05/2013
2013-212998-000-00-PT	Plumbing Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 10/07/2013
2013-222181-000-00-RS	Residential Bldg/Trade Permit Single Family Dwelling	Addition 02/19/2014
2014-115305-000-00-RS	Residential Bldg/Trade Permit Single Family Dwelling	Alteration 10/06/2014
2014-122929-000-00-LU	Land Use Review Type 1 procedure new	HR - Historic Resource Review 06/24/2014
2014-135180-000-00-ML	Mechanical Minor Labels	One or Two Family Dwelling/Structure 04/03/2014
2014-135352-000-00-ET	Electrical Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 04/08/2014
2014-138918-000-00-LU	Land Use Review Type 1 procedure new	HR - Historic Resource Review 04/24/2014
2014-239189-000-00-PT	Plumbing Permit One or Two Family Dwelling/Structure	Addition/Alteration/Replacement 11/20/2014

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City of Portland, Corporate GIS

2/9/2015

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May 20, 2014

To whom it may concern,

My family has lived at 1615 Holly Street for five years. We live across the intersection of 16th and Holly from 1609 SE 16th. Both my living room and bedroom look directly out at the house (and the garage when it was standing).

For the first few years we lived in our house, 1609 was in a state of extreme disrepair, both the house and garage. We have been very happy with the extensive renovations Ryan and Shannon Buchanan have made to the main house since buying it- they have gone above and beyond to maintain the historic character of the house.

The garage was in extreme disrepair when Ryan and Shannon bought the property - substantially worse than the house itself, which was also in disrepair. It slumped to one side. The wood was visibly rotten. The roof was coming apart. When it collapsed, I can't say that any of us was surprised. I am no expert, but I am confident in the statement that it was beyond saving, as were any of its constituent parts. My wife and I, and I am sure many other neighbors, fully support Ryan and Shannon building a new garage facing the alley.

Please feel free to contact me if you have any other questions or need further input from me.

Best regards,

A handwritten signature in dark ink, appearing to read 'Patrick Maloney', with a long, sweeping horizontal line extending to the right.

Patrick Maloney
1615 SE Holly
Portland OR 97214
971-255-0144
pemaloney@yahoo.com

To whom it may concern

I am writing this letter in support of Shannon and Ryan Buchanans' "demolition" of their garage on SE 16th ave.

Let me be frank. They did not demolish a building that had any single structural component that was salvageable. I spent a couple of years rehabilitating a house across the street from it (1718 SE 16th). I could see the condition of the structure before the Buchanans acquired the property. In my opinion, there was not one component that would not have to be completely rebuilt.

The walls had significant rot and were leaning such that they jammed the doors to the ground. At one point the previous owners had to sledge/bang open the sliding carriage door in order to wheel out their BBQ. The doors never closed again.

The stucco façades on the front roof line was deteriorated such that they would have to be completely torn off and rebuilt. They had significant cracks that were growing wider. They were also both independently out of plumb. All of these symptoms imply rotting of the frame. The fact that they were leaning out of plumb at independent angles mean that corner and/or king studs would have to be replaced. This in turn means the stucco and lathe would have to be replaced.

Another result of this rot was that the parts of the roof that did not have rot were twisted in several directions. Again, what little remained would not be salvageable.

Regards,

Thomas R. Nutt

1718 Se 16th Avenue



PO Box 230966, Tigard, OR 97281 • (503)236-1812 • www.amipdx.com



June 1, 2014

RE: 1609 SE 16th Ave., Portland, Oregon 97214

To whom it may concern:

I have been a home inspector in the Portland area for over 27 years and have a degree in civil engineering.

On December 7, 2011 Shannon and Ryan Buchanan hired me to inspect the above referenced property before they purchased it. An inspection of the detached garage was included.

At the time of my inspection, the garage was falling down due to years of neglect, significant structural wood decay, multiple ongoing leaks in the roof and a failing foundation. The walls were leaning over and crumbling. The exterior of the garage was covered in concrete stucco cladding. The stucco was cracked and falling off because the structure was falling apart. It is almost impossible to replace a structure inside of concrete stucco cladding without replacing the stucco as well. Due to the poor condition of the wood structure inside the stucco, the fragile damaged condition of the stucco, and a weak and failing foundation, I felt the structure was due for complete replacement and should be demolished, if no other reason than safety concerns as it was ready to fall over.

My recommendation at the time of the inspection was to ask a general contractor to confirm my opinion.

I understand there has been a request to relocate the garage to a different location on the property. The structure as I found it would not have survived a move.

Sincerely,

Toby Deming
Associated Master Inspectors LLC
CCB# 146715, OCHI# 016

Associated Master Inspectors



CUSTOMER: Shannon and Ryan Buchanan

PROPERTY INSPECTED: 1609 S.E. 16th Ave., Portland, Oregon 97214

DATE OF INSPECTION: Dec. 7, 2011

REPORT NUMBER: 111207A5

INSPECTOR: Toby Deming

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

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: Ryan and Shannon Buchanan		PHONE HOME:	
TYPE OF INSPECTION: <input checked="" type="checkbox"/> General <input type="checkbox"/> Partial: <input checked="" type="checkbox"/> WDO / WDI (Rot and Insects)			
TYPE OF BUILDING: House with detached garage			
TIME: 12:30 PM		WEATHER: Cloudy	
ORIENTATION: Front door faces <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West		TEMPERATURE: Cold	
PEOPLE ON SITE: Ryan and Shannon			
OCCUPANCY: <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Occupied		SELLER: Phone no. :	
SELLING REALTOR: Shannon Buchanan		LISTING REALTOR: Unknown	
PHONE NO. 516-5035		PHONE NO.	
COMPANY: RT		COMPANY:	

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

DEFINITIONS

No Comments:	Checked but no significant need for corrective action at the time of the inspection.
Serviceable:	Adequate and functional - the item is still performing its intended function and these terms should not be taken to mean that the item is in "like new condition".
Observation:	The act of making a visual examination and noting an opinion or occurrences.
Deficient:	A system or component that is judged a potential health or safety hazard, is damaged, deteriorated, improperly installed, is using outdated safety standards, is not functioning as intended, or is at or near the end of its service life.
Maintenance:	To keep in an appropriate condition or operation.
Upgrade:	To improve a system or component to meet current standards.
Monitor:	Continuous checking of a system or component, as a predictable consequence of a condition is not yet evident.
Evaluate:	Further examination and analysis is needed by a qualified professional tradesman or service technician beyond that provided the building Inspector.
Repair:	Bring a system or component to a functioning and safe condition by a qualified professional tradesman or service technician.
GFCI:	"Ground fault circuit interrupter"- fast acting circuit breaker assembly (usually a wall outlet).
WDO / WDI:	Wood destroying organisms / Wood destroying insects

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: \$ 525.00 Paid 12-7-11
COST OF RE-INSPECTION: \$150.00 for the first 30 minutes on site + \$150.00 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: Dec. 7, 2011

EXTERIOR								
WALL STRUCTURE TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Masonry WALL CLADDING TYPE: <input checked="" type="checkbox"/> Stucco: Concrete stucco <input checked="" type="checkbox"/> Wood: Beveled, 1x8, <input type="checkbox"/> Composite: <input type="checkbox"/> Brick veneer <input type="checkbox"/> Man'f stone veneer				LIMITATIONS: <input type="checkbox"/> Stored items <input type="checkbox"/> Visual only beneath ground level decks <input checked="" type="checkbox"/> No visibility beneath ground level porches and decks <input type="checkbox"/> Behind storm sashes/ screens <input type="checkbox"/> Dense vegetation <input type="checkbox"/>				
SITE GRADE: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate slope		RETAINING WALL TYPE: <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Stone						
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES	DEFICIENCY KEY	ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
			<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>					
SIDING MATERIAL	◆	●	<input type="checkbox"/> Siding swelling / moisture damage (2) <input checked="" type="checkbox"/> Cracked / split siding, trim (normal for age) (2)		•	○	<input type="checkbox"/>	<input type="checkbox"/>
EAVES / SOFFITS FASCIA	◆	●	<input checked="" type="checkbox"/> Soffit moisture stains (5) <input type="checkbox"/> No soffit ventilation (5)		×	●	<input type="checkbox"/>	<input type="checkbox"/>
GLAZING	◆	○	<input checked="" type="checkbox"/> Missing / cracked windows glazing putty (2)		×	○	<input type="checkbox"/>	<input type="checkbox"/>
CAULKING	◆	○	<input checked="" type="checkbox"/> Cracked or missing caulking at siding transitions or penetrations (2)		×	○	<input type="checkbox"/>	<input type="checkbox"/>
PAINTING	◆	○	<input checked="" type="checkbox"/> Peeling paint throughout. Plan on painting the house this coming summer if possible. (2)		×	○	<input type="checkbox"/>	<input type="checkbox"/>
WALL FLASHING	◆	●	<input checked="" type="checkbox"/> No head flashing: Above door and window trim, (3)		×	○	<input type="checkbox"/>	<input type="checkbox"/>
DRAINAGE and GRADING	◆	○	<input type="checkbox"/> Grade slopes toward foundation in the (5) <input type="checkbox"/> Lower dirt grade / check for rot: (3)		•	○	<input type="checkbox"/>	<input type="checkbox"/>
VEGETATION	◆	●	<input checked="" type="checkbox"/> Cut back vegetation (3)		×	○	<input type="checkbox"/>	<input type="checkbox"/>
DRIVEWAY, WALKWAYS & PATIOS	◆	○	<input checked="" type="checkbox"/> Common cracks: Sidewalks, Driveway, Entry walk, Walks, (2) <input checked="" type="checkbox"/> Slab settling / lifting / trip hazards: Sidewalks, Driveway, Entry walk, Walks, (1)		•	●	<input type="checkbox"/>	<input type="checkbox"/>
DECKS PORCHES	◆	●	<input checked="" type="checkbox"/> Settlement in the front porch foundation and corner porch columns. (5) <input type="checkbox"/> No visible flashing at wall joints: (3)		•	●	<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. The front porch decks are due for complete replacement. Replacement will probably include much of the framing below. There are holes and weak areas throughout. The deck is unsafe as is.
- C. Evidence of moisture intrusion was found around the columns of the front porch. The roof or its flashing appears to leak. Have a roofer evaluate and give you some options.
- D. Tall fences on the alley side are falling over. Repair or replace as needed.
- E. The roof soffits in the NW area of the main house have damaged boards, moisture stains and openings where it appears birds might be entering the spaces beyond. Replace damaged boards and repair any leaks.
- F. 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 their comments and recommendations. A tree evaluation is considered outside the scope of our work.
- G. The NW area shed is not in good condition. Plan on removing it or replacing it.
- H. 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.
- I. 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. Trim the siding to fit when the roof is replaced.

EXTERIOR

(continued from previous page)

- J. 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								
<input type="checkbox"/> ATTACHED <input checked="" type="checkbox"/> DETACHED GARAGE DOOR TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Composite and wood				LIMITATIONS: <input checked="" type="checkbox"/> Storage: <input checked="" type="checkbox"/> Fixed walls, ceilings, appliances, cabinets / shelves,				
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	DEFICIENCY KEY	ACTION		
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
				<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>				
VEHICLE DOORS: 1 Pair (sliding)	◇	●	<input checked="" type="checkbox"/> Physical Damage. The doors are due for significant repairs or replacement. (2) <input type="checkbox"/> Loose / Missing hardware (2)		×	○	□	□
OPENERS: None	◇	○	<input type="checkbox"/> Opener does not reverse properly (1) <input type="checkbox"/> Opener does not back off of an obstruction within 1-1/2" of the floor (1) <input type="checkbox"/> Electric "eye" not found within 4" - 6" of the floor (3) (4)		▪	○	□	□
WALLS and CEILINGS	◇	●	<input type="checkbox"/> Break in the fire separation. Patch and holes in the Walls or Ceiling for proper fire protection (1) <input type="checkbox"/> Pull Down Stairs (This is considered a break in fire separation between the house and the garage) (1)		▪	○	□	□
FRAMING	◇	●	<input type="checkbox"/> Marginal / undersized framing (5) <input type="checkbox"/> Sagging roof rafters (5) <input checked="" type="checkbox"/> Finished walls and ceilings. Framing was not visible		▪	○	□	□
FLOOR	◇	○	<input checked="" type="checkbox"/> Common cracks (slab) (2)		▪	●	□	□

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

- A. The garage is leaning over. The foundation appears weak and has settled. The roof appears to leak and the framing at the eastern roof penetrations are open, damaged and due for replacement. Have a general contractor take a look at the garage from the standpoint of repair verses replace. I suspect that the cost to repair this structure will exceed the cost to replace it. Proceed based on the contractor's findings and recommendations.**
- B. Newer homes have drywall covering any ceiling and wall that is common with the property line. This barrier is intended to separate the garage from the neighbor's property in case a fire gets started in the garage. Consider this upgrade from a fire safety standpoint.**

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		ROOF WALKED	EAVES/ FROM LADDER	RIDGE	VALLEYS	DEBRIS/ MOSS	TOO STEEP	TOO FRAGILE	NO ACCESS TOO HIGH
Garage A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Porch 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper main C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES				KEY	ACTION				LOCATIONS				
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION	<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>					MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)				
ROOF COVERINGS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Shingles missing / worn / split-cracked (2) <input checked="" type="checkbox"/> Torn damage roofing. (2) <input checked="" type="checkbox"/> Damaged ridge / hip (2) <input type="checkbox"/> Damaged valley (2)						<input checked="" type="checkbox"/>	<input 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"/>
FLASHING / PENETRATIONS Type: <input checked="" type="checkbox"/> Tar <input checked="" type="checkbox"/> Enamel/galv. <input type="checkbox"/> Lead <input type="checkbox"/> Rubber	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Edge flashing placed over, not under, the roofing (3) <input checked="" type="checkbox"/> Gaps at vertical walls / cracked tar. No flashing visible at most locations. Touch up tar now and install flashing when the roof is replaced. (3) <input checked="" type="checkbox"/> No "diverter" flashing at the gutter-wall joints. Add flashing to reduce the chances of moisture intrusion. (3)						<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 type="checkbox"/>
DRAINAGE SYSTEM (gutters / downspouts) Type: <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper/Wood <input checked="" type="checkbox"/> Built-in	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rusty gutters / downspouts (2) <input type="checkbox"/> Downspouts drain on ground (need extension) (5) <input checked="" type="checkbox"/> Downspouts unhooked from rain drain (5) <input checked="" type="checkbox"/> No gutters / downspouts on the western half of the south side (2) <input checked="" type="checkbox"/> Loose gutters / downspouts (5)						<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 type="checkbox"/>

COMMENTS:

- A. A limited roof covering inspection was performed.
- B. I would replace the gutters and downspouts on the front porch.
- C. Stains on gutters and downspouts may indicate leaks at joints. Monitor during rains and repair as needed if they do leak.
- D. The gutters on the main house are built-in metal gutters that have been covered with a bituminous roofing material to help extend their life. This roofing material has a limited life. This style of gutter historically is prone to leaking, expensive to install, and require routine cleaning due to their shallow design. When replacing the roof this spring or summer, consider replacing the gutters with a traditional style that is placed on the exterior of the roof. Discuss your options with a professional gutter installer and your roofing contractor and proceed based on their recommendations.
- E. The plastic gutters on the front porch are not installed under the drip flashing and are being held together with duct tape. Plan on replacing these gutters.
- F. The roof over the garage and the main house upper roofs are due for replacement. They appear to be at least 20 years old. No dates were found on the Oakley sewer vent flashings. They need repairs now if they are not going to be replaced in the near future. There are missing or badly torn roof coverings/shingles on both structures that will leak. The garage will be the hardest to get water tight due to the eastern edge details. I would also include the front porch and other smaller roof areas in the replacement process.

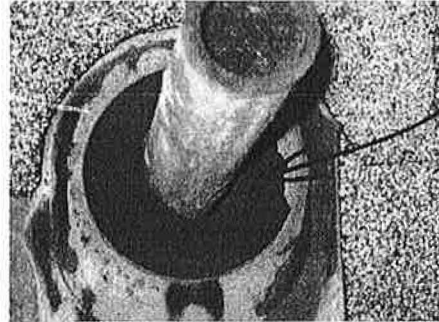
ROOF (continued from previous page)

- G. All roof areas should be cleaned of debris and then have a roofing contractor inspect them and repair them to a point where he does not think they will leak this rainy season.**
- H. Some examples of roof repairs needed now:**

Missing shingles throughout:



Gap at the sewer vent gasket near the furnace chimney:

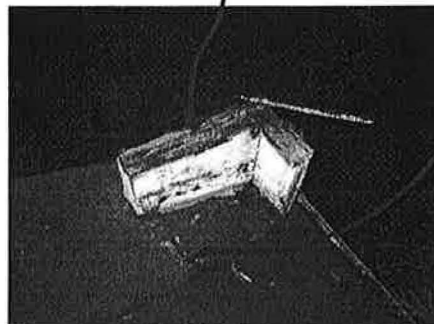


Front porch debris: Vertical wall joints will need patching at this point:



Example of the eastern penetration in the garage roof that will be difficult to maintain and keep water tight. Plan on removing them or completely rebuilding them:

Cap flashing is rusted. Replace it when the roof and penetrations are replaced.



- 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. The only knee wall attic space I could see into was in the SW area and my access was very limited due to the low pitch and the rafter insulation falling down. Clear it out and remove the electrical work then upgrade as needed.**
- C. Evidence of rodents found in the attic. 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.**
- D. No inspection into the following attic space (s) due to the amount of the owners stored belongings, furniture blocking access. Obtain access, inspect the attic space(s) and repair any concerns found in the following: the other three knee wall attic spaces,**
- E. No access found into the following attic spaces. Provide access then inspect them and repair any concerns found: garage**

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	CONDITION			DEFICIENCIES					KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION							MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)			
MASONRY CHIMNEYS	◇	●	<input type="checkbox"/> Cracked brick / mortar (2) <input checked="" type="checkbox"/> Deteriorated / loose parge coating in the attic (2) <input checked="" type="checkbox"/> Damaged mortar (soft, loose, missing) (2) <input checked="" type="checkbox"/> Spalling brick / mortar in the basement (2) <input checked="" type="checkbox"/> Missing, damaged or lifted counter-flashing / gaps in tar flashing. Replace the flashing when the roof is replaced. Tar the open joints now so the flashings do not continue to leak. (2, 3)							. x x x x	O O O O O	<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"/>	. x x x x	. x x x x	. . . . .	. . . . .
METAL FLUES	◇	○	<input type="checkbox"/> Cracked / damaged / rusted (2)							.	O	<input type="checkbox"/>	<input type="checkbox"/>

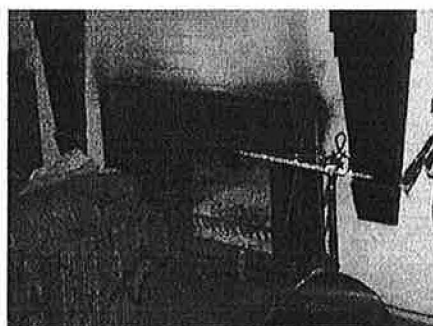
COMMENTS:

- 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.** The chimneys are due for repair. We recommend that a chimney repairman evaluate the condition of the chimneys, address our concerns noted in the section above, and advise you on cost to repair and timing of the repairs.

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"/>		Log rack and ash					
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES		KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)			
FIREPLACES	◇	●	■ Hearth: cracked/loose tiles (2)	(1)		×	○	□	□	■	■	■	■
			■ Loose / missing / spalling brick (2)	(2)		×	○	□	■	■	■	■	■
			■ Soft / loose / missing / mortar (2)	(3)		×	○	□	■	■	■	■	■
			■ Cracked brick / mortar in firebox (2)	(4)		×	○	□	□	■	■	■	■
			■ Heavy soot build-up. Flue appears due for cleaning before using this winter. (1, 5)	(5)		×	○	■	■	■	■	■	■
			■ Damper is stuck in the open position. Repair or install glass doors or other means to prevent the loss of warm household air. (5)			×	○	□	□	■	■	■	■

COMMENTS:

- A. The firebox in the living room fireplace is due for evaluation and repairs by a licensed fireplace repairman. Proceed per his recommendation and findings.
- B. Smoke stains on the outside the fireplace firebox opening may be due to poor draw or large fires being built too close to the front of the firebox. Have the fireplace repairman evaluate the draw of the fireplace and make corrections so that the system draws properly. No test by AMI



CRAWLSPACE													
FOUNDATION TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Brick <input type="checkbox"/> Post and pier FRAMING TYPE: <input checked="" 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	CONDITION		DEFICIENCIES	KEY	ACTION				LOCATIONS				
	SERVICEABLE	COMMENTS SEE BELOW			DEFICIENT or OBSERVATION	MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front porch			
			<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>										
FOUNDATION	◇	●	<input checked="" type="checkbox"/> Minor wall cracks : [2] <input checked="" type="checkbox"/> Evidence of settlement / movement : [5] <input type="checkbox"/> Efflorescence / spalling of concrete : [2]		●	○	○	○	●	●	●	●	●
FRAMING	◇	●	<input type="checkbox"/> Stains around plumbing drain lines: [5] <input type="checkbox"/> Marginal / undersized framing : [3] <input type="checkbox"/> Cut / unrepaired framing: [3] <input type="checkbox"/> Earth / wood contact : [5]		○	○	○	○	○	○	○	○	○
VENTILATION	◇	●	<input type="checkbox"/> Dryer not vented outside [3] Using plastic flex duct:[1] <input type="checkbox"/> Minimal ventilation : [5] <input type="checkbox"/> AMI-modify :		○	○	○	○	○	○	○	○	○
VAPOR RETARDER	◇	●	<input type="checkbox"/> Debris: wood / insulation / form boards / misc.: [5] <input type="checkbox"/> Vapor barrier missing / incomplete : [3]		○	○	○	○	○	○	○	○	○
WATER/MOISTURE PENETRATIONS	◇	●	<input type="checkbox"/> Prior moisture stains on the vapor barrier [5] <input type="checkbox"/> Moisture penetration : [5] <input type="checkbox"/> Standing water [5]		○	○	○	○	○	○	○	○	○

COMMENTS: ☒ See the WDO / WDI- Rot / Insect Report

- A. No access found into the front porch crawlspace. Provide access then inspect it and repair any concerns found.

BATHROOMS													
LIMITATIONS: Carpet in bathrooms limits the inspector's ability to detect problems with the underlayment and flooring. Other typical restrictions include floor coverings, furnishings, storage and freshly painted walls and ceilings													
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Upstairs hall	Main floor	Basement	
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)									
WALLS CEILINGS	◇	○	■ Moisture stains : [5] □		✕ .	● ○	□ □	□ □	. .	. .	. .	. .
TUB / SHOWER WALLS	◇	●	□ Cracked tiles [2] □ Failing grout [2]		. .	○ ○	□ □	□ □	. .	. .	. .	. .
FLOORS	◇	○	□ Swelling of the underlayment [2] □ Moisture in underlayment [5]		. .	○ ○	□ □	□ □	. .	. .	. .	. .
TOILET	◇	○	□ Toilet loose at floor [3] □ Toilet “runs” / cracked [5]		. .	○ ○	□ □	□ □	. .	. .	. .	. .
SINK / DRAIN	◇	●	□ Slow to drain [5] ■ Leak under sink [5]		. .	○ ○	□ □	□ ■	. .	. .	. ✕	. .
SINK FAUCET	◇	○	□ Faucets drip / leaking [5]		. .	○ ○	□ □	□ □	. .	. .	. .	. .
TUB / SHOWER DRAIN	◇	●	□ Slow to drain [5] ■ Tub drain stopper not working / missing [5]		. ✕	○ ○	□ □	□ □	. ✕	. ✕	. .	. .
TUB / SHOWER FAUCET	◇	●	□ Drip leaks [5] □ Hot and cold reversed		. .	○ ○	□ □	□ □	. .	. .	. .	. .
VENTILATION/ WINDOWS	◇	●	■ Window would not stay open [5] □ Noisy fan [5] ■ No exhaust fan		✕ . ✕	○ ○ ○	□ □ □	□ □ □	✕ . ✕	. . .	. . .	. . .

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

A. Upstairs bathroom:

- a. Hot water was detected at the tub and sink faucets.
 - b. The sink is cracked.
 - c. The tub is resting on a wooden base that is decaying.
 - d. Limited testing of the bathtub due to the amount of debris in the tub that I did not want to wash down the drain. Clean the tub, retest and repair as needed based on the testing.
 - e. This bathroom is due for repairs and upgrading.
- B. We could not find a “water mark” on the windows in the following tub/shower area that would indicate that they are made with tempered glass. From a safety stand point, these windows should be replaced with tempered glass or another approved safety glass: upstairs hall and main floor hall bathrooms,**
- C. Main floor bathroom:**
- a. Sink drain stop is missing.
 - b. Damaged ceiling, thin feeling dry wall on the walls below and a hole in the wall was found above the window in the east wall. Moisture stains throughout. No unusual levels of moisture were detected at the time of our inspection. This has been a problem area. Additional damage may exist in the wall behind. Plan on extra repairs when this bathroom is remodeled. Monitor during the rainy season as the moisture problems may be from the window above.
- D. Basement bathroom should be completely redone if you plan on using it. Shower is poorly installed, sink leaks badly, there is no ventilation, raw concrete floor is considered unsanitary, and no electrical outlets provided for openers.**

STAIRS and RAILS: EXTERIOR													
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION	<i>Potential Health / Safety Hazard</i>	(1)	MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	<i>Front porch</i>	<i>Back porch</i>		
				<i>Damaged / Deteriorated</i>	(2)								
				<i>Improperly Installed</i>	(3)								
				<i>Outdated Safety Standards</i>	(4)								
				<i>Not Functioning as Intended</i>	(5)								
TREADS / RISERS	◇	●	■ Loose / cracked treads [1]			■	○	□	■	✕	■	■	■
			■ Riser heights vary [1]			■	○	□	■	✕	✕	■	■
			■ Treads do not fill the entire space they rest upon and at the transition to the porch [1, 3]			■	○	□	■	■	✕	■	■
RAILINGS	◇	●	■ Missing handrail [1]			■	○	□	■	■	✕	■	■
			■ Handrail is loose (1)			■	○	□	■	✕	■	■	■
			□ Handrail lacks return to wall [1, 4]			■	○	□	□	■	■	■	■
			■ Missing guardrail [1]			■	○	□	■	■	✕	■	■
			■ Low guardrail [4]			✕	○	□	□	✕	■	■	■
			■ Upgrade baluster spacing to meet current standards [4]			✕	○	□	□	✕	■	■	■

COMMENTS:

- A. Both sets of front porch stairs should be replaced as soon as possible. They are decaying, weak and unsafe.
 B. See the "Exterior" pages for more details on the front porch.

STAIRS and RAILS: INTERIOR													
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Main to upstairs	Third floor	Main to basement	Basement to outside
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)									
TREADS / RISERS	◇	○	□ Loose / cracked treads [1] ■ Riser heights vary [1] ■ Minimal framing/sloped treads [3]		· ✕ ✕	○ ○ ○	□ □ □	□ ■ □	· · ·	· · ·	· · ·	· ✕ ✕	
RAILINGS	◇	○	■ Missing handrail [1] ■ Handrail is missing at the top of the stairs. (1) ■ Handrail lacks return to wall [1, 4] ■ Weak guardrail [1] ■ Upgrade baluster spacing to meet current standards [1]		· · ✕ · ✕	○ ○ ○ ○ ○	□ □ □ □ □	■ ■ □ ■ ■	· ✕ ✕ · ✕	✕ · · · ✕	· · · · ·	✕ · · · ·	
WALLS / CEILINGS, And LIGHTING	◇	○	■ Low headroom [1] □ Moisture stains [5] ■ Minimal lighting [1] ■ 3- way light switch not working properly / found [3]		· · ✕ ✕	○ ○ ○ ○	■ □ □ □	■ □ ■ □	· · ✕ ·	✕ · ✕ ·	· · ✕ ✕	· · ✕ ✕	

COMMENTS:

- A. The basement stair railing is not well secured into place. Repair it or replace it with a system that someone could rely upon if they fell.

SMOKE ALARMS									
LIMITATIONS:		The smoke alarms were not tested by AMI.							
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES		KEY	ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
			<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>						
			Smoke alarms are not installed in the:						
SMOKE ALARMS	●		<input checked="" type="checkbox"/> Hallways outside bedrooms on the second floor, [1] <input checked="" type="checkbox"/> Bedrooms [1] <input checked="" type="checkbox"/> Main floor [1] <input checked="" type="checkbox"/> Basement [1]			<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"/>	<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"/>

Associated Master Inspectors LLC does not test smoke alarms. We did inspect for missing alarms and noted those missing locations above.

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.

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.

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 or self cleaning oven are installed or an attached garage exists. 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 home, 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. No alarms have been installed yet.

B. Upon move-in:

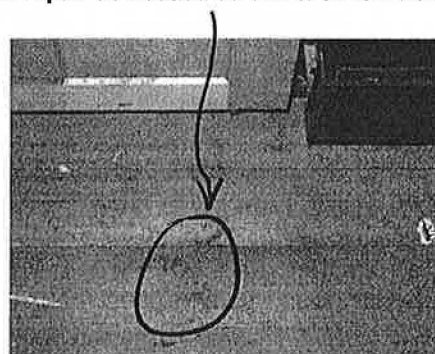
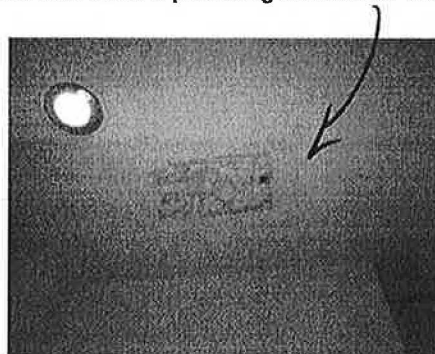
- Verify that a smoke alarm is placed: on all levels, hallways outside bedrooms, in each bedroom, and in the basement.
- Check all smoke alarms. Replace any that are not in good working order. It is best to replace all batteries at this time also.
- Install carbon monoxide detectors where missing.

- C. The smoke alarms appear to be monitored by an alarm company. If you do not continue this service, you may not have a functioning smoke alarm system. Recommend that you discuss your options with an alarm company or an electrical contractor or, if service is to be discontinued, install smoke alarms that meet current standards in all the locations currently recommended by the State Fire Marshal and the Local Building Department.

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	CONDITION		DEFICIENCIES	DEFICIENCY KEY	ACTION		
	SERVICEABLE	COMMENTS SEE BELOW			MAINTENANCE or UPGRADE	MONITOR	EVALUATE
APPLIANCES:							
■ DISHWASHER	◇	○	■ The dishwasher was run through a cycle to test for leaks only. No leaks were found underneath. Monitor on a regular basis for leaks.	(1)	■	●	□
■ RANGE	◇	●	■ No test of the oven clean cycle.	(2)	■	○	■
■ DISPOSAL	◇	○	■ The disposal sound like there is a lot of debris in it. Clean it out and retest. Proceed further based on that testing. [5]	(3)	■	○	■
■ REFRIGERATOR	◇	●	■ Ice and water dispensers were not in use. We could not verify that water service is provided. (5)	(4)	■	○	■
EXHAUST FAN	◇	○	□ No exhaust fan (4)		■	○	□
■ Ducted □ Ductless			□		■	○	□
WALLS / CEILINGS	◇	●	■ Moisture stains on the light trim above the sink. (5)		■	●	□
			□		■	○	□
CABINETS / COUNTERTOPS	◇	○	□ Missing or cracked caulk / grout (2)		■	○	□
			□		■	○	□
SINK	◇	○	■ No drain loop for dishwasher (3)		×	○	■
			■ Functional flow test only due to the amount of the owners belongings in the sink.		■	●	□
FLOORS	◇	○	□ Swelling of the underlayment (2)		■	○	□
			□ Moisture in underlayment (2)		■	○	□

COMMENTS:

- A. Clean the coils underneath the refrigerator.
- B. No inspection of the water filter system in the refrigerator is included.
- C. No anti-tip hardware installed on the range. Good safety feature to add if small children are going to be in the home.
- D. I could smell unburned natural gas in the oven when the bake element was on. Have an appliance repairman check this out repair as needed.
- E. The ceiling has been patched in the NE area. There is a hole in the patch with moisture stains around it. It would appear the toilet piping above still leaks. Water was found on the floor below. I recommend the patch be removed then have a plumbing contractor evaluate and repair as needed so this area will not leak.



LAUNDRY AREA										
WASHER HOOKUPS: ■ Water lines □ None visible WASHER DRAIN: □ Sink ■ Drain Pipe □ None visible			DRYER SERVICE: ■ Electric □ Gas □ None visible			LIMITATIONS: Typically include carpet & floor coverings, furnishings, storage under sink, freshly painted walls and ceilings, and behind and under appliances ■ Machinery in place				
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES		DEFICIENCY KEY		ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION				MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
				Potential Health / Safety Hazard Damaged / Deteriorated Improperly Installed Outdated Safety Standards Not Functioning as Intended	(1) (2) (3) (4) (5)					
WALLS / CEILINGS	◆	○	□ Moisture stains (5) ■ Unfinished □				▪ ▪ ▪	○ ○ ○	□ □ □	□ □ □
SINK	◇	○	■ Slow to drain (5) ■ Leak under sink from cracks in the basin. (2) □ Improper drain line (3) □ Secure sink to the wall / into place (3)				✕ ✕ ▪ ▪	○ ○ ○ ○	□ □ □ □	□ ■ □ □
WATER HOOK-UPS	◇	●	□ Faucet (s) leak. New packing may fix. (3) ■ Saddle valve style hook-ups found leaking. (2, 3)				▪ ✕	○ ○	□ □	□ ■
FLOORS	◆	○	□ Swelling of the underlayment (2) □ Moisture in underlayment (2) ■ Unfinished				▪ ▪ ▪	○ ○ ○	□ □ □	□ □ □
WINDOWS	◇	○	■ Windows would not open (5)				✕	○	□	□
EXHAUST FAN	◇	○	■ No exhaust fan				✕	○	□	□
DRYER VENT	◇	●	□ Damaged outside hood / damper assembly (2) □ Outside damper needs cleaning (1) ■ Plastic flex ducting in use (metal recommended) (1)				▪ ▪ ▪	○ ○ ○	□ □ □	□ □ ■

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 plain 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.**

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	CONDITION			DEFICIENCIES	KEY	ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
				<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>					
WALLS / CEILINGS	◇	○	<input checked="" type="checkbox"/> Wall / ceiling cracks [2] <input checked="" type="checkbox"/> Moisture stains [5] <input type="checkbox"/>		✕ ✕ -	● ● ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
FLOORS	◇	○	<input type="checkbox"/> Slope to floor [5] <input checked="" type="checkbox"/> Poorly supported plywood patch in front of the dining room buffet. Rework so it will support someone standing on it. [1,3]		- -	○ ○	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" 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") I did not test for radon. If the home is not going to be tested before move in, I recommend you perform a one year test after move-in. Call me if you want to do this test, I can mail you the screening kit.
- 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 on the each of these components see the sections of this report set aside for them.
- E.** More than normal amounts of stored belongings were found throughout the home, its basement, attic and the garage. This significantly limited our ability to do a thorough inspection. Additional repairs or concerns will become visible and apparent once the home is empty. The home should be reinspected after it is empty and any concerns found be addressed.
- F.** The home has suffered from lack of on going maintenance and remodeled by contractors or home owners that are not working up to the standards of the industry. We did the best we could in the limited time we had to inspect the home. Clients proceeding with the purchase of this home should go into it with a monetary contingency and understanding that additional repairs and concerns will be found as the home is lived in and remodeled.

DOORS & WINDOWS															
WINDOW TYPE: <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input type="checkbox"/> Single pane glass <input type="checkbox"/> Double pane glass[1] <input type="checkbox"/> Storm sash															
EXTERIOR DOOR TYPE: <input type="checkbox"/> Swing type <input type="checkbox"/> Sliding glass: <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Single pane glass															
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION				LOCATIONS					
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION	Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front	Back	Garage	Basement		
EXTERIOR DOORS	◇	●	<input checked="" type="checkbox"/> Gaps / damaged weather stripping (2) <input checked="" type="checkbox"/> No weather stripping (3) <input checked="" type="checkbox"/> Rubs on jamb / threshold (5) <input checked="" type="checkbox"/> Pet door provided. <input checked="" type="checkbox"/> Physical damage (2) <input checked="" type="checkbox"/> No switch beside the door for the outside lighting (3) <input checked="" type="checkbox"/> No light outside (1) <input checked="" type="checkbox"/> Light not working (5) <input checked="" type="checkbox"/> Front doorbell not working (5)		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
SCREEN / STORM DOORS	◇	○	<input checked="" type="checkbox"/> Door needs adjustment and repair to operate smoothly (5) <input checked="" type="checkbox"/> Physical damage (2) <input checked="" type="checkbox"/> Screen door found at		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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"/>										
INTERIOR DOORS	◇	○	<input checked="" type="checkbox"/> Some of the bedroom doors did not latch into the closed position: NE bedroom (1,5) <input checked="" type="checkbox"/> Some doors need adjustment (5)		<input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/>										
SAFETY GLAZING	◇	●	<input checked="" type="checkbox"/> No tempered glass “stamp” found at:(1) <input checked="" type="checkbox"/> Second floor sleeping porch entry door <input checked="" type="checkbox"/> Stairway windows <input checked="" type="checkbox"/> Front door side-lights		<input type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
PRIME / STORM WINDOWS	◇	●	<input checked="" type="checkbox"/> Some missing / damaged screens (3) <input checked="" type="checkbox"/> Some windows did not open others would not stay open. (1, 5) <input checked="" type="checkbox"/> Some weathered frames (2) <input checked="" type="checkbox"/> Some missing sash cords (2) <input checked="" type="checkbox"/> Replace cracked glass in the garage, living room, SW bedroom, NW bedroom, upstairs bathroom, (1) <input checked="" type="checkbox"/> Some of the upper sashes are painted or stuck in the open position. (5)		STORM WINDOWS <input type="checkbox"/> Gaps around some frames (3) <input type="checkbox"/> Some missing / loose sash (3) <input type="checkbox"/> Some missing / torn screens (2) <input type="checkbox"/> "Evaluate" cracked glass (1)										

COMMENTS:

- A. No access provided to test and fully inspect the garage side door was provided.**
- B. Front door hardware needs adjustment and repairs for all of the latches and locks to function as intended.**
- C. The windows need repair. I was unable to get to most to test and fully evaluate them. Make sure that there is at least one window in each bedroom that will open and stay open for emergency egress purposes before using the bedrooms for sleeping. A window repairman should perform a window by window inspection so you have a detailed list of concerns, options and budget considerations.**
- D. Weak leaded glass in the window above the dining room buffet. Have a stained glass repairman rework as needed.**
- E. Low head clearance at the basement outside door. This is considered a safety concern for taller people.**

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: PS 1990 LOCATION OF MAIN DISCONNECTS: <input type="checkbox"/> Meter <input checked="" type="checkbox"/> Panel- Basement SUB PANEL TYPE: <input checked="" type="checkbox"/> Breaker: Kitchen hallway <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 checked="" 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		CONDITION		DEFICIENCIES		KEY		ACTION			LOCATIONS		
		SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Kitchen hallway	Basement (Main)	
SERVICE DROP METER BASE & DISCONNECTS		◆	○	<input checked="" type="checkbox"/> Vegetation touching wires [5] <input checked="" type="checkbox"/> Minimal clearance over the driveway. Should be fine for most vehicles.			x	○	□	□	.	.	.
SERVICE GROUND		◆	○	<input type="checkbox"/> Termination <u>not</u> found <input checked="" type="checkbox"/> Termination found on Ground rod,			.	○	□	□	.	.	.
INTERIOR OF PANELS, CONDUCTORS, OVERCURRENT DEVICES		◆	●	<input checked="" type="checkbox"/> No Permit found at: <input checked="" type="checkbox"/> Multiple wires attached to a breaker [3] <input type="checkbox"/> Breaker(s) are too large for the wire attached to it. [1] <input checked="" type="checkbox"/> Discolored wire ends on the upper portion of the neutral bus bar. Possible overheating. [5] <input checked="" type="checkbox"/> Cabinet fasteners missing [3] <input checked="" type="checkbox"/> Exposed wiring cables above the panel are not stapled into place. [3] <input checked="" type="checkbox"/> Missing knockout covers in the front and in the box [1]			.	○	■	□	x	.	.
							x	○	□	□	.	x	.
							.	○	■	□	x	.	.
							x	○	□	□	.	x	.
							.	○	□	■	.	x	.
■ 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: Kitchen sub electrical panel and newer wiring.
- C. The clip holding the main breaker in the kitchen sub-panel is pushing the adjacent duplex breakers out of position. Have an electrician verify this is not adversely affecting the contacts between these breakers and the bus bar. Rework as needed so the breakers can sit properly.
- D. Basement main panel:
- No "Final" signature on the original electrical permit on the main panel. We suspect that the inspector just forgot to sign off on the panel. Verify that "Final" approval was granted.
 - The clothes dryer breaker is a 40 amp breaker. Most of the newer dryers are now rated for a 30 amp breaker. Have your electrical contractor replace the breaker as needed to match your appliance.
 - Duplex breaker in slot #18 and 20 should be a full sized, single pole breakers per the manufacturers wiring diagram. Have an electrician verify that neither the breaker nor the bus bar was damaged to accommodate this incorrect installation. Rework based on his findings.
 - I could not test the arc-fault breaker(s) due to the home being occupied and the owner's appliances were plugged into the outlets protected by these breakers. Recommend that the breakers be tested once the home is vacant. Replace any that do not perform correctly. Have an electrical contractor test them for the best evaluations.

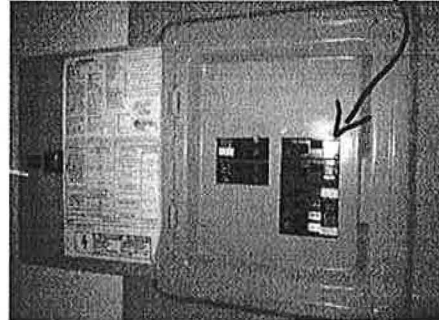
ELECTRICAL
(continued from previous page)

- e. 100 amps would be considered minimal service especially for a home of this size. Depending on your use and the need for extra power, you may find this service inadequate. If you are planning extensive changes, that involve adding to the electrical system, I would talk to an electrical contractor about his thoughts on what is in place, what you want to add, and what he thinks you might have to do to accomplish that. Make changes based on his comments and recommendations.

E. Main disconnect breaker in the main panel



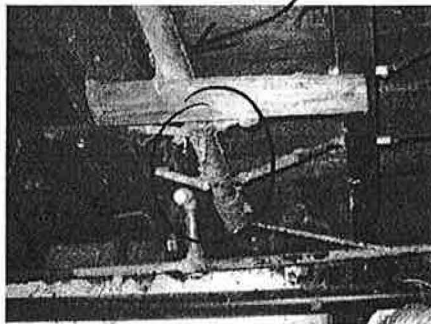
and the kitchen hall sub-panel:



GENERAL ELECTRICAL COMMENTS (continued from previous page)									
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	DEFICIENCY KEY	ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION	<i>Potential Health / Safety Hazard</i> <i>Damaged / Deteriorated</i> <i>Improperly Installed</i> <i>Outdated Safety Standards</i> <i>Not Functioning as Intended</i>	(1) (2) (3) (4) (5)	MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
OUTLETS	◇	●	■ Upgrade outlets to GFCI in the upstairs bathroom, basement, (4) □ Reverse polarity found in (1) □ Ungrounded 3-prong plugs found in (1) ■ Some cover plates on outlets or switches are missing (1, 3)			✕ · · ✕	○ ○ ○ ○	□ □ □ □	■ □ □ ■
LIGHTING	◇	●	■ Some lights did not come on. Have the owner replace all bulbs not working or repair further as needed. (5) □			· ·	○ ○	■ □	□ □
WIRING	◇	●	□ Exposed wiring. Protect in conduit or reroute: (3) □ Cover missing on junction boxes: (1, 3) □			· · ·	○ ○ ○	□ □ □	□ □ □

COMMENTS:

- A. Only a random sample of the outlets and switches were checked.
- B. A lot 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.
- C. 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.
- D. Replace the light switch for the third floor attic light.
- E. 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.
- F. Remove the steel pipe on top of the knob and tube wiring in the ceiling of the laundry area.



- G. We recommend that you have an electrical contractor go through the entire house when it is empty and check all outlets and electrical items then rewire outlets and repair any other concerns they note before furniture is moved in and blocks good clear access to everything. There is amateur unprofessional wiring throughout the attics, main living spaces and basement that should be cleaned up, removed or repaired that I did not attempt to inventory. This is a good time to upgrade outlet to GFCI protect outlets too.

HEATING										
LIMITATIONS: Only readily accessible panels provided for routine homeowner maintenance are opened UNIT A TYPE: <input checked="" type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler FUEL SOURCE: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE: 1995 FILTER TYPE: <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Washable <input type="checkbox"/> Electronic FILTER CONDITION: <input type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Dirty <input checked="" type="checkbox"/> Damaged SERVICE LIFE WARNING: <input checked="" type="checkbox"/> Near end <input type="checkbox"/> Beyond design life MAIN FUEL SHUT OFF: <input checked="" type="checkbox"/> Meter <input type="checkbox"/> Oil filter/ Main electric panel					EXCLUSIONS: Interior of flues and chimneys, heat exchangers, oil tanks, humidifiers and dehumidifiers, electronic air cleaners and solar heating systems UNIT B TYPE: <input type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler FUEL SOURCE: <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE: FILTER TYPE: <input type="checkbox"/> Disposable <input type="checkbox"/> Washable <input type="checkbox"/> Electronic FILTER CONDITION: <input type="checkbox"/> Serviceable <input type="checkbox"/> Dirty <input type="checkbox"/> Missing SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life					
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES	KEY	ACTION				LOC	
	SERVICEABLE	COMMENTS SEE BELOW			DEFICIENT or OBSERVATION	MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Basement
FLUES / CHIMNEY	◇	●	<input type="checkbox"/> Minimal clearance to combustibles for flue pipe [1] <input type="checkbox"/> Flue pipe needs additional support/fasteners /sealing to chimney[1] <input checked="" type="checkbox"/> Upgrade flue pipe to double wall / a line chimney [4]	(1) (2) (3) (4) (5)	• • x	○ ○ ○	□ □ □	□ □ □	• • •	• • •
SAFETY CONTROLS & HAZARDS	◇	○	<input type="checkbox"/> The burners are not 18" above garage floor [1] <input type="checkbox"/> No bumper pipe to protect the gas line from being hit by a car was found. [1, 4]	(1) (2) (3) (4) (5)	• •	○ ○	□ □	□ □	• •	• •
HEAT EXCHANGER	◇	●	<input type="checkbox"/> Rusty / sooted [5] / damaged [2] <input checked="" type="checkbox"/> View of the heat exchanger was: restricted	(1) (2) (3) (4) (5)	• •	○ ○	□ ■	□ □	• •	• •
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 [3]	(1) (2) (3) (4) (5)	• • •	○ ○ ○	□ □ □	□ □ □	• • •	• • •
DISTRIBUTION SYSTEMS (Fans, pumps, insulation, ducts, piping, supports)	◇	●	<input checked="" type="checkbox"/> Debris in heat ducts [5] <input checked="" type="checkbox"/> I could not find a heat register in the SE bedroom, <input checked="" type="checkbox"/> No direct heat source from the furnace found in the main floor bathroom, second floor sleeping porch, [5] <input checked="" type="checkbox"/> Grills missing over some of the heat registers. [5]	(1) (2) (3) (4) (5)	x • x 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. It is not uncommon for a home of this age to have been heated by oil at one time. The oil storage tank was usually buried in the ground outside the home. We recommend you have the property inspected by an oil tank decommissioning contractor or utilities-locating company that has metal detectors capable of locating an oil tank underground. If a tank is found, it should be tested for leaks and decommissioned to meet current standards.
- C. Have a heating contractor install a liner in the chimney for the furnace and the water heater. A liner is required when a draft induced furnace is installed. It is also necessary when a water heater vents into a masonry chimney. This will improve the draw for both appliances and help protect the masonry chimney.
- D. The heat duct tape and/or wrap may contain asbestos. Asbestos is a fiber which is considered hazardous. Clients concerned about hazardous materials, gases, lead in the paint or drinking water, molds, mildew or fungi should consult a specialist. Advising clients on, and identifying any of the above which might be considered hazardous, may be provided by the inspector as a courtesy to our clients and should not be consider all inclusive but an item that is not within the scope of our inspection.

HEATING (continued from previous page)
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- E. Gas furnaces tend to last about 20-25 years. This one appears to be 15-20 years old. This furnace is at that older stage where we recommend that you have the unit serviced by a heating specialist on a yearly basis for both efficiency tune-ups and check the condition of the heat exchanger. 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, we recommend that a licensed heating contractor inspect the furnace, then clean, service and repair it as needed. The contractor should also verify the condition of the heat exchanger. Discuss the useful remaining life of the furnace with the specialist and budget your finances accordingly.**
- F. I removed the limit switch in the front of the furnace and found the heat exchangers that I could see in satisfactory condition. This is a very limited view of the heat exchangers. For a complete evaluation of the heat exchangers, a licensed heating contractor should dismantle the furnace so that all areas of all of the heat changers can be visually inspected.**

PLUMBING								
LIMITATIONS: <i>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.</i>								
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 checked="" 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		
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	DEFICIENCY KEY	ACTION		
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE
				<i>Potential Health / Safety Hazard (1)</i> <i>Damaged / Deteriorated (2)</i> <i>Improperly Installed (3)</i> <i>Outdated Safety Standards (4)</i> <i>Not Functioning as Intended (5)</i>				
WATER SUPPLY & DISTRIBUTION SYSTEM	◇	●	<input checked="" type="checkbox"/> Rusty pipes / fittings (2) <input checked="" type="checkbox"/> Transition fittings not used (copper to galvanized water lines) (3) <input checked="" type="checkbox"/> Saddle valve in use above the water heater		. x .	○	●	□
FUNCTIONAL FLOW	◇	●	<input checked="" type="checkbox"/> Lower water volume with three fixtures on at once (5)		x	○	□	□
CROSS CONNECTIONS	◇	○	<input checked="" type="checkbox"/> No back-flow valve on the hose faucet (s) outside the home (4) <input checked="" type="checkbox"/> Bath tub / shower hose(s) are too long at the main floor bathroom (4) <input checked="" type="checkbox"/> Hose threads on the faucet(s) at the laundry sink (4)		x x x	○	□	□
SUPPORTS	◇	○	<input type="checkbox"/> Minimal at (3)		.	○	□	□
INSULATION	◇	○	<input checked="" type="checkbox"/> Insulate pipes at basement where exposed, (3)		x	○	□	□

HOSE FAUCETS: Number found attached to the house: 2. 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: 95 psi

DRAINAGE WASTE & VENT SYSTEM	◇	●	<input type="checkbox"/> Improper fittings / venting (3) <input checked="" type="checkbox"/> Rusty pipes / fittings (2) <input type="checkbox"/> Leak problem at (2)	. . .	○	●	□	□
SUPPORTS	◇	○	<input type="checkbox"/> Minimal at (3)	.	○	□	□	□
BASEMENT FLOOR DRAIN	◇	○	<input checked="" type="checkbox"/> None found <input type="checkbox"/> Trap primer was disconnected / not found (3, 5)	. .	○	○	■	□

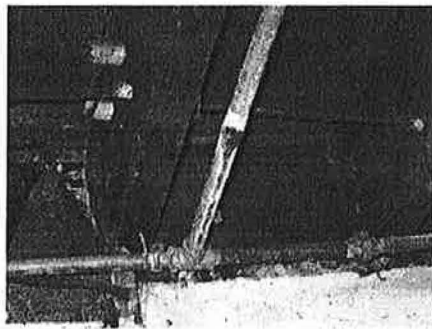
■ ADDITIONAL PLUMBING ITEMS MAYBE LISTED ON THE "BATHROOM", "LAUNDRY", AND "KITCHEN" PAGES OF THIS REPORT

COMMENTS:

- A. It is not uncommon for sewer systems to develop problems with the underground sewer lines. They may develop cracks or breaks in them or be suffering from workmanship issues. Some drain repair contractors can video tape the inside of the sewer lines to verify their condition. We recommend you proceed with this service in case a significant problem is found underground.
- B. Slight movement was noted in the water meter when no one was using water inside the building. This may indicate a leak in the main water supply piping or something simple like a toilet that runs a little. We recommend that you ask the owners permission to turn the water off at the main shut-off valve inside the building then watch the little red triangle in the face of the meter, near the street, for at least 30 seconds. If no movement is noted than there is a small leak in a toilet flush mechanism, dripping faucet, outside hose faucet in the NW area that does not appear the shut off completely, or similar type of plumbing valve. If movement is noted than there is a good chance that there is a leak in the main water line into the building. A plumbing contractor should be consulted for repairs.

PLUMBING
(continued from previous page)

- C. The building department recommends that a pressure reducing valve be installed in the main water supply line if the pressure in the street exceeds 80 psi as it does at this home. Discuss your options with a plumbing contractor and proceed per his recommendations.**
- D. The water volume is lower. This is not uncommon in older homes with galvanized water pipes. The water pipes slowly rust on the inside. The rust builds up and restricts the amount of water that can flow through them. If you find that the volume of water in this home is too low for your lifestyle, discuss your options with a plumbing contractor. He will usually suggest that you start by replacing the main water line from the meter to the house and then all easily accessible pipes in the basement or crawlspace.**
- E. Pin hole type rust spots noted on the galvanized water piping. This is not uncommon in an older galvanized water pipe system and is a sign of old age. It is not uncommon for these small pin hole "leaks" to rust themselves closed and basically fix themselves. We recommend that you: monitor the pipes and replace any piping where pin hole leaks are larger and do not fix themselves, replace water pipes as you remodel, and plan on replacing them all someday. An example is shown below:**



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					UNIT B: FUEL SOURCE- <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric						
CAPACITY: 50 gal. APPROX. AGE : 2000					CAPACITY: gal. APPROX. AGE:						
SERVICE LIFE WARNING: <input checked="" type="checkbox"/> Near end <input type="checkbox"/> Beyond design life					SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life						
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION				LOC	
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Basement	
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)							
FLUES / CHIMNEY	◇	○		<input type="checkbox"/> Evidence of flue spillage [1] <input checked="" type="checkbox"/> Flue pipe needs additional support or fasteners [3] <input checked="" type="checkbox"/> Flue pipe needs repair/ not sealed to chimney [1] <input checked="" type="checkbox"/> Upgrade flue pipe to double wall [4]		×	○	□	□	×	×
BURNERS / COMBUSTION AIR	◇	○		<input type="checkbox"/> Rust / debris (needs cleaning) [5] <input type="checkbox"/> Burner not visible <input type="checkbox"/> Minimal combustion air [3]		×	○	□	□	×	×
SAFETY CONTROLS & HAZARDS	◇	○		<input checked="" type="checkbox"/> TPR valve piping too short. Extension is needed. [1] <input type="checkbox"/> Threads on TPR discharge pipe. Remove the threads. [1] <input type="checkbox"/> The burners are not 18" above garage floor [4]		×	○	□	□	×	×
THERMOSTAT	◇	●		<input type="checkbox"/> Damaged control knob (2)		×	○	□	□	×	×
TANK	◇	●		<input checked="" type="checkbox"/> No seismic wall strapping [4] <input checked="" type="checkbox"/> Stains from prior leaks [5] <input checked="" type="checkbox"/> Leaks found at the top of the tank. [2]		×	○	□	□	×	×
FUEL SYSTEM Gas/electric supply	◇	●		<input checked="" type="checkbox"/> Minimal supports at: gas line [3]		×	○	□	□	×	×

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. Drip leg missing in the gas piping.
- C. 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.
- D. The water heater is leaking from penetrations in the top of the tank. I could not tell if this was a repairable condition or if the tank should be replaced. The tank is older and considered near the end of its useful life. Have a plumbing contractor figure out what is leaking and advise you on your options. Repair as needed or replace the tank so leaks do not exist.



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: 1609 S.E. 16th Ave., Portland, Oregon 97214 STRUCTURE INSPECTED: House with detached garage
<p>OBSERVATIONS: <input type="checkbox"/> <u>NO WOOD DESTROYING INSECTS FOUND</u></p> <p style="padding-left: 40px;"><input type="checkbox"/> <u>NO WOOD DESTROYING ORGANISMS (ROT/ FUNGI) FOUND</u></p> <p><input type="checkbox"/> Carpenter Ants: debris / holes / dead ants found:</p> <p><input type="checkbox"/> Dampwood Termites: debris found:</p> <p><input type="checkbox"/> Subterranean Termites: tubes found:</p> <p><input type="checkbox"/> Wood Boring Beetle: holes / debris found:</p> <p><input type="checkbox"/> ACTIVE; treatment recommended at this time <input type="checkbox"/> INACTIVE; no treatment recommended at this time</p> <p><input type="checkbox"/> Prior treatment evident:</p> <p>■ 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.</p> <p><input type="checkbox"/> Vegetation contact ---- Remove:</p> <p><input type="checkbox"/> Earth / Wood contact----Lower grade</p> <p><input type="checkbox"/> Vapor barrier incomplete --Install in crawl</p> <p><input type="checkbox"/> Water in crawlspace.</p> <p><input type="checkbox"/> Cellulose debris in crawl---Remove where found.</p> <p><input type="checkbox"/> Inadequate clearance in crawl---Provide 18" Clearance</p> <p><input type="checkbox"/> Minimal ventilation---Install additional vents</p> <p>■ 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.</p> <p><input type="checkbox"/> Other:</p> <p style="padding-left: 20px;">1.</p> <p><input type="checkbox"/> Moisture damage---<u>Check for and replace damaged material at the following and adjacent areas:</u></p> <p style="padding-left: 20px;">1.</p> <p>■ Insect / Rot / Fungi damage--- <u>Check for and replace damaged material at the following and adjacent areas:</u></p> <p style="padding-left: 20px;">1. Throughout the front porch deck areas and their stairs,</p> <p style="padding-left: 20px;">2. The eastern architectural penetrations in the garage roof</p>	
(CONTINUED ON THE FOLLOWING PAGE)	

WOOD DESTROYING ORGANISM & INSECT REPORT (CONTINUED)																																																													
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<p>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.</p> <p>■ 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</p>																																																													
<p>INSPECTOR'S SIGNATURE: <i>Neither I nor the company have had, presently have, or contemplate having any interest in the property.</i></p> <p style="text-align: right;">Toby Deming</p> <p>Certification No: OCHI # <u>016</u> CCB # <u>146715</u></p> <p>DATE OF INSPECTION: Dec. 7, 2011</p>	<p>CUSTOMER NAME: Shannon and Ryan Buchanan</p> <p>CUSTOMER SIGNATURE _____</p>																																																												



P.O. BOX 230966
Tigard, OR. 97281

INVOICE

Client's Name: Ryan and Shannon Buchanan

Date: 12/8/2011

Address: 1609 S.E. 16th Ave., Portland, Oregon 97214

Report #: 111207A5

<u>Date</u>	<u>Type of Inspection</u>	<u>Fee</u>
Dec. 7, 2011	Full Inspection & WDO / WDI	\$ 525.00

Please identify your inspector on
your check

Total due: \$ 525.00

Paid to date: \$ 525.00

Balance due: - 0 -

Due upon receipt, please

Thank you,

Toby Deming



Fees not paid in full within ten (10) days after delivery of the report, shall be subject to a \$75.00 late fee and an additional finance charge of a flat fee of \$20.00 per month or interest on the unpaid balance at a rate of 1.5% per month (eighteen percent (18%) per annum), 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.









December 11, 2014

Tim Heron
Bureau of Development Services
City of Portland
1900 SE 4th Ave
Portland, Oregon 97201

Mr. Heron,

My family moved to Ladd's Addition in 1986. I have been an active volunteer for programs dedicated to preservation of the historic streetscape of my unique neighborhood, serving as a board member and as past President of SAVE OUR ELMS.

I was a new to Ladd's in 1988 when several of my neighbors embarked on a project to protect the Addition from development which was deemed threatening to it's character and charm. The proposal to create the Conservation District, and later the National Park Service registered Ladd's Addition Historic District was a response to activities which threatened to change the character of the neighborhood. This activity was in the context of the neighborhood's successful effort to stop the Mt. Hood Freeway and the potential for the 20th Avenue Expressway just a few years prior.

Issues prompting the effort included:

- Increased traffic on Harrison St. and the modifications made to the East garden to support autos and buses.
- A proposal to build a 7-11 convenience store at the "gateway" corner of Elliott Avenue and Hawthorne using a standard "strip mall" design oriented toward parking. This new construction project (as originally proposed) would not have met the over-arching goal of making new construction and remodeling projects fit the context of the original development period.
- Modifications to the north rose garden replacing the historic "hub and spoke" design (as still seen in the other three gardens) with a circular design implemented for mowing convenience.
- Response to some poorly conceived remodeling projects which compromised their historic character.

Advocates for the district emphasized that the primary contributing feature of the district was the unique street design, and the landscape features that the radial design facilitated. In reading the Ladd's Addition Conservation Guidelines, it is clear that the street design and landscape plan were the primary rationale for a preservation effort. While we understood that there would be some restrictions on the nature of building modifications, we were told that the housing stock would not be frozen in time. Our expectation was that modifications to building exteriors would not be restricted as long as the project retained the look and feel of the period in which the building was originally built. This citation is from Page One of the guidelines document:

The guidelines are not intended to be strict, inflexible standards; rather they serve to direct development in a manner which best complements the special qualities of Ladd's Addition.

Ladd's Addition is **NOT** Williamsburg. The historic context is defined primarily by the enlightened civil engineering and landscape design. The houses in Ladd's Addition are not unique. Their designs can be found in most neighborhoods of the period.

The application of historic design criteria over the past few years has evolved into a restrictive process which is discouraging to many of the residents of Ladd's Addition. Many of my neighbors are finding it prohibitive to retrofit their homes to modern living standards. This impacts potential projects relating to energy efficiency and safety retrofits. Projects that were conceived by architects to adapt these homes to new requirements, while preserving the historical context are rejected using standards that go far beyond the original intent of the district.

The Landmarks Commission has used the tax abatement program from the State Historic Preservation

Office (SHPO) as a rationale to impose onerous restrictions on remodel projects; Even when they are well conceived and retain period design integrity. While many of us took advantage of that program, it did not benefit all current owners. Even homeowners who used the abatement program in the past found that upon expiration, their properties were re-appraised at market value, losing the protections of measures 47 and 50 in capping assessments. The review guidelines are applied to properties whether or not the owner took advantage of the SHPO program.

I understand that you are considering new language to city code that would clarify implementation of historic guidelines, and offer more flexibility to homeowners interested in restoring and modifying buildings in designated historic districts. I applaud that action, and hope that the result will be a process that honors the character of the neighborhood while allowing families to still live here.

David Kaplan
1630 SE Elliott Avenue
Portland, Oregon 97214