

AMI ASSOCIATED MASTER INSPECTORS



CUSTOMER: Ima Buyer

PROPERTY INSPECTED: 349 S.E. Marshall St., Portland, Oregon

DATE OF INSPECTION: November 24, 2005

REPORT NUMBER: 51124A20

INSPECTOR: Your Inspector

OCHI # 016

ASHI # 203826

<p>ASSOCIATED MASTER INSPECTORS, LLC P.O BOX 230966 TIGARD, OR 97281</p>	<p>(503) 236-1812 OFFICE (503) 232-7241 FAX (503) 555-1212 HOME</p>
<p>Oregon State Contractor's License No. 146715</p>	<p>www.master-inspectors.com</p>

CLIENT / INSPECTION INFORMATION			
CUSTOMER:	Ima Buyer	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:	Single family dwelling		
TIME:	9:00 AM	WEATHER:	Cloudy
ORIENTATION:	Front door faces	<input type="checkbox"/> North <input type="checkbox"/> South	<input checked="" type="checkbox"/> East <input type="checkbox"/> West T.G. #:
PEOPLE ON SITE:	Ima and Joe		
OCCUPANCY:	<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Occupied	SELLER:	
SELLING REALTOR:	Joe Houser	LISTING REALTOR:	Betsy Soldem
PHONE NO.	503-297-5513	PHONE NO.	503-220-6205
COMPANY:	Real Estate For You	COMPANY:	The Seller's Realtor

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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component that is judged a potential health or safety hazard, is damaged, deteriorated, improperly installed, is using outdated safety standards, is not functioning as intended, or is at or near the end of its service life.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).

INSPECTION AGREEMENT

A. SERVICES:

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

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

B. LIMITATIONS:

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

2. Inaccessible areas. AMI will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. AMI will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. AMI will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. AMI will not 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, 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 oversized 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. 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.

INSPECTION AGREEMENT

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

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

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

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

X
Client initial

AMI initial

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

Client: _____ FAX or E-mail: _____

Buyer’s Realtor: _____ FAX or E-mail: _____

COST OF INSPECTION \$

COST OF RE-INSPECTION \$

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:

[For our client’s protection, the sign contract is kept on file with AMI.](#)

Client's Signature

Print Name

Home Address City State Zip

Home Phone Work Phone Cell Phone Email

Associated Master Inspectors LLC

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

Nov. 24, 2005
Date of inspection

EXTERIOR			
WALL STRUCTURE TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Masonry WALL CLADDING TYPE: <input type="checkbox"/> Stucco: <input checked="" type="checkbox"/> Wood: Beveled, Shingle, <input type="checkbox"/> Brick veneer <input type="checkbox"/> Composite:		LIMITATIONS: <input type="checkbox"/> Stored items / wood pile <input checked="" type="checkbox"/> Visual only / beneath ground level decks Back yard(s), <input type="checkbox"/> No visibility beneath ground level decks <input checked="" type="checkbox"/> Behind storm sashes/ screens <input type="checkbox"/> Dense vegetation A visual ground level inspection has restrictions that include upper eaves and soffits and behind the siding. Rain drains, yard lights, fences, out- buildings and pools are not checked, evaluation by a licensed contractor is required.	
SITE GRADE: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate slope <input type="checkbox"/> Steep slope	RETAINING WALL TYPE: <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Stone		

HOSE FAUCETS: Number found attached to the house: **3.** Hose faucets found not working: **None**
WATER SUPPLY: No evidence of a significant leak was found between the water meter and the house. No meter found
PRESSURE: **75 psi**

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 (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)					
SIDING MATERIAL	◆	○	<input type="checkbox"/> Siding swelling / moisture damage (2) <input type="checkbox"/> Cracked / split siding, trim (2)			⋮	○	□	□
EAVES / SOFFITS FASCIA	◇	○	<input type="checkbox"/> Soffit moisture stains: (5) <input checked="" type="checkbox"/> No soffit ventilation (5)			⋮ X	○	□	□
GLAZING CAULKING PAINTING WALL FLASHING	◆ ◆ ◆ ◇	○ ○ ○ ●	<input type="checkbox"/> Missing / cracked windows glazing (2) <input type="checkbox"/> Cracked or missing caulking at siding transitions or penetrations (2) <input type="checkbox"/> Peeling paint (2) <input checked="" type="checkbox"/> No head flashing: Above some window trim, (3)			⋮ ⋮ ⋮ X	○ ○ ○ ○	□ □ □ □	□ □ □ □
DRAINAGE GRADING	◆ ◇	○ ○	<input type="checkbox"/> Grade slopes toward foundation on the: (5) <input checked="" type="checkbox"/> Lower dirt grade wherever the soil is within 6" of the siding (3)			⋮ X	○ ○	□ □	□ □
VEGETATION	◆	○	<input type="checkbox"/> Cut back vegetation (3)			⋮	○	□	□
FOUNDATION	◆	○	<input checked="" type="checkbox"/> Common cracks (2) <input type="checkbox"/> Settlement cracks (2)			⋮ ⋮	● ○	□ □	□ □
DRIVEWAY WALKWAYS & PATIOS	◇	○	<input checked="" type="checkbox"/> Common cracks: Sidewalks, Driveway, Entry walk(s), (2) <input checked="" type="checkbox"/> Slab settling / lifting / trip hazards: Patio, (1)			⋮ X	● ○	□ □	□ ■
DECKS PORCHES	◆	○	<input type="checkbox"/> Settlement (5) <input type="checkbox"/> No visible flashing at wall joints: (3)			⋮ ⋮	○ ○	□ □	□ □
ELECTRICAL	◆	○	<input checked="" type="checkbox"/> Upgrade outlets to GFCI (4) <input type="checkbox"/> Reverse polarity (1) <input type="checkbox"/> Ungrounded 3-prong plugs (1) <input type="checkbox"/> Weather-resistant covers missing or damaged on outlets / switches (2)			X ⋮ ⋮ ⋮	○ ○ ○ ○	□ □ □ □	■ □ □ □
Number of outlet found: 3									

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

- A. Install "Z" flashing between the siding and the wood trim on top of windows where missing to prevent moisture intrusion. Keep this area well caulked until you get to this project. (3)
- B. A double check valve for the irrigation system was found near the water meter. This is the extent of our inspection of the irrigation system. We recommend that you at least have the owner show you how the system works and verify that each zone is in working order.

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		
Front Porch A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Main B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Back Porch C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="checkbox"/>	C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Garage D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	<input type="checkbox"/>	D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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>				(1)	(2)	(3)	(4)	(5)	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 type="checkbox"/> Shingles missing / worn / split-cracked (2) <input type="checkbox"/> Exposed felt / double breaks (2) <input checked="" type="checkbox"/> Damaged ridge / hip (2) <input type="checkbox"/> Damaged valley (2) <input type="checkbox"/> Blisters / bubbles / fissures / cracks (2) <input type="checkbox"/> Repair raised fasteners (3) <input checked="" type="checkbox"/> Caulk exposed fasteners (3)	.	.	.	.	.	.	.	.	.	.	.	.	.
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 type="checkbox"/>	<input type="checkbox"/> Edge flashing placed over, not under, the roofing (3) <input type="checkbox"/> Gaps at vent pipes / electric mast pipe (3) <input type="checkbox"/> Gaps at vertical walls / cracked tar (3) <input checked="" type="checkbox"/> Gutter flashing missing (3) <input type="checkbox"/> No "kick-out" flashing at the gutter-wall joints (3)	.	.	.	.	.	.	.	.	.	.	.	.	.
SKYLIGHTS: 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Cracked (1) <input type="checkbox"/> Failed seal (2)	.	.	.	.	.	.	.	.	.	.	.	.	.
DRAINAGE SYSTEM (gutters/downspouts) Type: <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper/Wood <input type="checkbox"/> Built-in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Debris buildup (5) <input checked="" type="checkbox"/> Rusty gutters / downspouts (2) <input type="checkbox"/> Downspouts unhooked from rain drain (5) <input checked="" type="checkbox"/> Downspouts drain on ground (need extension) (5) <input type="checkbox"/> No gutters / downspouts (5) <input checked="" type="checkbox"/> Loose gutters / downspouts (5)	.	.	.	.	.	.	.	.	.	.	.	.	.

COMMENTS:

A.

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 checked="" 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	<i>Potential Health / Safety Hazard</i> (1) <i>Damaged / Deteriorated</i> (2) <i>Improperly Installed</i> (3) <i>Outdated Safety Standards</i> (4) <i>Not Functioning as Intended</i> (5)							MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)		
CHIMNEYS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Cracked brick / mortar (2) <input checked="" type="checkbox"/> Deteriorated mortar cap (2) <input checked="" type="checkbox"/> Damaged mortar (soft, loose, missing) (2) <input type="checkbox"/> Spalling brick / mortar (2) <input checked="" type="checkbox"/> No counter-flashing / gaps in tar flashing (3)						. 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	. . X . .	. X X	
METAL FLUES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Cracked / damaged / rusted (2)						.	O	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

- A. The chimneys are due for repairs. Recommend that a chimney repair contractor evaluate and repair as needed. (2)
- B. Our inspection inside of the chimney flue(s) was limited to what we could see with a flashlight while standing on the roof. We could not see down the flues of the following due to their height above the roof and a cover over them. We recommend that a certified chimney sweep clean the chimney flue(s), if needed, then inspect them and repair any concerns that they have on the following: Living room,

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	<i>Potential Health / Safety Hazard</i> (1) <i>Damaged / Deteriorated</i> (2) <i>Improperly Installed</i> (3) <i>Outdated Safety Standards</i> (4) <i>Not Functioning as Intended</i> (5)							MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	(SEE LOCATION LIST AT TOP LEFT OF THIS PAGE)		
FIREPLACES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Hearth: cracked/loose tiles/minimal hearth coverage () <input type="checkbox"/> Loose / missing / spalling brick (2) <input type="checkbox"/> Soft / loose / missing / mortar (2) <input checked="" type="checkbox"/> Cracked brick / mortar in firebox (2) <input type="checkbox"/> Soot / Efflorescence (1, 5) <input type="checkbox"/> Damper stuck / missing (5)						. . . 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 type="checkbox"/>	

COMMENTS:

BASEMENT									
FOUNDATION TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry Block <input type="checkbox"/> Brick <input type="checkbox"/> Post and pier		FLOOR STRUCTURE TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Soil FRAMING TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Post & beam <input checked="" type="checkbox"/> Joist <input type="checkbox"/> Not visible			COLUMN TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Not Visible PIERS TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Not Visible		LIMITATIONS: <input checked="" type="checkbox"/> Stored items <input type="checkbox"/> Finished walls / ceilings <input checked="" type="checkbox"/> Appliances / Duct work <input type="checkbox"/> Insulation		
INSULATION TYPE: <input type="checkbox"/> Fiberglass <input type="checkbox"/> Foam THICKNESS: <input type="checkbox"/> 3½" <input type="checkbox"/> 6" VAPOR RETARDERS: <input type="checkbox"/> Yes <input type="checkbox"/> No INSULATION ABSENT AT: <input checked="" type="checkbox"/> Rim Joist									
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 (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)						
FLOORS / FOUNDATION	◇	●	<input checked="" type="checkbox"/> Basement wall / floor cracks (2) <input type="checkbox"/> Evidence of settlement / movement (5) <input checked="" type="checkbox"/> Stains around plumbing drain lines / fixtures (5) <input checked="" type="checkbox"/> Moisture stains on walls / floors (5) <input checked="" type="checkbox"/> Efflorescence on the concrete (2)			- - - - - -	<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"/>
FRAMING	◇	○	<input type="checkbox"/> Undersized / sagging joists / beams / posts (5) <input type="checkbox"/> Cut / unrepaired framing (3)			- -	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

COMMENTS: See WDI / WDO Report at the end of this report.

- A. Stains noted in the basement on the walls and floors. We suspect they are from the roof drainage system not draining correctly or away from the home. Discuss history with the owner in case the water is coming from the ground or other sources. Keep the roof gutters, downspouts, and storm-drains clean and monitor the basement for unacceptable levels of moisture and repair or add drainage if needed. (5)

CRAWLSPACE													
FOUNDATION TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Post and pier FRAMING TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Engineered Joist			COLUMN TYPE: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel PIERS TYPE: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Block			VAPOR BARRIER: <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete INSUL. TYPE: <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Foam INSULATION THICKNESS: 6" Absent at: <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Ductwork in spots <input type="checkbox"/> Incomplete or falling down some areas			LIMITATIONS: <input checked="" type="checkbox"/> Floor insulation <input type="checkbox"/> Wall insulation <input checked="" type="checkbox"/> Duct work <input type="checkbox"/> Standing water				
CRAWLS ENTERED UNLESS NOTED			(Additional limitations) Back porch										
INSPECTED COMPONENT OR SYSTEMS	CONDITION		DEFICIENCIES - KEY				ACTION			LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION				MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front porch	Main	Back porch
			Potential Health / Safety Hazard		(1)								
			Damaged / Deteriorated		(2)								
			Improperly Installed		(3)								
			Outdated Safety Standards		(4)								
			Not Functioning as Intended		(5)								
FOUNDATION	◆	●	<input checked="" type="checkbox"/> Minor wall cracks : [2] <input type="checkbox"/> Evidence of settlement / movement : [5] <input type="checkbox"/> Efflorescence / spalling of concrete : [2]				•	●	□	□	×	×	•
FRAMING	◇	●	<input checked="" type="checkbox"/> Stains around plumbing drain lines: [5] <input type="checkbox"/> Marginal / undersized framing : [3] <input type="checkbox"/> Cut / unrepaired framing: [3] <input checked="" type="checkbox"/> Earth / wood contact : provide 6" to wood framing [5]				•	●	□	□	•	×	•
VENTILATION	◇	○	<input checked="" type="checkbox"/> Dryer is not vented to the outside [3] <input checked="" type="checkbox"/> Minimal ventilation : [5] <input checked="" type="checkbox"/> No ventilation provided (3)				•	○	□	■	•	×	•
VAPOR RETARDER	◇	○	<input checked="" type="checkbox"/> Debris: wood / insulation / form boards / misc.: [5] <input checked="" 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. 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 perimeter of the crawlspace was inspected as well as the underside of the plumbing areas. The interior spaces were visually inspected from the perimeter, only. These observations are not exhaustive. A board-by-board search was not performed and is beyond the scope of this inspection.
- C. Loose post under the fireplace hearth. Should be repaired. (5)
- D. No access found into the following crawlspaces. Provide access then inspect them and repair any concerns found: back porch, (3)

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	Master	Upstairs hall	Main floor guest
			Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)								
WALLS CEILING	◆	○	☐ Moisture stains : [5] ■ Wall / ceiling cracks [2]		⋮ ✕	○ ●	☐ ☐	☐ ☐	⋮ ⋮	⋮ ✕	⋮ ⋮
TUB / SHOWER WALLS	◆	●	☐ Cracked tiles [2] ■ Failed caulk. Check spout /valves /walls /floor /soap dish[2] ☐ Failing grout [2] ☐ Loose tiles / moisture damage possible [2]		⋮ ✕ ⋮ ⋮	○ ○ ○ ○	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	⋮ ✕ ⋮ ⋮	⋮ ✕ ⋮ ⋮	⋮ ⋮ ⋮ ⋮
FLOORS	◆	○	☐ Swelling of the underlayment [2] ☐ Moisture in underlayment [5]		⋮ ⋮	○ ○	☐ ☐	☐ ☐	⋮ ⋮	⋮ ⋮	⋮ ⋮
FIXTURES	◆	○	■ Finish damage at: tub [2]		✕	○	☐	☐	⋮	✕	⋮
TOILET	◇	○	■ Toilet loose at floor [3] ☐ Toilet "runs" / cracked [5]		⋮ ⋮	○ ○	☐ ☐	■ ☐	✕ ⋮	⋮ ⋮	⋮ ⋮
SINK / DRAIN	◇	○	■ Slow to drain [5] ■ Leak under sink at the trap [5] ☐ Improper drain line / S-trap [3]		✕ ⋮ ⋮	○ ○ ○	☐ ☐ ☐	☐ ■ ☐	⋮ ⋮ ⋮	✕ ⋮ ⋮	⋮ ✕ ⋮
SINK FAUCET	◆	○	☐ Faucets drip / water stops rusty / 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 [1]		⋮ ⋮	○ ○	☐ ☐	☐ ■	⋮ ✕	⋮ ⋮	⋮ ⋮
VENTILATION/ WINDOWS	◆	○	☐ Windows would not open [5] ☐ Noisy fan [5] ■ No exhaust fan [3]		⋮ ⋮ ✕	○ ○ ○	☐ ☐ ☐	☐ ☐ ☐	⋮ ⋮ ⋮	⋮ ⋮ ✕	⋮ ⋮ ⋮

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

A. Master:

- a. The shower pan drain was plugged by AMI and filled with about 1-1/2" of water. The water was allowed to stand for at least 30 minutes to test for leaks. We found no leaks in the ceiling below.

BEDROOMS													
LIMITATIONS: 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	<i>Potential Health / Safety Hazard</i> (1) <i>Damaged / Deteriorated</i> (2) <i>Improperly Installed</i> (3) <i>Outdated Safety Standards</i> (4) <i>Not Functioning as Intended</i> (5) <i>Hampers emergency egress</i> (6)		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Up: NW	Up: SW (Master)	Up: NE	Main: NE
DOORS	◇	○	<input checked="" type="checkbox"/> Entry door hits frame [1] <input checked="" type="checkbox"/> Entry door does not latch [1] <input type="checkbox"/>			○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
WALLS CEILINGS	◇	○	<input checked="" type="checkbox"/> Wall / ceiling cracks [2] <input type="checkbox"/> Moisture stains [5]			<input checked="" type="checkbox"/> . . .	<input checked="" type="checkbox"/> ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
CEILING FAN (S)	◇	○	<input checked="" type="checkbox"/> Were in working order <input type="checkbox"/> We could not reach fan control to test functions			○ ○	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
FLOORS	◇	○	<input type="checkbox"/> Slope to floor [5]			. . .	○	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS	◇	○	<input checked="" type="checkbox"/> Windows would not open [6] <input type="checkbox"/> At least one window would not stay open [6] <input type="checkbox"/> Windows are higher than normal above the floor [4,6]			○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

COMMENTS: Considerable storage limits inspections

STAIRS												
LIMITATIONS: ■ Behind storage or sealed off area at the following stair locations : Upstairs												
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES - KEY	ACTION				LOCATIONS			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION		MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR	Front porch	Back porch	Upstairs	Basement
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)								
TREADS / RISERS	◇	○	■ Loose treads [1] ■ Riser heights vary [1] □ Minimal framing [3]	. . . . . .	○ ○ ○	□ □ □	■ ■ □	. X .	. . .	. . .	. . X
RAILINGS	◇	○	■ Missing handrail [1] ■ Handrail lacks return to wall [1,4] □ Missing guardrail [1] □ Loose guardrail [1] ■ Upgrade baluster spacing to meet current standards [4]	. X . . . X	○ ○ ○ ○ ○	□ □ □ □ □	■ ■ □ □ □	X X	. . . . .	. . X . .	. . X . .
WALLS / CEILINGS, And LIGHTING	◇	○	□ Low headroom [1] ■ Wall / ceiling cracks [2] □ Moisture stains [5] ■ Minimal lighting [1] ■ 3- way light switch not working properly (1, 3)	. X . . X .	○ ● ○ ○ ○ ○	□ □ □ □ □ □	□ □ □ ■ ■	. . . . . .	. . . . . .	. . . . X .	. . . . X .

COMMENTS:

SMOKE ALARMS										
LIMITATIONS: Smoke alarms were not tested or inspected.										
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</i> (1) <i>Damaged / Deteriorated</i> (2) <i>Improperly Installed</i> (3) <i>Outdated Safety Standards</i> (4) <i>Not Functioning as Intended</i> (5) Smoke alarms are not installed at:							
SMOKE ALARMS	●		<input type="checkbox"/> Hallways outside bedrooms: upstairs / main floor/ downstairs [1] <input checked="" type="checkbox"/> Bedrooms [1] <input type="checkbox"/> Main floor [1] <input checked="" type="checkbox"/> Basement [1]		: × : ×	○ ○ ○ ○	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		

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

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

- A. Check all smoke alarms upon move-in. Replace any that are not in good working order. Verify that a smoke alarm is placed: on all levels, hallways outside bedrooms, in each bedroom, and in the basement.

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	REPAIR
APPLIANCES:			<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>					
<input checked="" type="checkbox"/> DISHWASHER <input checked="" type="checkbox"/> RANGE <input type="checkbox"/> OVEN <input type="checkbox"/> COOKTOP <input checked="" type="checkbox"/> DISPOSAL <input type="checkbox"/> MICROWAVE <input type="checkbox"/> INSTA-HOT <input checked="" type="checkbox"/> REFRIGERATOR	<input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> The dishwasher was run through a cycle to test for leaks only. No leaks were found underneath. Monitor on a regular basis for leaks. <input checked="" type="checkbox"/> No anti-tip hardware installed. (4) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Not inspected by AMI		. X	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
EXHAUST FAN <input checked="" type="checkbox"/> Ducted <input type="checkbox"/> Ductless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> No exhaust fan (4) <input type="checkbox"/>		. .	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
WALLS / CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Moisture stains (5) <input type="checkbox"/> Wall / ceiling cracks (2)		. .	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
CABINETS / COUNTERTOPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Missing or cracked caulk / grout (2) <input type="checkbox"/>		. .	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
SINK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> No drain loop for dishwasher (3) <input type="checkbox"/> Leak under sink (5) <input checked="" type="checkbox"/> Improper drain line / s-trap (3)		X . .	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
FLOORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Swelling of the underlayment (2) <input type="checkbox"/> Moisture in underlayment (2)		. .	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

COMMENTS:

A. The oven clean cycle was not tested.

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

COMMENTS: 1. We recommend cleaning dryer vent system on a regular basis
 2. Washing machine drain pipe and water supplies are not tested.

BALANCE OF INTERIOR ROOMS													
Notes: <i>Sloped floor/ binding doors may indicate a settlement problem</i> Wall/Ceiling type: <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Plaster <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Unable to determine						LIMITATIONS: <i>Typical restrictions include carpet, stored items, furniture, floor coverings and freshly painted walls and ceilings. Odors and their sources are not checked.</i>							
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	Living room	Dining room	Family room	
WALLS / CEILINGS	◆	○	<input checked="" type="checkbox"/> Wall / ceiling cracks [2] <input type="checkbox"/> Moisture stains [5] <input type="checkbox"/> [2]			✗	●	□	□	✗	✗	▪	▪
CEILING FAN(s)	◆	○	<input checked="" type="checkbox"/> Were in working order <input checked="" type="checkbox"/> We could not reach fan control to test functions			▪	○	□	□	▪	▪	✗	▪
FLOORS	◆	○	<input type="checkbox"/> Slope to floor [5] <input type="checkbox"/> []			▪	○	□	□	▪	▪	▪	▪

COMMENTS:

- A. Throughout this report, AMI may recommend repairs or discuss various conditions. In the course of making the repairs or exploring conditions noted, additional concerns may be uncovered. AMI reports only what is visible at the time of the inspection. This should not be interpreted as the only damage. The contractor(s) doing the repairs must be told by the person ordering the work that all the damaged materials discovered, noted or otherwise, should be replaced. AMI is to be notified of these findings and given a reasonable chance to inspect them. Additional fees may be charged to inspect the newly uncovered concerns.
- B. Wall blemishes, squeaky or worn floors and loose or stained carpets are examples of minor deficiencies or cosmetic issues that are not reported by AMI.
- C. We found no permits for the following work. Verify that permits were obtained and that "Final" approval was granted. Obtain each for the following: AC unit, recent kitchen remodel,

GENERAL ELECTRICAL COMMENTS

(continued from previous page)

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>				
OUTLETS	◇	●	■	Upgrade outlets to GFCI outside, kitchen, basement, (4) <input type="checkbox"/> Reverse polarity (1) ■ Ungrounded 3-prong plugs (1) <input type="checkbox"/> Some cover plates on outlets or switches are missing (1, 3)	✗	○	□	■
					▪	○	□	□
					▪	○	□	■
					▪	○	□	□
LIGHTING	◇	●	□	Some lights did not come on. No inventory by AMI. Have the owner replace all bulbs not working or repair further as needed. (5) <input type="checkbox"/>	▪	○	□	□
					▪	○	□	□
WIRING	◇	●	□	<input type="checkbox"/> Exposed wiring. Protect in conduit or reroute: (3) <input type="checkbox"/> Cover(s) missing on junctions boxes. (1, 3) <input type="checkbox"/>	▪	○	□	□
					▪	○	□	□
					▪	○	□	□

COMMENTS:

- A. Only a random sample of the outlets and switches were checked.
- B. Some of the original knob and tube wiring system is still in use. Most electrical contractors consider this system safe but antiquated and may suggest you replace it as you remodel. Some insurance companies are starting to take issue with this style of wiring.

HEATING	
<p>LIMITATIONS: Only readily accessible panels provided for routine homeowner maintenance are opened</p> <p>UNIT A TYPE: <input checked="" type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler</p> <p>FUEL SOURCE: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE: 1984</p> <p>FILTER TYPE: <input type="checkbox"/> Disposable <input checked="" type="checkbox"/> Washable <input type="checkbox"/> Electronic</p> <p>FILTER CONDITION: <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Dirty <input type="checkbox"/> Missing</p> <p>SERVICE LIFE WARNING: <input checked="" type="checkbox"/> Near end <input type="checkbox"/> Beyond design life</p> <p>MAIN FUEL SHUT OFF: <input checked="" type="checkbox"/> Meter <input type="checkbox"/></p>	<p>EXCLUSIONS: Interior of flues and chimneys, heat exchangers, oil tanks, humidifiers and dehumidifiers, electronic air cleaners and solar heating systems</p> <p>UNIT B TYPE: <input type="checkbox"/> Forced air <input type="checkbox"/> Space heating <input type="checkbox"/> Boiler</p> <p>FUEL SOURCE: <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric AGE:</p> <p>FILTER TYPE: <input type="checkbox"/> Disposable <input type="checkbox"/> Washable <input type="checkbox"/> Electronic</p> <p>FILTER CONDITION: <input type="checkbox"/> Serviceable <input type="checkbox"/> Dirty <input type="checkbox"/> Missing</p> <p>SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life</p>

INSPECTED COMPONENT OR SYSTEMS	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"/> 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]		:	○	□	□	:	:
SAFETY CONTROLS & HAZARDS	◆	○		<input type="checkbox"/> 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]		:	○	□	□	:	:
HEAT EXCHANGER	◇	○		<input type="checkbox"/> Rusty / sooted [5] / damaged [2] <input checked="" type="checkbox"/> View of heat exchanger restricted		:	○	□	□	:	:
BURNERS / FUEL SYSTEM / COMBUST- AIR	◇	○		<input checked="" type="checkbox"/> Need cleaning <input type="checkbox"/> Fuel line needs additional support [3] <input type="checkbox"/> Minimal combustion air [1]		×	○	■	□	:	:
DISTRIBUTION SYSTEMS (Fans, pumps, insulation, ducts, piping, supports)	◇	●		<input checked="" type="checkbox"/> Debris in heat ducts / dirty blower [5] <input type="checkbox"/> Ductwork needs additional support / repair [3] <input type="checkbox"/> No direct heat source from the furnace found in: [5] <input checked="" type="checkbox"/> Good idea to insulate the heat ducts in the crawlspace (5)		×	○	□	□	:	:

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

- A. New installations of gas and oil furnaces now include a liner inside the masonry chimney. Your heating contractor may suggest that you update the flue system by lining the chimney. This will help with the draw of the furnace flue system and help protect the interior of the brick chimney.
- B. The furnace is considered old. Especially on older furnaces 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. We found no sign of recent service on the furnace. 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.
- C. 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.

AIR CONDITIONING										
LIMITATIONS: Only readily accessible panels provided for routine homeowner maintenance are opened.										
UNIT A TYPE: <input checked="" type="checkbox"/> Air conditioner <input type="checkbox"/> Heat pump <input type="checkbox"/> Wall unit					UNIT B TYPE: <input type="checkbox"/> Air conditioner <input type="checkbox"/> Heat pump <input type="checkbox"/> Wall unit					
FUEL SOURCE: Electric AGE: 2002					FUEL SOURCE: Electric AGE:					
FILTER CONDITION: <input type="checkbox"/> Serviceable <input type="checkbox"/> Dirty <input type="checkbox"/> Missing					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					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	Outside	
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)					Outside	
COOLING COIL	◇	○	<input type="checkbox"/> Damaged / dirty [2] <input checked="" type="checkbox"/> View of coil is not visible. Recommend that a heating contractor evaluate it for damage and cleanliness. Proceed based on his findings.	·	○	□	□	·	·	·
OUTDOOR EQUIPMENT (28/40)	◇	●	<input type="checkbox"/> Damaged coil fins [2] <input type="checkbox"/> Outdoor condensing unit out of level [5]	·	○	□	□	·	·	·
CONDENSATE DRAIN	◇	●	<input type="checkbox"/> No trap [3] <input type="checkbox"/> Not piped to exterior of house [3]	·	○	□	□	·	·	·
REFRIGERANT LINES	◇	○	<input type="checkbox"/> Insulation damaged [2] <input type="checkbox"/> Piping needs additional support / repair [3]	·	○	□	□	·	·	·

COMMENTS: Cooling systems are checked for operation only, not for full load cooling capacity, nor life expectancy. **For full analysis please consult a specialist.** (Exterior observation only. Disassembly is required to locate problems not visible by exterior evaluation). Suggest yearly tune-up and regular cleaning of the coils on all A/C units.

- A. No tests of condensate pump.
- B. It was too cold outside to safely run the air conditioning unit. We recommend you ask the owner when it was last serviced and how well the system cools the home during hot summer days. The unit should be serviced yearly.

PLUMBING

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

MAIN WATER LINE MATERIAL: <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galvanized Size: 3/4" Shut off Location: <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Garage <input type="checkbox"/> Crawl <input type="checkbox"/> Unknown	WATER SUPPLY MATERIALS: <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Plastic	DRAIN / VENT MATERIALS: <input checked="" type="checkbox"/> Cast iron/ Galvanized <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead
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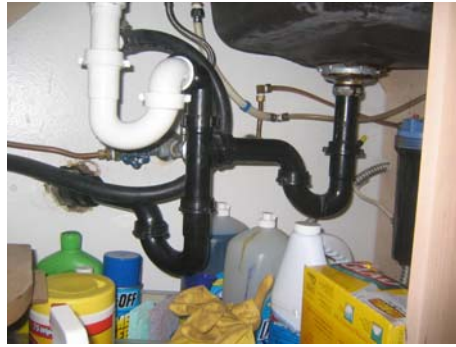
INSPECTED COMPONENT OR SYSTEMS	CONDITION			DEFICIENCIES	KEY	ACTION			
	SERVICEABLE	COMMENTS SEE BELOW	DEFICIENT or OBSERVATION			MAINTENANCE or UPGRADE	MONITOR	EVALUATE	REPAIR
				Potential Health / Safety Hazard (1) Damaged / Deteriorated (2) Improperly Installed (3) Outdated Safety Standards (4) Not Functioning as Intended (5)					
WATER SUPPLY & DISTRIBUTION SYSTEM	◆	○	<input type="checkbox"/> Rusty pipes / fittings (2) <input type="checkbox"/> Transition fittings not used (copper to galvanized water lines) (3) <input type="checkbox"/> Leak problem at (2)		·	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FUNCTIONAL FLOW	◆	○	<input type="checkbox"/> Low water volume with three fixtures on at once (5)		·	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 upstairs hall bathroom, (4)		×	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUPPORTS	◆	○	<input type="checkbox"/> Minimal at (3)		·	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSULATION	◆	○	<input type="checkbox"/> Insulate pipes at (3)		·	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAINAGE WASTE & VENT SYSTEM	◇	●	<input checked="" type="checkbox"/> Improper fittings / venting of drain piping under the kitchen sink. See photo below. (3) <input checked="" type="checkbox"/> Rusty pipes / fittings (2) <input type="checkbox"/> Leak problem at (2)		·	○	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUPPORTS	◆	○	<input type="checkbox"/> Minimal at (3)		·	○	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BASEMENT FLOOR DRAIN	◇	○	<input type="checkbox"/> None found / No grate found over the drain opening (5) <input checked="" type="checkbox"/> Not tested <input type="checkbox"/> Trap primer disconnected / not visible (3, 5)		·	○	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

COMMENTS:

- A. Recommend that a licensed plumbing contractor rework the drain piping under the kitchen sink: (3)

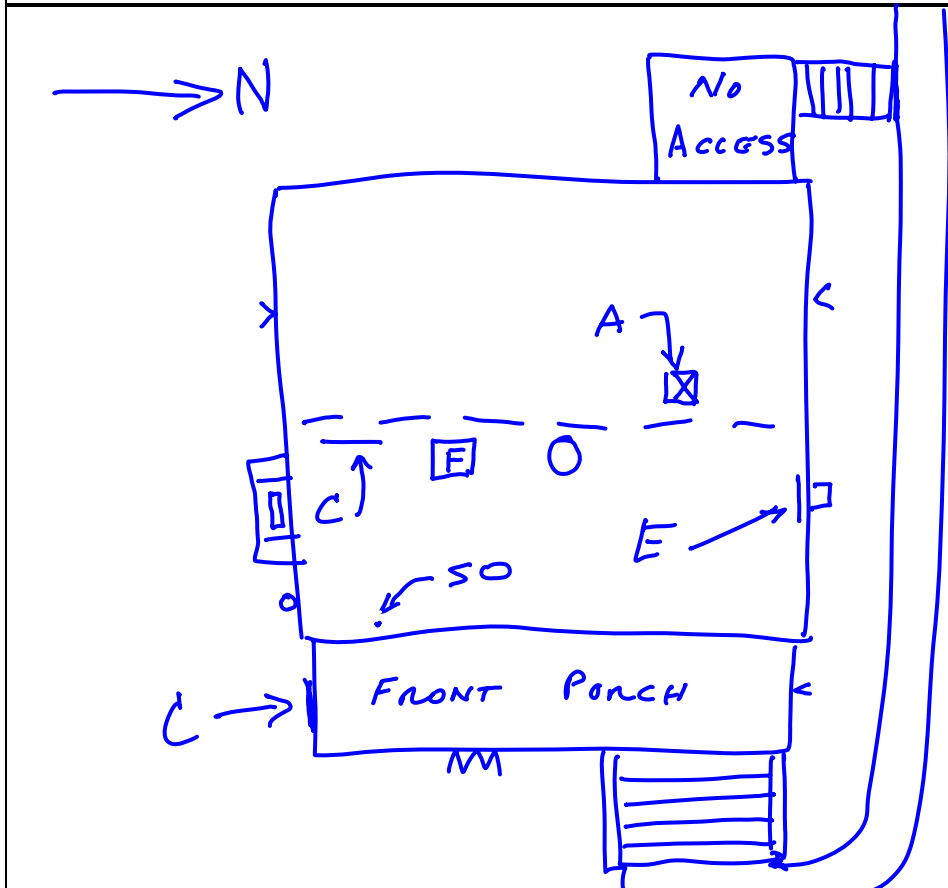


WATER HEATER										
LIMITATIONS: Tank insulation. Only readily accessible Panels provided for routine homeowner maintenance are opened.					EXCLUSIONS: Interiors of flues and chimneys. Water heater is checked for operation only; not its ability to deliver the rated volume or quantity of hot water.					
UNIT A: FUEL SOURCE- <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric CAPACITY: 50 gal. APPROX. AGE : 2001 WATTAGE: SERVICE LIFE WARNING: <input type="checkbox"/> Near end <input type="checkbox"/> Beyond design life					UNIT B: FUEL SOURCE- <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric CAPACITY: gal. APPROX. AGE: WATTAGE: 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"/> Evidence of flue spillage [1] <input type="checkbox"/> Minimal clearance to combustibles for flue pipe [1] <input type="checkbox"/> Flue pipe needs additional support or fasteners [3] <input type="checkbox"/> Flue pipe needs repair/ not sealed to chimney/top of tank [1] <input type="checkbox"/> Upgrade flue pipe to double wall [4]	(1)	(2)	(3)	(4)	(5)		
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 [1] <input type="checkbox"/> Threads on TPR discharge pipe [1] <input type="checkbox"/> No bumper pipe to protect the gas line from being hit by a car was found. [1] <input type="checkbox"/> Not 18" above garage floor [4]							
THERMOSTAT	◆	●	<input type="checkbox"/> Damaged control knob (2)							
TANK	◆	○	<input type="checkbox"/> No seismic wall strapping [4] <input type="checkbox"/> No drain pan [5] <input type="checkbox"/> Stains from prior leaks [5] <input type="checkbox"/> Drips / Leaks:[2]							
FUEL SYSTEM Gas/electric supply	◆	○	<input type="checkbox"/> Minimal supports at: gas line / electrical conduit [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. (1)
- B. Minor plumbing label was place on the main electrical panel for the water heater installation.

WOOD DESTROYING ORGANISM & INSECT REPORT (CONTINUED)



KEY: (Not to scale)

- MD Moisture Damage
- PL Plumbing Leak
- FG Faulty Grade
- ST Subterranean Termites
- DT Dampwood Termites
- CA Carpenter Ants
- WB Wood Boring Beetles
- FR Fungi / Rot
- EW Earth / Wood contact
- NA No Access
- VC Vegetation contact

- F Furnace
- WH Water heater
- E Electric panel
- AC Air conditioner
- HP Heat pump
- SP Sewer / sump pump
- A Attic access
- C Crawlspace access
- D Crawlspace drain
- W Puddled or standing water
- CV Irrigation check valve
- R Refrigerator on grade
- SO Main water shut off valve
- CO Sewer or storm clean-out
- WW Deep window wells
- "V" Foundation vents found

OBSTRUCTIONS & INACCESSIBLE AREAS: Observed in the following areas:

- Basement 6,7,8,
- Crawl space 9, 10
- Main Level 2-8
- Attic 9, 10
-
- Garage 2,3,5,8
- Exterior
- Front porch
- Attached Decks
- Back porch 16

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

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

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

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

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

CUSTOMER NAME: Ima Buyer

Your Inspector

Certification No: OCHI # 016 Or. CPA # 106363

DATE OF INSPECTION: November 24, 2005

CUSTOMER SIGNATURE