

Date: August 7, 2007

Bill O'Dwyer

Re: Inspection @ 23411 28th Ave S, Des Moines, WA 98198

Dear :

As requested, we have inspected the referenced property, including the building and site, and have made evaluations for the purpose of forming an opinion of its condition.

We evaluate the condition of only those items concerning the building and its site that are mentioned in the report. Our statements and conclusions are made only about what is visible, and about spot checks of the various items mentioned in the report at the time of the inspection. Because of the hidden nature of some items, and the fact that we do not perform destructive testing, not all items can be checked.

The inspection and report are not intended to be technically exhaustive, nor has every component or system been totally inspected, or every possible defect or deficiency discovered and reported on. Nothing is necessarily disassembled, moved, opened, excavated or otherwise to perform this inspection. All conditions which, because of their nature and location are concealed, camouflaged, hidden or invisible, and are difficult or impossible to inspect, are excluded from this report, however many items hidden from view are manifested on the exterior surface.

You should not assume that an item not mentioned in the report is satisfactory, acceptable or in working order. Do not consider this report to be a warranty or guarantee of any kind. All statements regarding our observations are based on our experience and best opinions.

It is our goal to provide you knowledge about the subject property to assist you in making an objective opinion of its condition. This report is general in nature and intended only as a partial guide for you, our client, to make your own evaluation of the overall condition of the property. This report does not reflect the value of the premises or make any representation as to the advisability of purchase.

You have requested this report because you may feel quite positive about purchasing the referenced property. The report may appear and seem negative and overwhelming at first, but read it objectively and remember that all buildings have problems and deficiencies. The magnitude of these is what is important, and how much concern you should give them is what is crucial in your decisions about the property.

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BUILDING AND SITE INSPECTION REPORT

Type of Property:	Residential
Location:	23411 28 th Ave S, Des Moines, WA 98198
Weather:	Sunny warm 80 Degrees
Individuals present at the site:	Inspector and student
For the exclusive use of:	Bill O'Dwyer
Client address:	Unknown
Client phone:	253-250-9209
Date of inspection:	August 4, 2007
Time of inspection:	2:00 PM

NOTE:

This is a limited liability report and is subject to the conditions, limitations and disclaimer of warranties as noted on the enclosed sheet titled "LIMITATIONS OF LIABILITY AND DISCLAIMER OF WARRANTIES".

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**SYSTEMS NOT CHECKED:**

Because of practicalities we do not check or test intercoms, alarm systems, specialty systems (including built-in vacuum systems, sprinkler systems for lawn, etc., and fire protection), appliances, smoke detector operations, pools and pool equipment, elevators, dumbwaiters, heat pumps, furnace heat exchangers, electronic air cleaners, solar systems, hot tubs/whirlpool equipment and operations, gas fireplaces and accessories, gas space heaters, saunas, spas and wall insulation. Other items not included in this list may not be checked as well.

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The scope of the inspection did not include the following:

1. Code compliance.
2. The investigation for permits or approvals.
3. The inspection for toxic compounds in the soil on these premises or the property itself.
4. A search of any public records.
5. Environmental testing of hazardous building materials, such as asbestos, radon, lead, urea formaldehyde insulation, air pollutants or any other hazardous or dangerous materials.
6. Testing of drinking water.
7. Pest controls of any kind.
8. Subterranean conditions of the site.
9. Inquiries of any agencies such as governments or utilities (public or private).
10. Testing or examination of underground oil tanks in service or out of service.
11. Testing or examination of molds, fungus, mildews or any other hazardous or deadly environmental condition.

LIMITATIONS OF LIABILITY AND DISCLAIMER OF WARRANTIES

This report is furnished at your request for your exclusive use as an aid in determining the physical condition of the subject premises, and the equipment therein, subject to the conditions and limitations stated below.

The report consists of the inspector's observations, findings, opinions and conclusions based on his judgment from a visual examination of the exposed or the readily accessible portions of the premises. No inspection was made of areas that were obstructed, concealed, or closed off. Although the inspector made as thorough an inspection of the premises as is possible within practical limitations of time and cost constraints of the task, this precludes the inspector from doing any destructive testing of any kind or degree, such as drilling holes, probing into materials, prying apart materials or structures or scraping of finishes.

If you require more certainty or more thoroughness than this, you should retain specialists who will be willing to do more in-depth destructive testing.

Furthermore, you are warned that, while the premises and/or the equipment may appear to be in good condition when examined, certain defects may be concealed, very subtle, may not be discoverable upon visual examination, or may not be evident under the particular conditions existing at the time of our inspection. Also, some defects may develop after completion or the inspection, due to weather and many other variable factors. Some materials can and do deteriorate rapidly. Also, many structural components have a limited useful life that varies somewhat with exposure to the elements and the use and care given such components. Since there is seldom a reliable way of knowing these factors, it is difficult to say whether any part of the dwelling has any given life expectancy.

This written report supersedes and amends all oral reports or comments that may have been given you.

This report is furnished to you on the express condition that neither the inspector signing the report, nor "WARIES Ltd.", nor any of its employees or agents shall be liable for any loss, cost, damages or consequences of any kind resulting from or arising out of any statement or opinion made herein for any mistake, error, omission, or negligence made or committed by any of said parties, whether reflected in this report or not beyond a refund of the amount paid for it. Therefore, nothing in this report should be construed as certifying the condition of any part of the premises or equipment therein, nor is it intended to be a guarantee or warranty of its soundness, merchantability, or fitness for use. You are not to rely on this report as a basis for determining the value of the premises or whether same should or should not be purchased.

You may not use this report unless it is understood and agreed that "WARIES Ltd." liability is limited as stated and that there are no warranties or guarantees as state

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THE NARRATIVE REPORT

QUALITY RANGES:

EXCELLENT, VERY GOOD, GOOD, ABOVE AVERAGE, AVERAGE, FAIR, POOR

For reference purposes the home sits on the West side of the street facing East. The building is a (1)-story wood framed structure on a concrete footing and foundation over a day light basement, with a asphalt multi-ply roof cover, and vertical wood boards, horizontal wood beveled, and a partial brick veneer siding. The condition of the building considering its age, location, and the satisfactory completion of any work orders outlined in this narrative report as narrative descriptions of deficiencies with conclusions and recommendations, would be very good.

The following is a narrative list and description of deficiencies found at the above-mentioned site and building address at the above-mentioned date and location

YARDS & GROUNDS

How inspected: Walked the surface

Topography
Specify & Describe: 5% grade down to the north with negative slope on the south side.
Analysis: Appears to drain well.
Conclusion: Satisfactory condition
Comment:

Flat Surfaces
Specify & Describe: Concrete walkway at the front and an asphalt driveway.
Analysis: The concrete walkway is cracked and settled with a tripping hazard. The asphalt driveway is aged and worn.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Re-level the walk or grind flush, and clean and seal the asphalt driveway.

Fences
Specify & Describe: Wood framed with vertical boards, (3) types
Analysis: The fence line along the south is old worn and deteriorated. There is a broken wood post along the west fence.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Repair and/or replace fence as required.

Landscaping
Specify & Describe: None to mention. Only some minor plants.
Analysis:
Conclusion: Satisfactory condition:.
Comment: I recommend adding enough plants to provide curb appeal

Retaining Walls
Specify & Describe: low rockery at drive way.
Analysis:
Conclusion: Satisfactory condition:
Comment: Appears to need cleaning of weeds etc.

Recommendations and/or Comments: I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase. The gas meter at the Northeast corner is loose and flimsy. I recommend calling the gas service company and have it firmed up and stabilized.

ROOF COVERS

How inspected: Visual, walked the surface

Roofing Material
Specify & Describe: Asphalt emulsion single ply covering on a wood deck with a + or - 3/12 roof slope.
Analysis: The Power masthead flashing is broken and leaks. There is a vent flashing that is dried up deteriorated and may leak soon. The perimeter flashing is not installed properly at the corners. The fascia boards are warping etc and this causes some of the flashing problems. The surface is seriously cracking and alligating.
Conclusion: Unsatisfactory condition. Appears to need Maintenance, Repairs, Replacements
Comment: Roof appears to have more than (5) years of life left if the repairs are made

Related Elements
Specify & Describe: Metal television aerial
Analysis: The aerial is mounted on the chimney.
Conclusion: Unsatisfactory condition: Needs replacements
Comment: The aerial should be moved to a secure location.

Roof Drainage
Specify & Describe: Built-in gutters and downspouts.
Analysis: Debris is plugging the gutters
Conclusion: Unsatisfactory condition
Comment: You might add baskets at the openings to prevent debris from entering the downspouts.

Recommendations and/or Comments: I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

Chimney

How inspected: Visual at the roof

Chimney #1 W/Related Elements
Specify & Describe: Brick chimney with (2) flues located at south side of the roof.
Analysis: The metal gas flu flashing is detached. The concrete wash is aged cracked and soft.
Conclusion: Unsatisfactory condition: Appears to need Maintenance and Repairs.
Comment: Reattach the flashing or replace it.

Chimney #2 W/Related elements
Specify & Describe: Brick chimney with (1) flue located at middle of the roof.
Analysis: The concrete liner is cracked and deteriorated.
Conclusion: Unsatisfactory condition: Appears to need Repairs
Comment: Repair the liner or replace it if needed

Recommendations and/or Comments:

I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

EXTERIOR WALLS

How inspected: Visual, walked the perimeter

Exterior Wall Covering

Specify & Describe: Vertical wood board, horizontal beveled wood, and brick veneer.

Analysis:

There is a vertical masonry crack at the south side of garage door and at the chimney on the south side. Beneath the windows at the east side there is missing or cracked caulk and displaced sills. The beam-ends are cracked and open to the weather. The horizontal siding is warped at the south side. Most of the paint at all sides, and some sides more than others, need some minor repairs and repainting.

Conclusion: Unsatisfactory condition: Appears to need Maintenance and Repairs.

Comment: Caulk and seal all areas as required, and repaint the wood surfaces.

Exterior Features

Specify & Describe: Wood fascia boards

Analysis:

The boards are cracked and warped creating a problem with the roof flashing.

Conclusion: Unsatisfactory condition: Appears to need Replacements

Comment: Use a cedar material for the specific purpose.

Exterior Doors & Windows

Specify & Describe: Vinyl windows, wood front door and garage door, and metal sliding glass doors.

Analysis:

Unsatisfactory condition: The front and garage doors either have peeling finish or are worn.

Conclusion: Appears to need Repairs

Comment: Refinish the door surfaces

Recommendations and/or Comments:

I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

DECKS, PORCHES & BALCONIES

How inspected: Visual

Porch

Specify & Describe: Concrete porch and stairs with a metal railing.

Analysis:

The metal railing is hazardous because the openings are over 4" in diameter and children can fall through. There is slight settlement to the east.

Conclusion: Unsatisfactory condition: Appears to need Replacements

Comment: Replace rail per local municipal code requirements.

Deck W/ Related Elements
Specify & Describe: Wood framed deck, staircase and seating.
Analysis: Primary stair support at top of stair is detached at top and bottom. There are no footings. Pier blocks are not structurally sound or stable. The outer beam connection to the joists is missing. The stair and deck rail is either deteriorated or seriously weathered and need replacement.
Conclusion: Unsatisfactory condition: Appears to need Maintenance, Repairs and Replacements
Comment:

Patio
Specify & Describe: Concrete patio beneath the deck
Analysis: The patio is cracked and settled, and may be a tripping hazard.
Conclusion: Unsatisfactory condition: Appears to need Replacement.
Comment:

Recommendations and/or Comments:
I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

ATTICS

How inspected: Visual

Access
Specify & Describe: Hatch in the main hallway
Analysis:
Conclusion: Satisfactory condition:
Comment: Provides easy access

Construction
Specify & Describe: Wood stick framed over north half of the home.
Analysis: Satisfactory condition
Conclusion: Did not seem to have adequate ventilation and was over heated.
Comment: (See ventilation below)

Insulation
Specify & Describe: Blow-in gray wool
Analysis: Approximately R-19 value. Requires R-38 for energy efficiency
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: Increase insulation value to R-38

Ventilation
Specify & Describe: Eve vents appear at exterior.
Analysis: Attic not evenly ventilated and existing is not functional.
Conclusion: Unsatisfactory condition: Appears to need Replacements.

Comment: Upper and lower venting is required.

Recommendations and/or Comments:
 I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.
 The insulation value should be increased to R-38 value, and the eve and roof venting should be installed and made to operate according the Washington State energy code requirements.

GARAGES

How inspected: Visual

Construction
Specify & Describe: Attached wood framed two-car garage.
Analysis:
 The wood post and beams are improperly installed on unstable pier blocks, with no metal hardware. The posts are not attached to the beams or on permanent footings.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment:

Walls Ceilings & Floors
Specify & Describe: Wood framed walls and ceilings with a concrete floor.
Analysis:
 Wall GWB is damaged
Conclusion: Unsatisfactory condition: Appears to need Replacements
Comment: (See fire resistive walls below)

Doors & Windows
Specify & Describe: Fixed window, (1) manual car door and (1) electrical operated car door.
Analysis:
 Door to the house is not a labeled 20 minute self closing door.
Conclusion: Unsatisfactory condition: Appears to need Replacements
Comment: Install a 20 minute labeled self closing door to the garage.

Fire Resistive Walls
Specify & Describe: Damaged wall GWB and no protection at ceiling.
Analysis:
 The ceiling is not fire protected, and the walls at the house are covered with a GWB protection, but it has been damaged and has exposed areas.
Conclusion: Unsatisfactory condition: Appears to need Replacements
Comment: Replace existing GWB and cover the ceiling with GWB according to local municipal codes.

Recommendations and/or Comments:
 I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

INTERIORS

How inspected: Visual

Walls, Ceilings & Floors
Specify & Describe: Painted GWB walls and ceilings, and partial dropped ceiling in the basement with vinyl, carpet and hardwood floors.
Analysis: Ceilings are popcorn type and may contain asbestos. Do not disturb the ceilings since they may contain asbestos, or remove according to local municipal requirements. The floor at the fireplace is uneven and not flush with the hearth.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements.
Comment: The house may have settled to the southeast.

Doors & Windows
Specify & Describe: Vinyl windows, metal sliding glass doors, wood front and garage door, and fixed metal front glass windows.
Analysis: The lower pane of glass at the front fixed window is broken.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: There appears to be a plastic cover over the fixed glass.

Stairs & Handrails
Specify & Describe: Wood rails attached to the walls
Analysis:
Conclusion: Satisfactory condition: Rails seemed to be firm
Comment:

Cabinets & Countertops
Specify & Describe: Wood framed with plastic laminate counter top.
Analysis:
Conclusion: Satisfactory condition: Appears sturdy.
Comment:

Room Ventilation & Exits
Specify & Describe: Vinyl sliding glass windows in bedrooms.
Analysis:
Conclusion: Satisfactory condition: Appears to be standard height and size.
Comment:

Recommendations and/or Comments: I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

Fire place #1 In living area
Specify & Describe: (1) gas fired unit in living room. (Not Tested)
Analysis: however it appeared the insulation was not included around the perimeter of the opening.
Conclusion: Satisfactory condition: Appears to need Repairs
Comment: Tuck insulation around the face and bricks.

Fireplace #2 In basement
Specify & Describe: (1) gas fired unit in basement. (Not Tested)
Analysis: however it appeared the insulation was not included around the perimeter of the opening.
Conclusion: Satisfactory condition: Appears to need Repairs
Comment: Tuck insulation around the face and bricks.

Bathrooms / Laundry room

How inspected: Visual

Bathroom #1, Main bathroom
Specify & Describe: Toilet, Vanity w/sink and tub shower combo.
Analysis: Old and aged caulk at the floor and walls with shower tub etc. Molding is detached and uncaulked. Floor molding is damaged and loose. There is loose wallpaper and ceiling cracks.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Bathroom needs complete refinishing etc.

Bathroom #2 Master Bath
Specify & Describe: Single shower, vanity w/sink, toilet.
Analysis: Toilet is loose at floor and may leak, old and aged caulk at the floor and walls with shower etc. Molding is detached and uncaulked, note the floor in front of the shower. Floor molding is damaged and loose. There is loose wallpaper and ceiling cracks.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Bathroom needs complete refinishing etc

Bathroom #3 Basement
Specify & Describe: Elevated shower and toilet, vanity with a double sink.
Analysis: Toilet is loose at floor and may leak, old and aged caulk at the floor and walls with shower etc. Molding is detached and uncaulked, note the floor in front of the shower and toilet. Floor molding is damaged and loose. There is loose wallpaper and ceiling cracks.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Bathroom needs complete refinishing etc

Recommendations and/or Comments: I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

ELECTRICAL

How inspected: Visual and with a circuit analyzer

Service Entrance
Specify & Describe: Above grade to SE corner, 100 amp service
Analysis:
Conclusion: Satisfactory condition: Power service is too small for a house this size
Comment: Request power company provide 200 amp service after installing a 200 amp panel

Panels
Specify & Describe: Metal box, 100 amp, 120/240 volt service located in the basement on the south wall. This panel is a Zinsco brand and considered hazardous. No parts are typically available for repairs.
Analysis: Box is located behind the wall framing through a hole. The panel is missing one screw indicating amateur workmanship. This panel is too small for a home this size.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: I recommend replacing the panel with a 200-amp unit due to safety requirements and size.

Panel Interiors
Specify & Describe: Metal box with breakers and ground neutral bar
Analysis: Relatively clean, but some debris
Conclusion: Unsatisfactory condition: Appears to need cleaning.
Comment: : I recommend replacing the panel with a 200-amp unit due to safety requirements and size.

Panel Equipment
Specify & Describe: Breakers on a metal frame
Analysis: The metal fame and breaker assembly are loose and easily pulled out of panel.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: I recommend replacing the panel with a 200-amp unit due to safety requirements and size.

Wiring
Specify & Describe: Metal wires
Analysis: Wire is crammed and there are two unused breakers.
Conclusion: Unsatisfactory condition: Appears to need Replacements
Comment: I recommend replacing the panel with a 200-amp unit due to safety requirements and size.

Switches, Receptacles and Fixtures
Specify & Describe: Standard duplexes and throw switches. One rheostat.
Analysis: Several duplex outlets are ungrounded. The garage door closer does not have an outlet at its location. A drop chord operates it. There is a hazardous light at garage ceiling near the entry to the house. Several faceplates are missing.
Conclusion: Unsatisfactory condition: Appears to need Repairs and Replacements
Comment: Entire system needs review, repairs and replacements.

Smoke Detectors
Specify & Describe: (2) located upstairs and downstairs.
Analysis: Did not test, but this is inadequate with none in the bedrooms.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: Add smoke detectors per local municipal building code.

GFCI Equipment
Specify & Describe: NONE
Analysis: Add GFCI per local municipal building code.
Conclusion: Unsatisfactory condition: Appears to need Replacements.
Comment: Add GFCI per local municipal building code

Recommendations and/or Comments: I recommend you obtain the services of a qualified _____ State licensed Electrical Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.
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HEATING

How inspected: Tested with thermostats at wall and at units.

System Information
Specify & Describe: Gas fired unit in garage and baseboard heat in bath and basement.
Analysis: The furnace unit functioned ok when operated with the thermostat. The furnace appears not to have had a service call for at least 4 years.
Conclusion: Unsatisfactory condition: Appears to need a service call.
Comment: I recommend a furnace service call

Heating Units
Specify & Describe:
Analysis: The baseboard units are improperly mounted and should be installed properly with no exposed electrical power wires.
Conclusion: Unsatisfactory condition: Appears to need Repairs.
Comment: I recommend a service call to reinstall these units

Vent Pipes, Connections, & Draft Diverters
Specify & Describe:
Analysis: : The system appeared to function. The draft was very active.
Conclusion: Satisfactory condition Appears to need a service call.
Comment: I recommend a service call.

Return & Combustion Air
Specify & Describe: Return located upstairs and downstairs.
Analysis: The ducting may be filthy and need cleaning.
Conclusion: Satisfactory condition: Appears to need Maintenance.
Comment: Have the ductwork throughout the home cleaned.

Electrical Disconnects & Shut-off Valves
Specify & Describe: Disconnect located at the unit.
Analysis:
Conclusion: Satisfactory condition

Comment:

Energy Source
Specify & Describe: Gas
Analysis:
 Gas lines are flimsily installed and could lead to a leak.
Conclusion: Unsatisfactory condition: Appears to need Repairs.
Comment:

Distribution System
Specify & Describe: Metal ducts
Analysis:
 Ducts need cleaning. Some floor grills are hard to operate.
Conclusion: Satisfactory condition: Appears to need Maintenance.
Comment:

Recommendations and/or Comments:
 I recommend you obtain the services of a qualified _____ State licensed
 Furnace Service Contractor to provide you a cost estimate, and/or make all necessary repairs for
 all mentioned work orders outlined above, now and/or before purchase.

PLUMBING

How inspected: Visual

Supply, Waste & Vent Piping
Specify & Describe: Copper, Steel, cast iron, PVC, ABS
Analysis:
 There have been replacements of steel pipe with copper. Additional replacements may be made at any
 time. No leaks were observed.
Conclusion: Satisfactory condition: Appears to need monitoring for leaks at steel piping.
Comment: Have a plumber provide additional opinions.

Fixtures
Specify & Describe: Standard bathroom fixtures as noted in the bathroom section of the report.
Analysis:
 Note the loose toilets from the floors.
Conclusion: Unsatisfactory condition: Appears to need Maintenance & Repairs.
Comment:

Shut-Off Valves
Specify & Describe: Standard units.
Analysis:
 Satisfactory condition:
Conclusion: Appears to need regular monitoring.
Comment:

Pressure
Specify & Describe: Tested with a pressure gauge
Analysis:
 Test at exterior hose bib at the front of the home revealed pressure to be 55 PSI

Conclusion: Satisfactory condition: Acceptable pressure is between 45 and 75 PSI
Comment:

Gas Piping
Specify & Describe: Located in garage.
Analysis:
 Piping is flimsily mounted.
Conclusion: Unsatisfactory condition: Appears to need Maintenance
Comment: Contact the gas supplying company or a contractor to reattach these pipes.

Recommendations and/or Comments:
 I recommend you obtain the services of a qualified _____ State licensed Gas Piping Contractor and the gas company to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

WATER HEATING SYSTEMS

How inspected: Visual

Tank, Controls & Related Items
Specify & Describe: (72) gallon gas fired unit in the garage.
Analysis:
 Tank is sitting on a pedestal that appears very unstable.
Conclusion: Satisfactory condition: I recommend placing it on a 18" inch high stable platform.
Comment: Install a fireproof platform, preferably metal.

Over Temperature & High Pressure Relief Valves
Specify & Describe: Located on top of the tank.
Analysis:
 The valve is piped to the exterior.
Conclusion: Satisfactory condition: This is the acceptable location.
Comment:

Combustion & Ventilation Air
Specify & Describe: Located in the garage.
Analysis:
Conclusion: Satisfactory condition: A garage location allows for enough air.
Comment:

Seismic Restraining Device
Specify & Describe: Tiny straps on sides
Analysis:
 The Hot Water tank is not strapped to the wall with the proper strapping all around the tank and bolted into the wall.
Conclusion: Unsatisfactory condition: Appears to need Replacements
Comment: Existing straps are not structurally adequate for earth quaking.

Shut-Off Valves
Specify & Describe: One shutoff valve at cold water inlet pipe.
Analysis:
 The pipes each had dielectric unions at their connection to the unit stub up pipes.

Conclusion: Satisfactory condition: This is adequate.

Comment:

Recommendations and/or Comments:

I recommend you obtain the services of a qualified _____ State licensed General Contractor to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined above, now and/or before purchase.

NOTE:

YOUR Co..” is not a pest and/or mold inspection and discovery, or remediation and control company, and we are not licensed, qualified or trained pest and/or mold inspection and discovery, or remediation and control operators. Therefore, we do not provide or perform pest and/or mold inspections and discovery, or remediation and controls for anybody, including you, our client and customer. We recommend pest and/or mold inspection and discovery with remediation and control applications only as a courtesy to our customers or anyone else, for reasons such as the presence of humidity ,moisture, water, the presence of contributing conditions for these pests and molds, and age or locations of specific items or buildings. If you feel a pest and/or mold inspection and discovery or remediation and control company are necessary at this time or any time later, we recommend you obtain it before purchase from a qualified _____ State licensed pest and/or mold inspection and discovery, remediation, and control and treatment company.

Remember, our goal is to determine what is visibly wrong with the building. You must use this report objectively and relate it to the selling price and terms of your purchase agreement.

If for any reason you should come upon or receive any information at variance or contrary to the inspection and with this report, or different from what we have stated, please call “YOUR Co. immediately before making any purchase or making any repairs.

Sincerely,

Michael W. Pederson, President