



THE GATHERING PLACE

WHITE SALMON, WA

By Jill Catherine
White Salmon Resident

*Compiled for the purpose of my final capstone project for my Executive MBA Program
Quantic School of Business & Technology Class of February 2022*

The Gathering Place
245 W. Jewett Blvd
White Salmon, WA 98672

Table of Contents

Table of Contents	2
Executive Summary	3
Company Description	6
Management Summary	9
Our Organization	9
Our Team	10
Skills Concerns	12
Personnel Plan	13
Industry Background	13
Competitive Analysis	20
Market Analysis	27
Marketing Plan	39
Unique Selling Proposition	40
Positioning	40
Pricing Strategy	40
Distribution	44
Promotional Strategy	44
Operations Plan	48
Financial Plan	50
Capital Requirements	50
Summary Financial Projections	51
Assumptions	52
Break-even Analysis	54
Risk & Reward Analysis	55
Exit Strategy	56
Financial Statements	56
References	58

Executive Summary

***White Salmon Audience Considerations:** The financial projections and funds raised are fictional, but are reasonable and conservative estimates based on market research.*

PROBLEM AND SOLUTION

With the support from the local community, the City of White Salmon purchased The Walker House with the *idea* of creating a gathering place for community and visitors. We are the business solution to actualizing the vision.

"The property would be the **nexus of the city as a place to gather** for events, during holiday times, and by creating other new events - have it be **the people's home.**"

- community member

"I see it as a beautiful place **families could go** to with **benches, gardens, to get an ice cream, to have events** in the building..."

- community member

(City of White Salmon City Council Meeting 2021)

The Gathering Place is a nonprofit organization with a mission to enrich the lives of residents and visitors through hosting programs, events and services at The Walker House, nurturing a sustainable social, cultural, and economic model that positively impacts the local community.

Community-centered programs and events hosted by The Gathering Place at the Walker House include:

- dinners
- retreats
- workshops
- artist residencies

Services provided by The Gathering Place at the Walker House include:

- a seasonal ice cream parlor
- a seasonal boutique wedding venue

- a visitor/retail center

MANAGEMENT

Founder/Executive Director Jill Catherine is an executive with non-profit start-up experience and an Executive Master’s in Business Administration. Jill has a strong background in communications, program development, retreat facilitation, and community engagement.

Additionally, the Executive Director will hire:

- two short-term consultants with wedding planning and interior design expertise to transform the space and create the wedding venue menu of services
- a digital marketing specialist to address our technical skills gaps in marketing
- high school students to staff the ice cream parlor

The Board of Directors will be composed of key stakeholders and partners in the community, including members from the city government, chamber of commerce, school administration, business and non-profit sectors, artists, and residents.

Partners: Local businesses will also serve as major partners to the organization by being the sole vendors, and city government leaders will have a critical voice on the board in the stewardship of the mission/vision.

FINANCES

The Gathering Place raised \$20,000 in a Kickstarter campaign to support the start-up costs of the organization. The projected revenue from program, events, services, donations, and grants over the next three years results in a positive net income to the organization each year, allowing us to successfully fulfill our mission.

Net income	Year 1: \$23,429	Year 2: \$36,827	Year 3: \$45,616
-------------------	-------------------------	-------------------------	-------------------------

MARKET

There is no other multi-service organization like The Gathering Place in White Salmon or the Columbia River Gorge. White Salmon residents are looking to maintain its small-town feel and sense of community while it undergoes population growth, an influx of remote workers, and second home owners.

The global ice cream market is expected to grow by 30% by 2024 (Blázquez 2021), and The Columbia River Gorge is a destination location for weddings and tourism, welcoming 3-4 million people each year (Pawlitz 2017).

COMPETITION

With minimal ice cream parlor and wedding venue competitors within close proximity to White Salmon, The Gathering Place at The Walker House has significant advantages as a solution for residents and tourists:

- Outdoor grounds and seating areas with mountain views to enjoy an ice cream, host a wedding, or participate in a workshop/retreat
- Indoor meeting, dining, and gathering space to host community-building programs or to be rented by the community
- Location within the Jewett Boulevard Business District, with walkable access to local businesses and accommodations

The Gathering Place also provides a solution to the City Council by bringing to life the council's vision for The Walker House through a sustainable community-focused business model that economically benefits local businesses while enriching the lives of residents. The city benefits economically through rental income from The Gathering Place.

Company Description

The small-town feel, charm and beauty of White Salmon are attractive forces that are shifting the town demographics through population growth, second-home ownership, and a growing tourism, wedding and short-term rental market. What local residents often appreciate the most about living in White Salmon, and are equally as afraid of losing, is the sense of community that still exists—a rarity in today’s fast-changing economies. This has resulted in a captive audience of residents and business owners who desire to maintain a sense of place and belonging among the changing landscape, while also embracing growth.

The increase in the tourism and wedding industry, coupled with the lack of a wedding venue within the town and an ice cream parlor with outdoor seating, position a multi-use facility at the forefront of these emerging markets.

Our Mission: Our business, “The Gathering Place,” is a nonprofit organization dedicated to creating a space that enriches the lives of residents and visitors through hosting programs, events and services at The Walker House, nurturing a sustainable social, cultural, and economic model that positively impacts the local community.

This will be accomplished through:

- Hosting programs, seasonal and annual community-centered events, dinners, retreats, and artist residencies
- Opening a seasonal ice cream parlor with generous seating surrounding the grounds of a historic home with Mt. Hood views and evergreen trees
- Providing space to be rented by the public for events, workshops, and retreats
- Becoming a boutique wedding venue with required vendors from the local business district and surrounding county, such as food, beverage, florist, and lodging, as well as opportunities to increase work for local musicians and photographers
- Having a visitor center/retail space with White Salmon apparel and information

Our Vision: In alignment with the city’s vision for The Walker House as the “third place” that residents gather outside of home and work, ***we aim to be the people’s home*** where

neighbors and guests can share ideas and create a sense of belonging (City of White Salmon 2021).



(Photo by Jill Catherine, *The Walker House Front Steps*, October 2021.)

The Gathering Place is a first of its kind – a community-centric operation conducted out of a historic 100-year-old home that is not a museum, but a nexus that fulfills market gaps in the boutique wedding industry, ice cream parlors, a visitor center, and social gatherings outside of food and drink establishments.

Our Core Values: Critical to the success of our mission and vision will be the integrating of our core values into each decision we make, making up the cultural backbone of The Gathering Place. Our three core values are:

1. **Service:** We are here for the betterment of others; to serve our community and visitors in a way that enriches and uplifts the human experience. We are not here to serve our own personal interests, but the interests of the community at large.
2. **Empathy:** We learn, listen, and give space to understand the complexities of the human experience and the emotions that come with it. We *respond* to the needs of others from a place of *empathy*, not from reactivity.
3. **Community-minded:** To be of service to others from a place of empathy, we must transition any thoughts of “self” to one of “community.” The community must not only be who we serve, but who we are as an organization.

Key Partners

Several key public and private partnerships are essential to fulfill our mission. In addition to serving as the landlord, the City of White Salmon will function as a key collaborative stakeholder through its seats on the Board of Directors.

Hospitality, Professional Services: Local business leaders are also identified to be on our Board, and businesses within the Jewett Business District will serve as our sole hospitality vendors for our programs and services, creating a full-circle benefit to the economic and social needs of the town. Additionally, local consultants, photographers, florists, and other professional services within the community will support our other business needs.

Education/Arts/Tourism/Culture: Other partnerships are critical to the offering of our key services and programs, which include the White Salmon School District, the White Salmon Valley Education Foundation, the Mt. Adams Chamber of Commerce, Comunidades: (an Environmental and Social Justice Non-Profit), and The Underwood Conservation District.

Objectives for Growth

Our overall objectives are to:

- Grow our community’s interconnectedness, sense of belonging and relationship with visitors through evolving programming, events, the use of our space, and our seasonal ice cream shop sales.
- Grow our community’s sense of ownership of The Gathering Place as the people’s home through increasing annual memberships, grant funding, and private donations.
- Become the local boutique wedding venue in White Salmon in year one and *sustain* sales through a limited offering of wedding rental availability. This allows us the physical space to grow in the other key areas of our mission.

By end of year 1, we will have achieved our two main objectives:

1. Establishing a presence in the community as The Gathering Place by successfully executing our mission, as demonstrated by covering the costs of our operations through a source of funding from our programs, revenues from the ice cream parlor and wedding rentals, along with donations and grants.
2. Establishing a net positive social, cultural, and economic impact that generates political capital we can build upon in years 2 and 3.

By end of year 2, we will have built a strong foundation as The Gathering Place having grown our annual membership by 10%, our program and rental sales by 15%, doubling our grant funding, and increasing ice cream sales by 15%. We will have fulfilled our mission by adding an artist residency to our existing programs from year 1.

By end of year 3, we will have become the “official” gathering place for the town of White Salmon with an overall increased growth in all programs, but with a main focus of 100% growth in private donations as a result of relationship building through the years coupled with a proven net positive impact of our mission.

Management Summary

Our Organization

The Gathering Place is a 501c3 non-profit organization dedicated to creating a space that enriches the lives of the local community and visitors. The Executive Director will be responsible for executing the mission and managing all business functions with a hands-on approach.

The Executive Director serves as the creative and strategic visionary, operations leader, relationship builder, and face of the organization. They will oversee any other employees, contractors, or volunteers, and will work directly with the local business owners who serve as vendors, along with the White Salmon School District to recruit student employees. The Executive Director embodies a Transformational Leadership style, and will report to a Board of Directors.

The Board of Directors is made of key public and private stakeholders serving in a two-year term volunteer role. The governing philosophy of the board will be a combination of The Advisory Board Model and the Community Engagement Government Model (Boardable 2020).

The Gathering Place has a flat organizational structure made up of personnel residing in the White Salmon area. Each member of the team, regardless of their title or employment status (part-time vs contractor vs volunteer) plays a critical role in the organization achieving its mission.

Our Team

Executive Director: The Executive Director will be a seasoned professional with more than seven years of experience serving in leadership, communications, programming, and fundraising roles within non-profit and/or for-profit sectors.

Suggested Board of Directors:

1. **Mayor of White Salmon:** As the political leader of the town, the Mayor has both an important stake and voice in the organization's success.
2. **Clerk Treasurer of the City of White Salmon:** As the financial steward of the town's resources, this member brings a critical skill to the board and an understanding of public and private partnerships.
3. **City Council of White Salmon Member**
4. **Exec Dir. Mt. Adams Chamber of Commerce:** This stakeholder works closely with the town government and local businesses to increase the economic vitality of the area and engage in sustainable tourism.
5. **White Salmon Arts Council Member**
6. **White Salmon School Superintendent:** Building a vibrant long-term relationship with the local school district is critical to our mission.
7. **White Salmon School Board Member:** Building a vibrant long-term relationship with the local school district is critical to our mission.
8. **White Salmon Valley Education Foundation:** The foundation supports critical initiatives through grants that contribute to the development of students.
9. **Underwood Conservation District (UCD):** The UCD is one of 45 conservation districts in Washington state, and is a legal subdivision of state government that administers programs for the productive use and conservation of natural resources.

10. **Local Business Owner/Downtown White Salmon Association**
11. **Local Non-Profit Leader with a Multicultural Perspective**
12. **Community Member**
13. **Community Member.**

Skills Concerns

The Executive Director will hire a digital marketing specialist with strong technical skills as an ongoing part-time contractor to execute the organization's digital marketing needs. The position will focus on social media marketing, data analytics, paid media strategies, and target market audience research. Our budgeted rate of \$30/hour is just above the 25th percentile of the average hourly rate (ZipRecruiter, n.d.). This isn't necessarily a discounted rate, per say, but more so in alignment with the overall size and scope of our budget as a new non-profit organization.

The Executive Director will also hire a staff of seasonal student employees from White Salmon School District to work in the ice cream parlor. The Executive Director will identify a few student employees to serve as a shift leader to support the oversight of the ice cream parlor during shifts, and who will also be enrolled in The Gathering Place's *Young Leaders Training Program*.

As part of the start-up costs, the Executive Director will contract a short-term wedding consultant to assist in setting up the wedding service offerings, and an interior designer to assist in the creation of a warm and welcoming atmosphere that embodies the mission/vision.

The Executive Director will work with a local company to provide payroll, bookkeeping and accounting services.

Personnel Plan

The Gathering Place Personnel Plan			
All Personnel	2022	2023	2024
Executive Director	55,000	60,000	65,000
Digital Marketing Specialist	15,600	16,120	16640
Ice Cream Staff	29,000	30,000	30,600
Other professional services	600	600	600
TOTAL	100,200	106,720	112,840

Industry Background

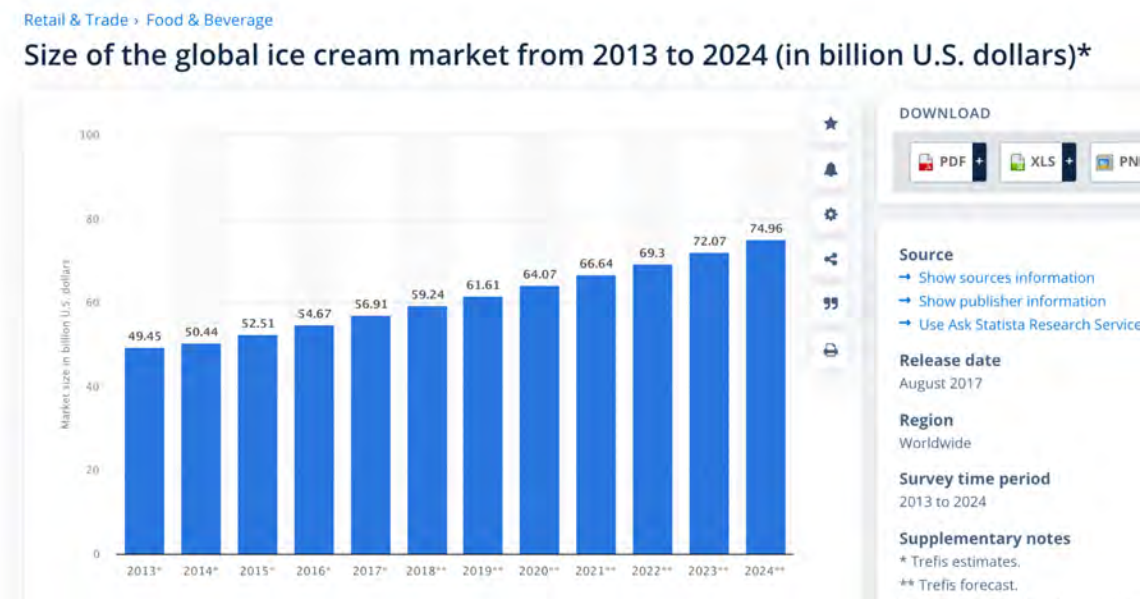
The Gathering Place is a multi-serviced organization operating within a localized and targeted area of White Salmon and The Columbia River Gorge. Because we are offering different services with different revenue streams to support our mission, we are focusing our business environment analysis on the industries and competitors of our major revenue-generating services - ice cream parlor and weddings – within a 30-mile radius, while also drawing upon data from the larger industry outlooks.

Our market and competitor analysis below confirms why these two industries were chosen and are ideal services for our organization, as opposed to an arts shop or coffee house. To note:

- An ice cream parlor is an anchor in bringing people together because ice cream is a universal product loved by the masses. It has a rich history that connects to American patriotism, a sense of nostalgia, and the feeling of being “elsewhere,” dating back as early to Prohibition, the Great Depression, and our Founding Fathers, George Washington and Thomas Jefferson (Siegel 2017). Ice cream parlors have also been a small business for community members who are looking to start a business that helps to rejuvenate a town, provide jobs for young people, and cultivate a sense of community. (Stansell 2021; Kayembe 2021).

- With the beautiful scenery, White Salmon and The Columbia River Gorge serve as a destination wedding location. Approximately 350,000 weddings each year are a destination wedding, equivalent to 25% of all weddings in the U.S. The destination wedding business is a \$16 billion dollar business (Jonas 2021).

Ice Cream Parlor Industry: The global ice cream market is expected to grow by 30% by 2024 (Blázquez 2021). In the U.S., according to the International Dairy Foods Association, the ice cream industry has a \$13.1 billion impact and supports 28,800 jobs. In 2020, ice cream makers in the U.S. increased production by 6% from 2019. In the first five months of 2021, hard ice cream had an increase of 4% from 2020 levels (International Dairy Foods Association, n.d.).



(Statista, *Size of the global ice cream market from 2013-2024*, July 2021.
<https://www.statista.com/statistics/326315/global-ice-cream-market-size/>.)

Consumer trends indicate premium ice cream, including craft and small batches, are most popular. Waffle cones and sugar cones tie for the most popular containers. Consumers are looking for new savory and salty flavors, as well as sophisticated flavor profiles and reduced-calorie options. An impact of the pandemic, outdoor seating with social distancing is at an all-time high (Barry Callebaut, n.d.; Fortune Business Insights, n.d.; International Dairy Foods Association, n.d.).

Competition is low in the local ice cream industry. There is a pizza shop in White Salmon that offers an add-on to their pizza business of a one-flavor soft-serve option. It is mainly

a take-away location with very limited outdoor seating/standing. Across the bridge in Hood River, Oregon are a few ice cream options. There is one main ice cream parlor, which provides multiple flavors and outdoor seating, and is the go-to parlor that serves the White Salmon and Hood River residential and tourist markets who are looking for that traditional ice cream parlor experience. There is no direct impact of the ice cream industry in the town’s congressional district (International Dairy Foods Association, n.d.).



Dairy Delivers®
The Economic Impact of Dairy Products in
Washington Congressional District 3

	Jobs	Wages	Economic Impact
Direct Impacts			
Dairy Products	156	\$12,164,800	\$151,074,900
Cheese	14	\$549,900	\$12,739,700
Ice Cream & Frozen Dairy Desserts	0	\$0	\$0
Milk	99	\$7,495,600	\$76,462,200
Yogurt & Cultured Products	0	\$0	\$0

(International Dairy Foods Association, *The Economic Impact of Dairy Products in Washington Congressional District 3*, 2021. <https://idfa.guerrillaeconomics.net/reports/25fda5a7-ec6a-4d89-a5c2-6348d6d0f53d?>.)

Barriers to entry are low. There are **modest start-up costs** to an ice cream parlor and low regulation. The Gathering Place launched a successful Kickstarter campaign and raised the funds to cover the start-up costs.

The largest barrier is finding a location that is accessible and desirable, which The Gathering Place has identified in The Walker House. The Walker House is located in the town’s main business district, is walkable and accessible from local neighborhoods, has expansive outdoor seating, and ample parking.

Staff require minimal technical skills and work experience, and are largely high school students paid a minimum wage. The Gathering Place overcomes this barrier by partnering with White Salmon School District.

Wedding Industry: With the marriage rate in the US declining, the US Wedding Industry earned \$72 billion in revenue in 2016. In 2020, due to the pandemic, the industry recorded \$55.1 billion. In 2019, 2,126,126 weddings occurred, averaging 5,825 each day (Jonas 2021).

The charts below show there is demand and growth for weddings.

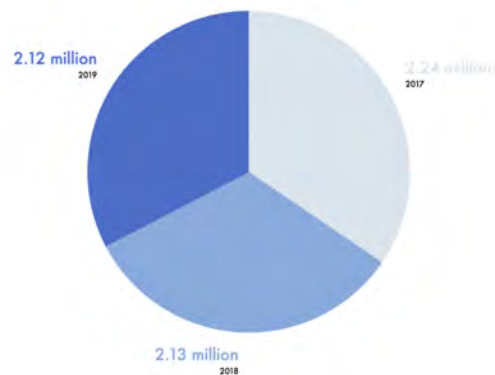
2021 Covid-19 Wedding Market Update



(The Wedding Report, Inc., 2021 Covid-19 Wedding Market Update, 2021.

https://wedding.report/index.cfm/action/blog/view/post/pid/1606/title/2021_Covid_19_Wedding_Market_Update.)

Total Number of Weddings in the US by Year:



(Carla Jonas, *Tying the Knot: 2021 Wedding Statistics and Facts*, The Pearl Source, November 2021.

[https://www.thepearlsource.com/blog/tying-the-knot-wedding-statistics/.](https://www.thepearlsource.com/blog/tying-the-knot-wedding-statistics/))

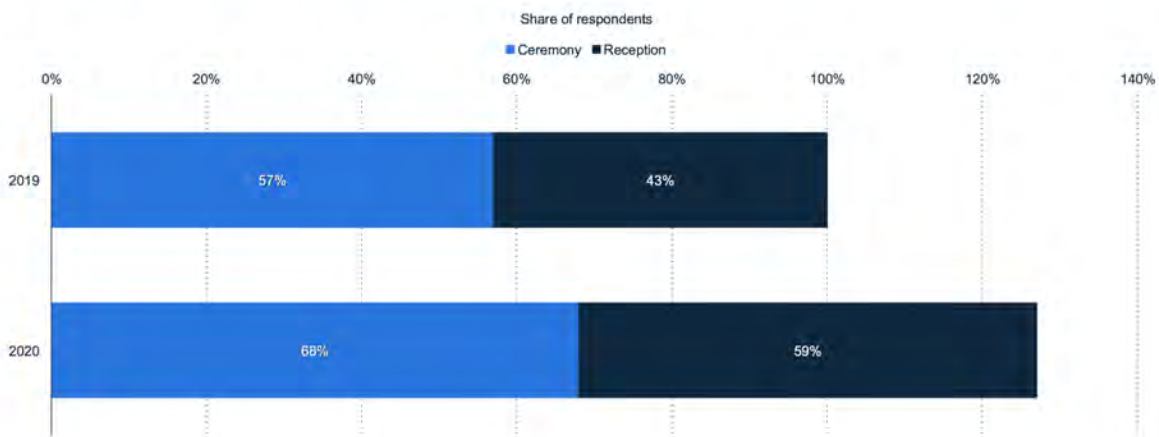
In 2020, 26,057 weddings occurred in Washington State, ranking 15 out of 51 states for the number of weddings. Given White Salmon's close proximity to Oregon, it's important

to note that 14,261 weddings took place in Oregon. In Klickitat County, the total number of weddings in 2020 was 80, ranking 1825 out of 3109 counties in number of weddings. In 2020 in Hood River, there were 194 weddings, ranking 1021 out of 3109 counties (The Wedding Report 2020).

Consumer trends indicate growth in the popularity of outdoor weddings from 2019 to 2020 with a 9% increase for ceremonies and 16% for receptions (Statista Research Department 2021). Smaller, more intimate weddings are on the rise, as well as weekday weddings, backyard at-home weddings and domestic locations within driving distance for destination weddings (Olson 2021).

Popularity of outdoor weddings in the United States in 2019 and 2020

Popularity of outdoor weddings in the United States 2019-2021



Note(s): United States, 2019 and 2020
 Further information regarding this statistic can be found on [page 52](#).
 Source(s): WeddingWire; ID: 1261081

Celebrations **statista**

(Statista Research Department, *Popularity of outdoor weddings in the United State in 2019 and 2020*, September 2021.
<https://www.statista.com/statistics/1261081/popularity-of-outdoor-weddings-in-the-united-states/>.)

Competition in the national wedding industry is high with new vendors continuously entering the marketplace. The US Wedding Services industry in 2020 is worth \$56.7 billion (IBIS World 2021). Local competition for a wedding venue is low. There are no official venues in White Salmon, with the two closest distinct venues about 9 miles out of town.

Barriers to entry as an outdoor wedding venue are high. They include:

Identifying a desirable and attractive location.

The Gathering Place overcomes this by operating out of The Walker House, which is a beautiful historic home with a view of Mt. Hood, expansive outdoor seating with idyllic Pacific Northwest trees, an indoor bride and groom suite, kitchen, and common seating areas.

Managing unpredictable variables.

As an outdoor-only wedding venue, unfavorable weather is a barrier. The Gathering Place overcomes this barrier by only booking two weddings a month. This leaves ample space for a “rain date” in a timely fashion. Additionally, tent rentals will be an option for guests.

Managing client expectations.

People can spend up to 30% of their savings on weddings, making expectations high for a “perfect day,” increasing stress for the client and wedding venue (Sidhwani 2019). The Gathering Place overcomes this barrier by providing a limited and specific set of offerings with required and suggested vendors, noting minimal room for variance.

Regulation for a wedding venue is high.

This involves capacity limitations, liquor laws, catering laws, banquet permits, noise ordinances, and parking restrictions. The Gathering Place overcomes this barrier through its collaborative partnership with the City of White Salmon, which will ensure management meets the necessary requirements. Local businesses will serve as the exclusive vendors. The Gathering Place will also file with the state for a banquet permit.

Technical skills are moderate.

There is a moderate learning curve to understanding the operations of the wedding venue and role of the wedding planner. The Gathering Place overcomes this barrier quickly by hiring a professional wedding planner as a consultant when setting up the wedding service offerings.

Capital required includes the cost of the initial wedding consultant and upgrades to the interior decor of The Walker House, which will be funded by the Kickstarter campaign. Additional costs of the wedding itself are passed on to the client.

Tourism Industry: The tourism industry will have a direct impact on our ice cream parlor and wedding sales, but The Gathering Place’s mission is not to serve tourists exclusively; resulting in a broad overview of the industry.

Each year, 3-4 million people visit The Columbia River Gorge (Pawlitz 2017). Up to 30% of Gorge visitors are from outside the U.S. (Leave No Trace 2019). According to the Gorge Commission, “Tourism is an important part of the Columbia River Gorge economy. In 2009, because of the area’s world-class assets, National Geographic magazine ranked the Gorge sixth in the world as a sustainable tourism destination. Four season outdoor recreation is the foundation for tourism in the Gorge. Culinary and agritourism is on the rise, and is complemented by a robust regional movement to build a strong local food system. Along with numerous breweries, there are 40+ wineries and vineyards in the Columbia Gorge AVA (designated American Viticulture Area) growing over 140 varieties” (Jaworski 2016, 8).

The City of White Salmon’s Comprehensive Plan outlines goals for supporting and expanding on the robust industry, citing “nearly 400 additional lodging rooms could be supported in Klickitat County over the next 20 to 30 years based on forecasted growth in tourism, business, and group (for example, weddings, meetings, etc.) demand” (White Salmon Comprehensive Plan 2021, 34).

Tourism plays a critical role in the Hood River economy. “According to a Mid-Columbia Economic Development District report, recreation visitors to Hood River County spent over \$75 million, which earned \$20 million and supported 950 jobs in 2011” (ECONorthwest 2013, 6).

Trends indicate overall tourism and wedding-specific tourism is growing in The Columbia River Gorge, specifically White Salmon and Hood River.

Competitive Analysis

Our competition analysis is focused upon the major revenue-generating services to support our mission - ice cream parlor and weddings – within a 30-mile radius.

Competitive Analysis: Ice Cream Parlors

The Gathering Place faces two direct competitors: Pizza Leona and Mike’s Ice Cream.

Pizza Leona is located in the White Salmon business district about 50 yards from The Gathering Place. Pizza Leona is the town’s newest pizza take-away shop. They offer whole pies, pizza by the slice, and vanilla soft-serve ice cream cones and sundaes to go. The staff are generally more experienced workers. There is an outdoor counter that guests can lean upon to enjoy their slice or cone, but no actual outdoor seating. They support and engage the community with free ice cream cone days on special occasions.



(Pizza Leona Facebook Page, *Storefront*, June 2020.

[https://www.facebook.com/pg/pizzaleonawhitesalmon/photos/?ref=page_internal.](https://www.facebook.com/pg/pizzaleonawhitesalmon/photos/?ref=page_internal))

The Gathering Place’s Advantages

As a non-profit organization with a mission to enrich the lives of residents and visitors through our program and services, The Gathering Place aims to not directly compete with Pizza Leona by only choosing to serve hard ice cream. **Our most critical differentiators are our facility and outdoor seating area; our product; and our staff.**

Our ice cream parlor will focus on selling hard ice cream made by Tillamook – the premier local ice cream brand from Oregon – in waffle cones and dishes. Tillamook has a strong reputation of farm fresh ingredients and delicious dairy products. They are known for their smooth, creamy texture and creative flavor profiles, which are on trend in today’s ice cream market. Tillamook is also a values-driven company, meeting human, social and environmental standards, which makes The Gathering Place proud to serve it (Tillamook, n.d.).

Our location is a home with wrap-around covered outdoor porches and generous seating, picnic tables on the property’s grounds with historic trees, a view of Mt. Hood, and a main street view of town. High school students will work at the parlor – many of which will be their first job. White Salmon residents take pride in supporting their local businesses and students. Residents and visitors have a strong appreciation for the beauty of the area and are looking to leisurely dine outdoors.



(Photo by Jill Catherine, *The Walker House Covered Porches*, October 2021).

Mike’s Ice Cream is located in Hood River, Oregon, approximately 5 miles from downtown White Salmon and is the most significant competitor. Mike’s Ice Cream started in 1983 and is the “go-to” ice cream parlor in The Gorge for residents and tourists. The parlor is conducted out of a residential “home” facility, much like The Gathering Place just on a smaller scale. There is aesthetically pleasing outdoor seating with trees that look upon main street, but it’s limited. Mike’s offers various types of ice cream and ice cream dishes. Local high school students work at the parlor. The company engages in

community efforts.



(Mike's Ice Cream Facebook Page, *Storefront*, November 2014. <https://www.facebook.com/mikesicecreamstore/>.)

The Gathering Place's Advantages

There are more similarities than differences between Mike's Ice Cream and the vision for The Gathering Place's ice cream parlor, which is something we modeled intentionally given the success of the parlor economically and as a community anchor.

The most critical differentiator is the location. Mike's Ice Cream requires White Salmon residents and visitors, as well as the residents and visitors in the surrounding towns that White Salmon serves (Bingen, Underwood, Husum, Lyle, etc.) to have to drive across The White Salmon-Hood River Interstate Bridge to get an ice cream with this type of experience. Given it's a toll bridge, costing \$1-\$2 each way, and is laborious to travel upon with narrow lanes and a lack of safety shoulders, it presents a significant barrier to access when a local family or visiting couple is looking to enjoy a relaxing ice cream conveniently. Additionally, because there is a lack of ice cream parlors providing this type

of experience, there are always significant lines with long waits at Mike’s Ice Cream.



(Wikipedia, *White Salmon/Hood River Bridge*, December 2021.
https://en.wikipedia.org/wiki/Hood_River_Bridge#/media/File:HoodRiverBridge.jpg.)

The Gathering Place is located right in the main business district of White Salmon, making it easily accessible. There is ample parking. The surrounding grounds of The Gathering Place, where families and guests can enjoy their dessert while sitting outside, is up to 10x the size of Mike’s Ice Cream’s outdoor area. Any customer would be able to find seating on the outdoor porch or on the grounds itself.

White Salmon residents also take pride in supporting their local businesses. With local high school students working in the ice cream parlor, and our larger mission and vision to be the “third place” where residents gather outside of work and home, the ice cream parlor at The Gathering Place is set to become the “Mike’s Ice Cream” of White Salmon and much more.

Substitute Goods

Local restaurants and coffee shops offer substitute goods. ***What we offer that they don’t is the “ice cream experience”*** of being able to get a cone or dish and then sit outside on a porch, or picnic table under trees as you look at Mt. Hood. They don’t offer the space for kids to play outside with other kids as their parents enjoy an ice cream.

The Gathering Place’s Overall Competitive Advantages:

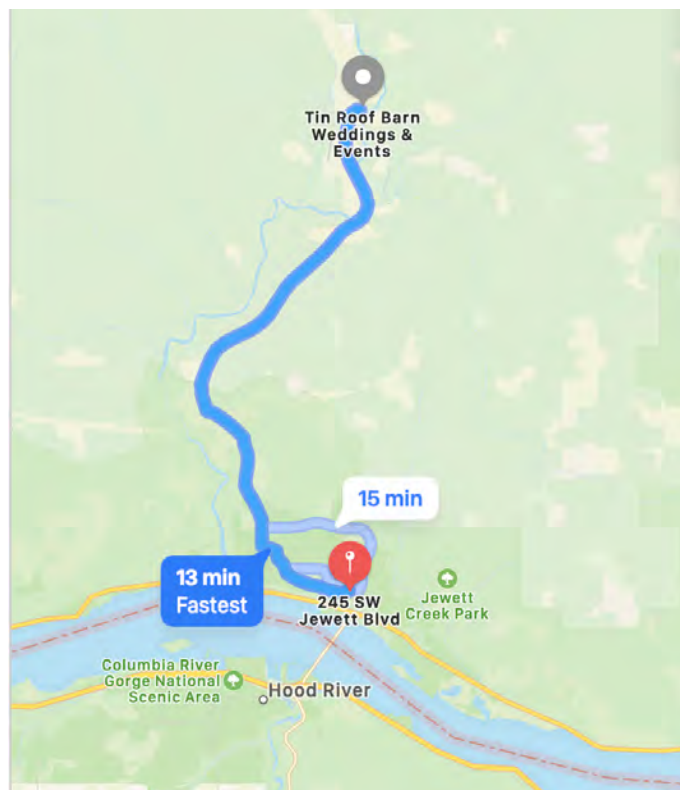
- Our building being the historic home of a beloved member of the community
- Our expansive outdoor seating area

- Our premiere locally-sourced product on par with industry trends
- Our staff of local high students
- Our broader mission and vision to be the “third home,” where residents and guests can gather, share ideas, and connect.

Competitive Analysis: Wedding Industry

The two closest competitors by proximity the Gathering Place faces in the White Salmon area are Tin Roof Barn and Gorge Crest Vineyards.

Tin Roof Barn is located about 9 miles outside of downtown White Salmon in Husum, WA. They are available for weddings from May through October on Fridays, Saturdays and Sundays. The property consists of a barn to host the reception, an outdoor patio for the ceremony, and a pavilion in case of inclement weather. They can host up to 190 guests, and are mid- to high-range venue. Additionally, there is a meadow on the property to host an outdoor ceremony with limited attendance. The grounds include views of orchards and rolling hills, and ample parking. A bridal suite, groom’s room, and a plumbed restroom facility are included. There are no accommodations on site. As stated on their website, “Most couples choose to stage their guests 15 minutes from the venue in Hood River” (Tin Roof Barn, n.d.).

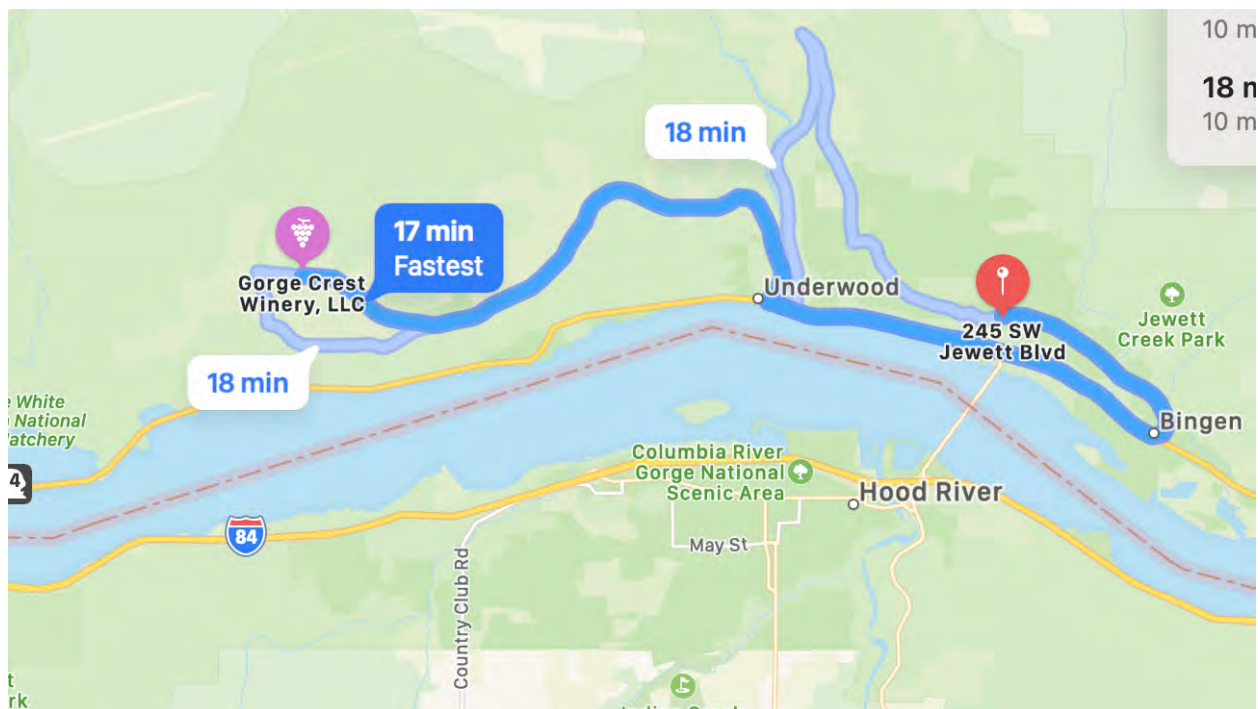


(Google Maps, Distance from The Walker House to Tin Roof Barn, December 2021.

<https://www.google.com/maps/dir/245+W+Jewett+Blvd,+White+Salmon,+WA+98672/Tin+Roof+Barn,+Birddog+Road,+White+Salmon,+>

WA/@45.770971,-121.5416417,13z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1s0x54960e0197078a71:0xf3214e427d566b40!2m2!1d-121.4897702!2d45.7275655!1m5!1m1!1s0x54966cb5add9f301:0x580b509fa93409a6!2m2!1d-121.486885!2d45.8145256!3e0.)

Gorge Crest Vineyards is located approximately 9 miles outside of downtown White Salmon in Underwood, WA, and is available to host weddings from May through October. They are an award-winning wedding venue, with a traditional barn-style venue for outdoor and indoor events, covered porches, extensive vineyards and orchards, and a clear view of Mt. Hood. They can accommodate approximately 150 guests and do not provide lodging on site. There is ample parking, a bridal party suite, dedicated catering facilities and high-end bathrooms. They are a high-end outdoor wedding venue (Gorge Crest, n.d.).



(Google Maps, Distance from The Walker House to Gorge Crest Vineyards, December 2021.

[https://www.google.com/maps/dir/245+W+Jewett+Blvd,+White+Salmon,+WA+98672/Gorge+Crest+Vineyards,+Kollock+Knapp+Road,+Underwood,+WA/@45.7359567,-121.5647202,13z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1s0x54960e0197078a71:0xf3214e427d566b40!2m2!1d-121.4897702!2d45.7275655!1m5!1m1!1s0x54960c5cdf7c68cb:0x1cc66e814dca8a6!2m2!1d-121.594287!2d45.731947!3e0.\)](https://www.google.com/maps/dir/245+W+Jewett+Blvd,+White+Salmon,+WA+98672/Gorge+Crest+Vineyards,+Kollock+Knapp+Road,+Underwood,+WA/@45.7359567,-121.5647202,13z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1s0x54960e0197078a71:0xf3214e427d566b40!2m2!1d-121.4897702!2d45.7275655!1m5!1m1!1s0x54960c5cdf7c68cb:0x1cc66e814dca8a6!2m2!1d-121.594287!2d45.731947!3e0.))

The Gathering Place's Overall Competitive Advantages

Supporting Local Businesses: In alignment with our mission to being the place that residents and visitors can gather, while creating a social, cultural, and economic sustainable model that benefits the community, our required vendors that clients will have the option to choose from will be the local businesses in White Salmon and the

neighboring towns:

- Food and Beverage: Everybody’s Brewing, Feast Market, Le Double Trouble, Henni’s, North Shore Cafe, Pixan, White Salmon Bakery, and Pizza Leona.
- Florist: Trellis Flowers and Gifts
- Equipment Rentals: Hood River Rentals
- A list of local photographers, DJs, and other professional wedding services

Across the street from our location is The White Salmon Inn, and less than 2 miles away is The Society Hotel. We will build a partnership with these two main lodging facilities to be the accommodations we recommend. Guests will also have ease of access to patronize local businesses during their stay.

Reduced-Fee Weekday Option: The Gathering Place will also provide the option to host a weekday wedding at a reduced rate. We aren’t able to accommodate more than 75 guests or an indoor wedding, but tents will be available for rent. We aim to only book 2 weddings a month, leaving ample space to reschedule if needed. We will also accommodate weddings in April, a month not currently offered by both locations.

Mid-Range Budget: Hosting a wedding at our venue will be for the budget-conscious, boutique-wedding consumer wanting beautiful grounds, a Mt. View, and the *feel of home* but with the elevated experience of not being one’s home. It will be a town effort to provide the amenities needed, and will bring the spirit and legacy of all the memories of the beloved Walker Family to life.

Substitute Goods

The Elks Lodge, community parks, and personal homes are substitute goods. They provide an option for the budget-conscious consumer. We aim to offer an option in the moderate range with an enhanced venue experience.

Market Analysis

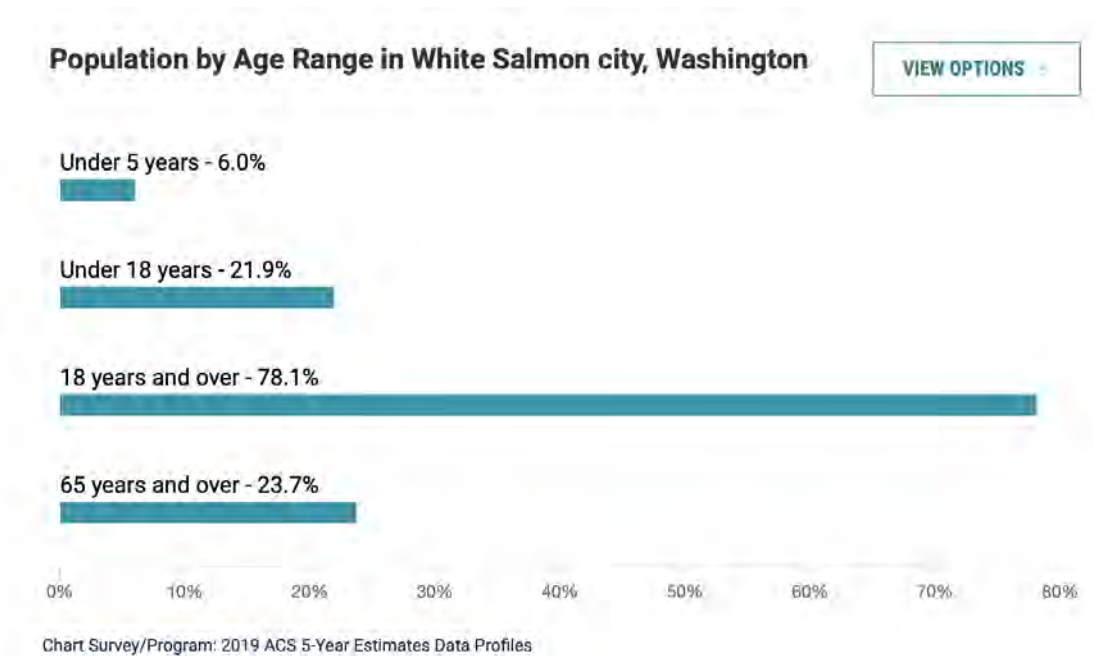
Our industry and competitive analysis focused on our two largest revenue streams. It demonstrated how they will provide funding, and build a sense of community and economic benefit to the town, supporting our mission.

For the Market Analysis, we will focus on the wants and needs of the target market segments of the town, including the citizens, local businesses, and City Council. We will address how The Gathering Place’s programs and services meet those needs, and how the major revenue streams from the ice cream parlor and wedding venue play a critical role in building community.

Citizens Target Market Segment

Demographics & Geographic Attributes: According to the City of White Salmon’s Comprehensive Plan, the population of White Salmon in 2020 was estimated to be 2,710 year-round residents. Even with a population growth of 19% in eight years, White Salmon continues to maintain its small village-like feel (White Salmon Comprehensive Plan 2021, 1). Additionally, target residents live outside of the city limits in the White Salmon Urban Exempt Area and greater Klickitat County, with an estimated population of 22,735 (United States Census Bureau 2020). Common to more rural communities, many residents outside of city limits see themselves as part of the White Salmon community. Due to the pandemic, White Salmon has also experienced an influx of remote workers, who may not be reflected in this data (Commissioner Gilchrist 2021, 4).

In 2019, the median household income in White Salmon was \$55,652, the median property value was \$339,700, and the homeownership rate was 60.4%. Of the population, 76.8% identified as white, 19.6% as hispanic, and 2.74% as multiracial. The median age is 44. People in White Salmon are getting older. In 2018, the average age of all residents was 41 (Data USA 2019).



Critical Needs: Psychographic and Behavioral Attributes

During the City’s visioning process for the Comprehensive Plan, residents were asked what makes White Salmon special that they would want to protect or enhance. They answered by saying, “Small town character, natural beauty and views, access to nature and recreation, public spaces, small geographic size and vibrant downtown.” Residents also shared about wanting amenities for youth and seniors, and keeping business small-scale and local (White Salmon Comprehensive Plan 2021, 2).

At the City Council meetings, citizens have the opportunity to provide a public comment. During the meeting on October 20, 2021, when the Council was deciding on whether to take the next steps in the process to purchase The Walker House, the following comments were made by community members in support of purchasing the home (City of White Salmon City Council Meeting 2021).

“We envision ways to add to civic life through artist residencies, retreats for organizations and local businesses and staff ... and for the benefit of the town.”

- community member

"I see it as a beautiful place families could go to with benches, gardens, to get an ice cream, to have events in the building ... just a beautiful place that could belong to everyone, forever."

- community member

"This investment will return tenfold for generations to come ... the property would be the nexus of the city as a place to gather for events, during holiday times, and by creating other new events - have it be the people's home ..."

- community member

"We are in support of this purchase ... we were very fortunate to have met and visited with Margaret Walker and know what she meant to the community... a legacy would be created by a member of our community."

- owners of The White Salmon Inn

White Salmon is also a town of traditions, which we aim to add to. Each year, the town gathers in the local bank parking lot for the lighting of the town Christmas tree. Volunteers bake hundreds of cookies, distribute hot cider, and bring their outdoor fire pits to roast marshmallows for anyone to enjoy. The fire department shows up with Santa Claus and surprises all the kids. The Mayor leads the community in a countdown to light the tree. Everyone is filled with joy, solidarity, belonging, and the holiday spirit. With interest and support from the city and community, we look to host and create with others new traditions similar to this.

How We Meet The Needs of Citizens

The Gathering Place's values of service, empathy, and community-minded embody who Margaret Walker was and how she lived her life. Our programs and services are a direct result of the citizen's requests. Our mission is to serve and enrich the lives of the community through a sustainable social, cultural, and economic model that benefits the community at large.

Programming:

- **Our annual events** will bring the community together around different holidays, important times of the year (such as back to school/end of school), and the change in seasons. They will be inclusive to the various cultures and ages in our community, with a specific focus on youth, seniors, and our hispanic community.

Examples: Start of spring celebration/May day, easter egg hunt, back to school barbeque, and a start of summer swaray. With each event there will be a light

programming component to bind the community in a shared experience.

- **Our community dinners** fill a gap in the market for residents of all ages and backgrounds to come together and get to know one another in an intentional way around a meal. They will be an opportunity to meet people who are “outside” one’s normal social circle, as well as be a way for new residents, residents who are not part of a couple, and those who work remotely to find social connection. Our goal is to build commonality, empathy, and a shared sense of belonging.

According to University of Oxford’s Professor of Psychology, Robin Dunbar, in his study on how social eating connects communities he shared, “This study suggests that social eating has an important role in the facilitation of social bonding, and that communal eating may have even evolved as a mechanism for humans to do just that.” Peter Stewart, Exec Director of Eden Project said: ‘Social eating clearly plays a key role in the development of community life and the happiness of individuals within that community – 75% of respondents recognised that making an effort to see someone more often was best done by sharing a meal. As this research shows, sharing food can help strengthen community bonds – and it’s also really good fun!’ (University of Oxford 2017).

- **Our seasonal ice cream parlor** is *the anchor* to becoming the place in town where everyone can gather given that ice cream is a universal product loved by the masses. 98% of American households purchase ice cream (National Frozen & Refrigerated Foods Association 2017), and 291.09 million Americans consumed ice cream and sherbet in 2020 (Statista 2021).

White Salmon’s small-town charm and access to recreation has attracted many people and young couples with a desire to raise their children outside of large metropolitan areas (White Salmon Comprehensive Plan 2021, 34). 21.9% of the White Salmon population are under the age of 18, and local and regional families are the primary customer group for ice cream parlors (International Dairy Foods Association, n.d.). The ice cream parlor fills the gap in the market, as one does not exist within the town, while fulfilling the mission of The Gathering Place to be the social nexus of the community.

- **Our retreats, outings, workshops, and social events** will consist of programming related to the interests and hobbies of our community, such as outdoor recreation, gardening, canning, mushroom foraging, arts, parenting, aging, wellness, remote

working challenges, etc. We will also seek input from the community through outreach efforts.

Example Workshop: *The two biggest challenges for remote workers are learning how to unplug after work (22%) and a sense of loneliness (19%) (Simovic 2021). We will provide an in-person workshop targeted to the remote worker segment on how to create work/life boundaries, while providing an opportunity to connect with other remote workers living in the community.*

Example Outing: *Hiking is a favorite hobby of most residents. We will invite hikers to join us at The Gathering Place for a quick breakfast provided by the North Shore Cafe or The White Salmon Baking Company. We'll get to know one another, and to then set an intention for our group hike. We'll carpool or walk to a local trail, enjoy the hike together, and then finish it off at one of our local establishments for a refreshment.*

Example Retreat: *According to the West Health Institute/NORC Survey on Aging in America—the most comprehensive national survey to gauge the hopes, fears, attitudes and perceptions of aging throughout each decade of life for adults 30 and older, health is the top priority (2017, 6).*

Americans' priorities differ little across age groups in terms of what percent say each is very or extremely important, but there are shifts in the rankings across the decades.

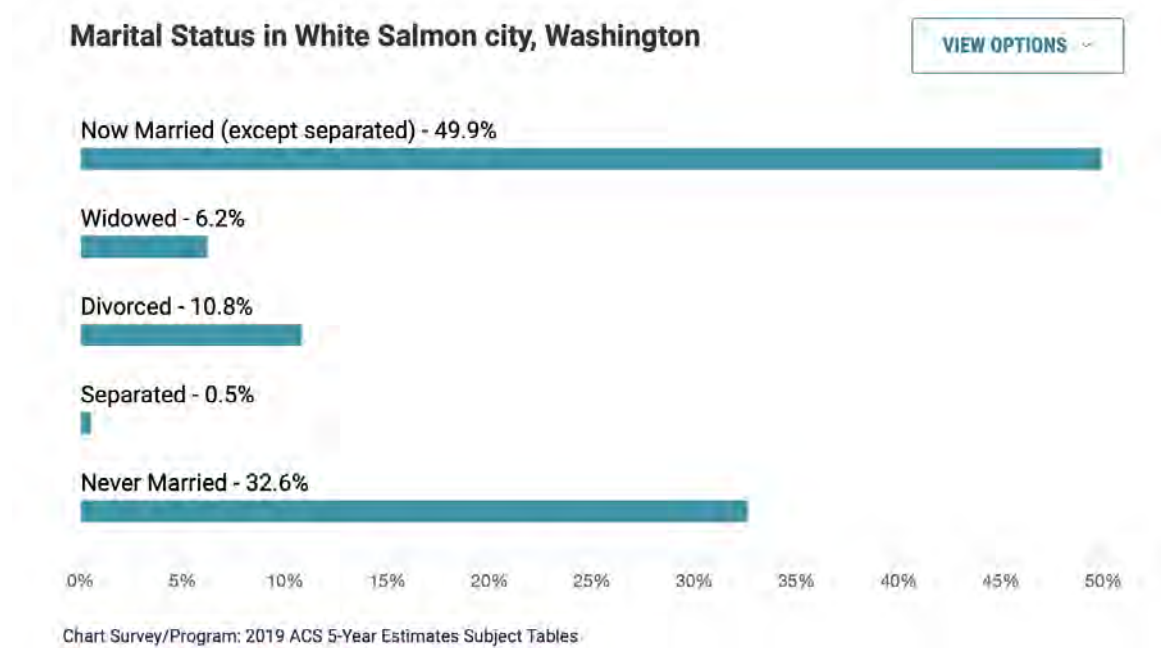
	Top Priority	Second	Third	Fourth	Fifth
30s	Health (91)	Respect (87)	Financial security (86)	Independence (86)	Close relationships (85)
40s	Health (91)	Financial security (88)	Independence (87)	Close relationships (85)	Respect (84)
50s	Health (94)	Independence (90)	Respect (87)	Financial security (86)	Close relationships (85)
60s	Health (94)	Independence (90)	Close relationships (88)	Financial security (86)	Respect (85)
70 and older	Health (96)	Close relationships (92)	Independence (90)	Financial security (87)	Respect (84)

(West Health Institute/NORC at the University of Chicago Survey on Aging in America, *Perceptions of Aging during Each Decade of Life after 30*, March 2017. https://www.norc.org/PDFs/WHI-NORC-Aging-Survey/Brief_WestHealth_A_2017-03_DTPv2.pdf)

We will host day-long and weekend-long retreats with a holistic health and wellness focus. The Gathering Place will be our home base, where we'll host educational programming taught by local practitioners. We will partner with our

neighbors, Samadhi Yoga, to host yoga and meditation portions. We will enjoy dinner together at a local establishment. Out-of-town guests can enjoy lodging at The White Salmon Inn across the street.

Example Social Event: Half of White Salmon residents are not married, and currently in town there isn't an opportunity to be in community at night without going out to a restaurant or bar (United States Census Bureau 2019). We will host social events that bring people to gather around a particular experience, such as screening a documentary film with a talk back session; book clubs and/or book readings with discussion sessions; conversational circles about life's big questions; game nights; music nights; and more. These will be limited in attendance (up to 20) to provide a more intimate experience.



(United States Census Bureau, *Marital Status in White Salmon city, WA*, 2019 American Community Survey 5-Year Estimates. <https://data.census.gov/cedsci/profile?g=1600000US5378330>.)

- **Our artist residencies** will include a talented artist residing and creating new work at The Gathering Place for a limited time. The artist will teach workshops of their craft for youth and adults to enhance their skills and provide exposure, as well as a culminating event with a showcase of work for sale. A portion of the proceeds will go back to The Gathering Place.
- **Our boutique wedding venue provides** an important funding solution for the organization's overall mission, making it viable to offer the community programs as

described above. It also gives residents who are seeking a more affordable venue an option, as well as supports the economic health of local businesses. The economic benefit wedding venues provide to local businesses is experienced in other small communities (Appleton 2021).

Additionally, the venue provides tourists looking for a location in The Gorge with beautiful views, a place that also provides a community feel and a sense of home. Being located within the main business district of the town, and within a historic home that can accommodate up to 75 guests, visitors will be immersed in our community with their closest loved ones, as opposed to outside of town.

- **Our retail shop** provides White Salmon branded apparel that is nearly non-existent in town. Currently, local White Salmon business owners sell apparel branded to their establishment; not the town itself. The only retail location residents can find White Salmon branded goods is at the local pharmacy, which began selling a limited run of coffee mugs, t-shirts, sweatshirts, and hats in October 2021. The Gathering Place will ongoingly sell town-branded apparel with fresh, quality designs and products to promote town loyalty and a sense of belonging. The intention is *not* to compete with the local pharmacy and other businesses. We will be in discussion with existing businesses to not compete with the products they are selling, and to offer a selection that complements their goods while enhancing a general town pride.

Design samples:



(Jill Catherine, *White Salmon T-Shirt Designs*, December 2021)

- **Our space** provides the community with *a place* to rent for *their* special events, fulfilling our mission to be “the people’s home.”

Example Rentals: Residents could rent out The Gathering Place for personal events such as baby showers, wedding showers, or birthday parties.

Business Owners Target Market Segment

Demographics & Geographic Attributes:

Commercial businesses are generally located along Jewett Boulevard in the downtown central business district, featuring food and beverage establishments, as well as a local bakery on NE Estes Ave. The most common employment sectors for residents of White Salmon are retail, professional, scientific and technical services, and health care and social assistance (Data USA 2019).



(Data USA, *White Salmon Employment by Industries*, Data from the Census Bureau ACS 5-year Estimate, 2019. <https://datausa.io/profile/geo/white-salmon-wa#economy>.)





Here is a snapshot of local businesses along Jewett and NE Estes that we aim to partner with as our sole vendors:

Pixán Taqueria & Cantina
 4.6 ★★★★★ (138) · Restaurant
 216 E Jewett Blvd · In Wildcraft Studio Sc...
 Closed · Opens 4PM
 "Awesome food and drinks."
 Dine-in · Takeout · No delivery




Pizza Leona
 4.6 ★★★★★ (14) · Pizza Takeout
 100 E Jewett Blvd
 Closed · Opens 4PM
 "Nice and hot when we got it & went home, I had to eat a slice on the ..."
 Curbside pickup



<p>Feast Market & Delicatessen 4.6 ★★★★★ (152) · \$\$ · Pacific Northw... 151 E Jewett Blvd Their website mentions food beverage Dine-in · Curbside pickup · No delivery</p>		<p>Henni's Kitchen & Bar 4.5 ★★★★★ (141) · \$\$ · Bar 120 E Jewett Blvd Closed · Opens 5PM "Food was surprisingly delicious and so were the drinks." Dine-in · Takeout · No delivery</p>	
<p>North Shore Cafe 4.5 ★★★★★ (240) · \$\$ · Brunch 166 E Jewett Blvd Closed · Opens 8AM Sun "Love all of the choices in food and drink." Dine-in · Takeout · No delivery</p>		<p>Everybody's Brewing 4.6 ★★★★★ (511) · \$\$ · Brewpub 177 E Jewett Blvd "Eat drink and be merry here" Dine-in · Curbside pickup · No delivery</p>	

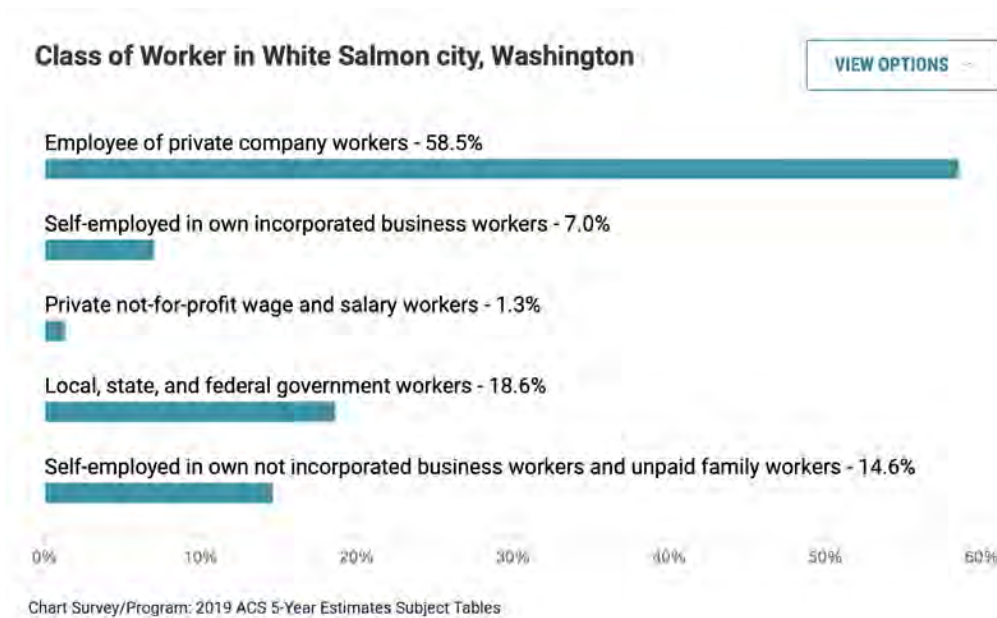
White Salmon Baking Co.
4.7 ★★★★★ (208) · \$\$ · Cafe
80 NE Estes Ave
Closes soon · 3PM
"Excellent food and drinks, friendly staff."
Dine-in · Takeout · No delivery



(Google Maps, *Food and Drink White Salmon, WA*, December 2021.

https://www.google.com/maps?client=safari&rls=en&sxsrf=AOaemvL4bJEQfaDFwTAiSCTub9FAIh6D-g:1639867992905&q=food+and+drink+white+salmon+wa&biw=2112&bih=1088&dpr=2&um=1&ie=UTF-8&sa=X&ved=2ahUKEwiL6fvNuO70AhXzGDQIHwQbDIUQ_AUoAXoECAEQAw.

Additionally, more than 20% of residents are self-employed in some capacity. White Salmon residents have an interest in learning, as demonstrated by the fact that 47% of the town has a Bachelor's Degree or higher (United States Census Bureau 2019).



(United States Census Bureau, *Class of Worker in White Salmon city, WA*, 2019 American Community Survey 5-Year Estimates. [https://data.census.gov/cedsci/profile?q=1600000US5378330.](https://data.census.gov/cedsci/profile?q=1600000US5378330))



Gorge Women in Business >

Private group · 561 members

(Jill Catherine's Facebook Page, *Gorge Women in Business Private Facebook Page Membership Cover Photo*, December 2021.)

Education Attainment (Population 25 Years and Older) in White S...

VIEW OPTIONS

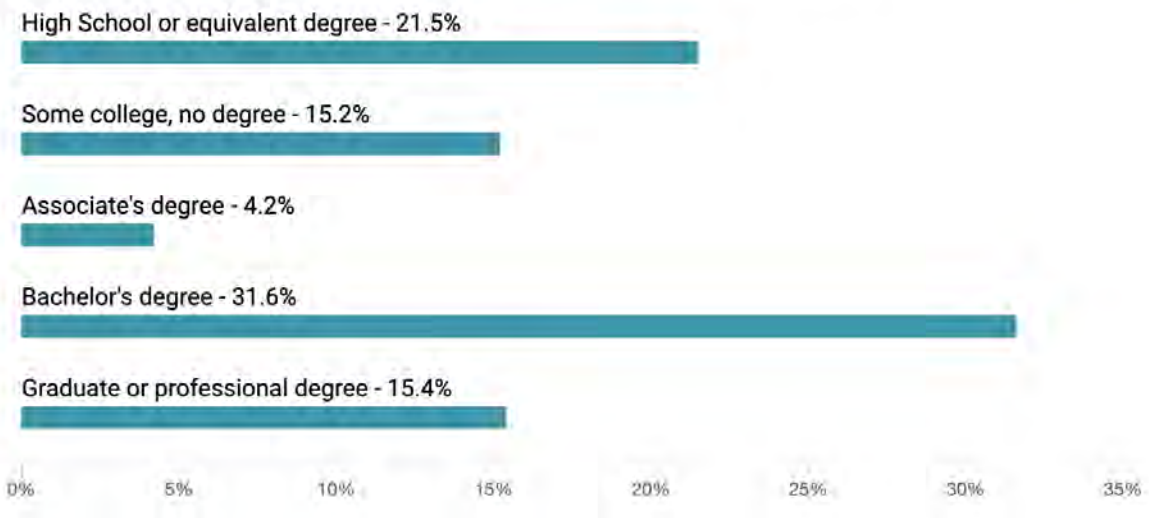


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

(United States Census Bureau, *Education Attainment in White Salmon city, WA*, 2019 American Community Survey 5-Year Estimates. <https://data.census.gov/cedsci/profile?g=1600000US537833>.)

How We Meet The Needs of Local Businesses

- **Our partnership** with local businesses as the sole vendors to support the wedding venue and other hospitality needs of our programs benefits the businesses economically, while also fulfilling our mission to provide a sustainable economic model that benefits the community at large.

***Examples of Partnerships:** We will work with Everybody’s Brewery and Le Double Trouble to be the beer and wine suppliers for weddings and events. We will partner with Henni’s, Pixan, Feast, White Salmon Baking Company, and the North Shore Cafe to cater food. We will partner with The White Salmon Inn to accommodate our guests.*

- **Our space** provides local businesses, sole proprietors, and subject matter experts with a place to rent for meetings, work retreats, intimate holiday events, or to teach classes. This fulfills our mission to be a gathering place for residents outside of their homes or business establishments.

Examples of Rentals: (1) Insitu, one of the largest employers in the area, could rent our space to host a day-long manager’s meeting. Our space provides a more intimate, relaxed setting to team build and think more deeply on business strategies. (2) A resident with a consulting company could rent our space to teach a class on their area of expertise, such as web design, accounting, or digital marketing.

City Council Target Market Segment

Psychographic Attributes and Needs:

The City Council approved the purchase of The Walker House with the vision of it benefiting the community by becoming the “third place” for residents and visitors. The purchase also aligned with the City’s policies outlined in its Comprehensive Plan (City of White Salmon 2021).

The City Council approved the purchase and is looking to identify a way to bring their vision to life, while also supporting the financial cost of the purchase.

How We Meet The Needs of the City Council

The creation of The Gathering Place as a non-profit organization operating out of The Walker House to serve its mission and vision as outlined in this business plan, are in direct alignment with the council’s vision of the home. The organization will also pay a monthly rental fee to the city, offsetting the city’s cost in purchasing the home.

Additionally, The Gathering Place has outlined a collaborative relationship with the council by dedicating board seats to the council members and city staff. This further supports their key interest in the organization keeping a focus on its mission to serve the residents and guests.

Marketing Plan

Our approach to the marketing plan will focus on the unique value our non-profit organization will bring *to drive the community feel* of our programs and services.

Unique Selling Proposition

Our product, The Gathering Place, provides programs and services designed to enrich the lives of residents and visitors to White Salmon, through a sustainable social, cultural, and economic model that benefits the community at large.

It will be described through our Unique Selling Proposition: ***The people's home to gather, celebrate, and enjoy life's big and small moments with others.***

Positioning

We aim for our brand to be seen in our consumers' mind as a friendly place that feels like home, and brings a sense of comfort and safety, while also feeling relevant, fresh, and in alignment with what it means to be a person working, living, parenting, and traveling in today's world.

Our positioning statement is:

“For residents and visitors who are dissatisfied with the lack of charming places and meaningful opportunities to gather with others, our product is an organization that provides both a physical place and purpose to be in community. Unlike other venues and events, we have a historic home in a small-town on beautiful grounds with ample outdoor seating, a seasonal ice cream parlor, and a line-up of modern-day events that get us back in touch with each other, ourselves, and our natural environment.”

Pricing Strategy

We will touch upon the overall pricing strategy of our programs and services, with more detailed attention given to our two largest revenue streams coming from the ice cream parlor sales and wedding venue rentals. There, we will compare our costs to our competitors previously outlined in this plan, but it's critical to note that our main goal of the ice cream sales and wedding venue rentals is to support the community mission of our non-profit.

Weddings: Our Price

The average cost of a wedding venue is \$10,500 (Knueven 2021). We will take a value-based pricing strategy with the budget-conscious consumer in focus to support our community mission. Our venue rental fee will be a flat \$3,500 for the day (11 hours) and up to 75 guests, from April-October. There will also be a \$1,000 wedding coordinator fee, totalling \$4,500. This fee includes access to the grounds and full use of the interior home, including a bride and groom suite. We will offer a 5% discount to residents who choose to host their wedding at our venue, and a 5% discount to any client who chooses a weekday. Clients will need to use our list of catering vendors and pay for (as desired by the client) tent, tables, and chair rentals, dance floor rental, outdoor bathrooms, food and beverage, wedding insurance, and the WA State banquet permit.

Competitor Pricing:

- **Tin Roof Barn:** Tin Roof Barn is located about 9 miles outside of downtown White Salmon in Husum, WA. Their venue fees range from \$5,200 to \$11,600 for guests up to 160, depending on time of year and day of week, for a half day of six hours or a full day of 11 hours. It includes a dance floor, tables and chairs, plumbed bathroom, bride and groom suite. Their coordinator fee starts at \$2000, and clients need to pay additionally for their preferred caterers, insurance and permits (Tin Roof Barn 2021, 5; Tin Roof Barn, n.d.).
- **Gorge Crest Vineyards:** Gorge Crest Vineyards is located approximately 9 miles outside of downtown White Salmon in Underwood, WA. Their venue fees aren't disclosed on their website. We identified they may charge approximately \$9,500 for up to 100. Based on their high-end reputation, award-winning facility, and lack of standardized rates being disclosed on their website, venue costs may be higher than estimated. They have dedicated catering facilities, high-end bathrooms, and a dance floor (Wedding Spot, n.d.).

Ice Cream Parlor: Our Price

We will take a cost-based pricing approach. On average, industry cost estimates are generally \$.55 to .62 per 4 oz scoop, plus another 5 cents for cup and spoon or cone for a total of .60 to .67 cents per scoop. Recommended retail is \$2.50 to \$3 per 4 oz. for the standard ice cream shop (Williams 2010).

We will serve a premium ice cream product and will charge \$2 for a baby scoop (2 oz), \$3.50 for a small (4 oz), and \$5 for a large (6 oz).

Ice Cream Parlor Donations: Given the community-building mission of our organization, we will provide a “dip jar” option for our customers to support our mission. It’s become common in food and beverage businesses to ask for tips to help support operations. For profit-generating revenue streams that support non-profit causes, more social enterprises are inviting customers to tip to support the organization’s mission. An example of this is Cafe at 407, where each tip at the coffee shop register supports the work of their non-profit, Ophelia’s Place (Cafe at 407, n.d.). We will do the same at our ice cream parlor by providing a donation option through our point of sale system. We will have signage at the counter that communicates this and how donations will go to support the costs of our annual community events that are designed to create new traditions. These events would be free or at a low cost to our community, so the donations will help support our expenses to put on the events.

Competitor Pricing

- Pizza Leona is located about 50 yards from The Gathering Place. Their soft serve vanilla ice cream costs \$3.50 for a 3.5 oz with sprinkles and \$6.50 for 5.5 oz with sprinkles (Pizza Leona, n.d.).
- Mike’s Ice Cream is located in Hood River, Oregon. It’s approximately 5 miles from downtown White Salmon and requires White Salmon residents to travel over a toll bridge. They don’t provide access to their menu or pricing online. For the sake of their price comparison, we took a look at Cold Stone Creamery, whose prices range from \$5-\$5.75 with additional costs for add-ons and cones (Lilian 2019).

Community Events and Space Rentals: Our Prices

We’ll use a price segmentation strategy for some of our community events and a cost-based pricing strategy for others. Each event will vary in what we aim to do and who we aim to serve, which will determine the pricing strategy we choose.

Some of our annual events around creating traditions and seasons will be free, donation based, or a modest entrance fee. Any pricing for these events will be approached with a cost-based strategy.

Our community dinners, social events, retreats and workshops will be fee based on a price segmentation and/or a cost-based strategy. We will aim to add at least 30% to the cost of the event to generate revenue, and will set the price of the event dependent on the target market segment.

For example, each month we will host a few community dinners. One dinner will offer a more simplified menu, reducing our food costs and resulting in a modest fee of \$25 to attend the dinner. Another community dinner will have a more sophisticated menu with higher food costs, resulting in a \$75 fee. We also aim to offer sliding scale fees for select dinners.

Another example would be a social event that's a film screening of a documentary with a talk back session and light refreshments. This event may be limited to 20 people for a fee of \$10 to cover the costs of the event and generate revenue.

The public will be able to rent our facility for the following fees and up to 50 people. We will use a market-based pricing strategy with our community-building mission in focus. There are limited facility options in White Salmon for residents and businesses to rent space to gather. The main competitor is The Society Hotel in Bingen. They offer a few space options to rent, ranging from \$75/hour, \$300 for four hours, and up to \$1,000 for a full day, accommodating anywhere from 14 to 100 people (The Society Hotel 2021, 14-16).

Our rental fees:

- For a community member or organization = \$50/hr
 - \$175 for a half day, \$350 full day
- For a corporate client = \$75/hr
 - \$275 for a half day, \$550 for a full day

Retail Shop: Our Price

We will use a cost-based pricing approach for our retail items with a clothing industry average mark-up of approximately 100%, and at times up to 200% based on items donated to us and printed at a reduced rate by Aloha Ink, due to our non-profit mission (Funding Circle 2020).

Annual Memberships: Our Price

We will offer a membership to The Gathering Place for an annual fee of \$89, as part of our annual fundraising campaign. This membership gives our community members with a vested interest in our mission a way to give a one-time unrestricted donation through targeted fundraising campaigns and receive the benefits of:

- Invitation to two membership-only social events
- 10% discount on rental fees and at the retail shop
- First access to select special events

This provides The Gathering Place with unrestricted cash flow to support the organization and fulfill the mission.

Distribution

The Gathering Place will be located in The Walker House at 245 W. Jewett Blvd, within the White Salmon business district and the heart of the community. The home belonged to the Walker family, an anchor in the community. Margaret Walker was a longtime servant to the people of White Salmon. She was a tireless volunteer that everyone knew and loved. She brought people together, and has left a legacy. The home is the perfect place to fulfill our mission to enrich the lives of others, bring people together in meaningful ways, and become the people's home.

Our community events, workshops, retreats, and space rentals will take place on the property, and the facility will be available as a wedding venue. Residents and visitors will purchase tickets to our programs, rent space, and secure the wedding venue through our website www.thegatheringplace-whitesalmon.org. Wedding consultations will occur on the phone and also happen in-person for clients within the area.

The ice cream from our parlor will be distributed from the kitchen window, which will serve as the ice cream parlor counter.

Our retail items will be sold and available for purchase within our facility.

Promotional Strategy

Our promotional strategy will focus on the promotions of The Gathering Place at The Walker House. We will employ a strategy that involves personal selling, advertising and public relations.

Personal Selling: A key component to the Executive Director role is building relationships with stakeholders and the community at large. The Executive Director will execute personal outreach efforts by:

- Meeting with local businesses, non-profit organizations, school leaders, and community groups to personally introduce The Gathering Place, begin a dialogue about opportunities to collaborate, share how its programs and services can support their organization, and gain any initial input/feedback they would like to see.
- Contacting local funders and granting establishments who provide meet-and-greet opportunities to introduce The Gathering Place.
- Attending local and regional conferences, Chamber of Commerce networking events, and other business networking events.
- Attending community events where there are opportunities to have a table or booth.
- Connect with community sports leagues to emphasize the ice cream parlor and explore opportunities to partner/sponsor.

The student staff at the Ice Cream parlor will also engage in a form of organic selling through their friends and family.

Advertising: The Digital Marketing Specialist will work with the Executive Director in creating a social media marketing campaign that involves a promotional mix of generating our own social content, employing paid media strategies, working to gain earned media, and identifying target market audience research for all our programs and services.

- Owned media: We will post multiple times a week on Facebook, Instagram and TikTok with videos and images that tell our story and the story of our community in a creative way that also communicates our offerings.
- User-generated content: We aim to create a positive experience for those who attend our programs and events, and rent our space. We will prompt them to post about us on social. We will have signage in The Walker House and at the ice

cream parlor with invitations to post on social. We will also have outdoor props that encourage picture taking to be shared on social media.

Additionally, the front stairs of The Walker House are an ideal place to take family pictures. We will host “family picture days” at certain times of the year, and will hire a photographer to take family portraits at no cost. We will invite people to share these pics afterwards.



(Photo by Jill Catherine, *The Walker House Front Stairs*, October 2021).

- Paid media: We will run paid ads on social media for a flat fee for certain events and the wedding venue, targeting geography, demographics, behavior, and context.

The Digital Marketing Specialist will have strong technical skills to be able to execute effective paid media strategies. They will be responsible for reporting on key performance indicators, conversion rates, and our return on our advertising spend.

Search Marketing: We will invest in the search engine optimization of our website by building a user-friendly website; offering relevant content around keyphrases such as weddings, building community, isolation, social connection, and remote working; and by establishing a trustworthy site through link building from our stakeholders, partners, and business vendors.

Email Marketing: Building our email list will be a priority from the start and we will use MailChimp, a general data protection regulation compliant service with transport layer security encryption, as our provider. We will build our list through invitations on our website, attending our events, renting our space, becoming a member, and a donor. We will send short, high-impact newsletters with targeted communications to our various list members on a consistent basis to keep them engaged. We will also offer promotions for our ice cream parlor and retail shop, such as buy 1 ice cream and get 1 free coupon. Email marketing will be the main source of outreach to promote our annual fundraising seeking members.

Signage and flyers: We will place sandwich board signs on the sidewalk in front of our facility with a small postcard about our offerings that pedestrians can take as they pass by. We will hang posters and leave postcards in local establishments.

Public Relations: The Executive Director will send press releases to local media about upcoming events, program successes, social and economic benefits to the community, key collaborative partnerships, and grants received. Additionally, the Executive Director will reach out to wedding bloggers and influencers nationally and within The Gorge, pitching differentiators and success stories from The Gathering Place.

Word of Mouth: White Salmon is a small town where word-of-mouth advertising has a significant impact. Our execution and customer service will be critical for this form of advertising to be most effective. We will employ the “customer is always right” approach in that our performance will aim to align with our values: service, empathy, and community-minded. We will listen first and respond with a positive, forward-thinking solution.

Year 1: Our promotional strategy will focus on **creating brand awareness** in the community and communicating a net positive social, cultural, and economic impact. Our

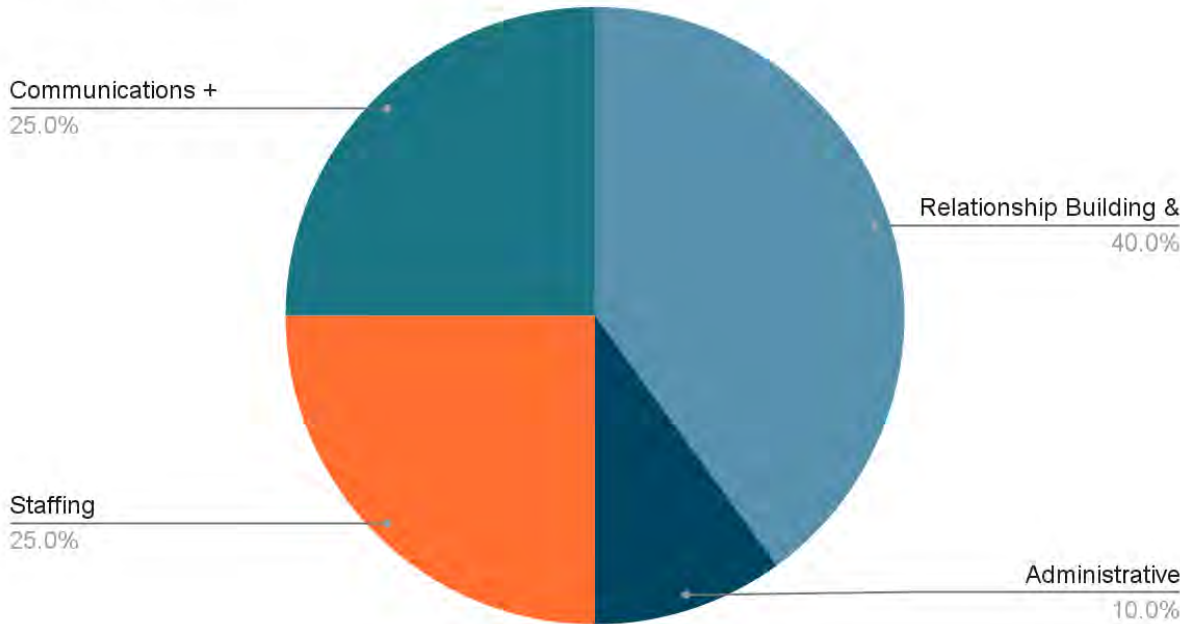
goal will be to generate enough attendance, engagement, and sales to cover the cost it takes to fulfill our mission.

Year 2: Our promotional strategy will build upon our brand awareness by focusing on **our brand recognition** and communicating a net positive social, cultural, and economic impact. Our goal will be to increase attendance, engagement, and sales by leveraging the success stories and impact we demonstrated in year 1.

Year 3: Our promotional strategy will focus on **our brand loyalty** and communicating a net positive social, cultural, and economic impact. Our goal will be to leverage year 1 and 2 impacts to increase private donations.

Operations Plan

The Executive Director will spend about 40% of their time building relationships and creating/executing programs, 25% with communications and marketing, 25% managing staff, and 10% on administrative duties.



The Gathering Place will be open year-round for drop-in visitors on Thursday-Sunday from 10am-3pm. This will include the retail shop and visitor center. Events will occur year-round on specific days and times, both during the week and weekends. The Executive Director will be present during the majority of these times, along with student and community volunteers. We will recruit volunteers through our partnership with community organizations and the White Salmon School District.

The Executive Director will aim to recruit a local Digital Marketing Specialist through word-of-mouth references, the Chamber of Commerce, White Salmon Community Facebook pages, and LinkedIn.

Merchant Provider: The Gathering Place will use Square as the point of sale system and merchant provider for our retail shop, ice cream parlor, and wedding venue. Square provides Level 1 Payment Card Industry compliance, uses industry-standard cryptographic protocols and message formats when transferring data, delivers systematic security updates on servers and equipment, follows secure coding guidelines recommended by the Open Web Application Security Project, and prohibits storage of card numbers, magnetic-stripe data, and security codes on client devices (Square, n.d.).

Ice Cream Parlor: The ice cream parlor will be open seasonally from March 1st - October 31st, and staffed by high school students. From March 1st-June 15th, the hours of operation will be Monday-Friday from 3-8pm, Saturday and Sunday from 12-8pm. From June 15-August 15 when students are out of school, it will be open Monday-Sunday from 12-9pm. From August 15-October 31st, it will be open from Monday-Friday from 3-9pm, Saturday and Sunday from 12-9pm.

Students will work 4 hour shifts with a paid 10-minute rest per WA law, with approximately two students during most shifts at peak times (Washington State Department of Labor & Industries, n.d.). Identified students will work as shift leaders, helping to manage opening and closing duties, inventory, and scheduling. All students will report to the Executive Director, but the shift leads will have more responsibilities, an increase in pay, and training with the Executive Director and their shift leader peers as part of a Young Leaders Training Program. We will recruit students through a partnership with the White Salmon School District.

We aim for Tillamook to be our ice cream supplier given their local connection and premium quality product. We will explore two additional supplier bids for due diligence. Frozen Dessert Supplies, and WebstaurantStore Food Service Equipment and Supply Company will be our vendors for equipment and supplies.

Wedding Venue: The Gathering Place will be available to rent as a wedding venue from April-October. We aim to book 2 weddings a month during that time, and will rent out the facility as a full day from 12pm-11am. When the facility is rented for a wedding, the ice cream parlor will not be open to the public and no other programming will occur. The limitation of wedding bookings is intentional to keep the facility open to conduct the other mission-driven, community-building activities. The Executive Director will serve as the wedding coordinator.

Clients will have the option to choose their food and beverage from our list of required local vendors located in White Salmon. We will recommend accommodations and other equipment rentals.

- Food and Beverage: Everybody's Brewing, Feast Market, Le Double Trouble, Henni's, North Shore Cafe, Pixan, White Salmon Bakery, and Pizza Leona.
- Accommodation Recommendations: The White Salmon Inn, The Society Hotel (in Bingen)
- Florist: Trellis Flowers and Gifts
- Equipment Rentals: Hood River Rentals

Financial Plan

Capital Requirements

We raised \$20,000 from a Kickstarter campaign to fully fund our start-up costs, which are directly related to the costs to launch our services. These financial requirements include the interior designer and wedding consultant providing a discounted rate given we're a non-profit organization.

Overall, the house is in excellent condition, but as the property owner, the City of White Salmon will incur the cost to update the building to be a commercial location, as well as making general improvements to the interior and exterior of the home.

START-UP COSTS		
ICE CREAM SHOP		
	Ice Cream Dipping Cabinet	3,000
	Chest Freezer	1,200
	Ice cream scoopers and spades	50
	Picnic Tables	1,000
	Chairs	750
	TOTAL	6,000
WORKSHOPS/EVENTS		
	Interior Designer	1,000
	Paint, Décor, Furnishings	2,500
	Furniture (dining room table, chairs, living room furniture, folding chairs)	5,000
	TOTAL	8,500
WEDDINGS		
	Bridal Sweet & Groom Room Upgrade	2,000
	Consultant	500
	TOTAL	2,500
TECHNOLOGY		
	Computer, Screen & Printer, Phone	2,500
	Square laptop stand	170
	ipad	330
LEGAL		
	Non-profit formation	500
TOTAL		20,000

Summary Financial Projections

	2022	2023	2024
Revenue	194,700	203,821	221,480
Gross profit	179,500	186,597	202,580
Gross margin	92%	92%	91%
Net income	23,429	36,827	45,616
Net margin	12%	18%	21%

Assumptions

Overall Assumptions: We've made the general assumption that it will take time for our community and visitors to discover The Gathering Place, and all of the programs and services offered. It takes time to build brand awareness, recognition and loyalty. As a result, we've made very conservative estimates that align with organic growth over three years.

Our **fixed operating expenses** include:

Fixed Expenses	Year 1	Year 2	Year 3
Rent	24,000	24,720	25,461
Utilities	9,000	9,270	9,540
Insurance	500	500	500
Marketing	1,000	1,500	1,500
Fundraising	-	-	-
Technology	1,200	1,200	1,200
Executive Director	55,000	60,000	65,000
Digital Marketing Specialist	15,600	16,120	16,640
Ice Cream Staff	29,000	30,000	30,600
Artist in Residence		5,000	5,000
Professional services: payroll, accounting	600	600	600
State incomes tax on revenues - Business & Occupation Tax	800	860	923

We assumed an industry standard 3% increase to rent and utilities each year (Guglielmo and Trowbridge, n.d.). We will invest more in marketing in years two and three as we generate more cash flow. Word of mouth and relationship building are priorities in growing the organization. The Executive Director salary includes payroll taxes and is under median salary trends (PayScale, n.d.). This results in a \$5,000 pay increase each year to get closer to the median salary range. The Digital Marketing Specialist is a contract, hourly position, working approximately 10 hours a week at a rate of \$30/hour. Their pay reflects a 3% inflation pay increase each year. The ice cream staff are paid the minimum wage in WA, which is \$14.49 in 2022, and includes a projected 2% inflation pay increase each year (Washington State Department of Labor & Industries, n.d.).

Our artist residency program takes place in years two and three, and a portion of the grant we receive to host the residency will be paid to the artist. Washington's Business & Occupancy tax is 0.471% and is on revenue from sales on business-related services, programs and events, not including grants or donations (Department of Revenue Washington State, n.d.). We will file a 990 form to be in compliance.

Ice Cream Parlor: Mike's Ice Cream in Hood River generates approximately \$245,307 in sales (dun & bradstreet, n.d.). We've made the assumption that it will take time for our community and visitors to discover our seasonal ice cream parlor, which is reflective in our sales projections. In year one, we project \$62,500 in sales with an average sale of \$4.25; in year two, a 15% increase to \$71,875; and in year three, a 10% increase to \$79,000. Due to seasonality, sales are lower in March and April at \$5,000 a month, and increase to peak season sales at \$10,000 a month from June-August. We expensed \$14,000 in inventory annually, averaging \$35 for a tub of premium ice cream, and increased expenses each year by the growth in sales (Williams 2010).

Other assumptions that influence our sales:

- Our ice cream parlor will offer a more limited menu as compared to Mike's, which includes more expensive sundae options, shakes and smoothies.
- White Salmon receives less tourists than Hood River.
- White Salmon residents will still enjoy Mike's Ice Cream at times, but will make us their hometown go-to parlor.

Wedding Venue: Tin Roof in Husum, WA generates approximately \$265,904 in sales (dun & bradstreet, n.d.). We will only rent out our facility for a wedding twice a month from April-October. Tin Roof is not open in April, and given we are the only venue in downtown White Salmon that can host an outdoor wedding up to 75 people, is within walking distance to restaurants, bars, cafes, a bakery, and hotel accommodations, and are reasonably expensed, we project we will be successful in booking at our capacity in year 1. We project \$63,000 in year one with a 2% rate inflation increase each year.

Community events, workshops, and retreats: With programming over 12 months, we estimated a revenue of \$30,000 in year one, averaging \$2,500 month. We'll aim to see 10% growth year over year, as we build upon our brand presence and success each year, our marketing efforts take hold, and our word-of-mouth referrals increase.

Retail: Given there is no competitor dominating the White Salmon apparel goods space, we estimated a revenue of \$4,800 in year one with a 2% growth in sales each year. Other competitors may enter the space. Our retail goals support our mission to build community and local pride. We are not a retail-specific location, so sales volumes are in alignment with attendance at events or visitor drop-ins estimating about 15% of attendees will purchase a product.

Donations and Fundraising: In year one, we estimated \$3,000 in unrestricted public donations over 12 months (about \$250 a month) through four avenues:

- our seasonal community events
- social events
- general fundraising campaigns
- tips at the ice cream parlor

As our social impact increases over the years and people experience the benefits of our programs and services, we will be able to increase our unrestricted donations to \$5,000 in year two, and then to \$10,000 by year three. The Executive Director will also be able to identify higher-level donors in years two and three given the organization will have demonstrated financial health and successful programming outcomes.

Memberships: We project to register 100 members in year one of this targeted fundraising campaign, totalling \$8,900 of unrestricted funding, and then to sustain and grow memberships by 10% each year.

Grants for events: We will apply to the City of White Salmon's Lodging Tax Grant Program each year, and grow our events in size and scope as we gain feedback from attendees, identify opportunities and partnerships, and build our brand (White Salmon City Council Meeting 2021, 2).

Artist Residences: In year one, we will focus on creating and executing our unique and diverse approaches of building community through events and workshops, the ice cream parlor, and wedding venues. In years two and three, we will seek and identify grant opportunities of various sizes, totalling up to at least \$10,000, to support our artist residency program. Granting agencies we are exploring include:

- Washington State Arts Commission
- Seattle Foundation
- ArtsFund
- Washington Women's Foundation

Break-even Analysis

The Gathering Place will break even in year one with a net income of \$23,429, and will remain cash flow positive in years two and three. Our operating expenses in year one are greater due to start-up costs, and increase slightly due to inflation and wage increases. In

general, we need to generate sales and donations of approximately \$156,000 to cover our expenses in fulfilling the mission of the organization.

In its first year, the ice cream parlor needs to generate sales of at least \$43,000 to cover labor and inventory expenses, and then be able to generate profit to support the organization's overall operational expenses. With eight months in operation, the parlor needs to sell at least \$5,375 each month, averaging 1,264 ice cream purchases per month at an average of \$4.25 per sale.

The wedding venue revenue stream has limited expenses given the client will pay a fee for the venue, for the Executive Director's time in wedding coordination, and vendors for additional needs. To generate this wedding revenue, two weddings need to be booked from April-October.

Risk & Reward Analysis

Some risks The Gathering Place faces:

- Being able to effectively manage a wedding postponement due to inclement weather or other events out of our control, and the economic impact it could have on the organization.
 - Given our limited booking of the home, The Gathering Place is set up to be agile to accommodate solutions.
- A full lockdown due to the pandemic with no in-person meet-up opportunities.
 - Over the past 20 months, we've gained experience and normality in shifting community events online as an interim solution. Our ice cream parlor would still be able to be open for take-away. Our wedding venue rental would be most impacted. As a solution, we could move canceled bookings because of the pandemic to the following year, expanding/doubling the days we book weddings for that particular year given that we have the capacity to do so.

Some rewards The Gathering Place delivers on:

- Fulfilling the mission – enriching the lives of visitors and guests, building community, and creating a sense of belonging
- Providing economic benefit to local businesses
- Enhancing the viability of our town to support its plan to increase tourism

- Materializing the vision the City Council had when purchasing the property, while providing financial support to the city that doesn't fall on taxpayers
- Contributing to the small-town character and charm of White Salmon, while also providing opportunities for community building, business growth, and tourism
- Acting upon the vision the community had for The Walker House and the legacy of Margaret Walker and her home

Exit Strategy

As a non-profit organization, we are not looking for an exit plan. We are looking for viability, engagement, and community impact to sustain our organization. Any financial returns will stay within the organization itself and help to support continuing efforts to actualize the mission.

Financial Statements

We accounted for no fixed assets because our equipment is less than \$5,000. Our revenue is generally unrestricted with some grants being temporarily restricted to the program within our mission they were received on behalf to support.

Income Statement					
Account	Year 0	Year 1	Year 2	Year 3	
Revenue		194,700	203,821	221,480	
COGS		15,200	17,224	18,900	
Gross Profit		179,500	186,597	202,580	
Operating Expenses		156,071	149,770	156,964	
Net Income		23,429	36,827	45,616	

Cash Flow Statement					
Account	Year 0	Year 1	Year 2	Year 3	
Net Income		23,429	36,827	45,616	
Change in Inventory		-	-	-	
Change in Accounts Payable		-	-	-	
Total Operating Cash Flows		23,429	36,827	45,616	
Purchase PP&E		-	-	-	
Total Investing Cash Flows		-	-	-	
Increase in Debt		-	-	-	
Total Financing Cash Flows		-	-	-	
Total Cash Fows		23,429	36,827	45,616	
Beginning Cash		-	23,429	60,256	
Ending Cash		23,429	60,256	105,872	

Balance Sheet					
Account	Year 0	Year 1	Year 2	Year 3	
ASSETS					
Cash		23,429	60,256	105,872	
Inventory		-	-	-	
PP&E		-	-	-	
Total Assets		23,429	60,256	105,872	
LIABILITIES & EQUITIES					
Accounts Payable		-	-	-	
Loan Payable		-	-	-	
Net Assets		23,429	60,256	105,872	
Total Liabilities & Equity		23,429	60,256	105,872	

References

- All Over Albany. 2008. "How big is a scoop of ice cream?" June 10, 2008.
<http://alloveralbany.com/archive/2008/06/10/how-big-is-a-scoop-of-ice-cream>.
- All Points Media. n.d. "Ice Cream Shops." Accessed December 15, 2021.
<http://allpointscs.com/ice-cream-shops/>.
- Appleton, Fallon. 2021. "Local businesses see increase as wedding industry flourishes."
KBTX, June 4, 2021.
<https://www.kbtx.com/2021/06/04/local-businesses-see-increase-wedding-industry-flourishes/>.
- ArtsFund. n.d. "ArtsFund: Grants." Accessed December 18, 2021.
<https://www.artsfund.org/about-arts-fund/grants/>.
- Barry Callebaut. n.d. "Top 10 Trends to Watch in Ice Cream." Accessed December 8, 2021.
<https://www.barry-callebaut.com/en-US/manufacturers/trends-insights/top-10-trends-watch-ice-cream>.
- Blázquez, Andrea. 2021. "Size of the global ice cream market from 2013 to 2024 (in billion U.S. dollars)." *Statista*, July 26, 2021.
<https://www.statista.com/statistics/326315/global-ice-cream-market-size/>.
- Boardable. 2020. "The Most Common Non-Profit Governance Models." June 19, 2020.
<https://boardable.com/blog/nonprofit-governance-models/>.
- Cafe at 407. n.d. "Cafe at 407: Our Story." Accessed December 18, 2021.
<https://www.cafeat407.org/>.
- City of White Salmon. 2021. "2040 Comprehensive Plan Volume 1: Goals & Policies." July 2021: 1, 2, 34.
https://www.white-salmon.net/sites/default/files/fileattachments/planning_commission/page/3431/white_salmon_comprehensive_plan-2021_volume_i-july_toclient.pdf.
- City of White Salmon. 2021. "The Walker House: A 'Third Place' for White Salmon." May 2021.
https://www.white-salmon.net/sites/default/files/fileattachments/city_council/page/10028/walker_house_council_packet-rev.2.pdf.

- City of White Salmon City Council Meeting. 2021. "City of White Salmon City Council Meeting Public Comments." Filmed October 20, 2021. Video, 14:06-25:25. <https://vimeo.com/637511449>.
- City of White Salmon City Council Meeting. 2021. "Lodging Tax Grant Program." October 6, 2021: 2. <https://mccmeetings.blob.core.usgovcloudapi.net/whtsalm-pubu/MEET-Packet-93fdbd20943f40c089680555abbc6f85.pdf>.
- Commissioner Gilchrist. 2021. "City of White Salmon Planning Commission Minutes." *City of White Salmon Planning Commission Agenda*, January 27, 2021: 4. <https://mccmeetings.blob.core.usgovcloudapi.net/whtsalm-pubu/MEET-Packet-d87b87c01e514ce487beb9e5efbc7ae7.pdf>.
- Data USA. 2019. "White Salmon, WA Census Place." Accessed November 15, 2021. <https://mccmeetings.blob.core.usgovcloudapi.net/whtsalm-pubu/MEET-Packet-d87b87c01e514ce487beb9e5efbc7ae7.pdf>.
- dun & bradstreet. n.d. "Mike's Ice Cream." Accessed December 2, 2021. https://www.dnb.com/business-directory/company-profiles.mikes_ice_cream.157ca90e9766252bd239dcbe66ad5f4b.html.
- dun & bradstreet. n.d. "Tin Roof Barn." Accessed December 2, 2001. https://www.dnb.com/business-directory/company-profiles.tin_roof_barn.a7c3e3a16270ac668bcbac0b3a52baf8.html.
- ECONorthwest. 2013. "Economic Impacts of the Port of Hood River." *Port of Hood River*, December 2013: 6. <https://portofhoodriver.com/wp-content/uploads/2015/12/Economic-Impact-Analysis.pdf>.
- Ferguson, Grace. 2019. "What Is an Average Cost for a Payroll Company?" *Chron*, April 9, 2019. <https://smallbusiness.chron.com/average-cost-payroll-company-60675.html>.
- Fortune Business Insights. n.d. "Ice Cream Market Size, Share & COVID-19 Impact Analysis, By Type (Impulse Ice cream and Take Home), Flavor (Vanilla, Chocolate, Fruit, and Others), Packaging (Cup, Cone, Stick, Brick, Tub, and Others), Distribution Channel (Hypermarket/Supermarket, Ice cream Parlor, Online Retailer, and Others), and Regional Forecast, 2020-2027." Accessed December 15, 2021. <https://www.fortunebusinessinsights.com/ice-cream-market-104847>.

- Funding Circle. 2020. "How to Price Clothing." Last Modified March 27, 2020.
<https://www.fundingcircle.com/us/resources/how-to-price-clothing/>.
- Gorge Crest. n.d. Accessed November 15, 2021. <https://www.gorgecrest.com/>.
- Guglielmo, Tony, and Trowbridge, Gene. n.d. "Leasing Lessons: Maximize profit potential through rental increase analysis." CCIM Institute. Accessed December 8, 2021.
<https://www.ccim.com/cire-magazine/articles/leasing-lessons/>.
- Harbor Compliance. n.d. "How to Start a Non-Profit in Washington." Accessed November 12, 2021.
<https://www.harborcompliance.com/information/how-to-start-a-non-profit-organization-in-washington>.
- IBIS World. 2021. "Wedding Services in the US - Market Size 2005–2027." *IBIS World*, November 12, 2021.
<https://www.ibisworld.com/industry-statistics/market-size/wedding-services-united-states/>.
- Insureon. n.d. "How much does insurance cost for nonprofit organizations?" Accessed November 12, 2021. <https://www.insureon.com/nonprofit-business-insurance/cost>.
- International Dairy Foods Association. n.d. "Ice Cream Sales & Trends." Accessed December 2, 2021. <https://www.idfa.org/ice-cream-sales-trends>.
- International Dairy Foods Association. n.d. "The Economic Impact of Dairy Products in Washington Congressional District 3." Accessed December 2, 2021.
<https://idfa.guerrillaeconomics.net/reports/25fda5a7-ec6a-4d89-a5c2-6348d6d0f53d?>
- Jaworski, Kathi. 2016. "Gorge Tourism Studio Baseline Assessment." Travel Oregon, January 2016: 8.
<http://www.gorgecommission.org/images/uploads/pdfs/Columbia-Gorge-Baseline-Assessment-Jan-2016-final.pdf>.
- Jonas, Carla. 2021. "Tying the Knot: 2021 Wedding Statistics and Facts." *The Pearl Source*, November 25, 2021.
<https://www.thepearlsource.com/blog/tying-the-knot-wedding-statistics/>.
- Knueven, Liz. 2021. "The average wedding cost \$19,000 in 2020, about \$10,000 less than the year before." *Business Insider*, January 3, 2021.
<https://www.businessinsider.com/personal-finance/how-much-does-a-wedding-cost>.

- Leave No Trace. 2019. "Columbia River Gorge 2019." Accessed December 3, 2021. <https://lnt.org/hot-spots/columbia-river-gorge-2019/>.
- Lilian, Chef. 2019. "Cold Stone Creamery Menu Prices, History & Review." *Food Well Said*, April 27, 2019. <https://www.foodwellsaid.com/cold-stone-creamery-menu-prices/>.
- National Frozen & Refrigerated Foods Association. 2017. "Here's the Scoop - Americans REALLY Love Ice Cream." *CISION PR Newswire*, June 29, 2017. <https://www.prnewswire.com/news-releases/heres-the-scoop--americans-really-love-ice-cream-300481398.html>.
- Oregon Bride. n.d. "Destination Weddings in the Gorge." Accessed December 15, 2021. <https://orbridemag.com/destination-weddings-gorge>
- Olson, Anna Price. 2021. "The Biggest Wedding Trends to Expect in 2021." *Brides*, June, 14, 2021. <https://www.brides.com/wedding-trends-to-expect-in-2021-5094228>.
- Pawlitz, Rachel. 2017. "Ready, Set, GORge! Campaign to Promote Safe, Fun, Sustainable Travel to the Columbia River Gorge National Scenic Area." *USDA Forest Service*, May 26, 2017. <https://www.fs.usda.gov/detail/crgnsa/news-events/?cid=FSEPRD544198>.
- PayScale. n.d. "Average Executive Director, Non-Profit Organization Salary in Portland, Oregon." Accessed December 15, 2021. https://www.payscale.com/research/US/Job=Executive_Director%2C_Non-Profit_Organization/Salary/5fae392f/Portland-OR.
- Pizza Leona. n.d. "MobileBytes: Online Group." Accessed November 14, 2021. <https://pizzaleona.mobilebytes.com/menu>.
- Riverhood Rentals. n.d. "Rental Collection: Tents + Flooring." Accessed December 15, 2021. <https://www.riverhoodrentals.com/collections/tents-flooring>.
- Seattle Foundation. n.d. "Non-Profits: Current Grant Opportunities." Accessed December 15, 2021. <https://www.seattlefoundation.org/nonprofits/nonprofitgrantopportunities>.
- Sidhwani, Priti. 2019. "Challenges Faced in the Wedding Industry and How to Overcome Them?" *Entrepreneur*, July 3, 2019. <https://www.entrepreneur.com/article/336255>.
- Siegel, Matt. 2017. "How Ice Cream Helped America at War." *The Atlantic*, August 2017. <https://www.theatlantic.com/health/archive/2017/08/ice-cream-military/535980/>.

- Simovic, Dragomir. 2021. "The Ultimate List of Remote Work Statistics - 2021 Edition." *SmallBizGenius*, June 11, 2021.
<https://www.smallbizgenius.net/by-the-numbers/remote-work-statistics/#gref>.
- Society for Human Resource Management. n.d. "Salary Increase Projections 2022." Accessed December 15, 2021.
<https://www.shrm.org/resourcesandtools/tools-and-samples/exreq/pages/details.aspx?erid=145>.
- Stansell, Ben. 2021. "Elsie Bennett hopes to spark joy, community feeling with new Cleveland ice cream parlor and store." *Salisbury Post*, June 6, 2021.
<https://www.salisburypost.com/2021/06/06/elsie-bennett-hopes-to-spark-joy-community-feeling-with-new-cleveland-ice-cream-parlor-and-store/>.
- Statista Research Department. 2021. "Popularity of outdoor weddings in the United States in 2019 and 2020." *Statista*, September 6, 2021.
<https://www.statista.com/statistics/1261081/popularity-of-outdoor-weddings-in-the-united-states/>.
- Statista Research Department. 2021. "Consumption of ice cream and sherbet in the U.S. 2020." *Statista*, July 2, 2021.
<https://www.statista.com/statistics/276929/us-households-consumption-of-ice-cream-and-sherbet/>
- Square. n.d. "Square: Point of Sale Overview." Accessed December 15, 2021.
<https://squareup.com/us/en/point-of-sale>
- The Society Hotel. 2021. "The Society Hotel Bingen: Your Columbia Gorge Getaway." July 2021: 14-16.
<https://thesocietyhotel.com/wp-content/uploads/2021/07/The-Society-Hotel-Bingen.pdf>.
- The Wedding Report. n.d. "2020 Wedding Statistics for Hood River, OR." Accessed December 10, 2021.
https://wedding.report/index.cfm/action/wedding_statistics/view/market/id/26220/idtype/m/location/Hood_River__OR/.
- The Wedding Report. n.d. "2020 Wedding Statistics for Klickitat WA." Accessed December 10, 2021.
https://wedding.report/index.cfm/action/wedding_statistics/view/market/id/53039/idtype/c/location/Klickitat_WA/.
- The Wedding Report. n.d. "2020 Wedding Statistics for Washington." Accessed December 10, 2021.
https://wedding.report/index.cfm/action/wedding_statistics/view/market/id/53/idty

pe/s/location/Washington/.

The Wedding Report. n.d. "2021 Covid-19 Wedding Market Update." Accessed December 10, 2021.

https://wedding.report/index.cfm/action/blog/view/post/pid/1606/title/2021_Covid_19_Wedding_Market_Update.

Tillamook. n.d. "Tillamook: Our Products: Ice Cream" Accessed December 1, 2021.

<https://www.tillamook.com/products/ice-cream>.

Tillamook. n.d. "Tillamook: Our Promise." Accessed December 1, 2021.

<https://www.tillamook.com/our-promise>.

Tin Roof Barn. n.d. "Do you have lodging on site?" and "How much does everything cost?" Accessed November 14, 2021. <https://atinroofbarn.com/faq/>.

Tin Roof Barn. 2021. "Investment: Venue Pricing." February 2021.

<https://atinroofbarn.com/wp-content/uploads/2021/02/VENUE-PRICING-3.pdf>.

United States Census Bureau. 2019. "White Salmon city, Washington: Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles."

<https://data.census.gov/cedsci/profile?g=1600000US5378330>.

United States Census Bureau. 2020. "QuickFacts, Klickitat County, Washington." April 1, 2020.

<https://www.census.gov/quickfacts/fact/table/klickitatcountywashington,WA/POP010220#POP010220>.

University of Oxford. 2017. "News: Social eating connects communities." March 16, 2017.

<https://www.ox.ac.uk/news/2017-03-16-social-eating-connects-communities>.

Washington State Arts Commission. n.d. "Grants to Organizations." Accessed December 15, 2021. <https://www.arts.wa.gov/grants-to-organizations/>.

Washington State Department of Labor & Industries. n.d. "2022 Minimum Wage Announcement Poster." Accessed November 14, 2021.

<https://lni.wa.gov/workers-rights/wages/minimum-wage/index>.

Washington State Department of Labor & Industries. n.d. "Workers Rights: Youth Employment Wages: Rest Breaks & Meal Periods." Accessed November 15, 2021.

<https://lni.wa.gov/workers-rights/youth-employment/wages-rest-breaks-and-meal-periods>.

- Washington State Department of Revenue. 2013. "Non-profit organizations, exemptions." October 2013.
<https://dor.wa.gov/sites/default/files/legacy/Docs/pubs/industspecific/nonprofit.pdf>.
- Washington State Department of Revenue. n.d. "Education: Industry guides: Nonprofit organizations." Accessed November 14, 2021.
<https://dor.wa.gov/education/industry-guides/nonprofit-organizations#Registration>.
- Washington State Liquor and Cannabis Board. n.d. "Banquet Permits FAQ." Accessed November 14, 2021. <https://lcb.wa.gov/licensing/banquet-permits>.
- Washington Women's Foundation. n.d. "For Non-Profits." Accessed December 15, 2021.
<https://wawomensfdn.org/for-nonprofits/>.
- West Health Institute/NORC Survey on Aging in America. 2017. "Perceptions of Aging During Each Decade of Life After 30." March 2017: 6.
https://www.norc.org/PDFs/WHI-NORC-Aging-Survey/Brief_WestHealth_A_2017-03_DTPv2.pdf.
- Wedding Spot. n.d. "Spot Estimate for Gorge Crest Vineyards." Accessed November 14, 2021. <https://www.wedding-spot.com/pricing/14141/estimate/>.
- Williams, Neil. 2010. "Opening an Ice Cream Store." TurnKey Parlor, July 23, 2010.
<https://turnkeyparlor.com/opening-an-ice-cream-store/>.
- Yelp. n.d. "Mike's Ice Cream Hours of Operation." Accessed November 14, 2021.
<https://www.yelp.com/biz/mikes-ice-cream-hood-river>.
- ZipRecruiter. N.d. "How much does a Digital Marketing Consultant make?" Accessed November 3, 2021.
<https://www.ziprecruiter.com/Salaries/Digital-Marketing-Consultant-Salary-per-Hour>.

Visual Structural Inspection



TO: Pat Munyan, City Manager
City of White Salmon
PO Box 2139
White Salmon, WA 98672
(509) 493-1133

FROM: Devry A. Bell, P.E.
Bell Design Company
PO Box 308
Bingen, WA 98605
(509) 493-3886

PREPARED BY: Jake Rust, EIT
Bell Design Company
PO Box 308
Bingen, WA 98605
(509) 493-3886

OWNER: Johnathan Walker
2132 Johnye Court
West Linn, OR 97068

DATE: December 7, 2021

SUBJECT: Visual Structural Evaluation of 245 W Jewett Blvd

PROJECT: Bell Design Project #20B073

LOCATION: Tax Parcel 03102421010200 located on W Jewett Blvd and SW Garfield Ave in White Salmon



12-10-21

Introduction & Design Considerations

Bell Design Company has conducted a limited visual structural review of the Walker House located on W Jewett Blvd and SW Garfield Ave in White Salmon (Tax Parcel 03102421010200). The site was visited on November 12th, 2021 in order to conduct a visual inspection of the structural integrity of the building. No hidden spaces were investigated.

The upper floors of the house are wood framed and the lower floor is brick masonry and stone stacked stone construction. The house has a wood framed wrap around covered deck that is supported by wood beams on brick masonry columns. The house sits on a rock and mortar foundation, with post supports of concrete or rock/masonry. The roof of the house is rafter construction. Given that the house was built in 1904, our investigation has revealed a number of minor items that were out of date with current code as well as some minor structural concerns.

An inspection report prepared by Steve Gibson of Buyers and Sellers Home Inspection Services was reviewed. Mr. Gibson graciously allowed the use of many of his photos for our report.

Conditions

The following conditions were observed during out site visit.

Item #1:

The foundation is a fairly intact rock and mortar foundation, common at the time of construction. The foundation had a small of failure on the northwest corner of the house. The failure consisted of a number of rocks being out of place and the mortar had crumbled. There was also loose soil in the area, and some evidence of moisture coming through the foundation. It looked like soil had been removed at some point in this location the failure occurred above a portion of the newer excavation. The owner pointed out the failure had occurred ~20 years ago during a flash flood event, and it looked like there were some roots in this location that could have contributed to the failure as well. Given that the failure is small, it is not likely a cause for concern; however, we highly recommend providing better drainage around this area of the foundation to prevent any further damage due to water.



area
had
and
that

a

Item #2:

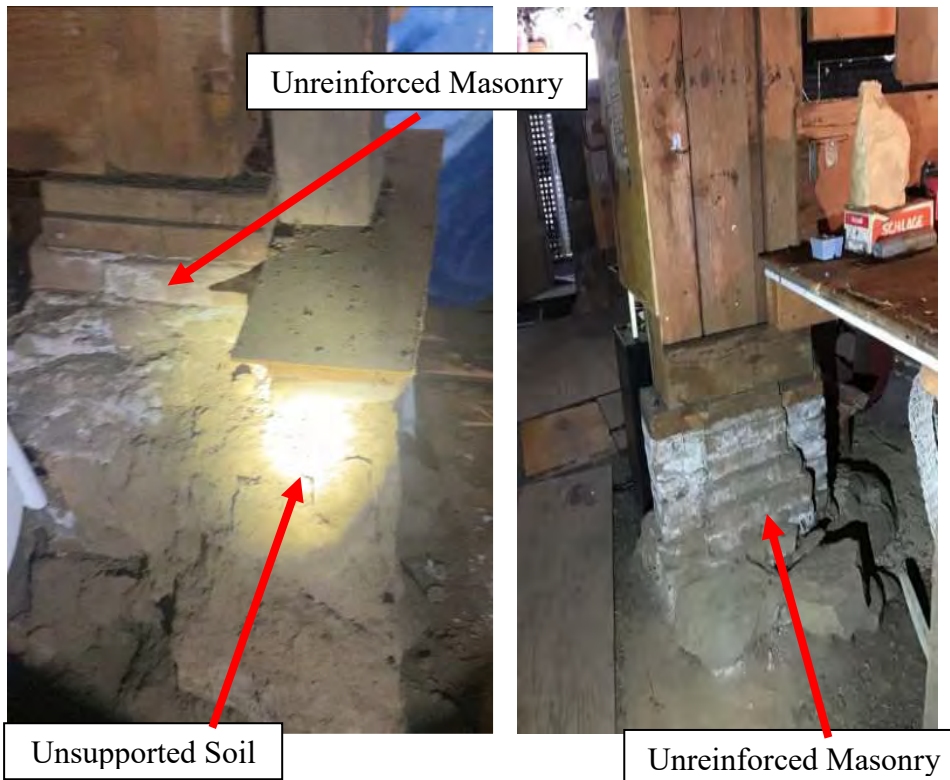
Uncontrolled surface water under the decks should be controlled and redirected away from structure.



Visual Structural Inspection

Item #3:

The isolated footings supporting posts below the house looked to be insufficient. With the exception of a few newer 4x4 posts bearing on concrete footings, all other post footings were comprised of stacked rocks or bricks. The excavation that had taken place at the northwest corner of the basement had left behind some areas of unsupported soil below the footings and foundation wall locations. These footings should be better supported by adding concrete retainment around the footings to confine the soils from failing.



Item #4:

It should be noted that no positive connections were observed under the house. All post to beam connections were found to be nailed. The lack of positive connections paired with the rock and mortar foundation are indications that this house does not meet modern seismic code. These connections should be upgraded to positive connections.

Item #5:

The railings and guards throughout the house were found to be non-compliant, as they only measured to be 32" tall. Additionally, many of the railings have gaps larger than 4". If the building were to be brought up to current code, the deck and mezzanine guards would need to be raised to 36" tall, and the stair railings would need to be 34" tall.

Visual Structural Inspection

Item #6:

The posts and sill plates around the car port were found to be rotting and weakened. It was apparent that this rot was due to water damage. The rotting members should be replaced with pressure treated Hem-Fir of matching size and grade. Areas of tongue and groove on the roof that exhibit signs of rot should be replaced, and the roof should be repaired to keep water from contacting the wood.

Item #7:

The joists and decking around the house looked to be in fair condition with very few areas of rot. The areas that did have evidence of rot were at the bottom of the front porch steps, under the front porch steps, and under the north side of the deck. These areas were of little concern as they don't pose an immediate structural threat, but they should be replaced at some point with pressure treated wood.

Item #8:

In the attic there was evidence of a fire near the west side chimney where it looked like there had been minor damage to the roof. The roof had since been replaced, so the only evidence of fire damage was on one of the roof joists. This damage was minor, and is not a threat to the structure of the roof. The new roof was built over 1x4 skip sheathing and was a shingle roof on OSB plywood.



Additional Considerations

Bell Design Company has not addressed any structural aspects relating specifically to lateral or seismic design within this report; however, the structure appeared square and straight with no obvious racking or leaning.

If this building were to be required to meet current code lateral requirements, the exterior shell of the building will need to be analyzed for 110-mph, 3-sec gust wind speed, exposure B. In our experience, the existing 2x4 wall construction will not meet code in locations where the exterior wall studs are not braced at the second-floor level. In locations where the wall studs are not continuous, hinge conditions would require retrofit.

If this building were to be seismically upgraded, the first-floor supports will be required to be positively connected, as well as laterally braced to meet design requirements for seismic zone D1. The foundation would also need to be upgraded to

Visual Structural Inspection

concrete, as the rock and mortar foundation is not adequate for withstanding seismic forces.

Overall, the Walker house was structurally sound and in good shape for its age. The structure had some maintenance needs such as masonry repointing, roof cleaning, gutter and water drainage maintenance, etc. but the house is of low concern for structural failure.

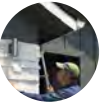
**ORIGINAL HOME
INSPECTION
SUMMARY**



SUMMARY

245 W Jewett Blvd, White Salmon WA
98672
Marla Keethler
October 29, 2021

Steve Gibson
Certified Real Estate Inspector Since 1998
InterNACHI 12041805 | Washington #
379 Oregon # 76 - Licensed Construction
Contractor # 129290
Buyers & Sellers Home Inspection Service



- since 1998
208-281-5837
inspectboi@gmail.com



2.1.1 Chimneys, Vents & Roof Penetrations

CHIMNEYS DETERIORATED



Chimneys is deteriorating recommend further review and repair. See pictures below.

Recommendation

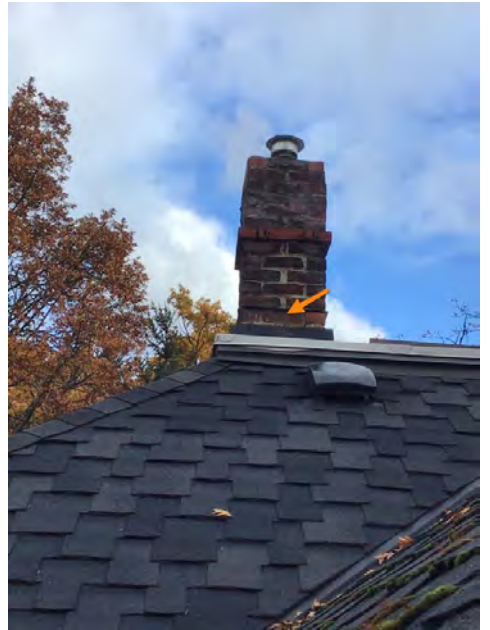
Contact a qualified masonry professional.

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). Suggest a masonry professional review the homes masonry systems for a final determination of attention needed.

Recommendation

Contact a qualified chimney contractor.



2.1.3 Chimneys, Vents & Roof Penetrations

SEALING OPENING IS SUGGESTED IN BASEMENT

Recommendation

Contact a qualified professional.

 Recommendation



2.1.4 Chimneys, Vents & Roof Penetrations

PAINT ATTENTION TO VENT PIPE

Recommendation

Contact a qualified professional.

 Maintenance



2.2.1 Roof Covering **MOSS | LICHEN GROWTH**

Recommendation

Moss or lichen was seen growing on the roof recommend cleaning it off. Hiring a professional is the safest method.

Recommendation
Contact a qualified professional.



2.3.1 Flashing **INCORRECT**

Recommendation

SOUTH DORMER

Flashing is incorrect, recommend further review and repair by a licensed roofing contractor. The vertical lower area of the flashing "should" be exposed. The siding is covering and in contact with the roofing material.

Recommendation
Contact a qualified roofing professional.



South bath dormer roof contact

AGED PAINT/ STAIN

Recommend re-painting or re-sealing areas of the exterior of the home. Paint prep and caulking is required first.

Recommendation

Contact a qualified professional.



West Side SW bedroom wall



South Bath Dormer areas

GAPS FOR SEALING SHUT-

SOUTH

There was some holes seen in the siding and trim where pests could get into the home it would be recommended to seal these openings.

Recommendation

Contact a qualified professional.



3.5.1 Driveways, Walkways, Sidewalks & Patio areas

 Maintenance

SOME CRACKING AT WALKWAY/SIDEWALK

NORTHWEST NEAR LOWER ENTRY DOOR - BUMPS NOTED IN THE ASPHALT.

I observed cracking at the walkway. This condition could be a trip hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Walkway near lower door entry- NW corner

3.7.1 Electrical & GFCI's
ELECTRICAL DEFECT

 Recommendation

UNDER THE FRONT N STEPS.

I observed indications of an electrical defect at the exterior. Damaged wiring conduit in areas - and not secured.

Recommendation

Contact a qualified electrical contractor.



3.7.2 Electrical & GFCI's
CLEARANCE SERVICE WIRE

 Material Defect

Overhead feed to the within reach of the south porch- this is a possible safety hazard recommend review by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



South

PLASTIC GUTTER AT THE CARPORT-

Noted as clogged and leaking- Future updates are warranted.

Recommendation

Contact a qualified professional.

3.10.1 Foundation

BRICK WORK FOR TUCK POINT REPAIRS

 Recommendation

Some exposed brick areas below the E side porch need attention.

Suggest a masonry contractor review these areas for a final determination of attention needed. This brick work is likely the construction method used to build the porch support systems covered with a smooth cement layer / covering at sometime in the past.

Recommendation

Contact a qualified professional.



East

3.10.2 Foundation

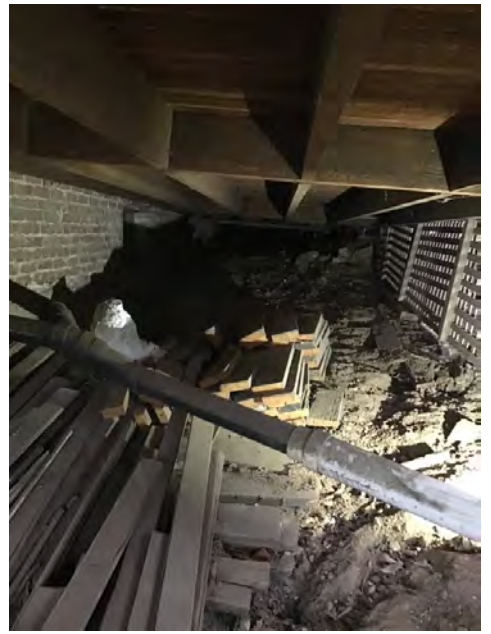
WOOD DEBRIS FOR REMOVAL TO GARAGE

 Maintenance

Noted under the N porch area.



North



DETERIORATED CONDITION AT FRONT STEP SIDE RAILINGS.

I observed indications of deteriorated and aged conditions at the deck components. The side railing are NOT secured fully to the main stair system it appears. They were noted to move with ease when pushed upon. The smaller rear stair system has limited side hand railings and pickets and supports.

The services of a licensed experienced decking contractor / professional are needed to review the homes stairs and porch systems for a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.2 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

LEDGER BOARD FASTNERS ABSENT

I observed indications of a defect at the ledger board of the visible framing of the period porches.

The ledger boards are not properly attached to the building with current standards. This can cause the porches to pull away from the building and possibly collapse. No visible metal bracket fastening devices.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.11.3 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

DAMAGED WOOD

AT THE BASE OF THE MAIN STEPS.

Some damaged wood seen recommend repair by a qualified professional.

Recommendation

Contact a qualified deck contractor.



3.11.4 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

HANDRAIL IS NOT CONTINUOUS

I observed that the handrail is not continuous.

Handrails for stairs must be continuous for the full length of the stairway. The hand railing is not graspable as newer standards suggest. Main N side stair system.

Recommendation

Contact a qualified professional.

DECK - WOOD DECAY / ROT

I observed wood decay / rot at the deck. This condition is a structural defect. More decay / rot may be found at other areas.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.



At the base of the N steps



At the lower areas of the N steps

DECK - GROUND CLEARANCE

Framing members for the deck are either in or very close to the soil, the material does not appear to be pressure treated or naturally decay resistant- recommend repair. If not corrected- overtime the wooden members will decay.

Areas noted in contacts with soils and or needing updated support work include -

1. Areas below the wood steps at the N side- Lower level steps. See prior pics.
2. Two wooden supports were noted in contact with soils under the lower height NW porch area near the lower level N side door. Past repair were noted. (Some newer wood with metal brackets)
3. Areas adjacent to this area of the wood porch are in contact with rock and soils it appears and will require ongoing attention.

Recommendation

Contact a qualified professional.



DECK-HARDWARE RECOMMENDED

Recommend installing hardware on the post and beam connections for the porch/stair framing. Consider updates to newer seismic standards. A licensed decking contractor can offer a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



GUARD RAILING LOOSE / LOW IN HEIGHT-

Guard railing was loose recommend repair by a licensed carpenter. Noted to move when leaned upon. Updates are needed for occupant safety. See prior notes.

NOTE: Most all porch railings are lower in height than todays common standards. Future updates would be prudent.

Recommendation

Contact a qualified deck contractor.



LOOSE PORCH POST

The post installed on the porch is loose recommend further review and repair by a licensed general contractor.

Recommendation

Contact a qualified general contractor.



IMPROPER GUARDRAIL HEIGHT (NOT 36")

I observed indications of a defect related to the height of a guardrail.

Guardrails are normally required to be 36 inches above standing surface next to the guardrail.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified carpenter.



3.11.11 Decks, Balconies, Porches, Covering, Stairs/Steps

GUARD RAILING UNSAFE 4"/ 6"

 Recommendation

There are unsafe opening in the porch system railings. The spacing on the rail should not exceed 4 inches and 6 inches in the triangular area next to the stair riser . An opening greater than 4 is a serious safety hazard especially for children as their head or other body part can become trapped.

(Code standards change every few years- but no longer meets up with todays standards)

Recommendation

Contact a qualified deck contractor.

3.11.12 Decks, Balconies, Porches, Covering, Stairs/Steps

SCABBED TOGETHER STAIR TREAD RISERS - PAST REPAIRS-

 Recommendation

N STEPS LOWER PORTION-

Joists under the N steps are scabbed together recommend repair by a licensed carpenter. This is an indication of past repairs that in fact might be ongoing as the stair system ages. See prior notes and pics.

Recommendation

Contact a qualified deck contractor.

3.11.13 Decks, Balconies, Porches, Covering, Stairs/Steps

STEPS - STRINGER ATTACHMENT

 Recommendation

The attachment and supports for the North stairs is limited- recommend the installation of joist hanger brackets and review and repair by a licensed carpenter. See prior notes.

Recommendation

Contact a qualified deck contractor.

3.11.14 Decks, Balconies, Porches, Covering, Stairs/Steps

HEADROOM AT STAIRWAY TOO LOW (6' 8")

 Maintenance

UNDER THE REAR S SIDE PORCH - OFF OF THE CARPORT.

The headroom at the rear S stairs is low. The minimum is 6 feet and 8 inches. Warning signage might be prudent if not addressed.

Recommendation

Contact a qualified professional.

3.11.15 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

UPDATED RAILINGS NEEDED FOR SAFETY

Recommendation

Contact a qualified professional.



Rear lower S Side stairs

3.12.1 Copper pipe visible - east side

PERHAPS PART OF A UST

 Recommendation

Suggest the property be searched for any UST (Underground Storage Tank) onsite. As it appears the home once had an oil heating device.

Recommendation

Contact a qualified professional.



3.13.1 Minor cleaning needed - west side

SOILED AREAS

Recommendation

Contact a qualified professional.



Maintenance



4.1.1 Attic Opening, Structural Components & Observations in Attic



Recommendation

PAST FIRE INDICATIONS NOTED

Confer with the seller and or the local fire official for information about the past history of a fire(s) in the home. The amount of charred or replaced newer wood appears limited.

Recommendation

Contact a qualified professional.



EXPOSED AGED LIVE WIRING

The services of a licensed electrician are needed for a final determination of attention needed with the the period homes aged Knob and Tube wiring. The aged fuse panel system is nearby. See notes.

Recommendation

Contact a qualified professional.



POSSIBLE ACTIVE PEST ENTRY

Noted in a few areas within the large attic. Trapping or sealing of gaps is suggested around windows and or chimney systems. A pest professional can offer more information.

Recommendation

Contact a qualified professional.



INSUFFICIENT INSULATION

Insulation depth was inadequate. (Likely none)- Fixed flooring noted. Recommend a qualified attic insulation contractor install additional insulation.

The only visible limited insulation noted in the home was below the lower level covering most of the sub flooring as seen from the lowest sub surface cellar area. Period homes often times have no insulation within wall and ceiling areas.

Recommendation

Contact a qualified insulation contractor.

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.No eave or soffit venting noted- which is not uncommon in a period home. The future installing of an attic fan and or attic fixed window screening for summer time use and opening appears warranted. Some upper roof line venting was added in the past when the roof was updated.

Recommendation

Contact a qualified professional.

NO FIXED HEAT SOURCE IN EACH LIVING / SLEEPNG AREA

Newer standards suggest each living area and sleeping area have a fixed heat source. This period home only has a main furnace system with ONE vent that allows the warm air to rise within the home and up the open stairway. The bedrooms on the upper level likely may not stay very warm during the winter heating season.

NOTE: Two of the bathrooms appear to have aged fixed heat sources for updating. The lowest bath did not appear to have a heat source.

Recommendation

Contact a qualified professional.

AGED THERMOSTAT

I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat. Also it was noted that the thermostat is located on the lower level / next to the freestanding gas unit - the tempature of the main level likely will be less given the location of the open heat source with out common duct work. An HVAC professional can offer more information as to the best future location of a thermostat for the lower furnace.

Recommendation

Recommended DIY Project

6.5.1 Panel Systems and Breakers

EXPOSED LIVE ELECTRICAL WIRES

S SIDE- ATTIC AREA ABOVE A SOUTH WINDOW -

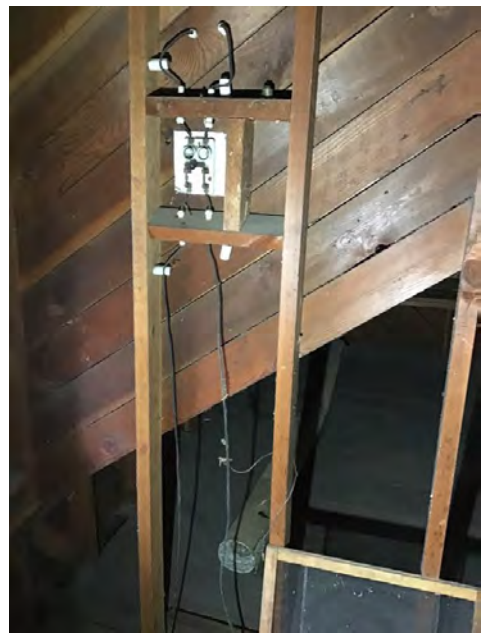
I observed exposed live AGED FUSE SYSTEM and aged electrical wires that appears still in use. Updates are warranted. Suggest a licensed electrician review the structures electrical systems for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



Material Defect



6.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

BASEMENT

I was unable to confirm by observation the presence of a fully grounded conductor. It appears the water service has been updated in the past to plastic - thus a copper wire connected to the metal pipe down stream is no longer in contact with soils as it appears. The services of a licensed electrician are needed for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



Material Defect



6.8.1 GFCIs

MISSING GFCI

ALL COMMON GFCI LOCATIONS-

I observed indications that the period home has received NO GFCI updates which are now more commonly seen in homes to keep people safe. None noted near sink areas- bathrooms- basements, laundry or exterior porch locations. Updates would be prudent.

Recommendation

Contact a qualified electrical contractor.



Recommendation

6.9.1 Electrical Defects-

AGED KNOB AND TUBE WIRING

ATTIC AND BASMENT AND OTHER CONSEALED LOCATIONS

Limited views were obtained in many areas of the period home due to storage including in the basement.

Areas of visible period knob and tube wiring were noted along side some joists that may be still in use. Suggest a licensed electrician review the full basement and attic areas for wiring that is accessible and requires updating. Commonly in areas where knob and tube wiring is accessible it is updated.

Recommendation

Contact a qualified electrical contractor.



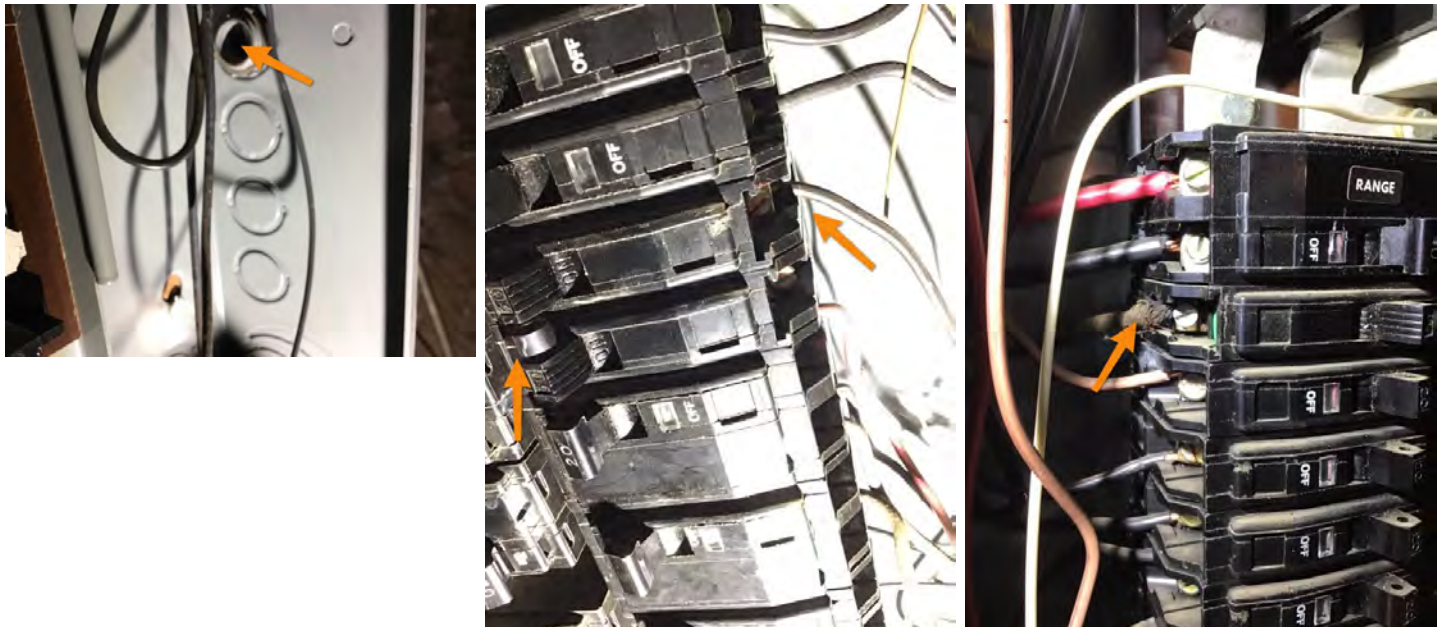
6.10.1 General Electrical Notes

FOR ATTENTION

1. A single wire was noted on a two pole breaker. Correction is warranted.
2. The now closed pool breakers are still in the on position.
3. A side knock out covering is missing.
4. An aged cloth covered wire was noted in the panel for consideration of updating.
5. Limited labeling noted on the panel and aged FUSE panel in the attic- Updates are needed for safety.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Drain, Waste, & Vent Systems

S-TRAP

MAIN FLOOR BATH - SINK DRAIN

The dated Trap configuration on the sink drain is an S-Trap which can let sewer gas back into the home recommend repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Hot Water Source **NO EXPANSION TANK**

 Recommendation

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.No seismic straps in place.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Source **COVERED WATER HEATER- EXCLUDED.**

 Recommendation

A fixed wood covering was a noted- thus the upper bath water heater was not inspected. Confer with the seller as to the approx age and any known service work. Not visible. A request was made to remove the covering prior to the start of the inspection.

Recommendation

Contact a qualified professional.

8.2.1 Doors **DOORS STICK-**

 Maintenance

Door sticks and is tough to open. Recommend sanding down offending sides. A few doors and latches were not fully working. A E den door was not hanging from its hinges- just leaning against the wall. An upper bedroom door at the SW bedroom no knob or latch. Given the age of the home the doors and latches are in favorable condition but will require ongoing care.

Recommendation

Contact a qualified handyman.

8.2.2 Doors **POOR WEATHER-STRIPPING**

 Maintenance

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated or not present. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.

8.3.1 Windows

BROKEN GLASS

 Recommendation

There was some cracked and or broken glass seen in this room recommend repair by a licensed window contractor. Given the age of the home the window glass in many windows appears serviceable. Window glass of this period is not safety tempered in windows and doors systems. Future updates might be prudent in areas. A few windows in the home did not appear to easily open- thus were not forced upon. Very few were noted as painted shut which is a common method used to aid in controlling drafty window systems.

Recommendation

Contact a qualified window repair/installation contractor.



Lower west side

8.5.1 Ceilings

CRACKING

 Maintenance

There was some minor cracking in the hallway ceilings and the lower bathroom ceiling. Given the age of the home this structure appears to have had limited visible updates and repairs due to shifting or movement within the structure.

Recommendation

Contact a qualified professional.



8.6.1 Floors

AGED BATHROOM FLOORING NOTED IN AREAS

 Maintenance

Some repaired areas noted in the bathrooms- future floor covering updates would be prudent over time. Ongoing caulking attention around tubs and toilets and sinks is suggested.

Recommendation

Contact a qualified professional.

8.7.1 Lighting Fixtures, Switches & Receptacles **INADEQUATE NUMBER OF RECEPTACLES**

Recommendation

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend a licensed electrician add additional receptacles. Period homes oftentimes have limited outlets in each room. Extension cord use is not advised for safety.

Recommendation

Contact a qualified electrical contractor.

8.7.2 Lighting Fixtures, Switches & Receptacles **LIGHT BULB CLOSET AREA**

Maintenance

Recommend installing a cage around the light in the bedroom closets. Updating to a newer LED light or bulb type fixture is suggested

Recommendation

Contact a qualified electrical contractor.

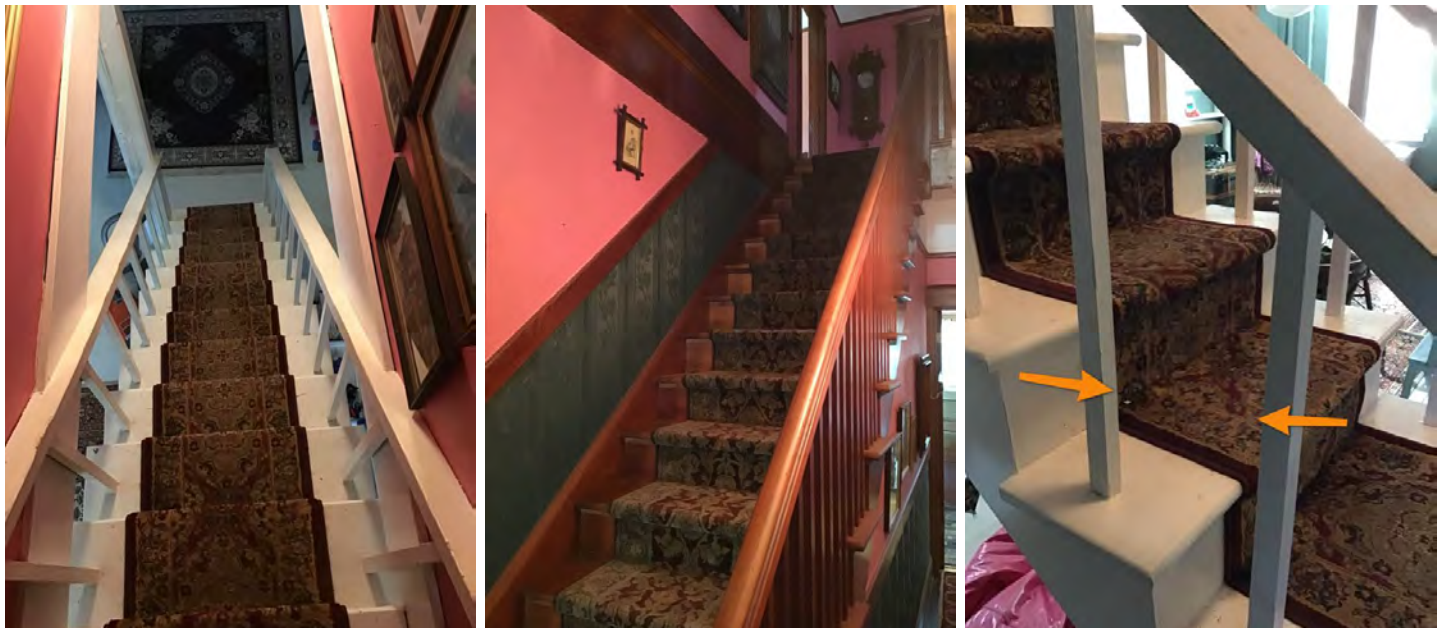
8.9.1 Stairways **NO HAND GRABS / LOW RAILING HEIGHTS**

Recommendation

The homes interior stairway systems could use future updates to meet current standards. Including the basement and attic stairways and area lighting needs for safety. Some stair systems have gaps over 4 inches which can be a child hazard. Suggest licensed contractor review all stairway systems for a final determination of attention needed.

Recommendation

Contact a qualified professional.



9.2.1 Presence of Smoke and CO Detectors **OLD DETECTORS, NEW DETECTORS RECOMMENDED**

Material Defect


I observed very old smoke detectors in the house. (Over 25 years in age) Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended. A detector is commonly found inside each bedroom and hallway and in general living areas including basements. Confer with the local fire chief for specific published recommendations.

Recommendation

Contact a qualified professional.

9.2.2 Presence of Smoke and CO Detectors

CARBON MONOXIDE DETECTOR(S) NOT IN PLACE

 Material Defect

Carbon Monoxide detector missing. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Recommend updates for occupant safety.

Recommendation
Contact a qualified professional.

10.2.1 Doors

NO DOOR KNOB

SW BEDROOM

 Maintenance

There was no door latch on door to the bedroom, recommend repair.

Recommendation
Contact a qualified professional.

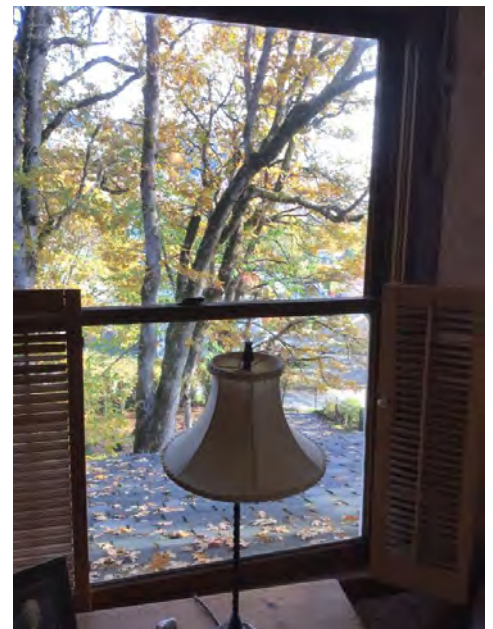
10.3.1 Windows

DIFFICULT TO OPERATE

 Maintenance

Window is difficult to operate recommend review by a licensed window contractor.

Recommendation
Contact a qualified window repair/installation contractor.



Southeast and Northwest

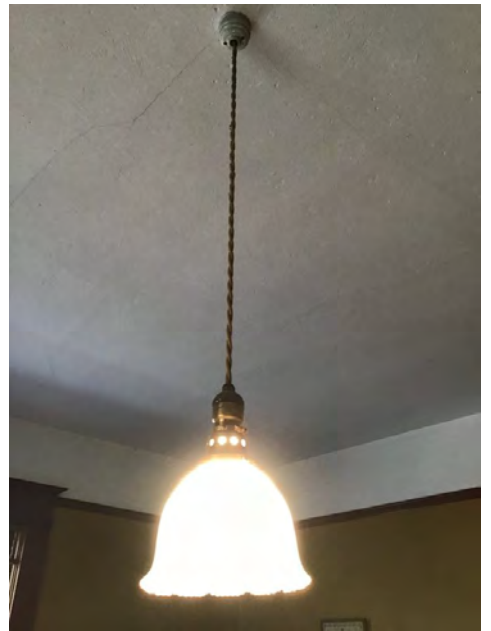
10.7.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

PERIOD LIGHTS FOR FUTURE UPDATES

Most all rooms have period fixtures and wall switches for future updates.

Recommendation
Contact a qualified professional.



11.1.1 Bathroom Toilets

 Maintenance

WATER HEARD DRIPPING INSIDE THE TANK - BEDROOM LEVEL BATH

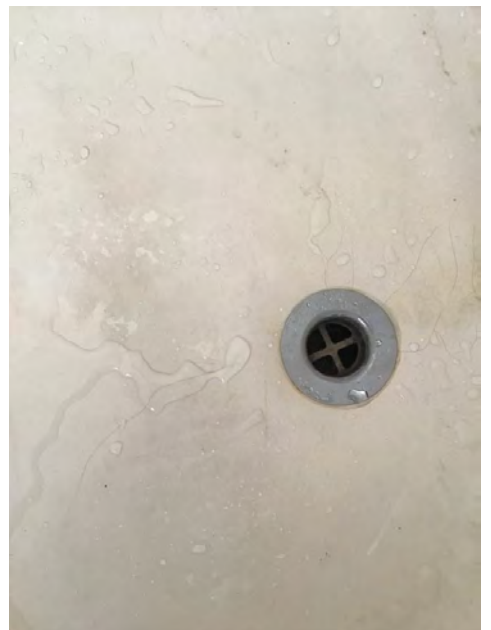
Recommendation
Contact a qualified professional.

11.2.1 Sinks, Tubs & Showers

 Recommendation

SLIGHT CRACKING AT THE TUB

Recommendation
Contact a qualified professional.

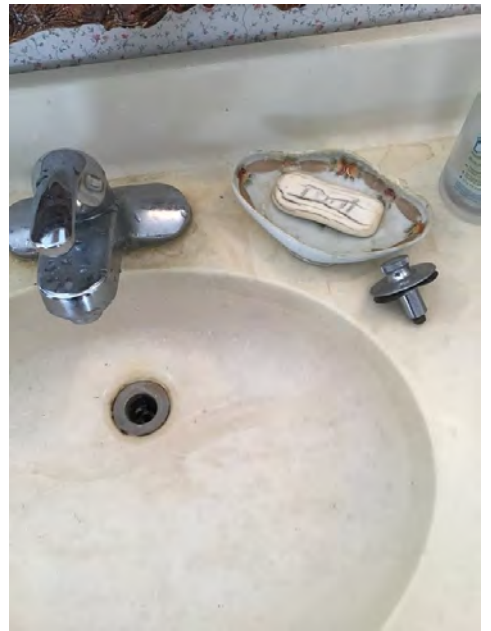


11.2.2 Sinks, Tubs & Showers

SINK STOPPER NOT IN PLACE

Recommendation

Contact a qualified professional.



11.2.3 Sinks, Tubs & Showers

PEELING CEILING PAINT LOWEST BATH-

No bath fan noted

Recommendation

Contact a qualified professional.



HEAT LAMP DEFECT

 Recommendation

I observed that the heat lamp fixture in the bathroom did not work. The fan made a rattle noise- likely not fully functional. Unable to determine if the fan is ducted to the exterior vs. just inside the small shed attic space above.

Recommendation

Contact a qualified electrical contractor.



Aged unit updating is suggested

RECEPTACLE IS NOT GFCI PROTECTED

 Recommendation

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. All baths could use GFCI updates. Dated two pronged outlets noted in many locations within the home.

Recommendation

Contact a qualified electrical contractor.



Non grounded outlet near the tub below the window-



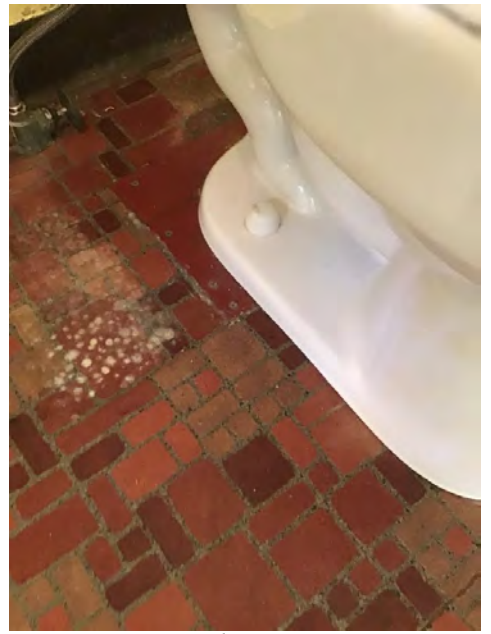
GFCI needed

FLOOR DAMAGE

I observed damage at the bathroom floor. All three bath areas have aged flooring with repairs. Ongoing caulking and touch up will likely be needed.

Recommendation

Contact a qualified handyman.



Past repairs noted

CEILING TILES

Added tile ceilings were noted at the rear entry areas of the home and at bathrooms and laundry areas. Tile of this period may contain asbestos. Testing is suggest prior to disturbance or future updates.

Recommendation

Contact a qualified professional.

DOOR DOES NOT CLOSE PROPERLY

I observed that the bathroom door did not close properly. The low height window sill is a potential fall hazard. Fixed child proofing latching or window guards would be prudent.

Recommendation

Recommended DIY Project



13.2.1 Two pronged dated outlet

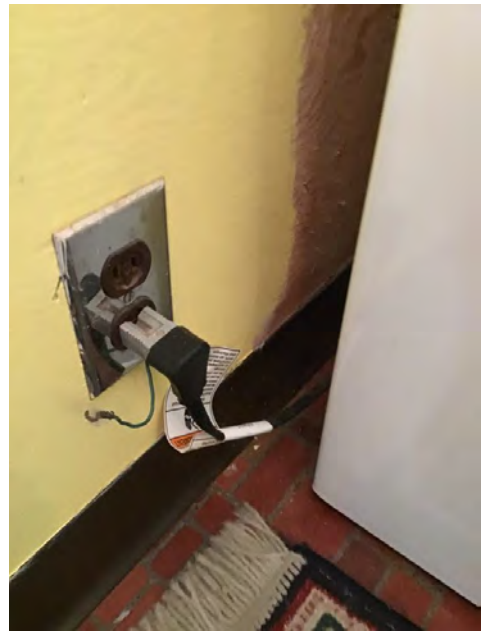
TWO PRONGED OUTLET -

Updating is suggested.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



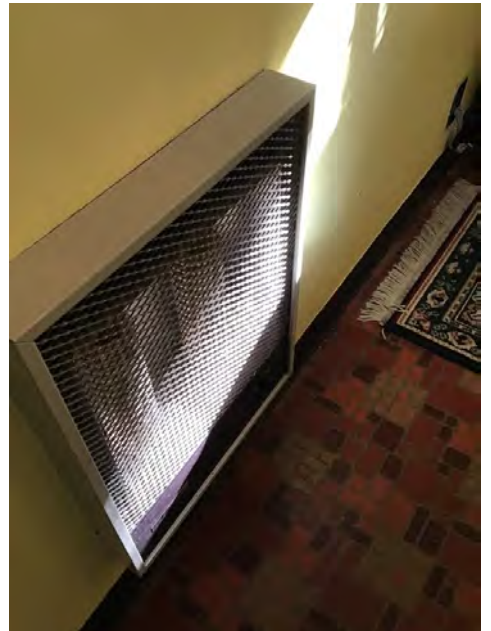
13.2.2 Two pronged dated outlet

DATED WALL HEATER FOR UPDATING

Recommendation

Contact a qualified electrical contractor.

 Recommendation

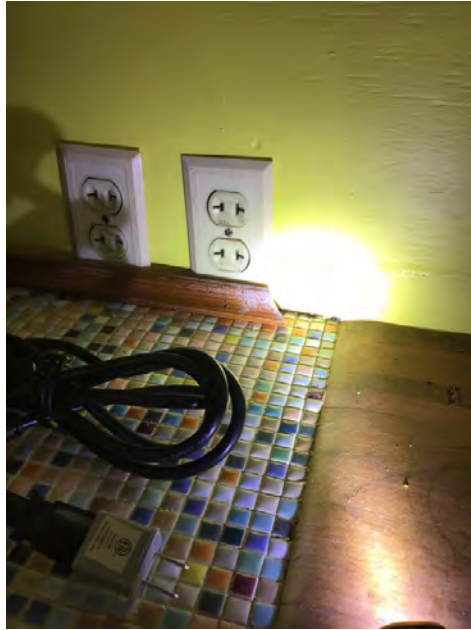


MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



14.5.1 Range/Oven/Cooktop

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the floor. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



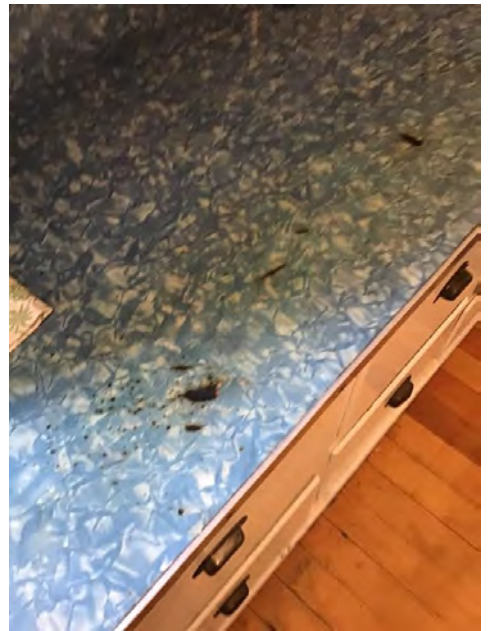
WORN AREAS AT COUNTERTOPS



I observed worn areas and some damage at the countertops.

Recommendation

Recommend monitoring.



MOISTURE DAMAGE



Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation or inquire with the seller.

Recommendation

Contact a qualified professional.



MISSING GFCI IN UNFINISHED BASEMENT



I observed a missing GFCI protection in the unfinished basement.

GFCI protection is required for all 15- and 20-amp, 120-volt receptacles in the unfinished basement. Lighting updates are also suggested. Limited lights noted.

Recommendation

Contact a qualified electrical contractor.

LIMITED SOIL SUPPORT AND WOOD SUPPORTS FOR UPDATING

NORTH SIDE-

It appears years ago soil was removed in areas of the sub area-added supports were noted in some locations. As pictured below soils have no support in some locations near the homes rock and motar foundation areas. Updates are warranted with concrete to fully support the load bearing soils. Other added posts appear to have limited fixed attachment methods at the post and beam connections. An added post near the main water heater appears to not be load bearing and requires attention. Other older post supports have been added overtime that now may require updating. Metal fastening devices and lag screws intended for better attachment methods are now available.

A foundation specialty engineer and or an experienced and proven contractor should review the entire basement area for a final determination of attention needed.



Recommendation
Contact a qualified professional engineer

Recommendation



VAPOR BARRIER NEEDED AND STORED WOOD REMOVED

All exposed soils should be fully covered with a black 6 mil covering overlapped and sealed to the masonry if possible. This will help to control water vapor rising up with the home and dust within the structure. All wood debris and stored wood items should not in contact with soils to aid in preventing pest infestation. Removal is suggested or storing up away from the soil level.

Recommendation
Contact a qualified professional.

Maintenance



INSULATION INSTALLED UPSIDE DOWN IN CRAWLSPACE

I observed that the insulation installed on the floor joists above the foundation area is installed upside down with the paper side down in a few areas.

Recommendation

Contact a qualified insulation contractor.

16.1.1 Roof at Carport

METAL COVERING WITH LIMITED SLOPE

As noted when leaf debris gather on the roof covering water can back up and find methods to seep through the metal covering at seams and screw attachment locations. Some discoloring of wood sheathing was noted from below which indicate moisture intrusion.

Recommendation

Contact a qualified professional.



STRUCTURAL DEFECT

SOUTH CARPORT

I observed structural defects at the carport. This was noted as secured some to the main structure in only a few locations with metal anchors - but it appears that updates and repairs are warranted. A licensed contractor and or structural engineer is suggested for a final determination of attention needed.

Recommendation

Contact a qualified general contractor.



Southwest corner Wood Decay



Northeast Side- Post floating and damaged



No diagonal support work and or metal supports



South

16.3.1 Electrical at Carport

LIGHTING UPDATE

Updating lighting fixtures is suggested. Motion sensor style units area suggested for occupant safety. No lighting or electrical GFCI outlets in place as more often noted in a carport area.

Recommendation

Contact a qualified professional.

**ORIGINAL HOME
INSPECTION FULL
REPORT**



BUYERS & SELLERS HOME INSPECTION SERVICE - SINCE 1998

208-281-5837

InspectBOI@gmail.com

<https://www.InspectBOISE.com>



RESIDENTIAL HOME INSPECTION 2021

245 W Jewett Blvd
White Salmon WA 98672

Marla Keethler & City of White Salmon WA

OCTOBER 29, 2021



Inspector

Steve Gibson

Certified Real Estate Inspector Since 1998
InterNACHI 12041805 | Washington # 379 Oregon #
76 - Licensed Construction Contractor # 129290

208-281-5837

inspectboi@gmail.com

TABLE OF CONTENTS

1: Inspection Detail	6
2: Roof	10
3: Exterior	16
4: Attic, Insulation & Ventilation	36
5: Heating	41
6: Electrical	43
7: Plumbing	47
8: Living Areas	50
9: General Interior	55
10: Bedroom(s)	56
11: Bathroom(s)	59
12: Doors, Windows & Interior	64
13: Laundry	65
14: Kitchen	67
15: Basement, Foundation, Crawlspace & Structure	71
16: Carport	77



SUMMARY

85

ITEMS INSPECTED

26

MAINTENANCE

47

RECOMMENDATION

9

MATERIAL DEFECT

- ⊖ 2.1.1 Roof - Chimneys, Vents & Roof Penetrations: Chimneys Deteriorated
- ⊖ 2.1.2 Roof - Chimneys, Vents & Roof Penetrations: Chimney Repoint Needed
- ⊖ 2.1.3 Roof - Chimneys, Vents & Roof Penetrations: Sealing opening is suggested in basement
- 🔧 2.1.4 Roof - Chimneys, Vents & Roof Penetrations: Paint attention to vent pipe
- ⊖ 2.2.1 Roof - Roof Covering: Moss|Lichen Growth
- ⊖ 2.3.1 Roof - Flashing: Incorrect
- ⊖ 3.2.1 Exterior - Wall-Covering, Flashing & Trim: Aged Paint/ Stain
- 🔧 3.2.2 Exterior - Wall-Covering, Flashing & Trim: Gaps for sealing shut-
- 🔧 3.5.1 Exterior - Driveways, Walkways, Sidewalks & Patio areas : Some Cracking at Walkway/Sidewalk
- ⊖ 3.7.1 Exterior - Electrical & GFCI's : Electrical Defect
- ⚠️ 3.7.2 Exterior - Electrical & GFCI's : Clearance Service Wire
- 🔧 3.9.1 Exterior - Roof Drainage Systems: Plastic gutter at the carport-
- ⊖ 3.10.1 Exterior - Foundation: Brick work for tuck point repairs
- 🔧 3.10.2 Exterior - Foundation: Wood debris for removal to garage
- 🔧 3.10.3 Exterior - Foundation: Low access not fully visible
- ⚠️ 3.11.1 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deteriorated Condition at Front Step Side railings.
- ⊖ 3.11.2 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Ledger Board Fastners absent
- ⊖ 3.11.3 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Damaged wood
- ⊖ 3.11.4 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Handrail is Not Continuous
- ⚠️ 3.11.5 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck - Wood Decay / Rot
- ⊖ 3.11.6 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck - Ground Clearance
- ⊖ 3.11.7 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck-Hardware Recommended
- ⊖ 3.11.8 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Guard Railing Loose / Low in height-
- ⊖ 3.11.9 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Loose Porch Post
- ⊖ 3.11.10 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Improper Guardrail Height (Not 36")
- ⊖ 3.11.11 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Guard Railing Unsafe 4"/ 6"

- ⊖ 3.11.12 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Scabbed together stair tread risers - past repairs-
- ⊖ 3.11.13 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Steps - Stringer Attachment
- 🔧 3.11.14 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Headroom at Stairway Too Low (6' 8")
- ⊖ 3.11.15 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Updated railings needed for safety
- ⊖ 3.12.1 Exterior - Copper pipe visible - east side : Perhaps part of a UST
- 🔧 3.13.1 Exterior - Minor cleaning needed - west side : Soiled areas
- ⊖ 4.1.1 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Past fire indications noted
- ⚠️ 4.1.2 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Exposed aged LIVE wiring
- ⊖ 4.1.3 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Possible active pest entry
- ⊖ 4.2.1 Attic, Insulation & Ventilation - Attic Insulation : Insufficient Insulation
- 🔧 4.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
- ⊖ 5.1.1 Heating - Heating System Information: No fixed heat source in each living / sleeping area
- ⊖ 5.2.1 Heating - Thermostat and Normal Operating Controls: Aged Thermostat
- ⚠️ 6.5.1 Electrical - Panel Systems and Breakers : Exposed Live Electrical Wires
- ⚠️ 6.6.1 Electrical - Service Grounding & Bonding: Unable to Confirm Presence of Grounded Conductor
- ⊖ 6.8.1 Electrical - GFCIs: Missing GFCI
- ⊖ 6.9.1 Electrical - Electrical Defects- : Aged knob and tube wiring
- ⊖ 6.10.1 Electrical - General Electrical Notes : For Attention
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: S-Trap
- ⊖ 7.5.1 Plumbing - Hot Water Source: No Expansion Tank
- ⊖ 7.5.2 Plumbing - Hot Water Source: Covered water heater- excluded.
- 🔧 8.2.1 Living Areas - Doors: Doors Stick-
- 🔧 8.2.2 Living Areas - Doors: Poor Weather-stripping
- ⊖ 8.3.1 Living Areas - Windows: Broken Glass
- 🔧 8.5.1 Living Areas - Ceilings: Cracking
- 🔧 8.6.1 Living Areas - Floors: Aged bathroom flooring noted in areas
- ⊖ 8.7.1 Living Areas - Lighting Fixtures, Switches & Receptacles: Inadequate Number of Receptacles
- 🔧 8.7.2 Living Areas - Lighting Fixtures, Switches & Receptacles: Light Bulb Closet area
- ⊖ 8.9.1 Living Areas - Stairways : No hand grabs / low railing heights
- ⚠️ 9.2.1 General Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
- ⚠️ 9.2.2 General Interior - Presence of Smoke and CO Detectors: Carbon Monoxide detector(s) not in place
- 🔧 10.2.1 Bedroom(s) - Doors: No Door Knob
- 🔧 10.3.1 Bedroom(s) - Windows: Difficult to Operate
- ⊖ 10.7.1 Bedroom(s) - Lighting Fixtures, Switches & Receptacles: Period lights for future updates
- 🔧 11.1.1 Bathroom(s) - Bathroom Toilets: Water heard dripping inside the tank - bedroom level bath

- ⊖ 11.2.1 Bathroom(s) - Sinks, Tubs & Showers: Slight cracking at the tub
- ⊖ 11.2.2 Bathroom(s) - Sinks, Tubs & Showers: Sink stopper not in place
- 🔧 11.2.3 Bathroom(s) - Sinks, Tubs & Showers: Peeling ceiling paint lowest bath-
- ⊖ 11.3.1 Bathroom(s) - Bathroom Exhaust Fan / Window: Heat Lamp Defect
- ⊖ 11.4.1 Bathroom(s) - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 🔧 11.6.1 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Floor Damage
- 🔧 11.6.2 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Ceiling Tiles
- 🔧 11.7.1 Bathroom(s) - Door: Door Does Not Close Properly
- ⊖ 13.2.1 Laundry - Two pronged dated outlet : Two pronged outlet -
- ⊖ 13.2.2 Laundry - Two pronged dated outlet : Dated wall heater for updating
- ⊖ 14.2.1 Kitchen - GFCI: Missing GFCI Protection
- 🔧 14.5.1 Kitchen - Range/Oven/Cooktop: Missing Anti-Tip
- 🔧 14.6.1 Kitchen - Countertops & Cabinets: Worn Areas at Countertops
- 🔧 14.7.1 Kitchen - Floors, Walls, Ceilings: Moisture Damage
- ⊖ 15.1.1 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Missing GFCI in Unfinished Basement
- ⊖ 15.1.2 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Limited soil support and wood supports for updating
- 🔧 15.1.3 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Vapor barrier needed and stored wood removed
- 🔧 15.2.1 Basement, Foundation, Crawlspace & Structure - Insulation in Foundation/Basement Area: Insulation Installed Upside Down in Crawlspace
- ⊖ 16.1.1 Carport - Roof at Carport: Metal covering with limited slope
- ⚠️ 16.2.1 Carport - Structural at Carport: Structural Defect
- ⊖ 16.3.1 Carport - Electrical at Carport: Lighting Update

1: INSPECTION DETAIL

Information

General Inspection Info: Type of Building
Single Family

General Inspection Info: Home Faces
North

General Inspection Info: Approx. Year
1910

Report Time- 6 hours onsite - 5.2 hours documentation

General Inspection Info: Weather Conditions

General Inspection Info: Soil Conditions

General Inspection Info: Outside Temperature in Degrees-

Light Rain, Recent Rain

Wet

Approximate
55-65**Scope & Limitations : Inspection Deficient Categories:**

Maintenance Items - Mostly composed on small cosmetic items and simple handy person or do-it-yourself maintenance items. The observations are more informational in nature and may represent a future to-do list rather than a negotiation item or seller repair item.

Recommendations - Most items typically are in this category. These observations may require a qualified licensed contractor to evaluate further for a final determination of attention needed including perhaps repair and or replace.

Major Recommendations - This category is for immediate safety concerns or items that could perhaps represent a significant expense to repair or replace either now or in the future *or* could be a health and safety hazard.

Scope & Limitations : Your Report & Limitations

Thank you for allowing Buyers and Sellers Home Inspection Service to inspect your new home. **Please carefully read your entire report on a full sized screen device of 12 inches or more.**

The Summary area is designed as a overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report. Please also read the the Standards of Practice, Limitations and Scope of the Inspection, and the Pre-Inspection Agreement carefully to fully assess the findings of the inspection. If you may have any questions concerning your report during the closing process please don't hesitate to call at 208-281-5837.

This inspection is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on Safety and Function, not on current building or municipality codes.

Not A Warranty: The services performed, the agreement and the report do not constitute a warranty, an insurance policy , or a guarantee of any kind; nor do they substitute for a disclosure statement as may be required by law.

There are no warranties made against roof leaks, wet basements or sub areas or mechanical breakdowns. This report is NOT a listing of repairs that need to be addressed within your transaction. Therefore, you agree NOT to hold responsible for future failures and repairs or for the non-discovery of any latent defects in material, workmanship, or other conditions the property which may occur or become evident after the date the services were performed: nor for any alleged non-disclosure of conditions concealed from view or inaccessible at the time the services were performed.

This Confidential Report is for the EXCLUSIVE USE of our client as named in the inspection agreement only. The report is not transferable or to be relied upon by any other parties nor forwarded without permission and additional added compensation.

All further evaluations suggested in the report should be carried out prior to the closing of your transaction. It's recommended that you and/or a representative complete a final walk-through inspection immediately prior to closing to check the condition of the property.

Your expectations:

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a home you choose to purchase. Such inspections are available but they are generally cost-prohibitive to most homebuyers. An offer contingent on an inspection is an offer to purchase a home for a certain price on the condition that the inspection does not uncover defects to suggest the property is worth a lesser amount.

Your participation is requested:

Your presence is ALWAYS requested during this inspection along with your Real Estate Professional. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property as observed at the day and time of the inspection.

Scope & Limitations : Key to the Home Inspection Process

This home inspection was performed following the Standard of Practice and Code of Ethics of the The International Association of Certified Home Inspectors and the State of Washington Standards of Practice. An earnest effort was made on my behalf to discover all visible defects, however, in the event of an oversight, maximum liability is be limited to one time the price of the home inspection. This inspection is an evaluation of the condition of the home on the day of the inspection ie: a snap shot in time. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. This home inspection is not a code compliance inspection or certification of any kind and does not include compliance to any building codes or standards. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. The evaluation will be based on simple limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. A report contains technical

information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a best practice and a part of this inspection. If you choose not to consult with me, Buyers and Sellers Home Inspection Service shall not be held liable for your understanding or misunderstanding of this report's contents.

Purchasing property involves risk:

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the home. A home inspection is a limited non-invasive visual inspection and it cannot eliminate this risk. Some homes present more risks than others including those of 20 plus years in age. I cannot control this, but I try to help educate you about what I don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection in person to learn first hand about the home.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service - confer with a Realtor.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a non-invasive visual inspection of the structure. I inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs and sinks are generally not tested because if they were found to be leaking they could damage the finishes below. My procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines by many times NOT yet put in place. Municipalities can choose to adopt and phase in sections of the codes on their own timetables which can lag 5 to 10 years. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done that the local building inspector or licensed contractor may deem warranted.

This is my opinion only-

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are my opinions of the home and done within a limited snap shot of time while at the home. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals. The evaluation will be based on simple limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Scope & Limitations : Moving Forward- What Matters in a Home Inspection

Now that you've received an accepted offer on the home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Don't let minor maintenance and routine repairs turn into expensive issues later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start.

Items that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Many sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No Residential Home is perfect. Keep things in perspective as you consider proceeding forward in the transaction.

Scope & Limitations : Notice the Third Parties:

The contents of this report are **confidential** and intended **solely** for the use of the individual, individuals or entity to which Buyers and Sellers Home Inspection Service was hired to inspect the property listed on this report. If you are not named on this inspection report, you should **NOT** disseminate, distribute, copy or rely upon this report. If you are

in fact are not the intended recipient of this inspection report you are now notified the disclosing, copying, distribution, or taking action in reliance of these contents is prohibited as the report is copyrighted and intended solely for the use of our actual client(s). All Rights Reserved. Lastly- I advise against any reliance on this report for future observations. I recommend that you retain a experienced (10 plus year) qualified home inspector to provide you with your own inspection and report regarding this property. Any liability under this report is limited to the party identified on the cover page of this report.

Scope & Limitations : Check with your Local Building Department

Check with the Building and Codes Department of your local city, township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

General Inspection Info: In Attendance

Just the Inspector, No Realtor Present, Family member for access only- Amy

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

General Inspection Info: Occupancy

Occupied, Heavy storage noted

Occupied Homes- While every effort was given to view deficiencies some items may be covered up by furniture or stored items and discovered after the occupant moves out due to these hidden areas that can not be inspected. Damage may also be done when the occupant moves out. These items are not covered under this inspection.

Limitations

Scope & Limitations

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

General Inspection Info

CLIENT(S) DID NOT ATTEND THE INSPECTION

I invited the client(s) to attend their home inspection. Unfortunately, my client(s) did not attend the home inspection. The client(s) did not learn what the home inspector desired to teach the client about the home. The client was unable to follow the home inspector through the home and ask questions during the inspection. The client's onsite concerns at the time of the inspection thus could not be addressed. This was a restriction and limitation of the home inspection.

2: ROOF

Information

Roof Covering: Type

Hip

**Flashing: Material**

Rubber, Not Visible, Metal

**Chimneys, Vents & Roof Penetrations: Plumbing and Flue Gas Vent Pipes Inspected**

I looked at DWV (drain, waste and vent) and Gas Flue vent pipes that pass through the roof covering. There should be watertight flashing (often black rubber material- or metal collars) installed around the vent pipes. These vent pipes should extend far enough above the roof surface.

Roof Covering: Homeowner's Responsibility

A home owner's role is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects. Only a general roof covering inspection is performed. If determining the number of layers on a multiple roof covering is in no way defaced by this inspector. An additional layer or undetected layer(s) may exist. This inspection is not a guarantee against leaks. Premature failure of roof systems is common and cannot be identified or predicted. Refer to a licensed roofing contractor for further information and analysis.

Roof Covering: Type of Roof-Covering Described

Asphalt Fiberglass Shingle, Metal Standing seam

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

**Roof Covering: Roof Was Inspected**

Roof, Ground level and with the aid of Binoculars-, Limited views due to trees and height of the roof system, Moss and Leaf debris noted

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. It's recommend that you ask the sellers to disclose in detail information about the roof, it replacement and or leak history and that you include comprehensive roof coverage in your home insurance policy.

Limitations

Chimneys, Vents & Roof Penetrations

FLUES

The interior of chimney flues and vents or exhausts are excluded - not inspected. Suggest conferring with the seller as to the history of seasonal cleaning and maintenance of wood burning devices and or gas or oil burning appliances.

Chimneys, Vents & Roof Penetrations

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent / gas flue pipes that pass through the roof-covering materials. This was an inspection restriction.

Roof Covering

ROOF INSPECTED

I attempted to inspect the roof from various locations including from the ground and or a ladder only if I deemed it safe. The evaluation of the roof provided by this inspection is a general guideline only and does not constitute a formal roof certification. Some deficiencies such as leaks may not be visible on the day of the inspection. Accordingly this inspection does not include any guarantees against current or future leaking nor the need for roof repairs or replacement. If a precise estimate of the current condition and remaining usefulness of the roof is desired, contact a licensed roofer for a full technical evaluation. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roofing underlayment is always hidden beneath the roof-covering material. It was not inspected and I disclaim responsibility for evaluating its condition.

Roof Covering

UNABLE TO INSPECT %

50%

Only a portion of the roof was observed in some areas.

Roof Covering

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent / gas flue pipes that pass through the roof-covering materials. This was an inspection restriction.

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

Height & Safety Restriction Noted- According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I do often attempt to walk upon the roof surfaces, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a licensed professional roofing contractor with ample experience with a lift or even taller ladder to check your roof system. The lower porch roof was walked- access out a bedroom window.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

2.1.1 Chimneys, Vents & Roof Penetrations

CHIMNEYS DETERIORATED

Recommendation

Chimneys is deteriorating recommend further review and repair. See pictures below.

Recommendation

Contact a qualified masonry professional.

2.1.2 Chimneys, Vents & Roof Penetrations

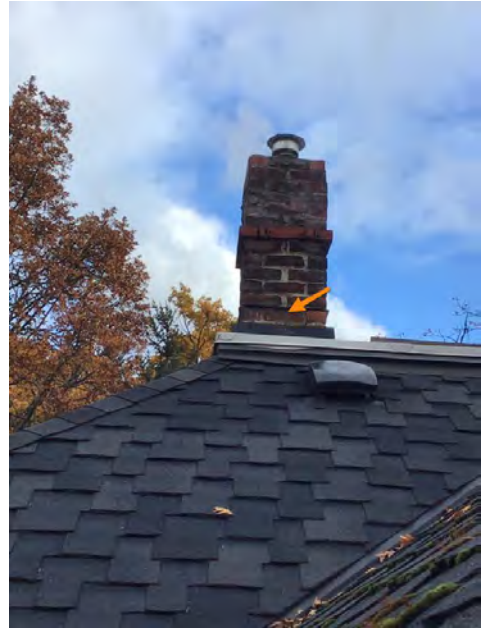
 Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). Suggest a masonry professional review the homes masonry systems for a final determination of attention needed.

Recommendation

Contact a qualified chimney contractor.



2.1.3 Chimneys, Vents & Roof Penetrations

SEALING OPENING IS SUGGESTED IN BASEMENT

Recommendation

Contact a qualified professional.



Recommendation



2.1.4 Chimneys, Vents & Roof Penetrations

PAIN T ATTENTION TO VENT PIPE

Recommendation

Contact a qualified professional.



Maintenance



2.2.1 Roof Covering

MOSS|LICHEN GROWTH

Recommendation

Moss or lichen was seen growing on the roof recommend cleaning it off. Hiring a professional is the safest method.

Recommendation

Contact a qualified professional.



2.3.1 Flashing

INCORRECT

SOUTH DORMER

Flashing is incorrect, recommend further review and repair by a licensed roofing contractor. The vertical lower area of the flashing "should" be exposed. The siding is covering and in contact with the roofing material.

Recommendation

Contact a qualified roofing professional.

Recommendation



South bath dormer roof contact

3: EXTERIOR

Information

**Wall-Covering, Flashing & Trim:
Siding Style**

Lap, Period wood

**Wall-Covering, Flashing & Trim:
Trim Material**

Wood

Eaves, Soffits & Fascia: Material

Wood

**Driveways, Walkways, Sidewalks
& Patio areas : Driveway Material**

Asphalt

**Exterior Doors And Windows:
Exterior Entry Door**

Wood

**Exterior Doors And Windows:
Window Material**

Wood

**Electrical & GFCI's : Service
Entrance**

Overhead

**Electrical & GFCI's : GFCI
Protection not present-**

No GFCI Protection Observed,
Safety Hazard

See notes to follow.

**Roof Drainage Systems: Gutter
Material**

Vinyl with joints - commonly leak



South lower porch



**Decks, Balconies, Porches,
Covering, Stairs/Steps : Material**

Wood

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. A home owners role is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: General pictures





Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Wall-Covering, Flashing & Trim: Exterior Wall-Covering-

I observed indications of worn out areas, delayed maintenance, or aging. Ongoing caulking and painting is needed to areas of the structure presently and eventually in the future a complete repaint before large areas start to show signs of peeling and aging paint.



Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls -only that may adversely affect the home and the grading of the property, where they may adversely affect the structure due to moisture intrusion.



Driveways, Walkways, Sidewalks & Patio areas : Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected. Ample leaf debris noted.



Hose bibs : Hose Bibs

Most homes have two hose bibs outside the home. One noted on each side. The W side is loose in the wall. Minor attention is suggested to secure it with screws as intended.



Roof Drainage Systems: Add Gutters- None

Installing rain gutters with a downspout discharge of 5 to 6 feet away from the foundation or into a drainage system around the entire home would be perhaps recommended.

The home has NO gutters - doing so would change the exterior appearance of the period home and require seasonal cleaning.

Foundation: Material

Concrete, Stone, Rock, Concrete Piers, Brick



Decks, Balconies, Porches, Covering, Stairs/Steps : Material Area

Wrap around porch, 2 levels



Decks, Balconies, Porches, Covering, Stairs/Steps : Porches, Decks, Balconies, Stairs, Railings & Coverings Were Inspected

I inspected the porches, decks, stairs, balconies and covered attached areas at the house that were within the scope of the home inspection. Areas noted as covered with rugs and furniture.



Limitations

General

EXTERIOR

Unless noted otherwise, all exterior components are inspected from the ground. These observations are visual, limited to what can be seen from that perspective and not exhaustive in scope.

This inspection does not include cosmetic or workmanship issues such as minor typical drywall cracking, uneven trim, unevenness in walls & floors that are typical of using wood for a building material, paint touch-ups etc. Typical wear and tear that is proportional to the age of the home/ structure / system or component, is not documented in this inspection report.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia areas. It's impossible to inspect those areas closely during a home inspection. This inspection is not a board by board review. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Exterior Doors And Windows

INSPECTION RESTRICTION

I did not inspect every window. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level. As noted an undiscovered condition may be present. Given the age of the home it appeared most windows did open- one in each room. Given the age the home the period windows were in favorable condition.

Electrical & GFCI's

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to standards if present. A licensed electrician or area building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Standards of Practice.

Decks, Balconies, Porches, Covering, Stairs/Steps

UNDERSIDE NOT VISIBLE

The underside of the deck was not visible at the time of the inspection. ie: Fixed underside coverings and or low to the ground. Areas above are excluded.



Recommendations

3.2.1 Wall-Covering, Flashing & Trim

AGED PAINT/ STAIN



Recommendation

Recommend re-painting or re-sealing areas of the exterior of the home. Paint prep and caulking is required first.

Recommendation

Contact a qualified professional.



West Side SW bedroom wall



South Bath Dormer areas

3.2.2 Wall-Covering, Flashing & Trim



GAPS FOR SEALING SHUT-

SOUTH

There was some holes seen in the siding and trim where pests could get into the home it would be recommended to seal these openings.

Recommendation

Contact a qualified professional.



3.5.1 Driveways, Walkways, Sidewalks & Patio areas



SOME CRACKING AT WALKWAY/SIDEWALK

NORTHWEST NEAR LOWER ENTRY DOOR - BUMPS NOTED IN THE ASPHALT.

I observed cracking at the walkway. This condition could be a trip hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Walkway near lower door entry- NW corner

3.7.1 Electrical & GFCI's

ELECTRICAL DEFECT

UNDER THE FRONT N STEPS.

Recommendation

I observed indications of an electrical defect at the exterior. Damaged wiring conduit in areas - and not secured.

Recommendation

Contact a qualified electrical contractor.



3.7.2 Electrical & GFCI's

CLEARANCE SERVICE WIRE

Material Defect

Overhead feed to the within reach of the south porch- this is a possible safety hazard recommend review by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



South

3.9.1 Roof Drainage Systems

PLASTIC GUTTER AT THE CARPORT-

Maintenance

Noted as clogged and leaking- Future updates are warranted.

Recommendation

Contact a qualified professional.

3.10.1 Foundation

BRICK WORK FOR TUCK POINT REPAIRS

 Recommendation

Some exposed brick areas below the E side porch need attention. Suggest a masonry contractor review these areas for a final determination of attention needed. This brick work is likely the construction method used to build the porch support systems covered with a smooth cement layer / covering at sometime in the past.

Recommendation

Contact a qualified professional.



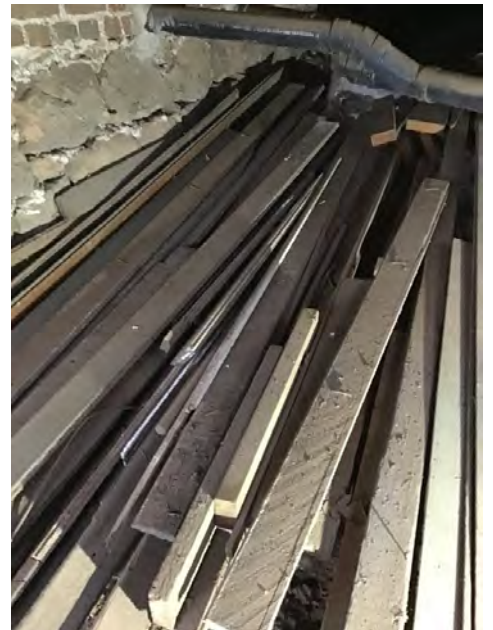
East

3.10.2 Foundation

WOOD DEBRIS FOR REMOVAL TO GARAGE

 Maintenance

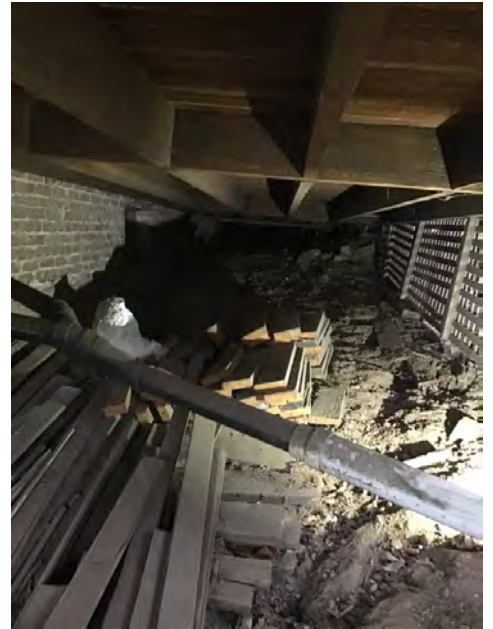
Noted under the N porch area.



North

3.10.3 Foundation

LOW ACCESS NOT FULLY VISIBLE



3.11.1 Decks, Balconies, Porches, Covering, Stairs/Steps

 Material Defect

DETERIORATED CONDITION AT FRONT STEP SIDE RAILINGS.

I observed indications of deteriorated and aged conditions at the deck components. The side railing are NOT secured fully to the main stair system it appears. They were noted to move with ease when pushed upon. The smaller rear stair system has limited side hand railings and pickets and supports.

The services of a licensed experienced decking contractor / professional are needed to review the homes stairs and porch systems for a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.2 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

LEDGER BOARD FASTNERS ABSENT

I observed indications of a defect at the ledger board of the visible framing of the period porches.

The ledger boards are not properly attached to the building with current standards. This can cause the porches to pull away from the building and possibly collapse. No visible metal bracket fastening devices.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.11.3 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

DAMAGED WOOD

AT THE BASE OF THE MAIN STEPS.

Some damaged wood seen recommend repair by a qualified professional.

Recommendation

Contact a qualified deck contractor.



3.11.4 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

HANDRAIL IS NOT CONTINUOUS

I observed that the handrail is not continuous.

Handrails for stairs must be continuous for the full length of the stairway. The hand railing is not graspable as newer standards suggest. Main N side stair system.

Recommendation

Contact a qualified professional.

3.11.5 Decks, Balconies, Porches, Covering, Stairs/Steps

 Material Defect

DECK - WOOD DECAY / ROT

I observed wood decay / rot at the deck. This condition is a structural defect. More decay / rot may be found at other areas.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.



At the base of the N steps



At the lower areas of the N steps

3.11.6 Decks, Balconies, Porches, Covering, Stairs/Steps



DECK - GROUND CLEARANCE

Framing members for the deck are either in or very close to the soil, the material does not appear to be pressure treated or naturally decay resistant- recommend repair. If not corrected- overtime the wooden members will decay.

Areas noted in contacts with soils and or needing updated support work include -

1. Areas below the wood steps at the N side- Lower level steps. See prior pics.
2. Two wooden supports were noted in contact with soils under the lower height NW porch area near the lower level N side door. Past repair were noted. (Some newer wood with metal brackets)
3. Areas adjacent to this area of the wood porch are in contact with rock and soils it appears and will require ongoing attention.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)

3.11.7 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

DECK-HARDWARE RECOMMENDED

Recommend installing hardware on the post and beam connections for the porch/stair framing. Consider updates to newer seismic standards. A licensed decking contractor can offer a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.8 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

GUARD RAILING LOOSE / LOW IN HEIGHT-

Guard railing was loose recommend repair by a licensed carpenter. Noted to move when leaned upon. Updates are needed for occupant safety. See prior notes.

NOTE: Most all porch railings are lower in height than todays common standards. Future updates would be prudent.

Recommendation

Contact a qualified deck contractor.



3.11.9 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

LOOSE PORCH POST

The post installed on the porch is loose recommend further review and repair by a licensed general contractor.

Recommendation

Contact a qualified general contractor.



3.11.10 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

IMPROPER GUARDRAIL HEIGHT (NOT 36")

I observed indications of a defect related to the height of a guardrail.

Guardrails are normally required to be 36 inches above standing surface next to the guardrail.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified carpenter.



3.11.11 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

GUARD RAILING UNSAFE 4"/ 6"

There are unsafe opening in the porch system railings. The spacing on the rail should not exceed 4 inches and 6 inches in the triangular area next to the stair riser . An opening greater than 4 is a serious safety hazard especially for children as their head or other body part can become trapped.

(Code standards change every few years- but no longer meets up with todays standards)

Recommendation

Contact a qualified deck contractor.

3.11.12 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

SCABBED TOGETHER STAIR TREAD RISERS - PAST REPAIRS-

N STEPS LOWER PORTION-

Joists under the N steps are scabbed together recommend repair by a licensed carpenter. This is an indication of past repairs that in fact might be ongoing as the stair system ages. See prior notes and pics.

Recommendation

Contact a qualified deck contractor.

3.11.13 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

STEPS - STRINGER ATTACHMENT

The attachment and supports for the North stairs is limited- recommend the installation of joist hanger brackets and review and repair by a licensed carpenter. See prior notes.

Recommendation

Contact a qualified deck contractor.

3.11.14 Decks, Balconies, Porches, Covering, Stairs/Steps

Maintenance

HEADROOM AT STAIRWAY TOO LOW (6' 8")

UNDER THE REAR S SIDE PORCH - OFF OF THE CARPORT.

The headroom at the rear S stairs is low. The minimum is 6 feet and 8 inches. Warning signage might be prudent if not addressed.

Recommendation

Contact a qualified professional.

3.11.15 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

UPDATED RAILINGS NEED FOR SAFETY

Recommendation

Contact a qualified professional.



Rear lower S Side stairs

3.12.1 Copper pipe visible - east side

Recommendation

PERHAPS PART OF A UST

Suggest the property be searched for any UST (Underground Storage Tank) onsite. As it appears the home once had an oil heating device.

Recommendation

Contact a qualified professional.



3.13.1 Minor cleaning needed - west side

Maintenance

SOILED AREAS

Recommendation

Contact a qualified professional.



4: ATTIC, INSULATION & VENTILATION

Information

Attic Opening, Structural Components & Observations in Attic: Material
 Oriented Strand Board OSB,
 Wood

Attic Insulation : Insulation Type
 Not Visible

Ventilation: Ventilation Type
 Gable Vents



Attic Opening, Structural Components & Observations in Attic: Attic Photos

Main upper attic view of the stairway - narrow

Hand railings suggested at the attic steps. The upper most flat roof area was not safely accessible thus excluded.



Unsafe ladder access to flat portion fo the roof- excluded- not inspected.



Indications of past leaking noted- None at the time of the inspection.





Attic Opening, Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

S side porch attic : Attic area below the S upper bathroom-

NOTE: A hatch covering was noted on the S side porch- above this area is the bathroom with plumbing work that may freeze in the winter. Most pipe work was noted as insulated but not all which may help some. A light bulb was noted as added with an extension cord that perhaps in the past was used to keep the area warmer. Some insulation was noted but some areas were missing insulation and or has fallen. Aged galvanized pipe work was noted in use.

Limitations

Attic Opening, Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. There are inaccessible cavities in attic / sub areas that were inaccessible to me due to reduced clearances and / or structural or fixed members, ducts, and or storage. Additional areas are also covered with insulation and are not probed or disturbed. Moisture stains in the attic when observable should be considered as evidence of prior leaks & I suggest you obtain further information from the seller/owner. Areas not entered include side attic areas less than 5 feet in height, with insulation covering the ceiling joists, or bottoms of the truss cords, or if there are obstructions- trusses or other detrimental conditions as deemed for my safety such as no safe and / or secure surface.

NOTE: Due to the non-invasive scope of the inspection, I was unable to inspect all parts of the attic / sub areas including those areas covered with insulation. Should further information be required, I suggest contacting a licensed contractor for added information for a final determination of attention needed.

Ventilation

VENTILATION

Confirmation of adequate attic ventilation year-a-round performance is not a part of this inspection, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection.

Recommendations

4.1.1 Attic Opening, Structural Components & Observations in Attic

 Recommendation

PAST FIRE INDICATIONS NOTED

Confer with the seller and or the local fire official for information about the past history of a fire(s) in the home. The amount of charred or replaced newer wood appears limited.

Recommendation

Contact a qualified professional.



4.1.2 Attic Opening, Structural Components & Observations in Attic

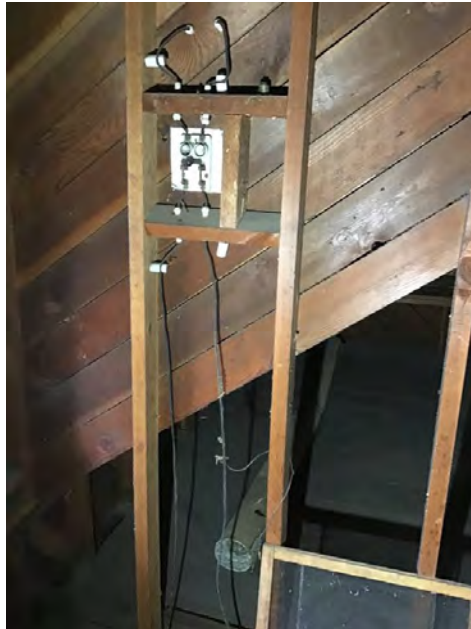
 Material Defect

EXPOSED AGED LIVE WIRING

The services of a licensed electrician are needed for a final determination of attention needed with the the period homes aged Knob and Tube wiring. The aged fuse panel system is nearby. See notes.

Recommendation

Contact a qualified professional.



4.1.3 Attic Opening, Structural Components & Observations in Attic

Recommendation

POSSIBLE ACTIVE PEST ENTRY

Noted in a few areas within the large attic. Trapping or sealing of gaps is suggested around windows and or chimney systems. A pest professional can offer more information.

Recommendation

Contact a qualified professional.



4.2.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. (Likely none)- Fixed flooring noted. Recommend a qualified attic insulation contractor install additional insulation.

The only visible limited insulation noted in the home was below the lower level covering most of the sub flooring as seen from the lowest sub surface cellar area. Period homes often times have no insulation within wall and ceiling areas.

Recommendation

Contact a qualified insulation contractor.

4.3.1 Ventilation

Maintenance

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.No eave or soffit venting noted- which is not uncommon in a period home. The future installing of an attic fan and or attic fixed window screening for summer time use and opening appears warranted. Some upper roof line venting was added in the past when the roof was updated.

Recommendation

Contact a qualified professional.

5: HEATING

Information

Heating System Information:

Heating Method

Warm-Air Heating System, NO DUCT WORK for each room of the home

Heating System Information:

Heat Type

Gas-Fired Heat

Thermostat and Normal

Operating Controls: Thermostat Location

Lowest living level -



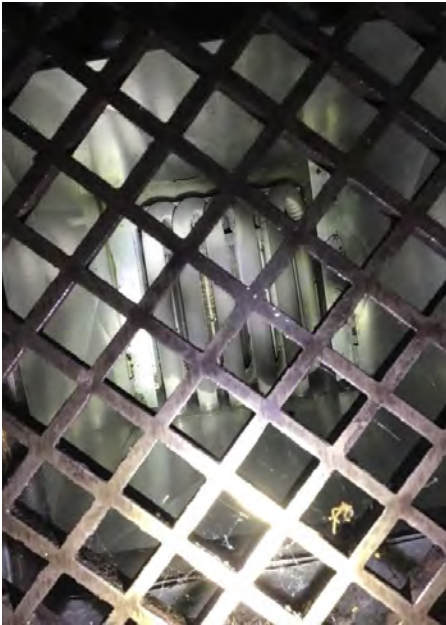
Thermostat and Normal Operating Controls: Energy Source

Natural Gas

Heating System Information: Energy Source

Gas, Gas free standing

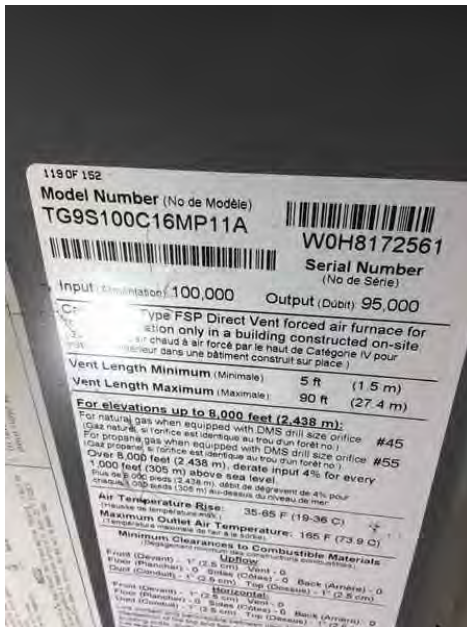
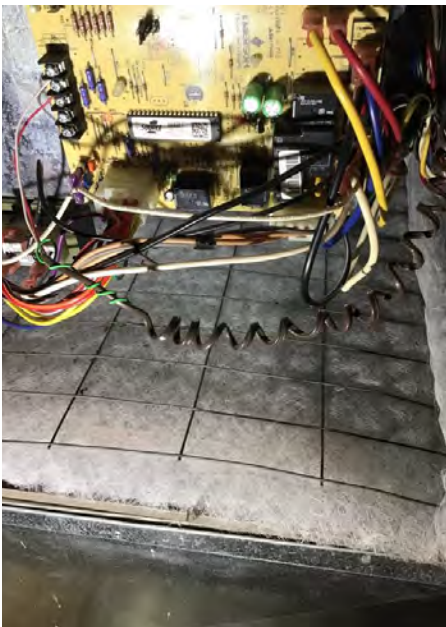
One lowest level gas furnace and a lower level free standing gas unit.



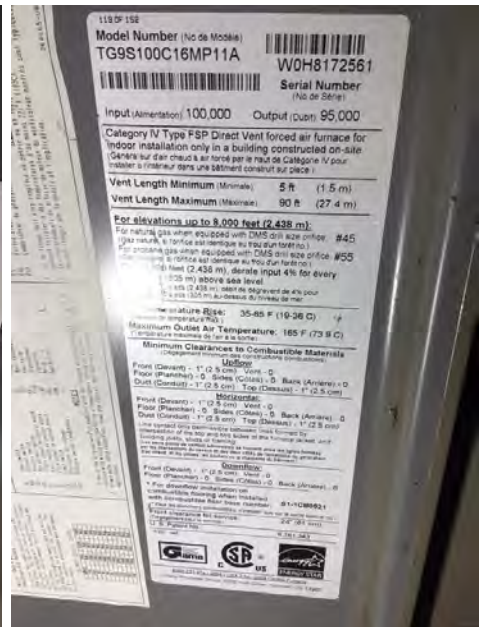
ONE CENTRAL heat source- No Duct work in the home to each room -



Lower level unit - Appears to function



York - 90+ efficiency unit



Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Limitations

Heating System Information

HVAC

The purpose of the inspection is to determine if the heating system (and fixed air conditioning if so equipped) responds to the normal operating controls at the time of this inspection. The adequacy or efficiency of the system and the condition of internal components such as heat exchangers are not evaluated as they are mostly concealed. This service can be arranged with a licensed HVAC technician if desired. In every case it is recommended that you have a routine heating system evaluation and service unless the owner has documentation that it was done recently.

Recommendations

5.1.1 Heating System Information

 Recommendation

NO FIXED HEAT SOURCE IN EACH LIVING / SLEEPING AREA

Newer standards suggest each living area and sleeping area have a fixed heat source. This period home only has a main furnace system with ONE vent that allows the warm air to rise within the home and up the open stairway. The bedrooms on the upper level likely may not stay very warm during the winter heating season.

NOTE: Two of the bathrooms appear to have aged fixed heat sources for updating. The lowest bath did not appear to have a heat source.

Recommendation

Contact a qualified professional.

5.2.1 Thermostat and Normal Operating Controls

 Recommendation

AGED THERMOSTAT

I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat. Also it was noted that the thermostat is located on the lower level / next to the freestanding gas unit - the temperature of the main level likely will be less given the location of the open heat source without common duct work. An HVAC professional can offer more information as to the best future location of a thermostat for the lower furnace.

Recommendation

Recommended DIY Project

6: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Electrical Wiring: Type of Wiring, If Visible

Old Ungrounded Wiring, Knob & Tube, NM-B (Romex)

Panel Systems and Breakers : Panel Manufacturer

Cutler Hammer

Panel Systems and Breakers : Panel Type

Circuit Breaker, Fuses

Panel Systems and Breakers : Panel Capacity

200 AMP

Panel Systems and Breakers : Electrical Service Conductors

Overhead

Panel Systems and Breakers : Branch Wire 15 and 20 AMP

Aluminum

Panel Systems and Breakers : Wiring Method

Knob & Tube, Non Metallic Cable (NMC) "Romex"

Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors & CO alarms regularly. You can replace light bulbs, but more for more than that, you should consult an electrician. Electrical work is hazardous and mistakes can be fatal.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating.

Panel Systems and Breakers : Main Disconnect

Main Disconnect is located here. This shuts off power to everything in the house, in case of emergency.

Panel Systems and Breakers : Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester if present, where possible only if the circuit is unused in an unoccupied home. Suggest checking all GFCI and AFCI devices upon move in.

Limitations

Electrical Wiring

SWITCH | OUTLETS | BRANCH WIRING

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Outlets are often inaccessible and including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical the Inspection. Functionality of all switches, outlets and fixtures in the home sometimes cannot be confirmed. Branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated. I do not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles/outlets and fixtures.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection. Period homes that have signs of Knob and Tube wiring often have areas on aged wiring remaining but not yet replaced due to fixed walls and or ceilings. A person should always assume a home that appears to have some wiring updates should know that the wiring updates are likely not fully updated in the home.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

AFCIs

PERIOD HOME - NO AFCI ARE INSTALLED AS OF YET IN THE HOME- FUTURE UPDATES WOULD BE PRUDENT.

GFCIs

UNABLE TO INSPECT EVERYTHING

No GFCIs' noted in the period home. I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

6.5.1 Panel Systems and Breakers

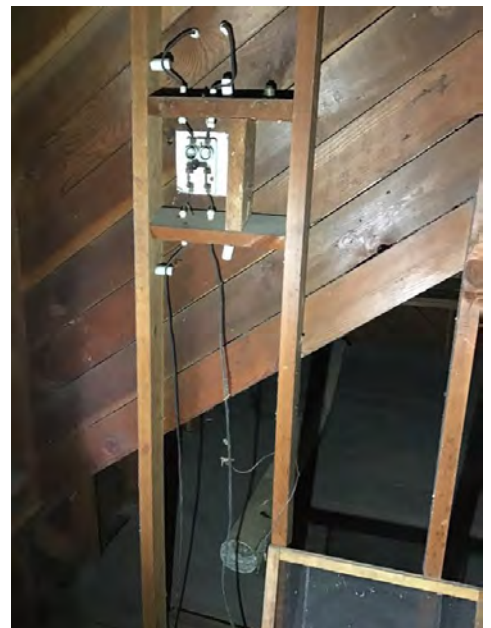
EXPOSED LIVE ELECTRICAL WIRES

S SIDE- ATTIC AREA ABOVE A SOUTH WINDOW -

I observed exposed live AGED FUSE SYSTEM and aged electrical wires that appears still in use. Updates are warranted. Suggest a licensed electrician review the structures eletrical systems for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



6.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

BASEMENT

I was unable to confirm by observation the presence of a fully grounded conductor. It appears the water service has been updated in the past to plastic - thus a copper wire connected to the metal pipe down stream is no longer in contact with soils as it appears. The services of a licensed electrician are needed for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.

 Material Defect



6.8.1 GFCIs

MISSING GFCI

ALL COMMON GFCI LOCATIONS-

I observed indications that the period home has received NO GFCI updates which are now more commonly seen in homes to keep people safe. None noted near sink areas- bathrooms- basements, laundry or exterior porch locations. Updates would be prudent.

Recommendation

Contact a qualified electrical contractor.

 Recommendation

6.9.1 Electrical Defects-

AGED KNOB AND TUBE WIRING

ATTIC AND BASMENT AND OTHER CONSEALED LOCATIONS

Limited views were obtained in many areas of the period home due to storage including in the basement. Areas of visible period knob and tube wiring were noted along side some joists that may be still in use. Suggest a licensed electrician review the full basement and attic areas for wiring that is accessible and requires updating. Commonly in areas where knob and tube wiring is accessible it is updated.

Recommendation

Contact a qualified electrical contractor.

 Recommendation

6.10.1 General Electrical Notes

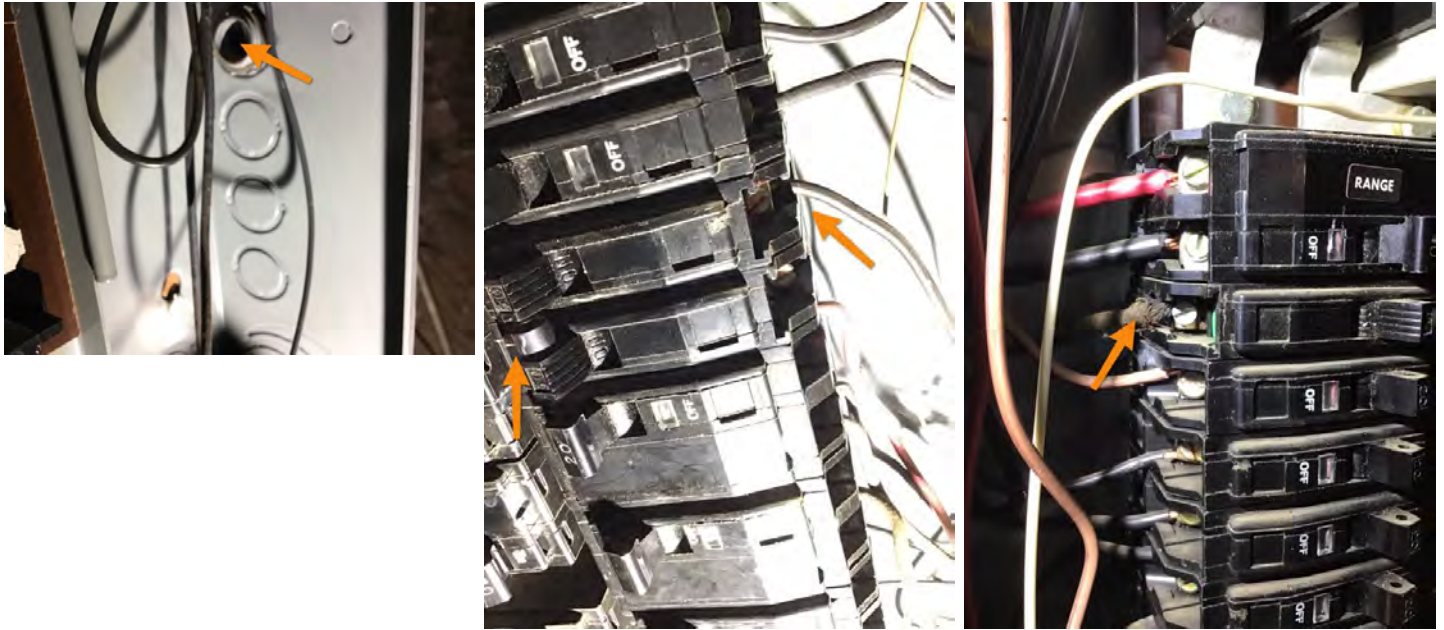
Recommendation

FOR ATTENTION

- 1. A single wire was noted on a two pole breaker. Correction is warranted.
- 2. The now closed pool breakers are still in the on position.
- 3. A side knock out covering is missing.
- 4. An aged cloth covered wire was noted in the panel for consideration of updating.
- 5. Limited labeling noted on the panel and aged FUSE panel in the attic- Updates are needed for safety.

Recommendation

Contact a qualified electrical contractor.



7: PLUMBING

Information

Main Water Shut-Off Valve:
Location of Main Shut-Off Valve
 Basement

Drain, Waste, & Vent Systems:
Material
 ABS, Cast Iron

Water Supply & Distribution Systems: **Material**
 Galvanized, Pex, Copper

Hot Water Source: Approx. Size in Gallons
 Unknown, 50



Upper unit not accessible fixed covering

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the seller about any history of water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. All walls and ceilings conceal pipe work fully. Only limited views are obtained under some sinks not full of stored items.

Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Missing Seismic Bracing Straps

Earthquake straps are not required in some States but are always noted in homes of Oregon, Washington and California.

Updating the water heater storage tank is a prudent measure for added occupant safety.

Updates would be prudent.

Limitations

Main Water Shut-Off Valve

PLUMBING

The purpose of the plumbing system inspection is to determine if the household plumbing is currently functional for typical / normal usage. A technical evaluation to determine the adequacy or ongoing usefulness of the plumbing pipes, fixtures, etc is not included (this service can be performed by a licensed plumber if desired). Drain lines from the house to the street, particularly in older homes, may fail over time and require repair or replacement. This inspection does not include sprinkler or irrigation systems or any related component. Fire-suppression sprinkler systems are excluded and any related components. Water softening and/or filtering systems are not inspected.

Buried &/or concealed sewer drain lines are outside the scope of this inspection. Sewer lines can often be partially obstructed, cracked, crushed, disconnected or in some other way damaged in a way that would not be detected in this inspection. The water flow test conducted during this inspection cannot simulate actual living conditions.

The inspection of the sewer and drain line components is limited to what is visible within the home interior and the crawlspace / basement areas (if present). All systems and components outside of the home including but not limited to, sewer pumps, tank alarms, septic and step systems, are excluded from this inspection.

The bathtub and sink drain over flows and main water shut of valves are not tested in this inspection. The water heater pressure / temperature relief valve is not tested during this inspection. The generally accepted maximum safe water temperature is one hundred twenty degrees Fahrenheit (120). The exact water temperature was not measured during this inspection. Lowering the water temperature to safe levels increases the risk of bacterial growth and necessary precautions should be taken. Steel piping (if present in the home) has an average life expectancy of 30/40 years - sometimes longer. When the pipes wear out. rust accumulates inside the pipe and restricts the diameter of the pipe. resulting in reduced water pressure and flow. When the pressure and flow decreases to an unsatisfactory level, replacing the service pipe from the meter to the structure will need to be considered and perhaps in other locations within the structure.

Oftentimes areas of the homes service entrance pipe work is covered or has an insulation covering material- as noted these areas are not inspected.

Pipe rumble noise / surge bangs can occur during certain periods and most often is associated with loose pipe work and or fixtures needing attention- as noted not a part of this inspection. If left unattended over a period of time damage may occur to pipe work or fixtures that may lead to leaking and or other items needing attention.

Encrustation's- (visible build up of deposits) on plumbing lines often occurs in aged homes and is an early indication of possible future leaks. At the time of the inspection no visible sings of active leaking or moisture were noted. The condition is commonly noted on water heater connection. The inspector suggests the encrustation's such as these be reviewed for evidence of active leaking that will require attention/ repair and or consider replacement prior to an active leak as a preventative maintenance measure.

The inspection addresses only the readily visible plumbing. Underground sewer lines, tanks, water stops, valves. fixture overflows. sprinkler & backflow devices are not tested nor inspected- Only brief visual leak tests are performed at fixtures. Solar panels & systems are not inspected nor checked- when present pipe insulation limits the visual inspection-

Recommend an in pipe camera inspection of the underground sewer lines on all homes-
Water heater is checked for operation only- not it's ability to deliver a rated volume or quantity of hot water.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

7.3.1 Drain, Waste, & Vent Systems

 Recommendation

S-TRAP

MAIN FLOOR BATH - SINK DRAIN

The dated Trap configuration on the sink drain is an S-Trap which can let sewer gas back into the home recommend repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Hot Water Source

 Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.No seismic straps in place.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Source

 Recommendation

COVERED WATER HEATER- EXCLUDED.

A fixed wood covering was a noted- thus the upper bath water heater was not inspected. Confer with the seller as to the approx age and any known service work. Not visible. A request was made to remove the covering prior to the start of the inspection.

Recommendation

Contact a qualified professional.

8: LIVING AREAS

Information

Windows: Window Type

Double-hung

Walls: Wall Material

Plaster, Wood, Wall paper coverings, Ample Pictures covering areas

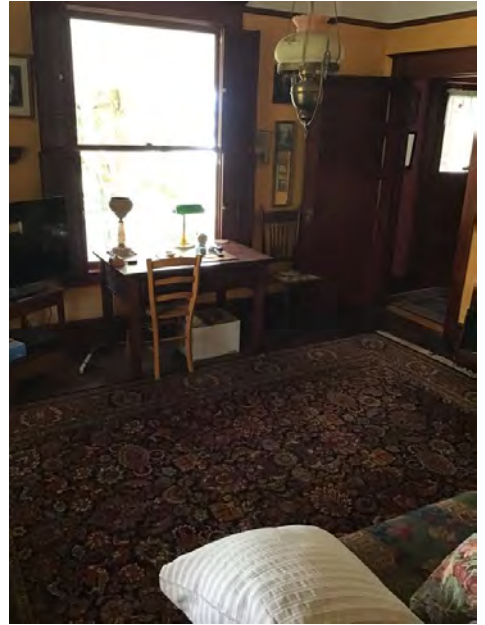
Ceilings: Ceiling Material

Plaster

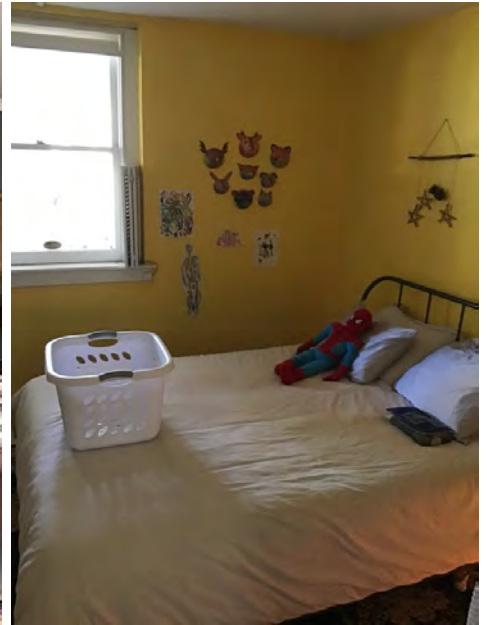
Floors: Floor Coverings

Wood, Ample Rug or Carpet Coverings, Linoleum, Vinyl

General: Living Areas



Lower living area pictures : Lower pics



Limitations

General

INTERIOR

If the home is currently occupied by the owner or tenant and their belongings, storage throughout the house, under sinks, in closets, etc will limit inspection of those areas / systems / components or items. Some issues may not become evident until after belongings are removed. UNDER NO CIRCUMSTANCES ARE PERSONAL BELONGINGS DISTURBED. Suggest reviewing all areas of the home prior to closing once vacated.

General

LIMITED VIEWS

Each living area was viewed for visible sources of a heat or cooling method.

Furnishings and stored items in occupied homes are an inspection restriction. A few rooms have added hanging light fixtures - that have NO power - added for a visual interest only per a family member.

Recommendations

8.2.1 Doors



DOORS STICK-

Door sticks and is tough to open. Recommend sanding down offending sides. A few doors and latches were not fully working. A E den door was not hanging from its hinges- just leaning against the wall. An upper bedroom door at the SW bedroom no knob or latch. Given the age of the home the doors and latches are in favorable condition but will require ongoing care.

Recommendation

Contact a qualified handyman.

8.2.2 Doors



POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated or not present. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.

8.3.1 Windows



BROKEN GLASS

There was some cracked and or broken glass seen in this room recommend repair by a licensed window contractor. Given the age of the home the window glass in many windows appears serviceable. Window glass of this period is not safety tempered in windows and doors systems. Future updates might be prudent in areas. A few windows in the home did not appears to easily open- thus were not forced upon. Very few were noted as painted shut which is a common method used to aid in controlling drafty window systems.

Recommendation

Contact a qualified window repair/installation contractor.



Lower west side

8.5.1 Ceilings



CRACKING

There was some minor cracking in the hallway ceilings and the lower bathroom ceiling. Given the age of the home this structure appears to have had limited visible updates and repairs due to shifting or movement within the structure.

Recommendation

Contact a qualified professional.



8.6.1 Floors



AGED BATHROOM FLOORING NOTED IN AREAS

Some repaired areas noted in the bathrooms- future floor covering updates would be prudent over time. Ongoing caulking attention around tubs and toilets and sinks is suggested.

Recommendation

Contact a qualified professional.

8.7.1 Lighting Fixtures, Switches & Receptacles



INADEQUATE NUMBER OF RECEPTACLES

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend a licensed electrician add additional receptacles. Period homes oftentimes have limited outlets in each room. Extension cord use is not advised for safety.

Recommendation

Contact a qualified electrical contractor.

8.7.2 Lighting Fixtures, Switches & Receptacles



LIGHT BULB CLOSET AREA

Recommend installing a cage around the light in the bedroom closets. Updating to a newer LED light or bulb type fixture is suggested

Recommendation

Contact a qualified electrical contractor.

8.9.1 Stairways

 Recommendation

NO HAND GRABS / LOW RAILING HEIGHTS

The homes interior stairway systems could use future updates to meet current standards. Including the basement and attic stairways and area lighting needs for safety. Some stair systems have gaps over 4 inches which can be a child hazard. Suggest licensed contractor review all stairway systems for a final determination of attention needed.

Recommendation

Contact a qualified professional.



9: GENERAL INTERIOR

Information

Presence of Smoke and CO

Detectors: Power Source

Battery

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

All homes and investment properties should have newer smoke detectors within 10 YEARS of age with hush button features- Suggest working smoke detectors. be mounted on *each* level of a home & within each sleeping rooms- Additionally- the addition of a carbon monoxide detector is suggested in every home on *each* level with gas/wood/oil or propane appliance(s)- and/or fireplace(s) of any age and any home with an attached garage. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended. Be sure to check these regularly.

For reliability, Fire marshals recommended updating smoke detectors every 10 years and changing batters bi-annually. The latest data indicate that we should be using photo-electric technology in our smoke alarms for improved fire detection and to reduce problems with false alarms which can lead to disabling of this important safety system. Unfortunately, the alarms have to be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal safety, I recommend taking control of these important safety devices and learning about how to service and maintain your alarm systems to keep the building occupants safe.

Limitations

General Interior

INTERIOR

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. This inspection does not identify nor test for lead based paint. I advise purchasers to have a lead paint assessment performed prior to purchase of this property if constructed prior to 1978. The presence of asbestos containing building materials is not within the scope of this inspection, and is specifically excluded from this report. Older homes may contain asbestos in many building products including insulation, exterior siding, drywall, plaster, heating equipment, ceiling tile etc. If this is a concern, it is your responsibility to arrange further testing to determine the presence of asbestos in the home.

The presence of mold is not within the scope of this inspection and is specifically excluded from this report. Dampness in any area or standing water in crawlspaces can lead to mold conditions. Inadequate ventilation in attic, crawlspace, basement, sub areas and the interior areas of a home can lead to mold conditions. Many mold issues are concealed and cannot be discovered without further evaluation of the home. If this is a concern, it is your responsibility to arrange further testing to determine the presence of mold in the home.

Recommendations

9.2.1 Presence of Smoke and CO Detectors



OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed very old smoke detectors in the house. (Over 25 years in age) Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended. A detector is commonly found inside each bedroom and hallway and in general living areas including basements. Confer with the local fire chief for specific published recommendations.

Recommendation

Contact a qualified professional.

9.2.2 Presence of Smoke and CO Detectors



CARBON MONOXIDE DETECTOR(S) NOT IN PLACE

Carbon Monoxide detector missing. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Recommend updates for occupant safety.

Recommendation

Contact a qualified professional.

10: BEDROOM(S)

Information

General: Heat Source

Windows: Window Type

Walls: Wall Material

Not Visible

Double-hung

Plaster, Wood, Wallpaper

Floors: Floor Coverings

Wood and Rugs, Heavy storage in furnished rooms-

General: Number of Bedrooms

5, One lower bedroom- no closet



Ceilings: Ceiling Material Hallways

Plaster

Some cracks noted- minor. See other notes.



Limitations

General

STORED ITEMS

Some areas were not inspected due to stored items

Recommendations

10.2.1 Doors

NO DOOR KNOB

SW BEDROOM

There was no door latch on door to the bedroom, recommend repair.

Recommendation

Contact a qualified professional.



10.3.1 Windows



DIFFICULT TO OPERATE

Window is difficult to operate recommend review by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Southeast and Northwest

10.7.1 Lighting Fixtures, Switches & Receptacles

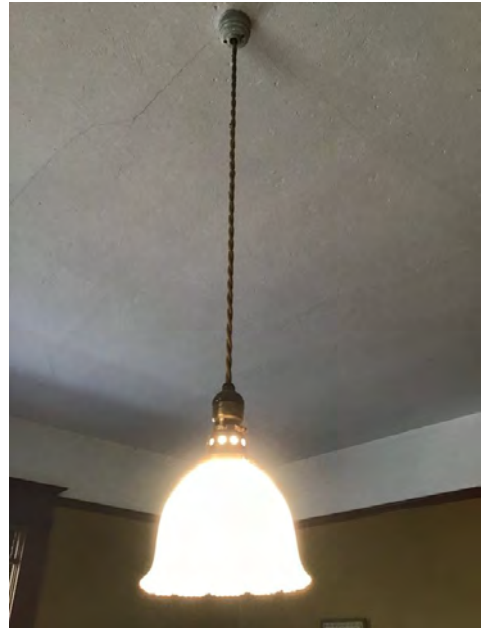


PERIOD LIGHTS FOR FUTURE UPDATES

Most all rooms have period fixtures and wall switches for future updates.

Recommendation

Contact a qualified professional.



11: BATHROOM(S)

Information

Bathroom Toilets: Toilets

Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Period Clawfoot tub with added shower- Lowest level bath.



Older corner sink with damage (chipped) noted. No shut off valves noted below the sink.

Limitations

Bathroom Toilets

BATHROOM

During inspection today I operated all plumbing fixtures in bathroom(s). I do not test bathtub over flow drains when present as this risks damaging finishes around the tub. Monitor tubs while filling and avoid pushing water into the overflow. Even well- installed over flow drains can leak as the gaskets that seal the over flow will dry out over time and may no longer provide a watertight seal. Monitor plumbing after moving into a new home as testing during inspection presents less stress on plumbing than daily use. Please note that vacant homes present additional risk as it can be difficult to distinguish how the plumbing system will respond to daily use. Any defects uncovered during the inspection are listed in this report.

Sinks, Tubs & Showers

FLOOD CHECK

This is a visual inspection of the readily accessible portions of the tub / shower stall and is not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the tub shower pan and any tile or substate material is not included.

Recommendations

11.1.1 Bathroom Toilets

WATER HEARD DRIPPING INSIDE THE TANK - BEDROOM LEVEL BATH

Recommendation

Contact a qualified professional.



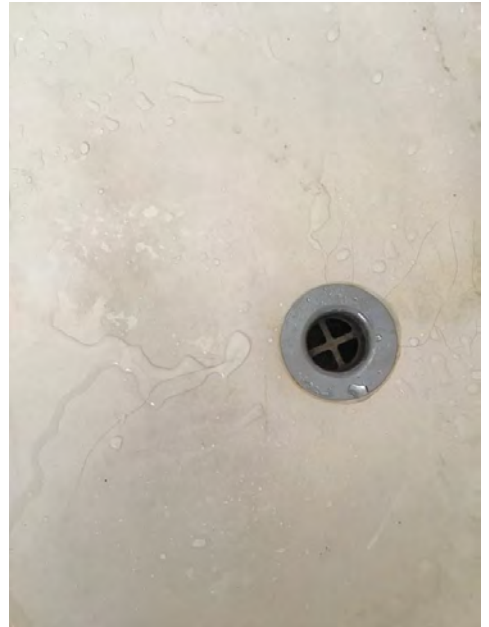
11.2.1 Sinks, Tubs & Showers

SLIGHT CRACKING AT THE TUB

Recommendation

Contact a qualified professional.

 Recommendation



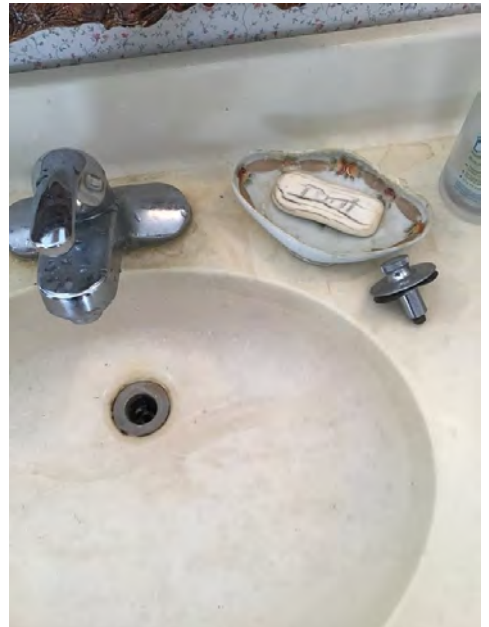
11.2.2 Sinks, Tubs & Showers

SINK STOPPER NOT IN PLACE

Recommendation

Contact a qualified professional.

 Recommendation



11.2.3 Sinks, Tubs & Showers



PEELING CEILING PAINT LOWEST BATH-

No bath fan noted

Recommendation

Contact a qualified professional.



11.3.1 Bathroom Exhaust Fan / Window



HEAT LAMP DEFECT

I observed that the heat lamp fixture in the bathroom did not work. The fan made a rattle noise- likely not fully functional. Unable to determine if the fan is ducted to the exterior vs. just inside the small shed attic space above.

Recommendation

Contact a qualified electrical contractor.



Aged unit updating is suggested

11.4.1 GFCI & Electric in Bathroom

Recommendation

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. All baths could use GFCI updates. Dated two pronged outlets noted in many locations within the home.

Recommendation

Contact a qualified electrical contractor.



Non grounded outlet near the tub below the window-



GFCI needed

11.6.1 Cabinetry, Ceiling, Walls & Floor

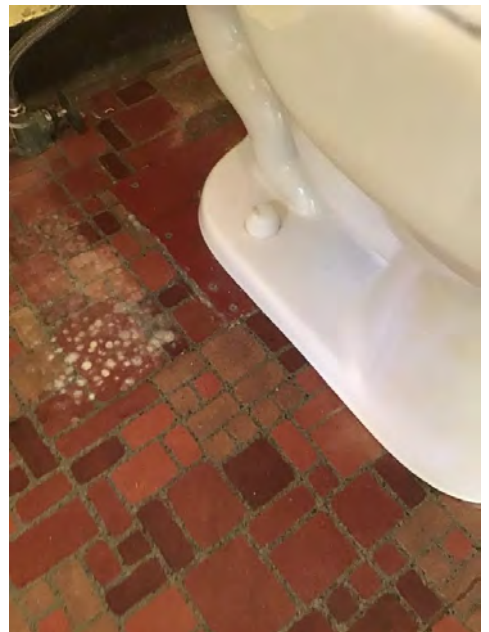
Maintenance

FLOOR DAMAGE

I observed damage at the bathroom floor. All three bath areas have aged flooring with repairs. Ongoing caulking and touch up will likely be needed.

Recommendation

Contact a qualified handyman.



Past repairs noted

11.6.2 Cabinetry, Ceiling, Walls & Floor

**CEILING TILES**

Added tile ceilings were noted at the rear entry areas of the home and at bathrooms and laundry areas. Tile of this period may contain asbestos. Testing is suggest prior to disturbance or future updates.

Recommendation

Contact a qualified professional.

11.7.1 Door

**DOOR DOES NOT CLOSE PROPERLY**

I observed that the bathroom door did not close properly. The low height window sill is a potential fall hazard. Fixed child proofing latching or window guards would be prudent.

Recommendation

Recommended DIY Project



12: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Standards of Practice by opening and closing them. I did not operate all door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Lighting, Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Limitations

Lighting, Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to present standards. A licensed electrician or building code inspector could perform that type of test and detailed evaluation, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

13: LAUNDRY

Information

Laundry Area : Dryer Vent

Material

Metal

Laundry Area : Dryer Power

Source

220 Electric

Limitations

Laundry Area

DRAIN LINE

The cloths washer drain line was not tested as part of an inspection. No comment on the functionality of the drain for use or leaking. Recommend checking when moving into the home.

Laundry Area

CLOTHS DRYER VENT WORK

The cloths dryer vent was examined visually. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. Recommend that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

Laundry Area

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Recommendations

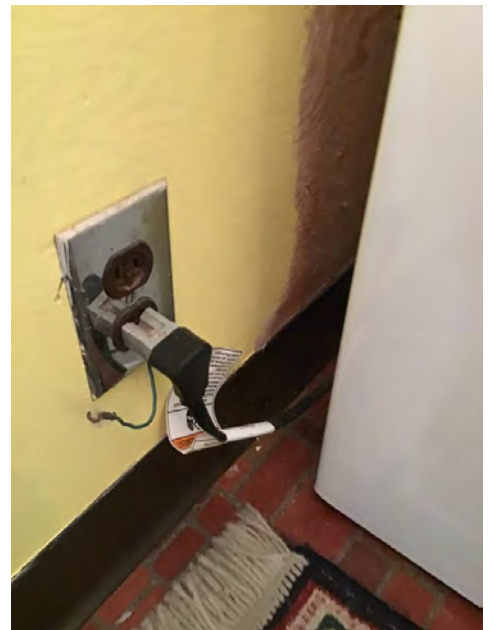
13.2.1 Two pronged dated outlet

TWO PRONGED OUTLET -

Updating is suggested.

Recommendation

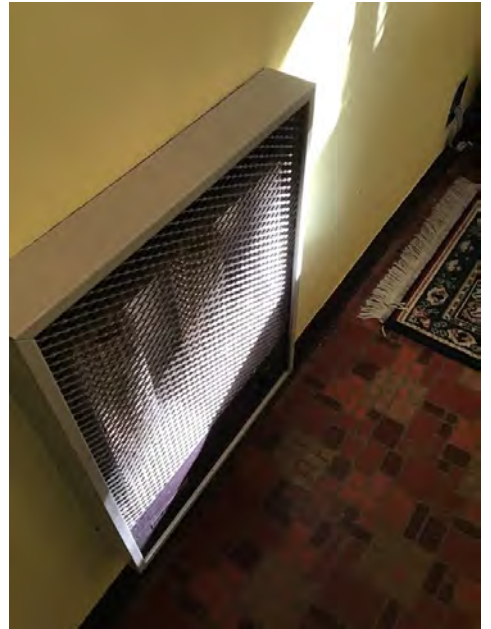
Contact a qualified electrical contractor.



13.2.2 Two pronged dated outlet
**DATED WALL HEATER FOR
UPDATING**

Recommendation

Contact a qualified electrical contractor.

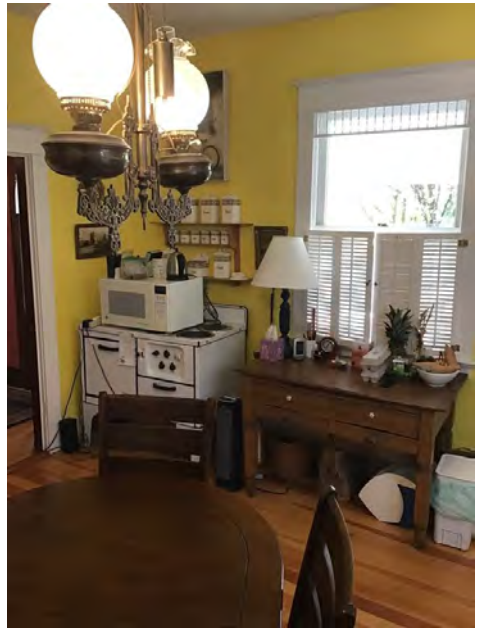


14: KITCHEN

Information

Kitchen Sink: I turned on the faucet fixture plumbing

Kitchen Sink: Pictures





Aged oven not checked



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle. The seller shut it off towards the end of the inspection. The present tenant appears to only hand wash the dishes.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Limitations

Kitchen Sink

KITCHEN

Views of counters & cabinets systems are commonly blocked with personal or stored items- thus not inspected. Oven self and or continuous cleaning operations, timers, lights, clocks & calibrations are not tested during this inspection. Only the dishwashers ability to fill & drain is checked. Microwaves ovens are only tested on a particular setting for the ability to turn on- thus heating ability to heat not tested. Compactors are tested without adding trash- thus compaction capability not tested. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. Refrigerators/ freezers and ice makers are not within the scope of this inspection. All other appliances not inspected. See inspection agreement. Washing machine and cloths dryers are not tested. The inspector also does not test washing machine drain lines or supply valves- (prone to leakage) Suggest always upgrading washing machine drain lines to stainless vs. rubber when observed. The appliance testing performed in this inspection is a basic functional test of each built-in appliance. Not every function or cycle can be tested and the accuracy of temperature control cannot be determined. Intermittent problems may not be detected in this inspection. If equipped, the ice maker and or water faucet were not tested for operation. Older appliances may be unreliable. We recommend you invest in a home warranty designed for repair or replacement of mechanical item failures in the homes. No warranties concerning satisfactory operation are given. Appliances are not moved during the inspection.

Recommendations

14.2.1 GFCI

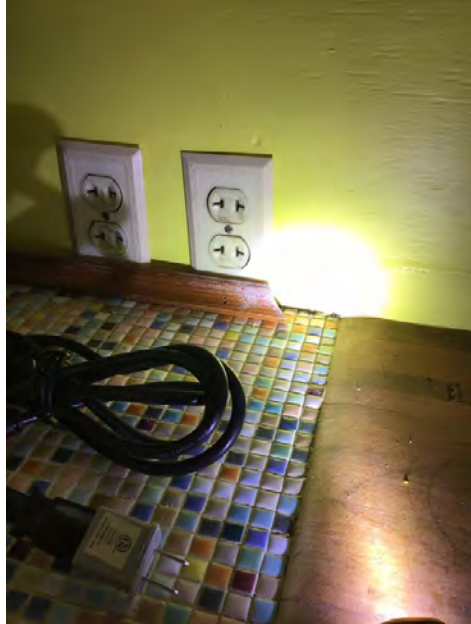
Recommendation

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



14.5.1 Range/Oven/Cooktop

Maintenance

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the floor. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



14.6.1 Countertops & Cabinets

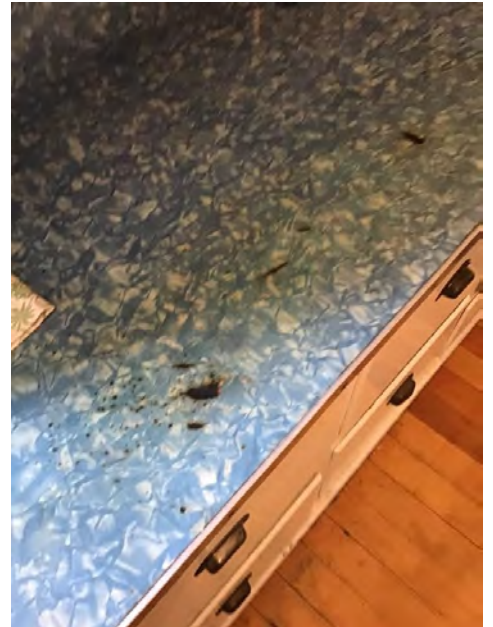


WORN AREAS AT COUNTERTOPS

I observed worn areas and some damage at the countertops.

Recommendation

Recommend monitoring.



14.7.1 Floors, Walls, Ceilings

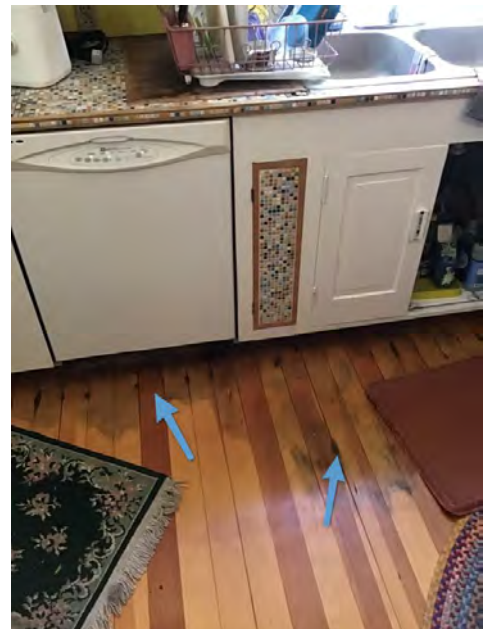


MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation or inquire with the seller.

Recommendation

Contact a qualified professional.



15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Accessible Sub areas- Foundation, Insulation in

Basement: Sub-floor

Wood Plank

Foundation/Basement Area: Type of Insulation Observed

Batt, Fiberglass

Accessible Sub areas- Foundation, Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet or damp crawl or basement area(s) and or foundation systems. Here is a link to an EPA article about damage and moisture issues in homes.

<https://www.epa.gov/sites/default/files/2016-10/documents/moldguide12.pdf> You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, discoloring and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and discolored stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

I make a very " best effort " to review areas for attention in low height sub spaces or crawl areas. The inspection is not a board by board review & an undiscovered condition may be present but not determined during this visual non-invasive inspection. The older the home the more likely an undiscovered conditions might be present. Thus one assumes a great risk the older the structure. Safety standards for access in the crawl areas is 3 feet in height for accessible crawl area access. Lower heights limit this inspectors ability of the inspection thus increasing the chance of future conditions that will warrant further attention perhaps not determinable during the limited visual non-invasive inspection.

This inspection is not a structural review for building standards. Note: The Home Inspector is not required to: At the inspectors discretion- enter and area of perform and procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector and or other persons.

Radon evaluation is not a part of this home inspection. All homes should be checked for Radon levels prior to closing- Confer with your Realtor for added insight.

Accessible Sub areas- Foundation, Basement: Material

Wood Beams, Wood framing



Accessible Sub areas- Foundation, Basement: Type of Basement Foundation Described

Note the thickness of the brick and rock foundation system

Brick, Stone, Rock, Period Stone and Mortar





Accessible Sub areas- Foundation, Basement: Foundation Was Inspected

The foundation was inspected in the visible areas. Suggest any areas with heavy storage be reviewed prior to closing in an occupied home.

Accessible Sub areas- Foundation, Basement: Structural Components Were Inspected

Structural components were inspected including readily accessible areas.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

missing insulation, 3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Limitations

Accessible Sub areas- Foundation, Basement

ACCESSIBLE AREAS VIEWED- APPROX.

50%



Accessible Sub areas- Foundation, Basement

CELLAR - SUB AREA

The inspector makes a best effort to review areas for attention. The inspection is not a board by board review- & an undiscovered condition may be present but not determined during the visual non-invasive inspection.

The older the home the more likely an undiscovered condition exists- thus one assumes are greater risk the older a structure.

Low clearance heights limited the ability of inspection thus increase the chance of future conditions that will warrant future attention perhaps not determinable during this limited visual non- invasive inspection. This inspection is not a structural review for building standards.

Foundation issues related to failure and deterioration are common in older homes. This inspection is limited to the visual defects of the foundation and is not a technical analysis of the structural integrity. As a precaution, you may desire to have a further inspection performed by an engineering firm or masonry professional.

Crawlspaces are dirt floor sections below the living areas of the home. Any dampness, visible or concealed, will perhaps propagate mold to some degree. Vapor barriers and ventilation can reduce mold growth, however it cannot be eliminated. Crawlspaces may have concealed mold under the vapor barrier and / or between the floor insulation and the wood structure. These concealed areas are not inspected and may have mold / fungal growth. Mold and fungus are excluded and will not be noted or reported on in this report. If this is a concern, you may wish to have a mold remediation professional evaluate the home prior to purchase. Inspection of the crawlspace is limited due to ducting, plumbing, insulation, etc. Crawlspace inspections are limited and all areas cannot be viewed or inspected. It is not possible or assured that all defects can be identified in the crawlspace. Areas that have been excluded may have unreported damage to structures or components.

Accessible Sub areas- Foundation, Basement

PERSONAL STORAGE RESTRICTION

Personal stored items limited this visual non invasive inspection. Moving personal items and storage is not done. I could not see everything. Items were blocking access and views.

Ventilation in Foundation/Basement Area

WINDOW SYSTEMS NOTED IN THE BASEMENT THAT COULD BE SCREENED TO AID IN THE VENTING THE SUB AREA.



West side foundation area-

Recommendations

15.1.1 Accessible Sub areas- Foundation, Basement

Recommendation

MISSING GFCI IN UNFINISHED BASEMENT

I observed a missing GFCI protection in the unfinished basement.

GFCI protection is required for all 15- and 20-amp, 120-volt receptacles in the unfinished basement. Lighting updates are also suggested. Limited lights noted.

Recommendation

Contact a qualified electrical contractor.

15.1.2 Accessible Sub areas- Foundation, Basement

Recommendation

LIMITED SOIL SUPPORT AND WOOD SUPPORTS FOR UPDATING

NORTH SIDE-

It appears years ago soil was removed in areas of the sub area- added supports were noted in some locations. As pictured below soils have no support in some locations near the homes rock and mortar foundation areas. Updates are warranted with concrete to fully support the load bearing soils. Other added posts appear to have limited fixed attachment methods at the post and beam connections. An added post near the main water heater appears to not be load bearing and requires attention. Other older post supports have been added overtime that now may require updating. Metal fastening devices and lag screws intended for better attachment methods are now available.

A foundation specialty engineer and or an experienced and proven contractor should review the entire basement area for a final determination of attention needed.



Recommendation

Contact a qualified professional engineer

15.1.3 Accessible Sub areas- Foundation, Basement



VAPOR BARRIER NEEDED AND STORED WOOD REMOVED

All exposed soils should be fully covered with a black 6 mil covering overlapped and sealed to the masonry if possible. This will help to control water vapor rising up with the home and dust within the structure. All wood debris and stored wood items should not in contact with soils to aid in preventing pest infestation. Removal is suggested or storing up away from the soil level.

Recommendation

Contact a qualified professional.



15.2.1 Insulation in Foundation/Basement Area



INSULATION INSTALLED UPSIDE DOWN IN CRAWLSPACE

I observed that the insulation installed on the floor joists above the foundation area is installed upside down with the paper side down in a few areas.

Recommendation

Contact a qualified insulation contractor.

16: CARPORT

Information

Roof at Carport: Carport Roof Was Inspected

Ground, Porch along side- Noted covered with leaves

I attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof at Carport: Type of Roof-Covering Described

Metal

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Recommendations

16.1.1 Roof at Carport

 Recommendation

METAL COVERING WITH LIMITED SLOPE


As noted when leaf debris gather on the roof covering water can back up and find methods to seep through the metal covering at seams and screw attachment locations. Some discoloring of wood sheathing was noted from below which indicate moisture intrusion.

Recommendation

Contact a qualified professional.



16.2.1 Structural at Carport

 Material Defect

STRUCTURAL DEFECT

SOUTH CARPORT

I observed structural defects at the carport. This was noted as secured some to the main structure in only a few locations with metal anchors - but it appears that updates and repairs are warranted. A licensed contractor and or structural engineer is suggested for a final determination of attention needed.

Recommendation

Contact a qualified general contractor.



Southwest corner Wood Decay



Northeast Side- Post floating and damaged



No diagonal support work and or metal supports



South

16.3.1 Electrical at Carport

 Recommendation

LIGHTING UPDATE

Updating lighting fixtures is suggested. Motion sensor style units area suggested for occupant safety. No lighting or electrical GFCI outlets in place as more often noted in a carport area.

Recommendation

Contact a qualified professional.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
 Office of Archaeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98 (206) 753-4011

2137

IDENTIFICATION SECTION		LOCATION SECTION		
Field Site No HSN-5a	OAHP No. <u>20-86</u>	Address W Jewett Boulevard		
Date Recorded 1/5 & 1/6/94		City/Town/County/Zip Code White Salmon, WA 98672		
Site Name Historic Lauterbach House	Twp 3N	Range 10E	Section 24	¼ Section SE
Common Name & Walker house	Tax No /Parcel No 83 & 83-F		Acreage 79 & 1 23 acres	
Field Recorder Nancy A Niedernhofer	Quadrangle or map name White Salmon			
Owner's Name Margaret Walker	UTM References			
	Zone 10	Easting 617620	Northing 5064680	
Address W Jewett Boulevard	Plat/Block/Lot Irregular Tract			
City/State/Zip Code White Salmon, WA 98672	Supplemental Map(s) Irregular Tract in T3N R10E S24			

Status		PHOTOGRAPHY	
<input checked="" type="checkbox"/> Survey/Inventory		Photography Neg No 324BW1, 324BW5	
<input type="checkbox"/> National Register		Frame(s) 2B-31, 2-18	
<input type="checkbox"/> State Register		View of N,S,E,W	
<input type="checkbox"/> Determined Eligible		Date 1/5 & 1/6/94	
<input type="checkbox"/> Determined Not Eligible			
<input type="checkbox"/> Other (HABB, HAER, NHL)			
<input type="checkbox"/> Local Designation			
Classification	<input type="checkbox"/> District	<input type="checkbox"/> Site	<input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object
District Status	<input type="checkbox"/> NR	<input type="checkbox"/> SR	<input type="checkbox"/> LR <input type="checkbox"/> INV
<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing		
District/Thematic Nomination Name			

DESCRIPTION SECTION	Roof Type	High Styles/Forms (check one or more of the following)				
Materials & Features/Structural Types	<input type="checkbox"/> Gable <input checked="" type="checkbox"/> Hip	<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Spanish colonial Revival/Mediterranean			
Building Type House	<input type="checkbox"/> Flat <input type="checkbox"/> Pyramidal	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Tudor Revival			
Plan Square	<input type="checkbox"/> Monitor	<input type="checkbox"/> Italianate	<input type="checkbox"/> Craftsman/Arts & Crafts			
Structural System Masonry and Wood-frame	<input type="checkbox"/> Gambrel	<input type="checkbox"/> Second Empire	<input type="checkbox"/> Bungalow			
No. of Stories 3 plus attic and basement	<input type="checkbox"/> Shed <input type="checkbox"/> Other (specify)	<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Prairie Style			
Cladding (Exterior Wall Surfaces)	Roof Material	<input type="checkbox"/> Stick Style	<input type="checkbox"/> Art Deco/Art Moderne			
<input type="checkbox"/> Log	<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Rustic Style			
<input checked="" type="checkbox"/> Horizontal Wood Siding	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Shingle Style	<input type="checkbox"/> International Style			
<input type="checkbox"/> Ruello/Drop	<input type="checkbox"/> Composition	<input checked="" type="checkbox"/> Colonial Revival	<input type="checkbox"/> Northwest Style			
<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Slate	<input type="checkbox"/> Beaux Arts/Neoclassical Style	<input type="checkbox"/> Commercial Vernacular			
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tar/Built-up	<input type="checkbox"/> Chicago/Commercial Style	<input type="checkbox"/> Residential Vernacular (see below)			
<input type="checkbox"/> Board and Batten	<input type="checkbox"/> Tile	<input type="checkbox"/> American Foursquare	<input type="checkbox"/> Other (specify)			
<input type="checkbox"/> Vertical Board	<input type="checkbox"/> Metal (Specify)	<input type="checkbox"/> Mission Revival				
<input type="checkbox"/> Asbestos/Asphalt	<input type="checkbox"/> Other (Specify)	Vernacular House Types				
<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Not viable	<input type="checkbox"/> Gable front	<input type="checkbox"/> Cross gable			
<input type="checkbox"/> Stone		<input type="checkbox"/> Gable front and wing	<input type="checkbox"/> Pyramidal/Hipped			
<input checked="" type="checkbox"/> Stucco	Foundation	<input type="checkbox"/> Side gable	<input type="checkbox"/> Other (specify)			
<input type="checkbox"/> Terra Cotta	<input type="checkbox"/> Log <input type="checkbox"/> Concrete	Integrity: Include detailed description in Description of Physical Appearance				
<input type="checkbox"/> Concrete/Concrete Block	<input type="checkbox"/> Post & Pier <input type="checkbox"/> Block		Intact	Slight	Moderate	Extensive
<input type="checkbox"/> Vinyl/Aluminum Siding	<input checked="" type="checkbox"/> Stone <input type="checkbox"/> Poured	Changes to plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Metal (specify)	<input type="checkbox"/> Brick <input type="checkbox"/> Other (specify)	Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other (specify)	<input type="checkbox"/> Not visible	Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE SECTION		
Study Unit Themes (check one or more of the following)		
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Conservation	<input type="checkbox"/> Politics/Government/Law
<input checked="" type="checkbox"/> Architecture/Landscape Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Religion
<input type="checkbox"/> Arts	<input type="checkbox"/> Entertainment/Recreation	<input type="checkbox"/> Science & Engineering
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage (specify)	<input type="checkbox"/> Social Movement Organizations
<input type="checkbox"/> Communications	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Community Planning/Development	<input type="checkbox"/> Manufacturing/Industry	<input type="checkbox"/> Other (specify)
	<input type="checkbox"/> Military	<input type="checkbox"/> Study Unit Sub-Themes (specify)

STATEMENT OF SIGNIFICANCE Jacob Hunsaker received patent #2394 in February of 1890 for the E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24 in Township 3 North, Range 10 East. In June of 1892 the Hunsakers sold the property to Amby Blowers and his wife. In 1894 the Blowers sold the property to Rudolph Lauterbach, who had come to White Salmon the previous year. In 1905 Lauterbach sold the property to G W Brock. In April of 1907 Rudolph Lauterbach purchased the property back again, and with his wife constructed a house that would accommodate them and their eight children. The property remained in the Lauterbach family until October of 1963, when the current owner purchased the property.

Rudolph Lauterbach was well known as one of the early settlers of the Town of White Salmon. In 1893, upon arriving in the town of White Salmon, Lauterbach purchased most of the west end of town and opened a mercantile store. Among Rudolph Lauterbach's lifetime achievements are the following: operating one of the first post offices of White Salmon, and serving as postmaster of White Salmon from 1893 to 1903; serving as first town treasurer, when White Salmon was incorporated in 1907, co-operating a steamboat operation at the banks of White Salmon, donating large parcels of land to the town of White Salmon, and donating a parcel of land within the town of White Salmon for the creation of the town's first school (McCoy 130, May 275). Rudolph Lauterbach's four sons remained to live and work in the area, and his son John remained in the family home. John sold the house and garage to the current owners in 1963—one year before his death.

The barn and the shed, are currently owned by Rudolph Lauterbach's great grandson, William Dietsch (May 275).

This property is eligible for listing under National Register criteria B and C. Under criterion B, this residential complex represents the achievements of local businessman, Rudolph Lauterbach. The property also possesses significance under criterion C. The house is an outstanding representation of the importance of high-style architecture in the west, and the Colonial Revival style of architecture in particular. The property as a whole retains integrity of materials, workmanship and design, setting and association. HRA recommends that the historic buildings within HSN-5 be avoided during the pipeline construction.

Date of Construction c 1910

Architect/Engineer/Builder owner Rudolf Lauterbach

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places Yes

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local) Yes State and Local

Description of Physical Appearance: Located between the corners of W Jewett Boulevard, SW Garfield Avenue, and SW Wyers Street. HSN-5 consists of a house, garage, barn, shed, and pool. Between the buildings, is fencing and extensive landscaping. Paralleling the east side of the property at the northeast corner of the property are apple trees planted by the original owner. The house is located at the north end of the property. The garage is located southwest of the house, the barn is southeast of the house, and the shed is directly east of the barn.

The driveway of the house is an intricate paved design, as can be seen from the site map. However, the property is more easily accessed by SW Garfield Avenue, located at the eastern edge of the site. A one-lane dirt road, SW Garfield Avenue has no improvements, save for apple trees at the northeast and northwest corners, where it meets W Jewett Avenue. The street has overhead wires attached to wooden utility poles, which lead to both HSN-5 and the modern residential complex south of it.

The house (Figure I-1) constructed in the Colonial Revival Style, a predominant architectural style utilized in American homes between 1880 and 1955 (McAlester 321), has distinctive features of the house that tie it to this style include the following: symmetrical facade, with balanced windows and centered, accentuated front door, double hung windows, and, the frequent use of stringcourse and decorative cornices. The building is constructed into a bank on a stone foundation (Figure I-19). The first and second story levels of the house have a wrap around porch at the north, east, and south elevations. The basement level at the east, south, and west elevations, as well as the entire building's first story level is constructed of brick covered with painted stucco. The upper stories are covered with painted, six-inch, lapped siding. A wooden stringcourse separates the first from the second story further defining the different wall treatments. Pilasters cover the wall junctures. At the roof and wall juncture, the building demonstrates boxed eaves with a cornice, soffit, frieze, and decorative-cut modillions all within the entablature. A hip-roofed dormer is centered in the slope of each roof elevation. The dormers each contain a pair of wood-frame, one-light awning windows separated by a wooden mullion and surrounded by exterior casing. Wood shingles cover the hip roof. Two, interior brick chimneys project from the ridge of the roof. Wood-framed windows throughout the house are one-over-one, double hung with exterior decorative shutters. All entries have wood doors with three panels and one light, and are paired with wooden screen doors.

The wrap-around porch is enclosed at the basement level with lattice work, and supported by square brick columns covered with decorative stucco, so that it appears to be dressed stone. The first story open porch is supported by the brick columns with the same treatment and a square post baluster railing between the columns. The second story open porch is finished with turned, spindlework balusters and railing between Tuscan columns. The hip roof of the porch at the second story level, has an entablature which is identical to that of the main roof.

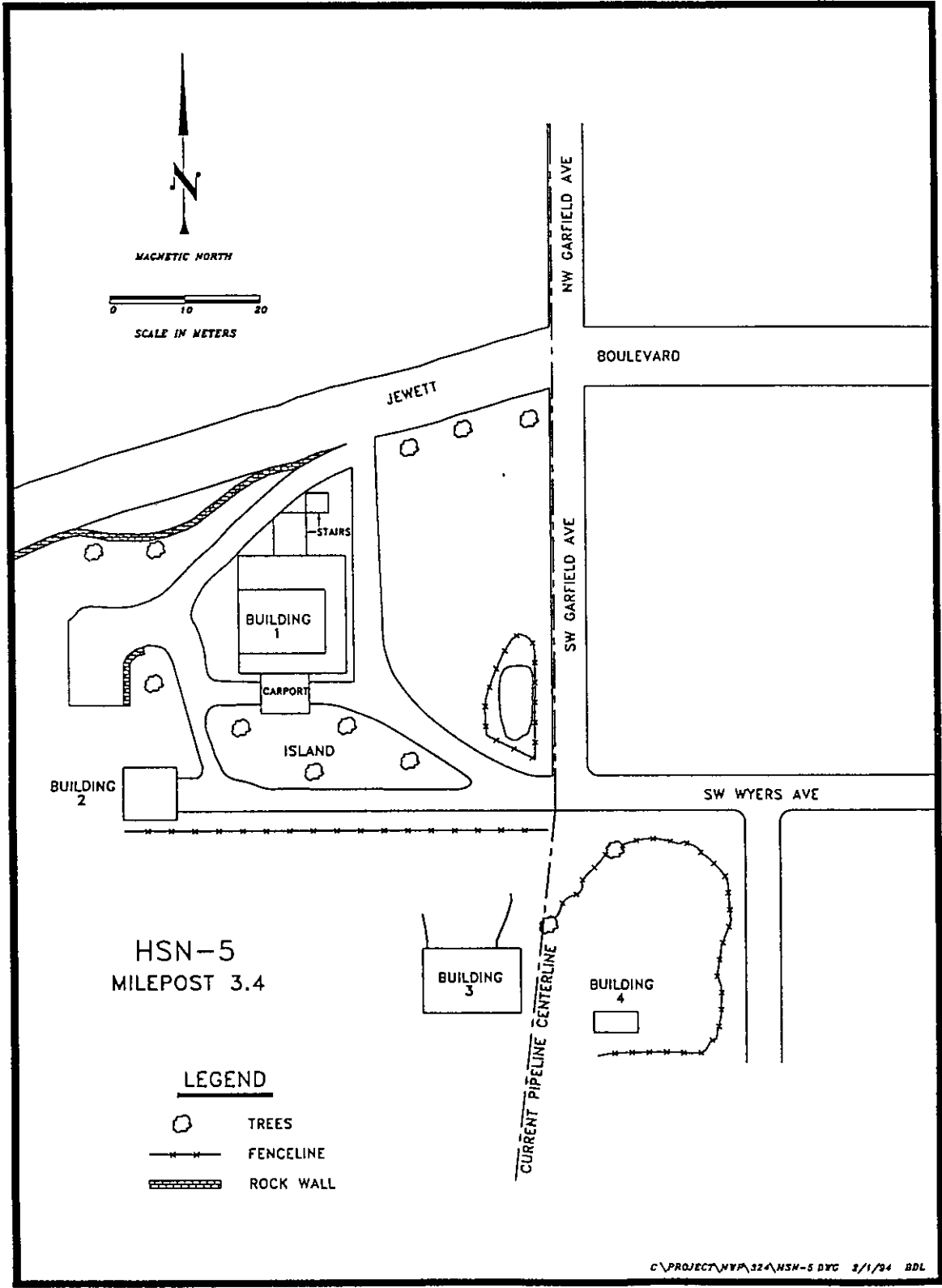
The west and east elevations of the building each contain two windows at the first, second, and third story levels. At the first story level, the north elevation includes a centered front door, accentuated by pilasters, and flanked by a single window on either side. The second and third story levels each contain three windows. The south elevation contains a centered door (within the lattice) at the basement level, sheltered by a poured concrete and T-111 porte cochere. The first story level contains a centered window flanked on both sides by a door. The second story level of the south elevation contains a centered door flanked on both sides by a window. The western end of the second story porch has been enclosed with materials identical to the exterior walls, the enclosure's only feature is a one-lite casement window in the south elevation. The third story of the south elevation contains a centered enclosure, directly under the dormer, constructed of materials identical to the exterior walls, and with a roof and entablature that echoes the main building. The only feature within the enclosure is a window in the south elevation. The enclosure is flanked on both sides by a window.

To the east of the house is a pool enclosed with vertical board dimensional-lumber fencing.

Major Bibliographic References

Klickitat Appraiser's & Assessor's Offices
and Klickitat County Courthouse records.

McCoy, Keith
1987 *The Mount Adams Country: Forgotten Corners of the Columbia River Gorge*. Caxton Printers, Caldwell, Idaho.



MAGNETIC NORTH

0 10 20

SCALE IN METERS

JEWETT

NW GARFIELD AVE

BOULEVARD

SW GARFIELD AVE

STAIRS

BUILDING 1

CARPORT

ISLAND

BUILDING 2

SW WYERS AVE




HSN-5
MILEPOST 3.4

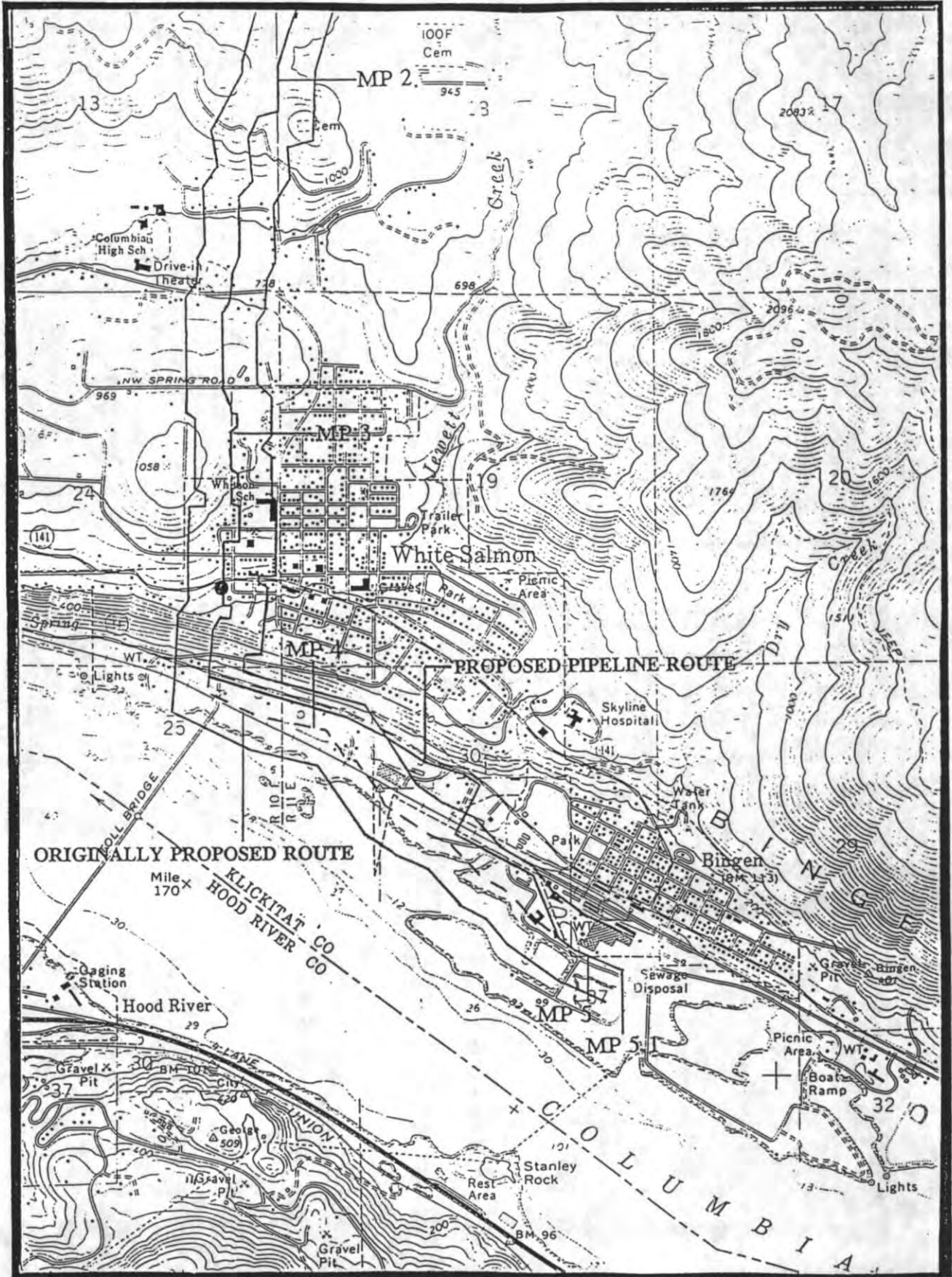
BUILDING 3

BUILDING 4

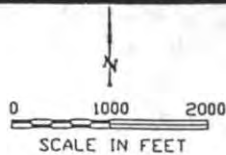
CURRENT PIPELINE CENTERLINE

LEGEND

-  TREES
-  FENCELINE
-  ROCK WALL



• White Salmon 7.5', 1970
 Husum 7.5', 1985
 1:24,000



LEGEND


 1000-FOOT CORRIDOR WITH PIPELINE IN CENTER



Figure 17. 100 Block of NW Garfield Avenue, looking to the south.

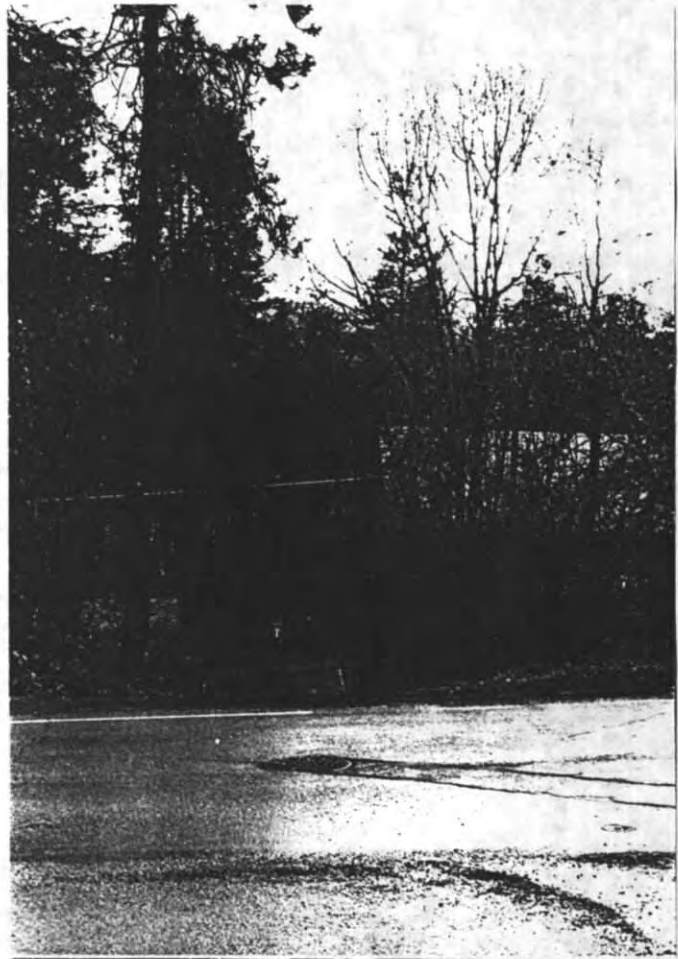


Figure 18. HSN-5, SW Garfield Avenue (driveway), looking to the south.

Privileged Information - Do Not Release



Figure 19. HSN-5, Building 1, looking to the southwest.



Figure 20. HSN-5, Building 2, looking to the northwest.

Privileged Information - Do Not Release
