

Home Inspection Report



11900 11920 sw Iron Horse Lane
Beaverton, Oregon
Inspection date 08/11/2011
(Section three of three)

Prepared for: Actual inspection / Section Three

Prepared by: The Home Tester
10555 SW Tigard St. #57
Tigard, OR 97223
Ben Tester
503-515-1833 CCB# 164921 OCHI # 912

The Home Tester

10:04AM November 27, 2011

Photo Attachments



SECTION THREE CONTINUES WITH PHOTOS AND THEN WRITTEN REPORT WITH SUMMARY SHEETS FOR QUICK ACCESS...



access to crawl is noted in bedroom closet floor and hatch needs insulation and weather stripping to seal...



main copper water entry line is noted here and is insulated...good...ABS sewer exit is noted at right center...



most of water feed lines are noted insulated...but will need random new insulation where pulled back...



most water lines are noted insulated with insulation or foam...ABS sewer exit lines are noted from both kitchens..newer



most all the vents are noted screened....monitor all vents to be sure screens are in tact to not allow in critters...

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all of crawl is noted with vapor barrier and posts are raised and dry...and solid on piers....



more areas noted that need insulation...main copper water feed lines...



ABS meets original sewer exit drain and is noted clamped as needed...good...no drips or leaks...



11920 bath exit drains are original and noted no drips or leaks below as well as in area...



some areas are noted with flooring replaced with plywood under bath areas in 11920 sub floor area where insulation down...



some beams are noted with staining and are noted solid...repairs were performed...

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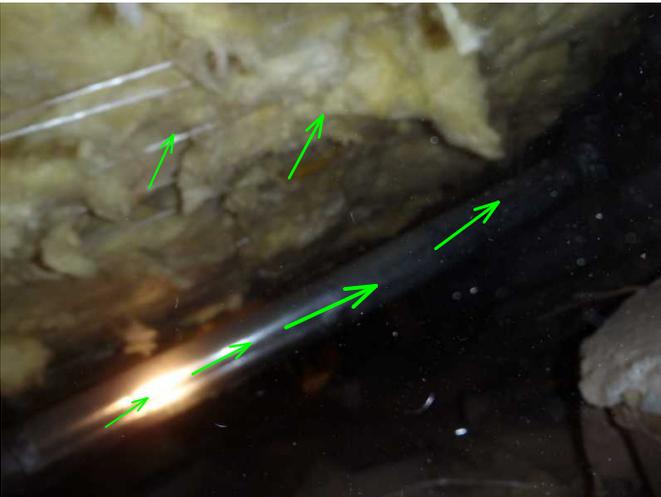
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some areas over vapor barrier have wood debris and needs removal...



here is same area under 11920 tub area and has new ABS trap as well...



insulation is noted secured to under floor areas and not able to remove...11920 dryer vent is noted solid and secure...



dryer vent is noted with no lint leaks and solid from laundry to exiting area at back of home...



most all water pipes are noted here insulated...and 11900 dryer vent duct is noted solid to exit as well..



here is vent in front of home that needs screen...is covered with wood..but is recommended to be kept open to vent air...

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here is past evidence of insulation pulled down by critter infestation...and is also on vapor barrier...remove..



many small areas under structure noted with insulation down on vapor barrier and old critter nesting noted..remove...



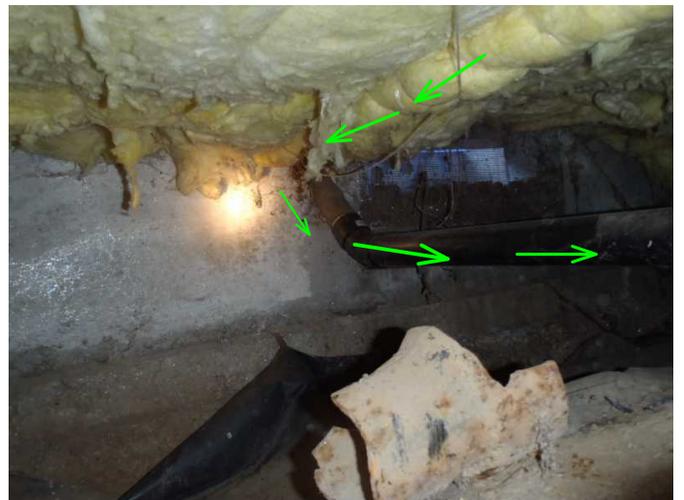
critter nesting is also area where fecal matter and urine is in the insulation..contaminated...remove...



most crawl is noted in very clean and dry condition...posts are raised and vapor barrier in place...insulation shredded



another view of crawl and most areas are noted fine...dry and posts raised...



this is area under 11900 kitchen and sewer exit drain is also ABS and is solid and no leaks noted...

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can see the under floor insulation is strapped with string and is secured to structure...damage will occur to access



here is the kitchen exit drain and is connected to original galvanized exit drain...clamped well...



this is under bedroom areas of 11900 and all is dry and solid...raised posts and peirs solid..



this is under 11900 bath areas at sewer exit drains and no leaks noted at drains or area around and no wet insulation...



under bath area is close up and all connections are dry...galvanized and cast original exit drains noted...



some rust is noted at exterior of cast exit drain, but no leaks noted...good...dry at all areas of crawl vapor barrier..

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here is area between baths of both units and noted insulation is down and nesting has occurred...remove all contaminated



the vapor barrier is noted here with contaminated insulation with critter fecal and urine matter and needs removal..



there is also an area where appears is critter toilet area...fecal matter and urine are noted on vapor barrier...remove



more downed insulation noted...appears was past issue...and vents were closed up, but repairs not performed...



here is back area of home where dryer vents exit and are noted solid and no lint or leaks noted...



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both side wall kitchen exit fan vents by stove are
noted operable..found switches for both and both ran
fine...

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Not Inspected Summary

Structure

Walls: drywall walls are noted blocked in many areas... - many areas not able to inspect due to storage and furniture blocking views...

Attic

Main/upper - Attic - Unable to Inspect: 100% - small opening is noted at front area of 11920, but is only about 6 - 8 inches open area...no access to assess...

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Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Fences: Wood - regular maintenance needed

Exterior Surface and Components

whole house - Exterior Surface - Type: Fiber cement/wood - Gaps not properly sealed at random areas, see photos, seal all open gaps for best water entry prevention.... needs paint

Trim: Wood - caulk at open gaps at trim, needs paint

Soffits: Wood - loose vents/add edging at corners, needs paint

Exterior Lighting: Surface mount - tapped for electric outlets and not secured to structure well...correct...

Hose Bibs: Rotary - some operable and some not...noted PVC water lines installed and broken...assess all and remove where not needed or operable...

Garage/Carport

Parking lot - Garage - Exterior Surface: wood - needs paint, Paint peeling, post bolts noted loose...

Parking lot - Garage - Ceiling: wood - Damaged, Water damage visible , needs paint...

Attic

Main/upper - Attic - Ventilation: soffit only.... - loose and damaged vents noted...

Crawl Space

Main - Crawl Space - Unable to Inspect: 40% - under flooring is noted covered with batt insulation and is not able to be removed as is considered invasive and not allowed by standards of practice of home inspection guidelines...

Main - Crawl Space - Moisture Penetration: not known - areas of concern are under baths and kitchens and no wet insulation or drips or standing water is detected at vapor barrier below areas ..but no access is noted as well....covered with under floor insulation and contained...not allowed to remove...is secured and not allowed to access due to damage to insulation will be incurred...

Main - Crawl Space - Ventilation: Vents - monitor and maintain vents with screens and keep screens secured...appears past critter access has been noted...appears most vent screens have been repaired, assess all and add screens to any missing screening found...down and hanging insulation is noted in several areas from past critter intrusion...recommend adding metal vent wells at every vent exterior area...

Main - Crawl Space - Insulation: Batting - under floor insulation is noted and appears was added after structure was built...random areas of insulation are noted down and nesting has occurred...remove all nesting on vapor barrier and re-install all loose and missing insulation to continue to provide insulated areas to contain heat...

Plumbing

Water Lines: Galvanized and copper and c-pvc - most all potable water lines are insulated...appears some need repairs and added insulation from past critter damage...see photos

Bathroom

Master 11900 - Bathroom - Walls: drywall - add towel bars

Master 11900 - Bathroom - Tub/Surround: Porcelain tub and ceramic tile surround - add splash guards to prevent water overflow to floor... Loose or damaged tile

1st Floor Hall 11900 - Bathroom - Walls: drywall - add towel bars

1st Floor Hall 11900 - Bathroom - Tub/Surround: Porcelain tub and ceramic tile surround - Loose grout, monitor and replace as needed... add splash guards to prevent water overflow to floor...

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Maintenance (continued)

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Master 11920 - Bathroom - Walls: drywall - missing trim...

Master 11920 - Bathroom - Tub/Surround: Porcelain tub and fiberglass surround - Loose grout, monitor and replace as needed...

1st Floor Hall 11920 - Bathroom - Walls: drywall - add towel bars

1st Floor Hall 11920 - Bathroom - Floor: Vinyl floor covering - damaged, cosmetic

1st Floor Hall 11920 - Bathroom - Sink/Basin: Molded single bowl - surface damage

1st Floor Hall 11920 - Bathroom - Tub/Surround: Porcelain tub and ceramic tile surround - Loose grout, monitor and replace as needed...

Kitchen

19990 - Kitchen - Sink: Molded single bowl - surface damage

Bedroom

#2 11900 - Bedroom - Closet: double doors - adjust hardware

#2 11900 - Bedroom - Ceiling: drywall/wood - ceiling surface may contain asbestos...due to age of home...

#2 11900 - Bedroom - Floor: carpet - damaged, cosmetic

#2 11900 - Bedroom - Electrical: 120 vac - not enough lighting noted, loose fixtures

1st Floor Master 11900 - Bedroom - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...staining noted...tested and noted low moisture

1st Floor Master 11900 - Bedroom - Floor: carpet - damaged, cosmetic

1st Floor Master 11900 - Bedroom - Electrical: 120 vac - not enough lighting noted, loose fixtures

#3 /11920 - Bedroom - Closet: double doors - adjust hardware

#3 /11920 - Bedroom - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

#3 /11920 - Bedroom - Floor: carpet - damaged, cosmetic

#3 /11920 - Bedroom - Doors: wood - needs adjustment...loose hinges

#2/ 11920 - Bedroom - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

#2/ 11920 - Bedroom - Walls: drywall - missing trim...

#2/ 11920 - Bedroom - Floor: hardwood laminate style - damaged, cosmetic

1st Floor Master - Bedroom - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

1st Floor Master - Bedroom - Walls: drywall - missing trim...

1st Floor Master - Bedroom - Doors: wood - needs adjustment...loose hinge

Living Space

1st Floor Hall 11900 - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

1st Floor Hall 11900 - Living Space - Floor: carpet - damaged, cosmetic

1st Floor Hall 11900 - Living Space - Doors: wood - needs adjustment...door sticks to carpet....

Living Room 11900 - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

Living Room 11900 - Living Space - Floor: carpet - damaged, cosmetic

Dining area 11900 - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

1st Floor Hall 11920 - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

1st Floor Hall 11920 - Living Space - Floor: carpet - damaged, cosmetic

Living Room - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

Living Room - Living Space - Floor: carpet - damaged, cosmetic

Living Room - Living Space - Doors: wood

Dining area - Living Space - Ceiling: drywall - ceiling surface may contain asbestos...due to age of home...

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Maintenance (continued)

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Dining area - Living Space - Floor: carpet/vinyl entry - damaged, cosmetic

Laundry Room/Area

11990 - Laundry Room/Area - Walls: drywall - not accessible/ blocked with storage...

11990 - Laundry Room/Area - Doors: wood - needs door stop

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Needs Attention Summary

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Exterior Surface and Components

Fascia: Composite material - open gaps noted and may be access for critters...close up now, needs paint
Entry Doors: wood front /metal back - thresholds noted damaged and metal back doors noted not closing secure...correct...all doors needs assessment for weather stripping and trim
Exterior Electric Outlets: 120 VAC - not installed correctly...tapped off fixtures and exposed wiring at siding...

Roof

Main - Roof Surface - Material: Rolled roof material/shingles.. - roof at end of useful life...noted many areas where sheathing under roof is uneven and soft...several areas noted patched and recommend roof be assessed and may last one or two more winters with having roofing patched and assessed/corrected by roofer...recommend best choice is replacement and recommend upgrading from rolled roofing to either built up mopped tar roof or solid membrane type for best value and long term use...all mansard roof shakes are noted rotting and need replaced...roof over awning at 11920 front area is noted with shingles and has to low pitch for shingles...recommend rolled roofing here to avoid water wicking under shingle areas...
Flashing: Galvanized - edge flashing is noted original and hanging loose at several areas...recommend replaced...
Skylights: Plastic - skylights are covered with plastic and are intended to have double wall glass skylight over curbs...recommend replaced...
Plumbing Vents: cast iron /galvanized - all plumbing vents are noted with no flashing and are tarred and have open gaps and cracks at roof area...have assessed and corrected by licensed professional roofer, or best choice is to replace roof and add all new plumbing flashing...
Electrical Mast: mast - mast is level, but open cracks noted at base area of mast and needs corrected to avoid water leaks...can be repaired or best choice is to replace roof and all flashing...
Gutters: none - front awning has been added and now needs gutters...none noted...add
Downspouts: Plastic/ galvanized - downspouts are noted loose and not secured...the roof has openings and are not water tight to downspouts and will leak...recommend complete assessment and correction be made by licensed roofing contractor and seal all openings to downspouts and add opening screens...noted the front roof area at 11920 has no downspouts now...
Leader/Extension: none - re-think all exit areas and install extensions to run water out and away from foundation or add rain catch system with barrels...

Garage/Carport

Parking lot - Garage - Electrical: None - add lighting

Electrical

240 VAC Branch Circuits: Copper and aluminum - spliced wiring in breaker panels are noted and recommend assessment by electrician, panels for today's use for units of comparable size would be 200 amps
Smoke Detectors: add to every bedroom/appeared to be missing/check batteries 2 x per year for safety... - add carbon monoxide detectors to each unit as required
11900 - Electric Panel - Manufacturer: Cutler-Hammer - breaker panel is noted full and has spiced connections in unit...recommend assessment of licensed professional electrician to assess and determine if upsizing is needed...panel is full and if added circuits are wanted, may need to upsize panel...
11900 - Electric Panel - Breakers: CU/AL - spliced noted...
in utility room/11910 - Electric Panel - Manufacturer: Cutler-Hammer - breaker panel is noted full and has several wire splices noted, have assessed by licensed professional electrician to confirm if needed to be upsized for today's use and needs...if wanted to add circuits, may be time to upsize service and panel to 200 amps....

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Needs Attention (continued)

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in utility room/11910 - Electric Panel - Breakers: CU/AL - several splices noted...

Structure

Subfloor: plank - moisture damage is noted at bath and kitchen areas and underlayment is noted damaged at several floor areas in both units..remove underlayment and assess planks in areas...only visual access is under home and is covered with insulation...expect underlayment is taking the damage, but until removed, is unknown..unfortunately, not allowed to remove areas covered to assess in more depth per guidelines of State of Oregon Standards of Practice of home inspectors...

Attic

Main/upper - Attic - Roof Framing: 2x8 rafter - edges of rafters exposed over 11920 have random dry rot noted..expect other areas of mansard roof to have random damage based on age and condition of shakes and the overall condition of rafter edges found at exposed areas...

Main/upper - Attic - Sheathing: Plywood - noted roof areas are heaved and sinking at roof areas at many random areas...expect random damage and replacement of sheathing when replacing roof...

Crawl Space

Main - Crawl Space - Vapor Barrier: plastic over earth... - all of crawl has vapor barrier and no standing water noted...good...there are areas of damaged insulation, wood debris and critter feces noted in vapor barrier that need removal and clean up to remove contaminated areas from future use...see photos

Plumbing

laundry room - Water Heater - Water Heater Operation: operable - 11900 unit noted operable, Earthquake support straps missing or not properly installed, unit is operable, but is approaching end of useful designed life...monitor around base for leaks...

laundry room - Water Heater - Drain Pan none - recommend adding drip pan and exit drain for best moisture control at water heater...

laundry room - Water Heater - Water Heater Operation: operable - 11920 unit is noted operable, Earthquake support straps missing or not properly installed, unit is operable, but is approaching end of useful designed life...monitor around base for leaks...

laundry room - Water Heater - Drain Pan plastic - drip pan is noted installed, but recommend adding exit drain to remove any emergency water as needed...

Bathroom

Master 11900 - Bathroom - Floor: Vinyl floor covering - High moisture noted, remove flooring and assess underlayment / sub floor for water damage...

Master 11900 - Bathroom - Electrical: 120 VAC GFCI - not enough lighting

Master 11900 - Bathroom - Counter/Cabinet: formica/wood - Moisture damage

Master 11900 - Bathroom - Faucets/Traps: Brand not known - drains blocked, no drain stops noted... A licensed plumber recommended to estimate repairs

Master 11900 - Bathroom - Toilets: American Standard - The toilet is loose at the floor and will require replacement of the wax seal

1st Floor Hall 11900 - Bathroom - Floor: Vinyl floor covering - High moisture noted, remove flooring and assess underlayment / sub floor for water damage...

1st Floor Hall 11900 - Bathroom - Electrical: 120 VAC GFCI - not enough lighting...

1st Floor Hall 11900 - Bathroom - Counter/Cabinet: formica/wood - Moisture damage

1st Floor Hall 11900 - Bathroom - Faucets/Traps: Brand not known - drains blocked, no drain stops noted... A licensed plumber recommended to estimate repairs

1st Floor Hall 11900 - Bathroom - Toilets: glacier bay - The toilet is loose at the floor and will require replacement of the wax seal

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Needs Attention (continued)

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- Master 11920 - Bathroom - Floor:** Vinyl floor covering - High moisture noted at toilet area to right and back... remove flooring and assess underlayment / sub floor for water damage...
- Master 11920 - Bathroom - Electrical:** 120 VAC GFCI - not enough lighting...
- Master 11920 - Bathroom - Faucets/Traps:** Brand not known - no drain stops noted...hot water tub very slow flow noted... A licensed plumber recommended to estimate repairs
- Master 11920 - Bathroom - Toilets:** American Standard - The toilet is loose at the floor and will require replacement of the wax seal
- Master 11920 - Bathroom - Ventilation:** Electric ventilation fan - fan / cover missing...
- 1st Floor Hall 11920 - Bathroom - Electrical:** 120 vac - Non-GFCI circuit/fixtures not operable...not enough lighting
- 1st Floor Hall 11920 - Bathroom - Counter/Cabinet:** formica/wood
- 1st Floor Hall 11920 - Bathroom - Faucets/Traps:** Brand not known - no drain stops noted... A licensed plumber recommended to estimate repairs

Kitchen

- 19990 - Kitchen - Disposal:** sinkmaster - add armored cable, exposed wiring noted...
- 19990 - Kitchen - Dishwasher:** Kenmore - add high loop/ leaks at base areas noted
- 19990 - Kitchen - Electrical:** 120 vac - not enough outlets for today's standard... Non-GFCI circuit
- 19990 - Kitchen - Plumbing/Fixtures:** Brand not known - Leaking faucet
- 19990 - Kitchen - Counter Tops:** formica countertop with tile backsplash - damaged from use
- 19990 - Kitchen - Cabinets:** Wood - Water damage present under the counter, Surface laminate loose or peeling, A qualified contractor is recommended to evaluate and estimate repairs
- 19990 - Kitchen - Floor:** Vinyl floor covering - High moisture noted, recommend replaced... remove flooring and assess underlayment / sub floor for water damage...
- 19990 - Kitchen - Doors:** metal entry - does not latch... needs adjustment...have corrected...
- 19920 - Kitchen - Dishwasher:** magic chef - Inoperative at time of inspection, replace
- 19920 - Kitchen - Plumbing/Fixtures:** Brand not known - A licensed plumber recommended to estimate repairs, sprayer arm installed incorrectly
- 19920 - Kitchen - Counter Tops:** Formica - damaged from use
- 19920 - Kitchen - Cabinets:** Wood - Water damage present under the counter, adjust hardware

Bedroom

- #2 11900 - Bedroom - HVAC Source:** cadet wall heater - clean 2 x per year
- 1st Floor Master 11900 - Bedroom - HVAC Source:** cadet wall heater - clean 2 x per year
- #3 /11920 - Bedroom - Electrical:** 120 vac - needs cover plates
- #3 /11920 - Bedroom - HVAC Source:** cadet wall heater - to close to door, clean 2 x per year
- #2/ 11920 - Bedroom - HVAC Source:** cadet wall heater - not operable...replace

Living Space

- Living Room 11900 - Living Space - HVAC Source:** cadet wall heater - could not locate second wall heater... clean 2 x per year
- Dining area 11900 - Living Space - Floor:** linoleum tile - poorly installed, not finished to walls...repair or replace, damaged at several areas...underlayment noted damaged...
- Living Room - Living Space - HVAC Source:** cadet wall heater - clean 2 x per year
- Dining area - Living Space - Electrical:** 120 vac - Reversed polarity at exterior wall outlet...
- Dining area - Living Space - HVAC Source:** cadet wall heater - clean 2 x per year

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|------------------------|---|
| Acceptable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Needs Attention | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Property Information

Property Address 1190 11920 sw Iron Horse Lane
City Beaverton **State** Oregon **Zip** 97008

Client Information

Client Name Actual inspection
Client Address 9050 sw 38th Avenue
City Portland **State** Oregon **Zip** 97219

Inspection Company

Inspector Name Ben Tester
Company Name The Home Tester
Company Address 10555 SW Tigard St. #57
City Tigard **State** OR **Zip** 97223
Phone 505-515-1833 **Fax** 503-443-1819
E-Mail tester@coho.net
File Number Address
Amount Received \$350.00

Conditions

| | |
|---|---------------------------------------|
| Others Present Buyer's Agent and Buyer | Property Occupied Yes |
| Estimated Age late 1960's | Entrance Faces north |
| Inspection Date 08/11/2011 | End Time 7:00pm |
| Start Time 2:00pm | Soil Conditions Dry |
| Electric On Yes | Garage Carport |
| Water On Yes | How Verified Visual Inspection |
| Temperature 74 degrees | How Verified Visual Inspection |
| Weather Sunny | |
| Space Below Grade Crawl Space | |
| Building Type Duplex | |
| Sewage Disposal City | |
| Water Source City | |

Client: Actual inspection

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Lots and Grounds

- | | |
|----------------|---|
| 1. Acceptable | Walks: Brick/concrete |
| 2. Acceptable | Steps/Stoops: Concrete |
| 3. Acceptable | Patio: Brick/concrete |
| 4. Acceptable | Porch: Concrete |
| 5. Acceptable | Vegetation: Tree/shrubs |
| 6. Acceptable | Grading: Flat |
| 7. Acceptable | Swale: Adequate slope and depth for drainage |
| 8. Acceptable | Driveway: Concrete |
| 9. Maintenance | Fences: Wood - regular maintenance needed |

Exterior Surface and Components

whole house Exterior Surface

- | | |
|---------------------|---|
| 1. Maintenance | Type: Fiber cement/wood - Gaps not properly sealed at random areas, see photos, seal all open gaps for best water entry prevention.... needs paint |
| 2. Maintenance | Trim: Wood - caulk at open gaps at trim, needs paint |
| 3. Needs Attention | Fascia: Composite material - open gaps noted and may be access for critters...close up now, needs paint |
| 4. Maintenance | Soffits: Wood - loose vents/add edging at corners, needs paint |
| 5. Acceptable | Door Bell: Hard wired |
| 6. Needs Attention | Entry Doors: wood front /metal back - thresholds noted damaged and metal back doors noted not closing secure...correct...all doors needs assessment for weather stripping and trim |
| 7. Acceptable | Patio Door: Vinyl sliding x 2 |
| 8. Acceptable | Windows: all vinyl |
| 9. Acceptable | Window Screens: Vinyl mesh |
| 10. Maintenance | Exterior Lighting: Surface mount - tapped for electric outlets and not secured to structure well...correct... |
| 11. Needs Attention | Exterior Electric Outlets: 120 VAC - not installed correctly...tapped off fixtures and exposed wiring at siding... |
| 12. Maintenance | Hose Bibs: Rotary - some operable and some not...noted PVC water lines installed and broken...assess all and remove where not needed or operable... |

Roof

Main Roof Surface

- | | |
|--------------------|---|
| 1. | Method of Inspection: On roof |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Needs Attention | Material: Rolled roof material/shingles.. - roof at end of useful life...noted many areas where sheathing under roof is uneven and soft...several areas noted patched and recommend roof be assessed and may last one or two more winters with having roofing patched and assessed/corrected by roofer...recommend best choice is replacement and recommend upgrading from rolled roofing to either built up mopped tar roof or solid membrane type for best value and long term use....all mansard roof shakes are noted rotting and need replaced....roof over awning at 11920 front area is noted with shingles and has to low pitch for shingles...recommend rolled roofing here to avoid water wicking under shingle areas... |
| 4. | Type: Mansard/Flat/modified |
| 5. | Approx Age: Approximately 7-10 years |
| 6. Needs Attention | Flashing: Galvanized - edge flashing is noted original and hanging loose at several areas...recommend replaced.... |
| 7. Needs Attention | Skylights: Plastic - skylights are covered with plastic and are intended to have double wall glass skylight over curbs...recommend replaced... |

Client: Actual inspection

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Roof (continued)

8. Needs Attention **Plumbing Vents:** cast iron /galvanized - all plumbing vents are noted with no flashing and are tarred and have open gaps and cracks at roof area...have assessed and corrected by licensed professional roofer, or best choice is to replace roof and add all new plumbing flashing....
9. Needs Attention **Electrical Mast:** mast - mast is level, but open cracks noted at base area of mast and needs corrected to avoid water leaks...can be repaired or best choice is to replace roof and all flashing....
10. Needs Attention **Gutters:** none - front awning has been added and now needs gutters....none noted....add
11. Needs Attention **Downspouts:** Plastic/ galvanized - downspouts are noted loose and not secured...the roof has openings and are not water tight to downspouts and will leak...recommend complete assessment and correction be made by licensed roofing contractor and seal all openings to downspouts and add opening screens...noted the front roof area at 11920 has no downspouts now....
12. Needs Attention **Leader/Extension:** none - re-think all exit areas and install extensions to run water out and away from foundation or add rain catch system with barrels...

Garage/Carport

Parking lot Garage

1. **Type of Structure:** Attached **Car Spaces:** 2
2. Maintenance **Exterior Surface:** wood - needs paint, Paint peeling, post bolts noted loose...
3. Maintenance **Ceiling:** wood - Damaged, Water damage visible , needs paint...
4. Acceptable **Floor/Foundation:** Poured slab
5. Needs Attention **Electrical:** None - add lighting
6. Acceptable **Leader/Extensions:** Cast Iron

Electrical

1. **Service Size Amps:** 125 **Volts:** 120-240
2. Acceptable **Service:** Aluminum
3. Acceptable **120 VAC Branch Circuits:** Copper
4. Needs Attention **240 VAC Branch Circuits:** Copper and aluminum - spliced wiring in breaker panels are noted and recommend assessment by electrician, panels for today's use for units of comparable size would be 200 amps
5. Acceptable **Conductor Type:** Romex
6. Acceptable **Ground:** Plumbing and rod in ground.
7. Needs Attention **Smoke Detectors:** add to every bedroom/appeared to be missing/check batteries 2 x per year for safety... - add carbon monoxide detectors to each unit as required
- 11900 Electric Panel**
8. Needs Attention **Manufacturer:** Cutler-Hammer - breaker panel is noted full and has spiced connections in unit...recommend assessment of licensed professional electrician to assess and determine if upsizing is needed...panel is full and if added circuits are wanted, may need to upsize panel...
9. **Max Capacity:** 125 Amps
10. Needs Attention **Breakers:** CU/AL - spliced noted...
11. **Is the panel bonded?** Yes
- in utility room/11910 Electric Panel**
12. Needs Attention **Manufacturer:** Cutler-Hammer - breaker panel is noted full and has several wire splices noted, have assessed by licensed professional electrician to confirm if needed to be upsized for today's use and needs...if wanted to add circuits, may be time to upsize service and panel to 200 amps....
13. **Max Capacity:** 125 Amps
14. Needs Attention **Breakers:** CU/AL - several splices noted...
15. **Is the panel bonded?** Yes

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Structure

- | | |
|--------------------|---|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: poured and post and beam |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Solid wood |
| 5. Acceptable | Bearing Walls: wood Frame |
| 6. Acceptable | Piers/Posts: Poured piers and wood posts |
| 7. Acceptable | Floor/Slab: Poured slab/carport and entry and patio areas... |
| 8. Needs Attention | Subfloor: plank - moisture damage is noted at bath and kitchen areas and underlayment is noted damaged at several floor areas in both units..remove underlayment and assess planks in areas...only visual access is under home and is covered with insulation...expect underlayment is taking the damage, but until removed, is unknown...unfortunately, not allowed to remove areas covered to assess in more depth per guidelines of State of Oregon Standards of Practice of home inspectors... |
| 9. Not Inspected | Walls: drywall walls are noted blocked in many areas... - many areas not able to inspect due to storage and furniture blocking views... |

Attic

Main/upper Attic

- | | |
|--------------------|--|
| 1. | Method of Inspection: unable to enter/ no access hatch to attic... |
| 2. Not Inspected | Unable to Inspect: 100% - small opening is noted at front area of 11920, but is only about 6 - 8 inches open area...no access to assess... |
| 3. Needs Attention | Roof Framing: 2x8 rafter - edges of rafters exposed over 11920 have random dry rot noted..expect other areas of mansard roof to have random damage based on age and condition of shakes and the overall condition of rafter edges found at exposed areas... |
| 4. Needs Attention | Sheathing: Plywood - noted roof areas are heaved and sinking at roof areas at many random areas...expect random damage and replacement of sheathing when replacing roof... |
| 5. Maintenance | Ventilation: soffit only.... - loose and damaged vents noted... |

Crawl Space

Main Crawl Space

- | | |
|--------------------|--|
| 1. | Method of Inspection: visual and physical corner to corner |
| 2. Maintenance | Unable to Inspect: 40% - under flooring is noted covered with batt insulation and is not able to be removed as is considered invasive and not allowed by standards of practice of home inspection guidelines... |
| 3. Acceptable | Access: scuttle hole access |
| 4. Maintenance | Moisture Penetration: not known - areas of concern are under baths and kitchens and no wet insulation or drips or standing water is detected at vapor barrier below areas ...but no access is noted as well....covered with under floor insulation and contained...not allowed to remove...is secured and not allowed to access due to damage to insulation will be incurred... |
| 5. Maintenance | Ventilation: Vents - monitor and maintain vents with screens and keep screens secured...appears past critter access has been noted...appears most vent screens have been repaired, assess all and add screens to any missing screening found...down and hanging insulation is noted in several areas from past critter intrusion...recommend adding metal vent wells at every vent exterior area... |
| 6. Maintenance | Insulation: Batting - under floor insulation is noted and appears was added after structure was built...random areas of insulation are noted down and nesting has occurred...remove all nesting on vapor barrier and re-install all loose and missing insulation to continue to provide insulated areas to contain heat... |
| 7. Needs Attention | Vapor Barrier: plastic over earth... - all of crawl has vapor barrier and no standing water noted...good...there are areas of damaged insulation, wood debris and critter feces noted in vapor barrier that need removal and clean up to remove contaminated areas from future use...see photos |

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Plumbing

1. Acceptable **Service Line:** Copper
2. Acceptable **Main Water Shutoff:** Front of house at meter noted only
3. Maintenance **Water Lines:** Galvanized and copper and c-pvc - most all potable water lines are insulated...appears some need repairs and added insulation from past critter damage...see photos
4. Acceptable **Drain Pipes:** ABS, cast iron and galvanized
5. Acceptable **Service Caps:** Accessible
6. Acceptable **Vent Pipes:** Cast iron/galvanized
-
- laundry room Water Heater**
7. Needs Attention **Water Heater Operation:** operable - 11900 unit noted operable, Earthquake support straps missing or not properly installed, unit is operable, but is approaching end of useful designed life...monitor around base for leaks...
8. **Manufacturer:** craftmaster
9. **Model Number:** e2e5ordo45 **Serial Number:** 9743351815
10. **Type:** Electric **Capacity:** 50 Gal.
11. **Approximate Age:** Approximately 13-15 years **Area Served:** area only
12. Acceptable **TPRV and Drain Tube:** galvanized
13. Needs Attention **Drain Pan** none - recommend adding drip pan and exit drain for best moisture control at water heater...
-
- laundry room Water Heater**
14. Needs Attention **Water Heater Operation:** operable - 11920 unit is noted operable, Earthquake support straps missing or not properly installed, unit is operable, but is approaching end of useful designed life...monitor around base for leaks...
15. **Manufacturer:** g e
16. **Model Number:** ge50t6ea **Serial Number:** ge 0202257672
17. **Type:** Electric **Capacity:** 50 Gal.
18. **Approximate Age:** 1993 **Area Served:** area only
19. Acceptable **TPRV and Drain Tube:** galvanized
20. Needs Attention **Drain Pan** plastic - drip pan is noted installed, but recommend adding exit drain to remove any emergency water as needed...

Bathroom

- Master 11900 Bathroom**
1. Acceptable **Ceiling:** drywall
2. Maintenance **Walls:** drywall - add towel bars
3. Needs Attention **Floor:** Vinyl floor covering - High moisture noted, remove flooring and assess underlayment / sub floor for water damage...
4. Acceptable **Doors:** wood
5. Needs Attention **Electrical:** 120 VAC GFCI - not enough lighting
6. Needs Attention **Counter/Cabinet:** formica/wood - Moisture damage
7. Acceptable **Sink/Basin:** Molded single bowl
8. Needs Attention **Faucets/Traps:** Brand not known - drains blocked, no drain stops noted... A licensed plumber recommended to estimate repairs
9. Maintenance **Tub/Surround:** Porcelain tub and ceramic tile surround - add splash guards to prevent water overflow to floor... Loose or damaged tile
10. Needs Attention **Toilets:** American Standard - The toilet is loose at the floor and will require replacement of the wax seal
11. Acceptable **Ventilation:** Electric ventilation fan
-
- 1st Floor Hall 11900 Bathroom**
12. Acceptable **Ceiling:** drywall
13. Maintenance **Walls:** drywall - add towel bars

Client: Actual inspection

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Bathroom (continued)

14. Needs Attention **Floor:** Vinyl floor covering - High moisture noted, remove flooring and assess underlayment / sub floor for water damage...
15. Acceptable **Doors:** wood
16. Needs Attention **Electrical:** 120 VAC GFCI - not enough lighting...
17. Needs Attention **Counter/Cabinet:** formica/wood - Moisture damage
18. Acceptable **Sink/Basin:** Molded single bowl
19. Needs Attention **Faucets/Traps:** Brand not known - drains blocked, no drain stops noted... A licensed plumber recommended to estimate repairs
20. Maintenance **Tub/Surround:** Porcelain tub and ceramic tile surround - Loose grout, monitor and replace as needed... add splash guards to prevent water overflow to floor...
21. Needs Attention **Toilets:** glacier bay - The toilet is loose at the floor and will require replacement of the wax seal
22. Acceptable **Ventilation:** Electric ventilation fan
- Master 11920 Bathroom**
23. Acceptable **Ceiling:** drywall/wood
24. Maintenance **Walls:** drywall - missing trim...
25. Needs Attention **Floor:** Vinyl floor covering - High moisture noted at toilet area to right and back... remove flooring and assess underlayment / sub floor for water damage...
26. Acceptable **Doors:** wood
27. Needs Attention **Electrical:** 120 VAC GFCI - not enough lighting...
28. Acceptable **Counter/Cabinet:** formica/wood
29. Acceptable **Sink/Basin:** Molded single bowl
30. Needs Attention **Faucets/Traps:** Brand not known - no drain stops noted...hot water tub very slow flow noted... A licensed plumber recommended to estimate repairs
31. Maintenance **Tub/Surround:** Porcelain tub and fiberglass surround - Loose grout, monitor and replace as needed...
32. Needs Attention **Toilets:** American Standard - The toilet is loose at the floor and will require replacement of the wax seal
33. Needs Attention **Ventilation:** Electric ventilation fan - fan / cover missing...
- 1st Floor Hall 11920 Bathroom**
34. Acceptable **Ceiling:** drywall
35. Maintenance **Walls:** drywall - add towel bars
36. Maintenance **Floor:** Vinyl floor covering - damaged, cosmetic
37. Acceptable **Doors:** wood
38. Needs Attention **Electrical:** 120 vac - Non-GFCI circuit/fixtures not operable...not enough lighting
39. Needs Attention **Counter/Cabinet:** formica/wood
40. Maintenance **Sink/Basin:** Molded single bowl - surface damage
41. Needs Attention **Faucets/Traps:** Brand not known - no drain stops noted... A licensed plumber recommended to estimate repairs
42. Maintenance **Tub/Surround:** Porcelain tub and ceramic tile surround - Loose grout, monitor and replace as needed...
43. Acceptable **Toilets:** Kohler
44. Acceptable **Ventilation:** Electric ventilation fan

Client: Actual inspection

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Kitchen

19990 Kitchen

1. Acceptable **Cooking Appliances:** Hotpoint
2. Acceptable **Ventilator:** nutone recycling/wall mounted exiting...
3. Needs Attention **Disposal:** sinkmaster - add armored cable, exposed wiring noted...
4. Needs Attention **Dishwasher:** Kenmore - add high loop/ leaks at base areas noted
5. **Air Gap Present?** No
6. Acceptable **Refrigerator:** tappan
7. Maintenance **Sink:** Molded single bowl - surface damage
8. Needs Attention **Electrical:** 120 vac - not enough outlets for today's standard... Non-GFCI circuit
9. Needs Attention **Plumbing/Fixtures:** Brand not known - Leaking faucet
10. Needs Attention **Counter Tops:** formica countertop with tile backsplash - damaged from use
11. Needs Attention **Cabinets:** Wood - Water damage present under the counter, Surface laminate loose or peeling, A qualified contractor is recommended to evaluate and estimate repairs
12. Acceptable **Ceiling:** drywall
13. Acceptable **Walls:** drywall
14. Needs Attention **Floor:** Vinyl floor covering - High moisture noted, recommend replaced... remove flooring and assess underlayment / sub floor for water damage...
15. Needs Attention **Doors:** metal entry - does not latch... needs adjustment...have corrected...
16. Acceptable **Windows:** all vinyl

19920 Kitchen

17. Acceptable **Cooking Appliances:** Kenmore
18. Acceptable **Ventilator:** Kenmore recycling / wall mounted exit venting
19. Acceptable **Disposal:** In-Sinkerator
20. Needs Attention **Dishwasher:** magic chef - Inoperative at time of inspection, replace
21. **Air Gap Present?** No
22. Acceptable **Refrigerator:** g e
23. Acceptable **Sink:** Molded single bowl
24. Acceptable **Electrical:** 120 VAC GFCI
25. Needs Attention **Plumbing/Fixtures:** Brand not known - A licensed plumber recommended to estimate repairs, sprayer arm installed incorrectly
26. Needs Attention **Counter Tops:** Formica - damaged from use
27. Needs Attention **Cabinets:** Wood - Water damage present under the counter, adjust hardware
28. Acceptable **Ceiling:** drywall
29. Acceptable **Walls:** drywall
30. Acceptable **Floor:** Vinyl floor covering
31. Acceptable **Doors:** metal entry
32. Acceptable **Windows:** all vinyl

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Bedroom

#2 11900 Bedroom

1. Maintenance **Closet:** double doors - adjust hardware
2. Maintenance **Ceiling:** drywall/wood - ceiling surface may contain asbestos...due to age of home...
3. Acceptable **Walls:** drywall
4. Maintenance **Floor:** carpet - damaged, cosmetic
5. Acceptable **Doors:** wood
6. Acceptable **Windows:** all vinyl
7. Maintenance **Electrical:** 120 vac - not enough lighting noted, loose fixtures
8. Needs Attention **HVAC Source:** cadet wall heater - clean 2 x per year

1st Floor Master 11900 Bedroom

9. Acceptable **Closet:** double doors
10. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...staining noted...tested and noted low moisture
11. Acceptable **Walls:** drywall
12. Maintenance **Floor:** carpet - damaged, cosmetic
13. Acceptable **Doors:** wood
14. Acceptable **Windows:** all vinyl
15. Maintenance **Electrical:** 120 vac - not enough lighting noted, loose fixtures
16. Needs Attention **HVAC Source:** cadet wall heater - clean 2 x per year

#3 /11920 Bedroom

17. Maintenance **Closet:** double doors - adjust hardware
18. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
19. Acceptable **Walls:** drywall
20. Maintenance **Floor:** carpet - damaged, cosmetic
21. Maintenance **Doors:** wood - needs adjustment...loose hinges
22. Acceptable **Windows:** all vinyl
23. Needs Attention **Electrical:** 120 vac - needs cover plates
24. Needs Attention **HVAC Source:** cadet wall heater - to close to door, clean 2 x per year

#2/ 11920 Bedroom

25. Acceptable **Closet:** double doors
26. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
27. Maintenance **Walls:** drywall - missing trim...
28. Maintenance **Floor:** hardwood laminate style - damaged, cosmetic
29. Acceptable **Doors:** wood
30. Acceptable **Windows:** all vinyl
31. Acceptable **Electrical:** 120 vac
32. Needs Attention **HVAC Source:** cadet wall heater - not operable...replace

1st Floor Master Bedroom

33. Acceptable **Closet:** double doors
34. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
35. Maintenance **Walls:** drywall - missing trim...
36. Acceptable **Floor:** carpet
37. Maintenance **Doors:** wood - needs adjustment...loose hinge
38. Acceptable **Windows:** all vinyl
39. Acceptable **Electrical:** 120 vac
40. Acceptable **HVAC Source:** cadet wall heater

Client: Actual inspection

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Living Space

1st Floor Hall 11900 Living Space

1. Acceptable **Closet:** Single small
2. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
3. Acceptable **Walls:** drywall
4. Maintenance **Floor:** carpet - damaged, cosmetic
5. Maintenance **Doors:** wood - needs adjustment...door sticks to carpet....
6. Acceptable **Electrical:** 120 vac lights

Living Room 11900 Living Space

7. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
8. Acceptable **Walls:** drywall
9. Maintenance **Floor:** carpet - damaged, cosmetic
10. Acceptable **Electrical:** 120 vac
11. Needs Attention **HVAC Source:** cadet wall heater - could not locate second wall heater... clean 2 x per year

Dining area 11900 Living Space

12. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
13. Acceptable **Walls:** drywall/panelling
14. Needs Attention **Floor:** linoleum tile - poorly installed, not finished to walls...repair or replace, damaged at several areas...underlayment noted damaged...
15. Acceptable **Windows:** all vinyl
16. Acceptable **Electrical:** 120 vac
17. Acceptable **HVAC Source:** cadet wall heater - could not locate second heater... clean 2 x per year

1st Floor Hall 11920 Living Space

18. Acceptable **Closet:** Single small
19. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
20. Acceptable **Walls:** drywall
21. Maintenance **Floor:** carpet - damaged, cosmetic
22. Acceptable **Doors:** wood
23. Acceptable **Electrical:** 120 vac lights

Living Room Living Space

24. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
25. Acceptable **Walls:** drywall
26. Maintenance **Floor:** carpet - damaged, cosmetic
27. Maintenance **Doors:** wood
28. Acceptable **Windows:** all vinyl
29. Acceptable **Electrical:** 120 vac
30. Needs Attention **HVAC Source:** cadet wall heater - clean 2 x per year

Dining area Living Space

31. Maintenance **Ceiling:** drywall - ceiling surface may contain asbestos...due to age of home...
32. Acceptable **Walls:** drywall
33. Maintenance **Floor:** carpet/vinyl entry - damaged, cosmetic
34. Acceptable **Windows:** Vinyl slider
35. Needs Attention **Electrical:** 120 vac - Reversed polarity at exterior wall outlet...
36. Needs Attention **HVAC Source:** cadet wall heater - clean 2 x per year

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Laundry Room/Area

11990 Laundry Room/Area

1. Acceptable **Ceiling:** drywall
2. Maintenance **Walls:** drywall - not accessible/ blocked with storage...
3. Acceptable **Floors:** Vinyl floor covering
4. Maintenance **Doors:** wood - needs door stop
5. Acceptable **Washer Hose Bib:** Rotary
6. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
7. Acceptable **Dryer Vent:** Metal flex/rigid metal
8. Acceptable **Washer Drain:** Wall mounted drain

1st Floor/19920 Laundry Room/Area

9. Acceptable **Ceiling:** drywall
10. Acceptable **Walls:** drywall
11. Acceptable **Floors:** Vinyl floor covering
12. Acceptable **Doors:** wood
13. Acceptable **Washer Hose Bib:** Rotary
14. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
15. Acceptable **Dryer Vent:** Metal flex/rigid metal
16. Acceptable **Washer Drain:** Wall mounted drain