

# Home Inspection Report



3905 sw 183rd Ave Portland, Oregon  
Limited to Roof Inspection only  
Roof Inspected & Certified for 3 Years as is  
(see certification notes in report)

Prepared for: Sample / Actual Roof Certification

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

17:53PM March 14, 2010

## Photo Attachments



street view of home...all downspouts are draining into exits....fine...



two layers of roof are noted...top layer is secured well...



step flashing is secure and performing well in rainy day flow....good..



all shingles are clean and performing drainage well...front northwest area of home...



back of home facing west shows vents for attic are secured and plumbing vents are flashed well and sleeves are fine...



rest of attic vents are noted here fine..."b" vents are flashed well and plumbing vent is flashed tight and sleeve solid...

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## Photo Attachments



brick chimney is flashed with step flashing and covered well with counter flashing...no apparent leaking noted...



gutters are noted draining well as it is a rainy day today...clean as well...



gutters are solid to home and draining well here as well...



flashing are newer and plastic resin type...good...



front of home has gutters operating well and draining and clean....good...



soffits under overhang of roof are noted solid and sound...no soft or rotted wood noted...good..

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## Photo Attachments



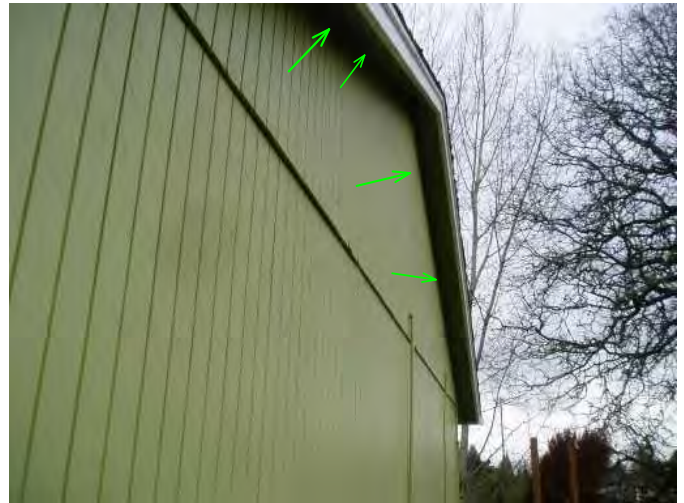
same noted here at soffits at back of home...good...



awning and soffits here are noted solid and dry...good...



view of back roof is noted as draining fine...



both ends of home has solid and dry soffits as well...no leaks noted...wood is solid....good....

# The Home Tester

17:53 March 14, 2010

## Not Inspected Summary

### Attic

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**Main - Attic - Roof Framing:** 2x4 Truss - not accessed

**Main - Attic - Sheathing:** Plywood - not accessed

**Main - Attic - Moisture Penetration:** not known - not accessed

**Main - Attic - Bathroom Fan Venting:** not known - not accessed

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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** 3905 sw 183rd Avenue  
**City** Portland **State** Oregon **Zip** 97229

### Client Information

**Client Name** Smaple Inspection/ certification of Roof  
**Client Address** 3570 nw 182nd Place  
**City** Portland **State** Oregon **Zip** 97229

### 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** The Home Tester **Fax** 503-443-1819  
**E-Mail** tester@coho.net  
**Amount Received** \$150.00

### Conditions

**Others Present** Home Owner  
**Inspection Date** 1/13/09  
**Start Time** 12:30p  
**Temperature** 50 degrees  
**Weather** cloudy/rainy  
**Building Type** Single family  
**Property Occupied?** Yes  
**End Time** 1:30P  
**Soil Conditions** Wet  
**Garage** Attached

**Client:** Smaple Inspection/ certification of Roof

3905 nw 183rd ave Portland, Or..hi4

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17:53 March 14, 2010

## Roof

### Main Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Certification Notes** Certified for 3 years as is - Certified for marine climate expectations. Does not include for damages due to (acts of god), high winds or heavy snow and ice. Roof appears to have another 7-10 years of life with regular care and maintenance.
3. Acceptable **Unable to Inspect:** 0%
4. Acceptable **Material:** 3 Tab comp
5. **Type:** Gable
6. **Approx Age:** Approximately 7-10 years
7. Acceptable **Flashing:** plastic/galvanized...
8. Acceptable **Plumbing Vent:** ABS
9. Acceptable **Gutters:** Galvanized
10. Acceptable **Downspouts:** Galvanized
11. Acceptable **Leader/Extension:** Plastic

### west side of home/fireplace Chimney

12. Acceptable **Chimney:** Brick
13. Acceptable **Flue/Flue Cap:** tile
14. Acceptable **Chimney Flashing:** Galvanized

### center Chimney

15. Acceptable **Chimney:** Metal pipe
16. Acceptable **Flue/Flue Cap:** Metal
17. Acceptable **Chimney Flashing:** Plastic resin

## Attic

### Main Attic

1. **Method of Inspection:** not inspected/occupants not home
2. Not Inspected **Roof Framing:** 2x4 Truss - not accessed
3. Not Inspected **Sheathing:** Plywood - not accessed
4. Acceptable **Ventilation:** Roof and soffit vents
5. Not Inspected **Moisture Penetration:** not known - not accessed
6. Not Inspected **Bathroom Fan Venting:** not known - not accessed