

Home Inspection Report



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

Prepared for: Actual Inspection / section one

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

09:55AM November 27, 2011

Photo Attachments



street view of duplex on 08/11/2011 at 2:00pm driveway is noted sloped well for drainage...



front water main and meter are noted at right of property line and main shut off is noted at meter...



front patio is noted with added covered area...close off all open areas and add gutter and downspout to end...



main attic at same patio covered area is noted wide open for bats and birds and critter entry..close up ASAP



open area is also noted with random dry rot from past damage...expect added repairs at mansard roof areas...



here is example close up of damage and attic area is noted open for ventilation..but not to access...

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overall condition of carport area is noted solid...no lights noted at carport area for night safety...posts are solid...



secure all bolts to posts where noted loose...



11900 front covered area is noted with fiber cement siding and wood trim...needs paint and caulked...venting noted...



noted 11920 entry and trim are also fiber cement and will also need paint and caulking..



cultured stone veneer is noted solid ...



fiber cement siding is noted needing paint and caulk at random open gaps...

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water exits are noted to close to structure..extend away from foundation....



fixtures are noted tapped for exterior outlets at both sides and not recommended...correct...



open gaps noted at hose bib and hose bib was noted not operable...some PVC tapped water lines broken...



left side of structure by 11900 kitchen door is noted with combination fiber cement and T 1-11 siding at back area



main sewer clean out for entire structure is noted at back center area by bedrooms..



T 1-11 siding is overall solid...just needs paint...all the mansard roof shakes are noted rotted...replace, expect rot

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back view of T 1-11 siding is noted solid...mansard roof is noted rotted shakes...replace...



main electric meters are noted solid to siding...



light fixture is noted mounted , but not operable...back center area of home...



many vents are noted loose to soffits and will need secured...



loose and open junction box is noted at back area by 11920 bedroom area...outlet is operable..secure to siding..



recommend all debris be stored at another area...allways keep al siding and home in view for maintenance...

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siding divided at side doors...fiber cement at front and T1-11 at back...all of mansard roof shakes are rotten, replace



soft trim is noted at random around doors...assess and correct...this is kitchen side door at 11900



side fence area at 11990 where siding and fencing connect is noted open gaps and will need closed up...



up on roof at back of 11920 area facing back side...roofing is noted aged...and flashing needs replaced...



front area roofing is noted patched and no exit drains noted where should be...debris standing at flat roof is not good



front area over patio of 11920 is noted patched...will require regular monitoring and added tarring...

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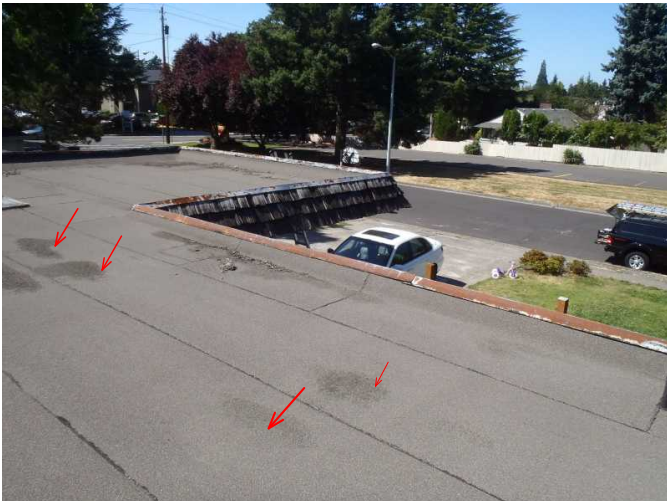
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when walking the roof...the sheathing under roof is noted uneven and soft in many places...



there are also many areas noted with ponding that is where standing water has no where to go...



wherever seeing the dark areas is where the granules are now bare....this means potential leaks...



both skylights are noted covered with plastic and not secure...the intention is to be covered with glass skylights...



front patio awning covering is not sloped well enough for shingles...can wick water up and under ...use rolled roofing



many intersections of galvanized flashing are noted open and caulked and loose and open gaps noted...

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all sewer vents are noted not flashed and are tarred and noted open cracks at all intersections..will required repairs...



front roof over carport is noted with two drains for downspouts..but all the exit drains at roof are not sealed..



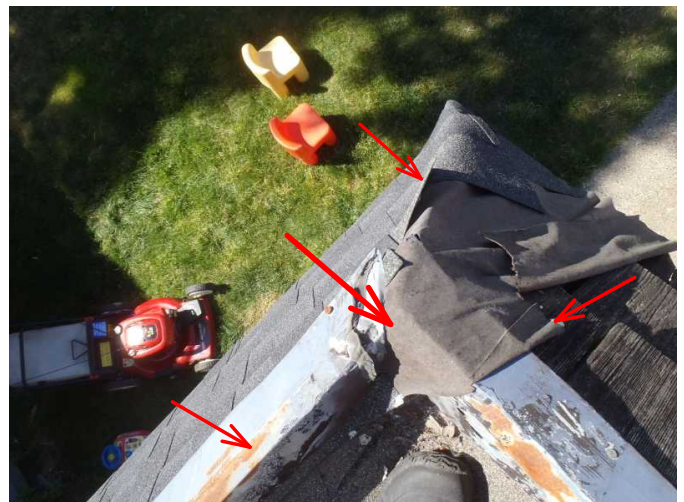
the main drop from carport to roof is noted with cracked roofing and will leak if not tarred...



main electric mast is noted with no flashing and is tarred heavily at intersection to roof...will leak...



put my awl into open cracks that will be leaking this fall...assess and correct...or replace roof...



the roof intersection at front area of carport is noted with tar paper over areas...set up for failure...will leak...

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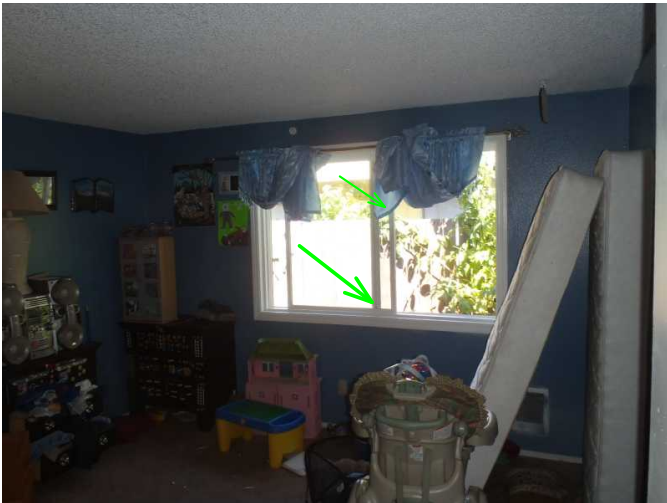
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the main sewer exit vent in center of structure is also noted with open cracks at roof line and will need tarred/sealed



the rain drains at roof need to be sealed.....and all the standing debris is where water ponds and does not drain well...



bed 2 in 11900 center is noted with window operable...



entry door is operable...closet doors off tracks...fixture is off center...



low moisture is noted under exterior wall areas of window in bed 2



corrected fixture...

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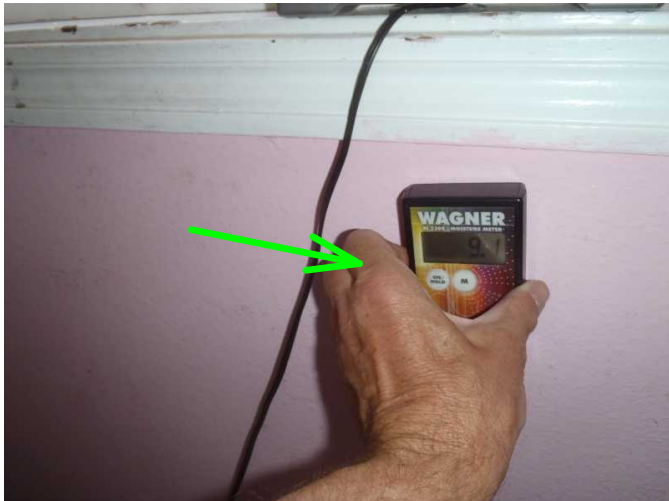
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Cadet wall heater needs cleaned and is operable...bed
2



window in master bedroom of 11900 is noted operable...



low moisture is noted at walls at window area and at
exterior wall areas...



Cadet wall heater is noted operable..breaker was shut
off due to bed to close to heater...



master bedroom and closet doors are noted operable..



staining at ceiling area is noted low
moisture...appears was past issue...

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second reading of moisture at another area is noted low in moisture as well...



outer wall at back of master bed is noted low in moisture..



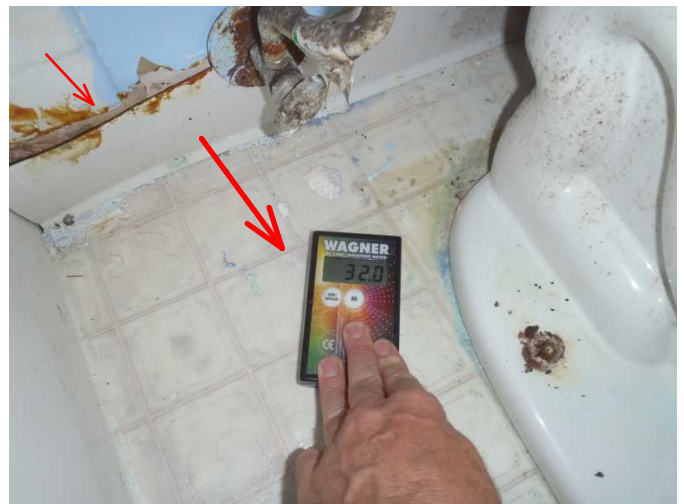
door to master bath is noted operable..



cabinet area floor is noted high in moisture..expect damage to under layment...



floor of cabinet is also noted high in moisture...expect floor under cabinet to be damaged..



wall area and floor area behind toilet next to tub area is noted as high as meter will read...saturated...expect damage..

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front and center area of tub floor is noted fine...



toilet is noted operable..and right area of floor is noted fine...



sink drain and drain stop are noted not operable..



shower head is noted operable and solid to wall..



tub faucet and shower control are noted operable...but drain and drain stop are noted not operable..



hot water is noted to both faucets...

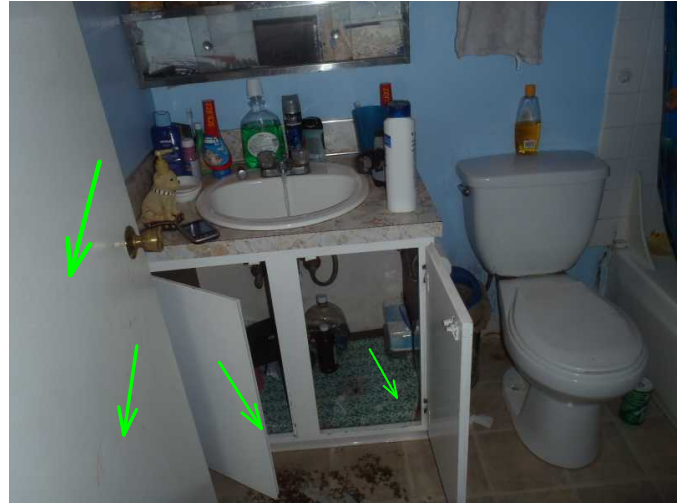
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ceiling is noted low in moisture...appears is surface issues and needs a good bleach treatment and paint...



main bath entry door and cabinet doors noted operable..



hot water is noted operable...main bath at 11900



again , slow drain noted and no drain stop...



no leaks noted at trap and connections...



high mositure is noted at back center area of cabinet....rest is fine..

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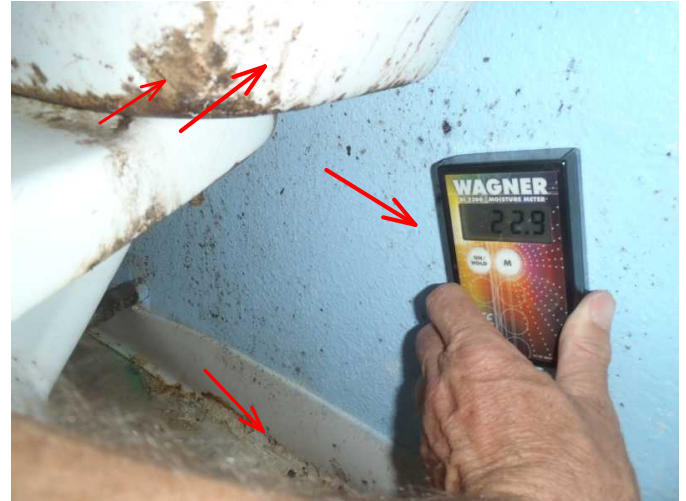
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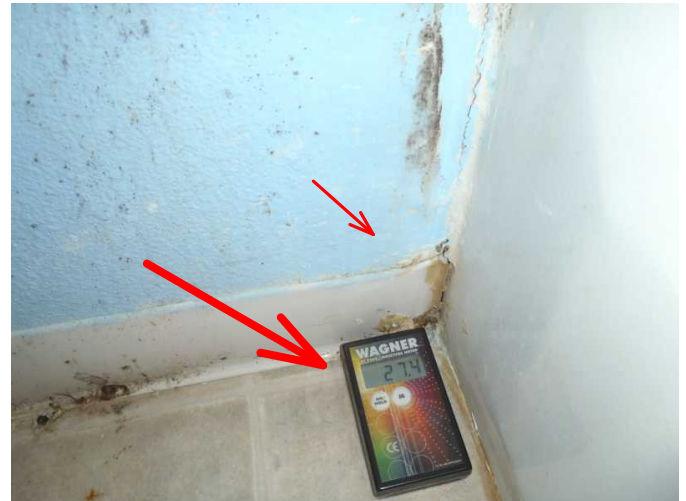
floor at toilet in main bath at 11900 is noted saturated again...as is in master...



wall is noted saturated as well...tank appears damaged...



floor behind toilet is noted saturated as well...expect damages...



corner of tub by toilet area is noted high in moisture as well..



moisture reading at center area of tub is noted normal...



shower head is noted operable...main bath

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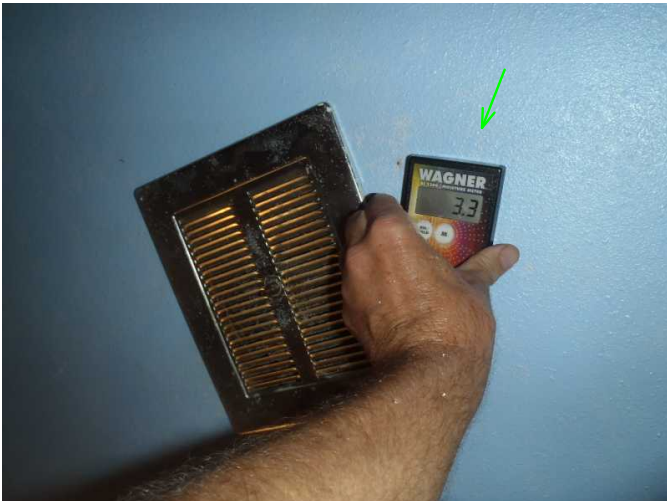
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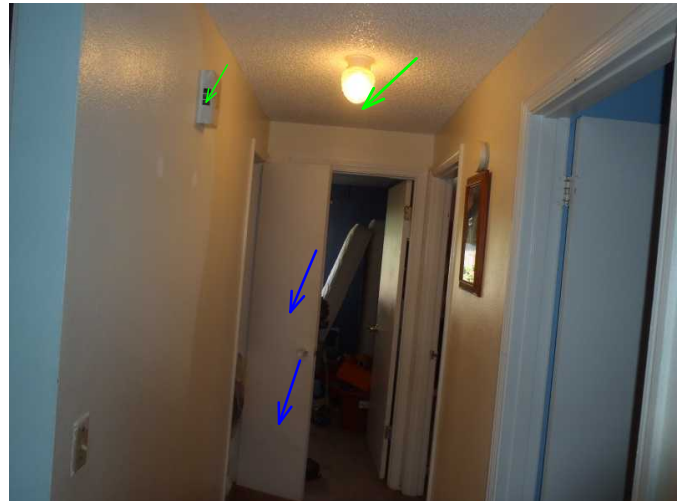
monitor grout at tiles and seal as needed...faucet is noted operable...drain is noted slow and no drain stop...



hot water is noted fine in main bath tub faucet...



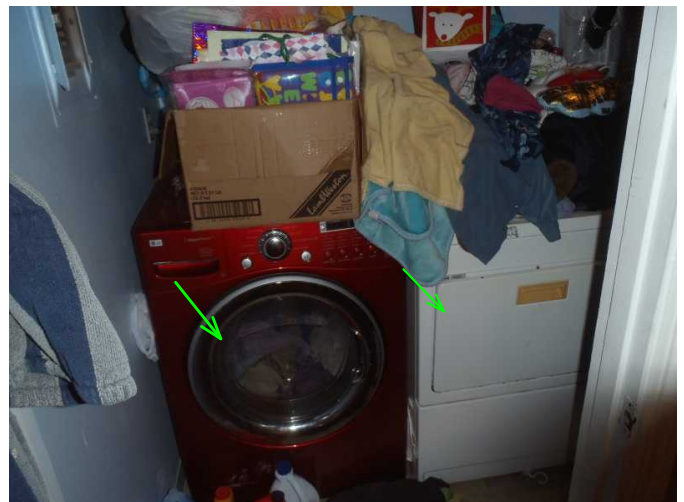
low moisture is noted at ceiling area where exit fan is operable..



main hall area fixture and door bell are noted operable...door to closet is noted tight to floor...correct....



door to laundry is noted operable...needs door stop...



ran washer and dryer and noted operable...

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low moisture noted at washer floor area...



laundry room fixture is noted operable...did not see most of walls in area...covered with storage...



dryer connections are noted fine..



washer connections are noted operable...



walls in living room of 11900 are covered with storage...tried to find second Cadet heater...not successful...



main Cadet control is noted in center of room and is operable for one Cadet found...

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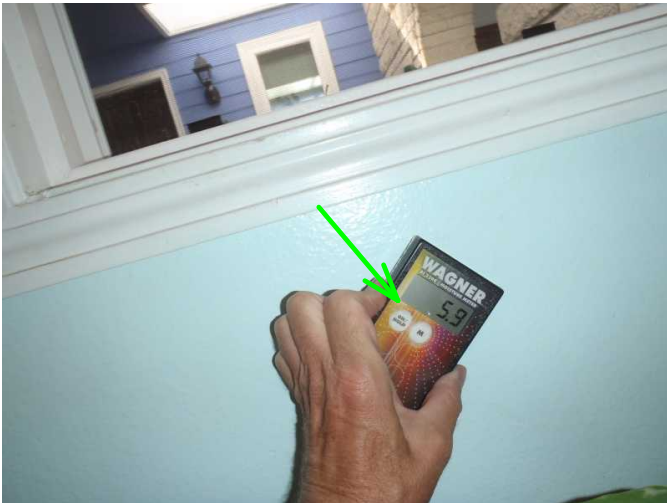
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front entry door is noted operable..and window is noted operable as well..



front door is noted operable..floor is noted low in moisture...appears threshold is damaged with weather stripping



low moisture is noted at wall area below window...



the one Cadet wall heater found in rooms was noted operable..did not find second one...if any



patio slider is noted operable...as is fixture at ceiling area...



floor moisture is noted low at entry area of patio vinyl slider...

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window in kitchen and upper cabinets noted operable...lower cabinets noted damaged....



lower cabinet doors are noted operable..drawers are noted damaged...



faucet is noted operable....counter appears damaged..from what can be seen...



hot water is noted operable..



garbage disposal is noted operable..but needs armoured cable electric line...dishwasher needs high loop...



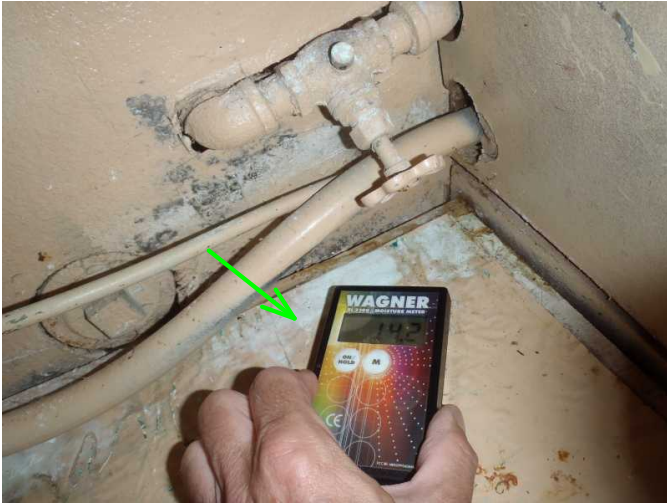
shut off for hose bib is noted in back area and has handle...

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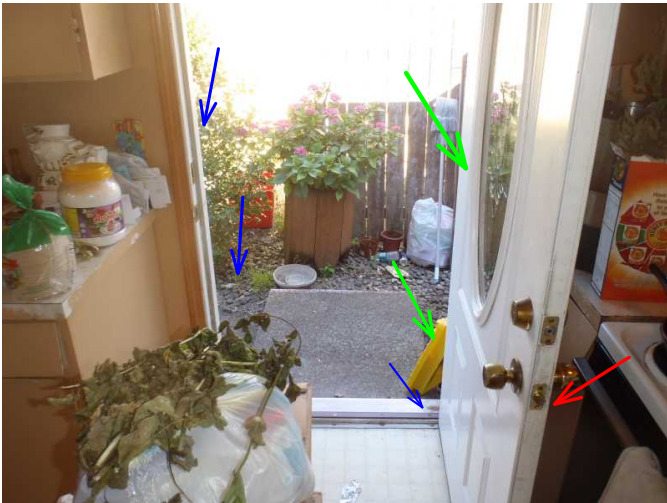
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moisture at corner area is a bit high...but not over 20 %



base area of dishwasher is noted with high moisture readings....expect floor damage here...



back metal door is noted operable...but door does not latch when closed...and weather stripping is damaged...



threshold appears solid and floor area at back door is noted low in moisture...



upper cabinets are noted solid to wall and operable...over stove fan is operable...as is side vent to outdoors...



freezer is noted operable..

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refrigerator is noted operable...



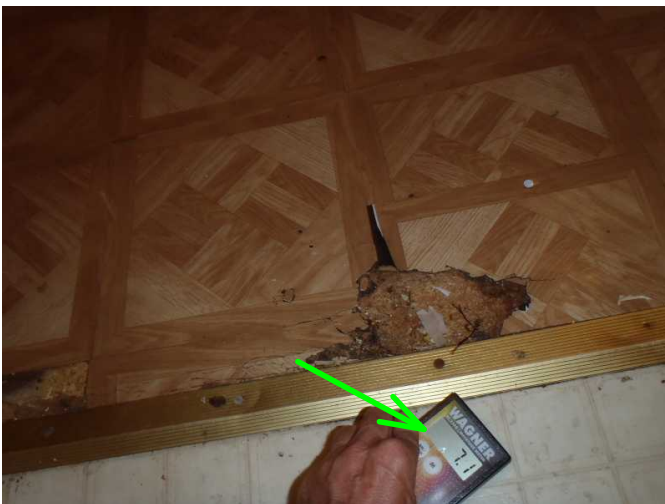
opver stove fan is recylcing...fine..exit fan is to left at wall and is operable...use both...



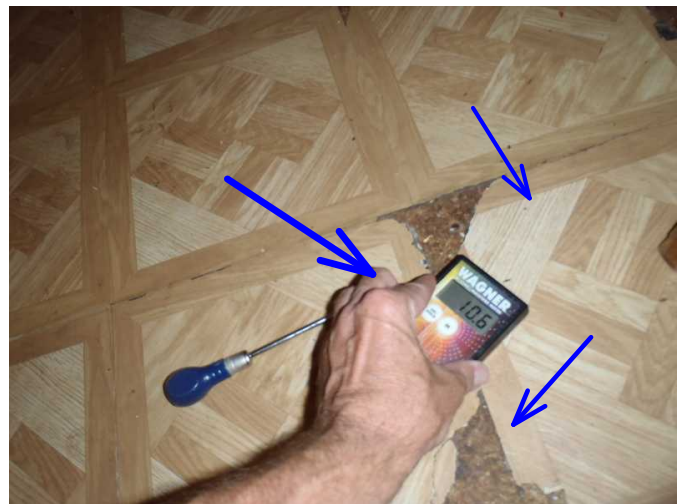
stove top burners are noted operable...oven was not tested due to storage in oven...



floor in dining room area is noted damaged...appears to be cosmetic...no high moisture at this time...



low moisture is noted at kitchen side of damage...

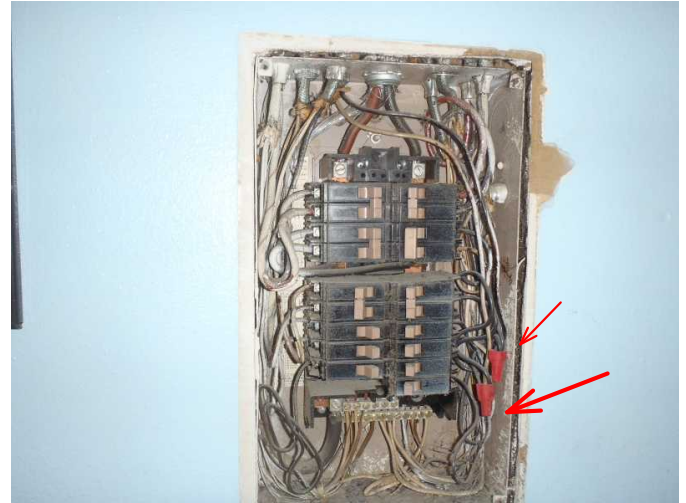


appears dining room area floor is cosmetic...no moisture issues noted at this time...

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main breaker panel is noted full and no room for expansion for any major changes...is 125 amps...



the breaker panel has some spliced wiring that is indication that the panel is full and no room for any added items...