

Home Inspection Report



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

Prepared for: Actual Inspection / section two

Prepared by: The Home Tester
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The Home Tester

09:59AM November 27, 2011

Photo Attachments



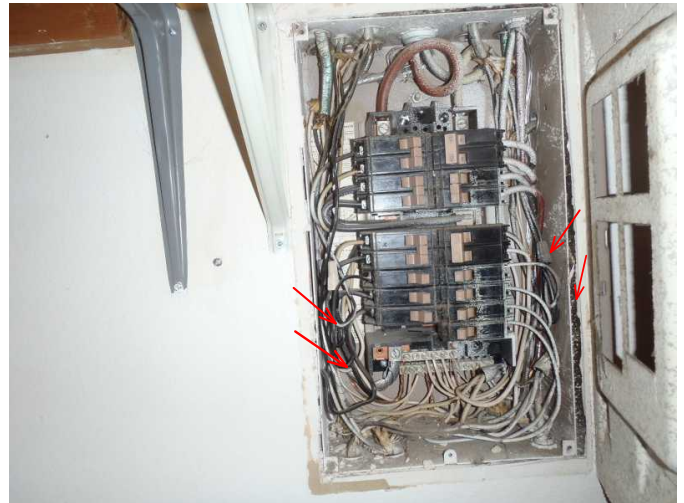
SECTION TWO INCLUDES SECOND SECTION OF PHOTOS THAT CONTINUES FROM SECTION ONE...SECTION THREE FOLLOWS...



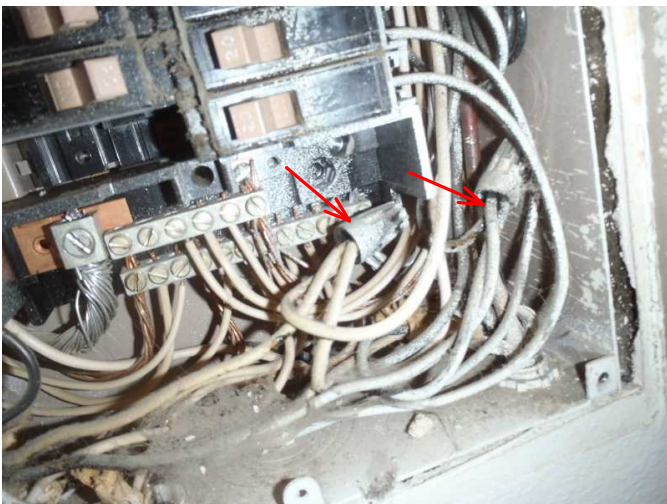
both water heaters are aged and will need earth quake strapping...is required...monitor for leaks...



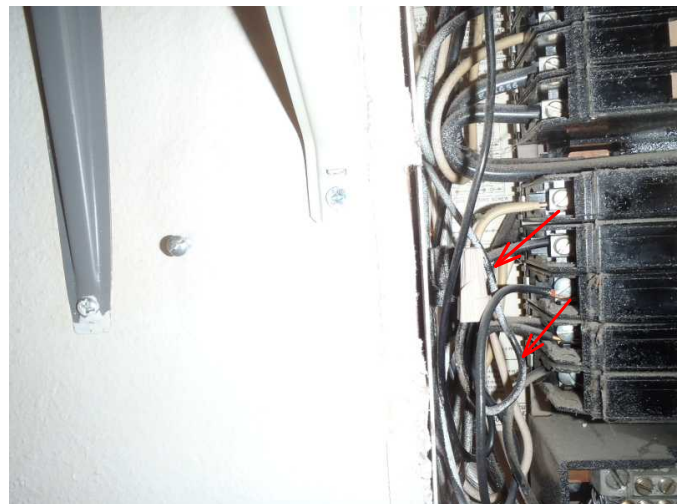
breaker panel for 11920 is noted next to water heaters...and is at capacity...125 amps and full..



in this breaker panel is noted several spliced wires...appears the panel is at capacity and may need upsized...



two of four spliced wiring noted..this is where two circuits are powered by one breaker and wired away from breaker



the idea can be fine at low use circuits..but can pop breakers alot if overused.....expect breakers to "pop"

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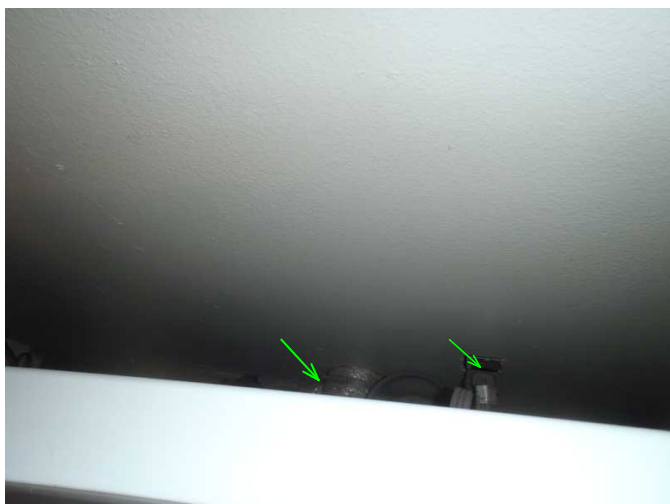
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laundry area is noted visible...floor moisture is noted low..



washer connections are noted drip free...



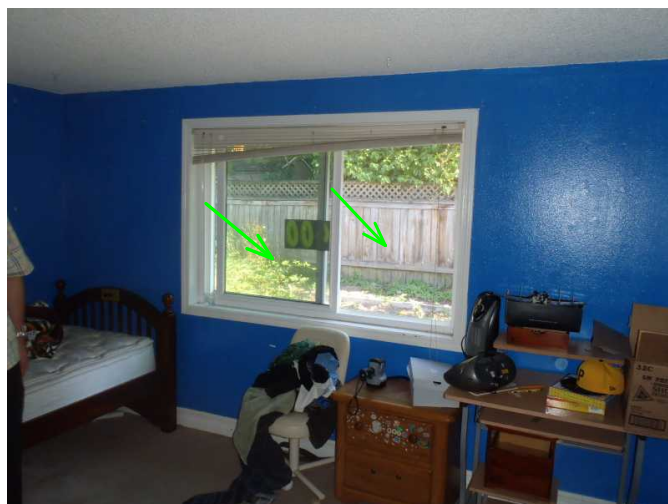
dryer connections are noted fine...



laundry room walls appear fine..can see around stored items pretty well...fixture is noted operable...



appears extra flooring is noted at laundry room and may be from side bedroom area...

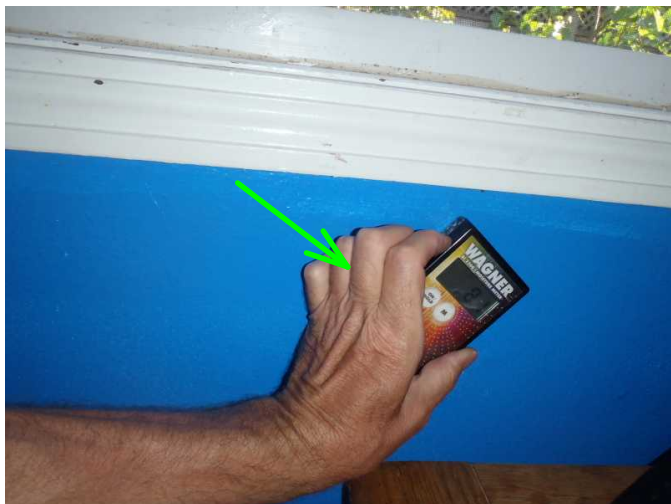


back bedroom 3 is noted with window operable...

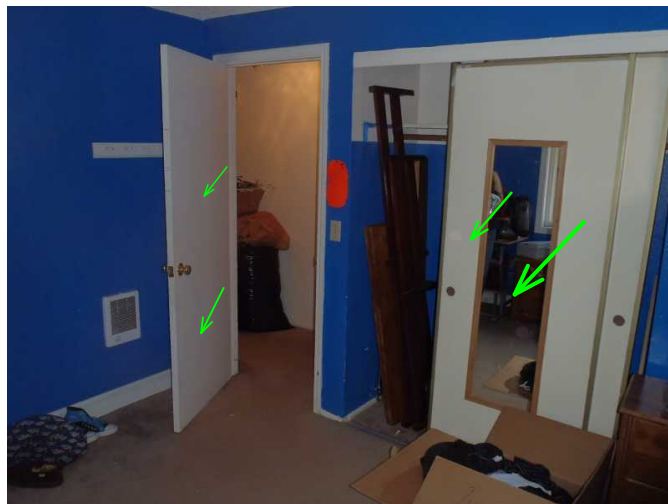
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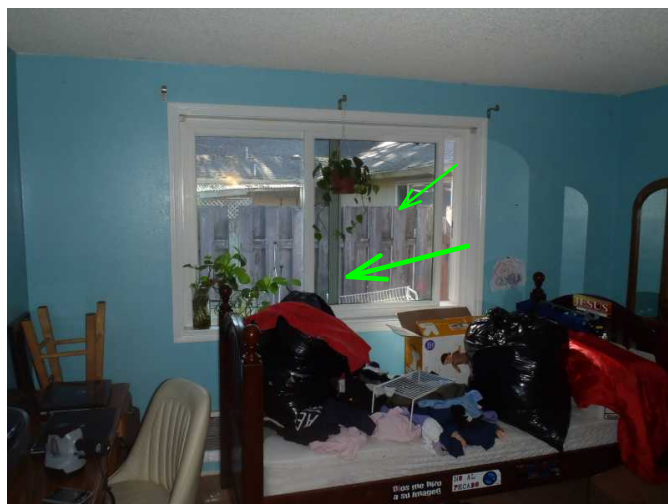
exterior walls are detected low in moisture...good..



entry and closet doors are noted operable...door hinge at base is bad....



while Cadet wall heater is noted operable...it is too close to entry door and can be fire hazard...



side bedroom behind kitchen is noted with window operable..



low moisture is noted at all areas of exterior wall ...



Cadet wall heater in this room is noted not operable...replace...

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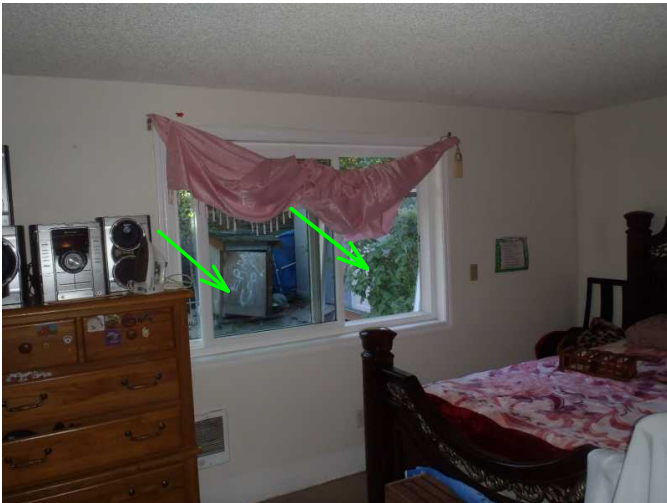
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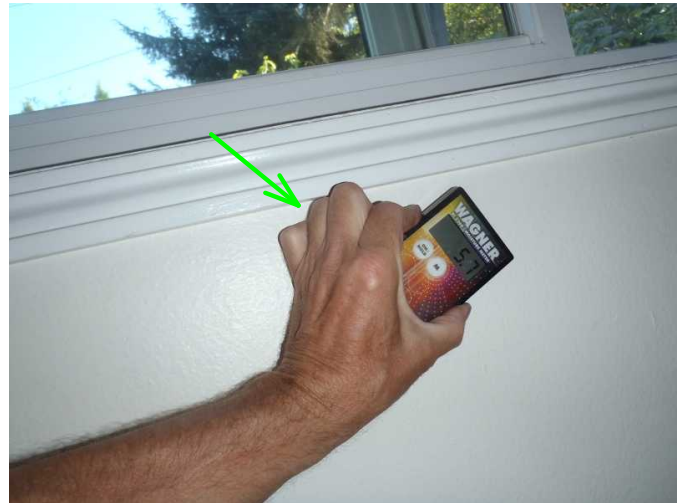
tried again with use of plyers to try to get switch to respond...replace...



entry and closet doors and fixture are noted operable...



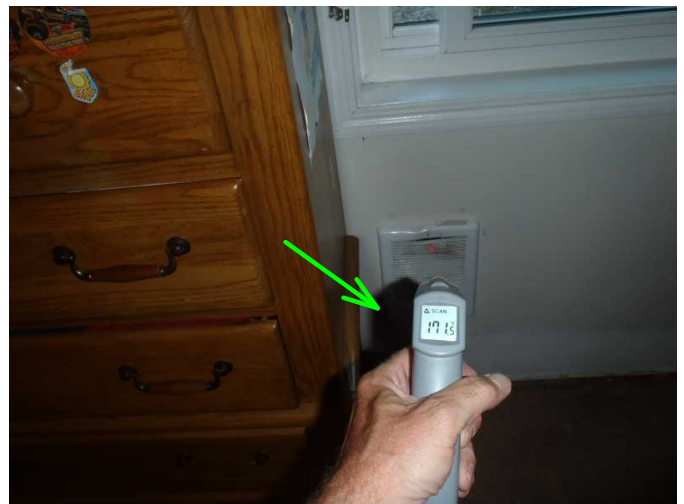
master bedroom window is noted operable...



low moisture is noted at lower wall area...good..



entry and closet doors are noted operable...lupper hinge at door is noted damaged...



Cadet wall heater is noted operable..

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areas at ceiling and wall where stained and dark are noted low in moisture at this time...



low moisture is noted at ceiling area at corner as well...



master bath entry door and cabinets are noted operable...ceiling fan / cover is noted missing...replace...



sink faucet is noted operable..no drain stop noted...



hot water is noted fine...



no drips or leaks noted under sink area at master
11920

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floor at tub area center at master is noted low...caulk is needed at rim areas of flooring..



shower head is noted operable...shower doors need towel bar and door handle...



faucet is noted operable...but drain stop not operable...



hot water is noted slow flow at master tub area...



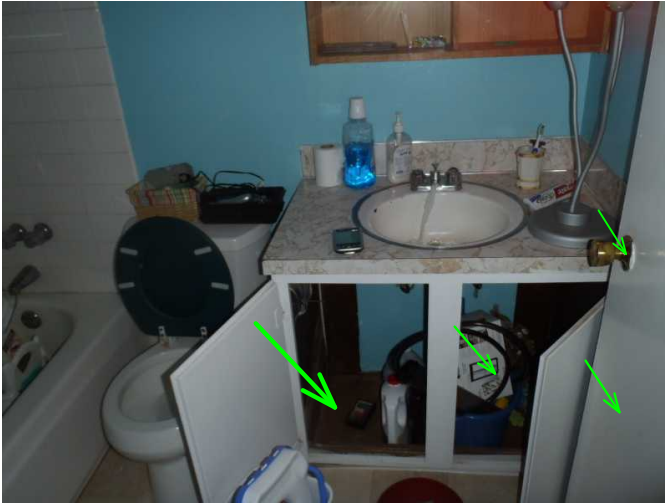
one area of master bath is noted with high moisture at floor...back corner of floor at right side...



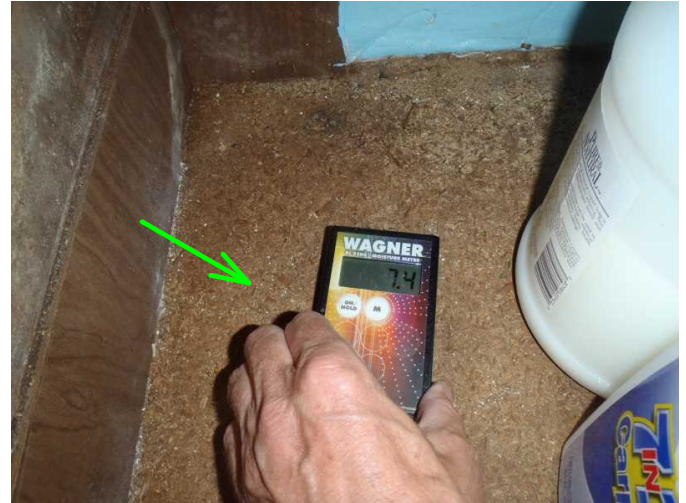
toilet is noted solid to floor and operable...floor is noted low in moisture at rest of areas...

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11920 main bath entry door and cabinets are noted operable..



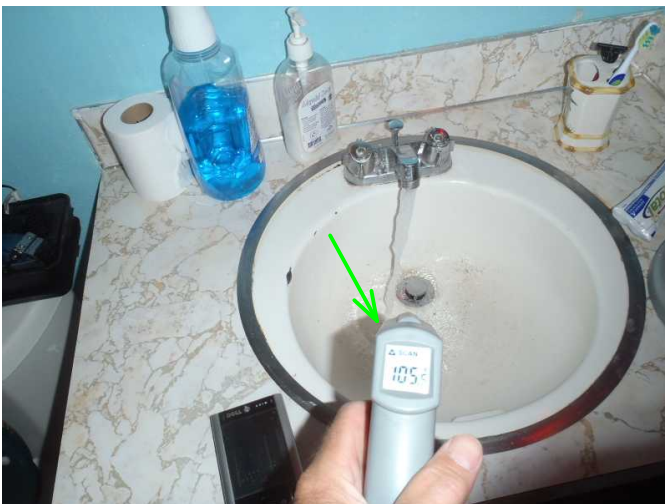
cabinet floor area is noted damaged...and appears to be past issue...low moisture noted now...



trap and connections under sink area are noted drip free...



faucet needs repairs and sink has surface damage...drain is operable...but drain stop is noted not operable..



hot water is noted at faucet and flows to side...appears is aerator...



plug in main bath is at floor and not GFCI...correct...

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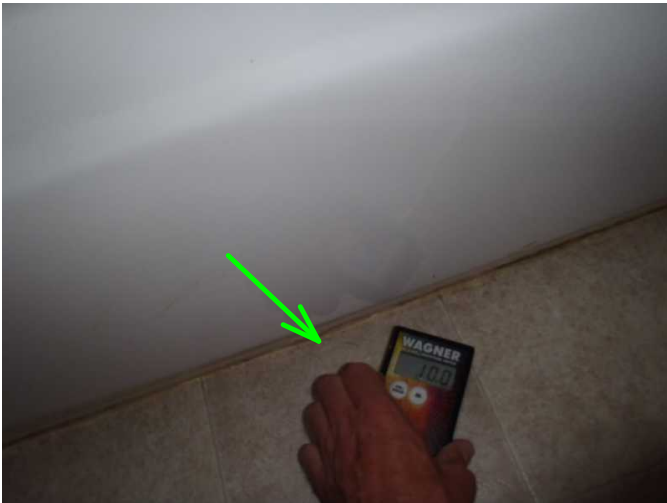
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fixtures noted not operable...



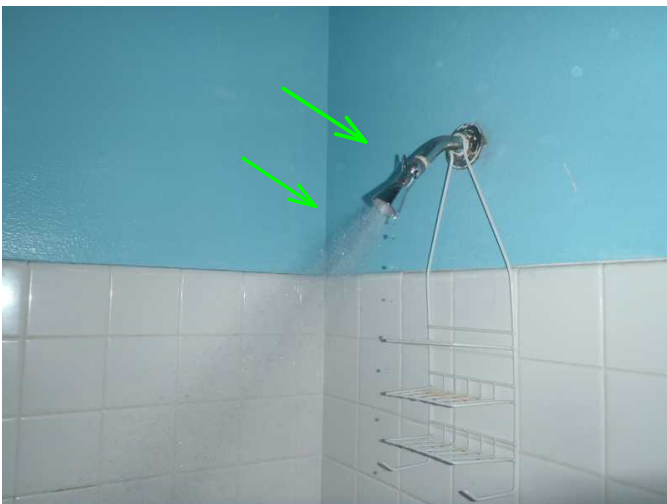
toilet is noted operable...and floor moisture is noted low...



floor moisture at tub area is noted low as well...



tub faucet is noted operable..drain stop not operable...monitor grout at tile walls...



shower head is noted operable..



hot water is noted fine in main bath area 11920

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ceiling fan is noted operable...and low moisture at ceiling area...



hall closet door and shelves noted operable..



ceiling fixture and door bell noted operable...



living room Cadet wall heater is noted operable..



Cadet wall heater in dining area is noted operable..



front entry door and window are noted operable..

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threshold is noted solid to floor and floor moisture is noted low..at front door area...



dining room fixture and slider to patio are noted operable..



upper center wall cabinets and counter to side are noted solid and operable..side cabinet to left is noted loose...



not sure why...loose and cut open at formica...



all burners are noted operable...oven is not tested...stored items in oven



refrigerator is noted operable..

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freezer is noted cold enough to keep ice cream hard...



refrigerator is noted operable...



main cabinets and counter are noted operable..counter has surface damage...window is noted operable..



dishwasher is noted not operable....will need replaced...



floor moisture is noted low at dishwasher area...good..



garbage disposal is operable..hose bib shut off needs handle..armoured cable good..high loop needed for drain...

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kitchen sink faucet is noted operable...and hot water delivery is noted fine..



low moisture is noted at wood back splash...is stained...not mold...



second area is also noted fine..low moisture and wood staining..



NO...the sprayer arm is not allowed to be set up as noted...will leak and cause damage..remove...



feeds off the main faucet and can at any time burst and cause massive water damage...remove...

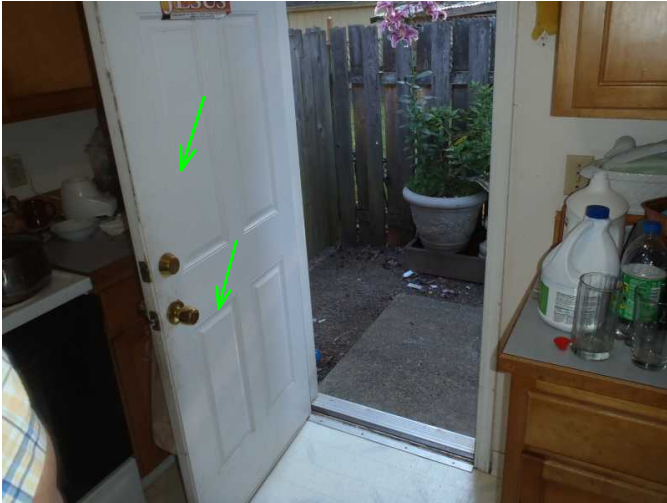


high loop is when the dishwasher drain is secured to under cabinet to not allow back flow of garbage disposal...add

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back door is noted operable...but does not latch secure...closes very loose...



threshold is noted solid...moisture at floor is noted low...good..



door does not latch secure and can leak cold winter air..correct...