

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



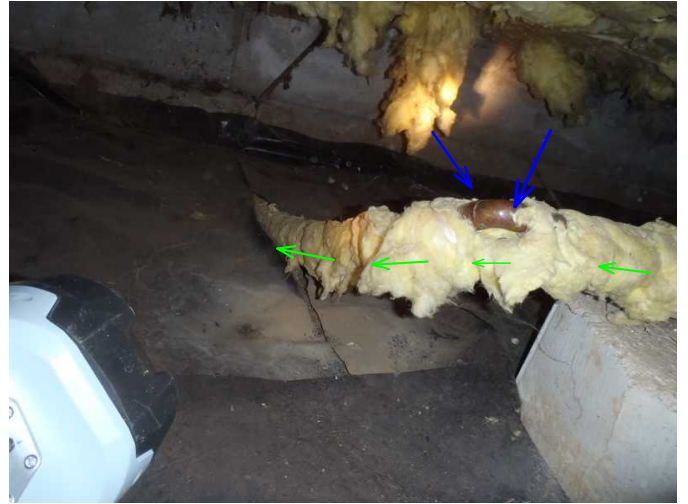
SECTION THREE CONTINUES WITH PHOTOS AND THEN WRITTEN REPORT WITH SUMMARY SHEETS FOR QUICK ACCESS...



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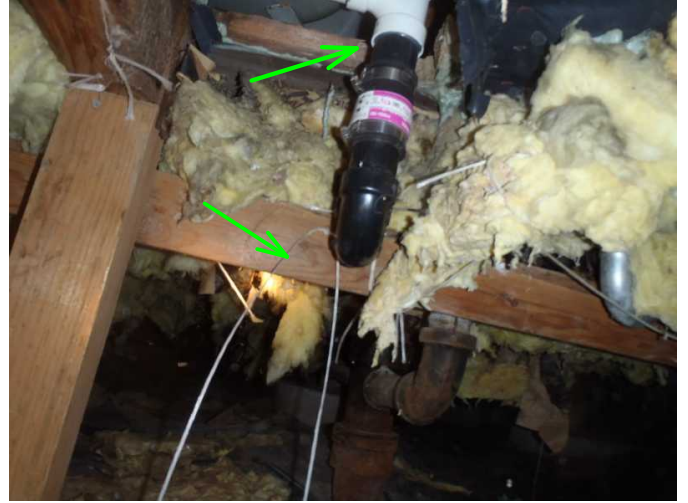
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some areas over vapor barrier have wood debris and needs removal...



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...



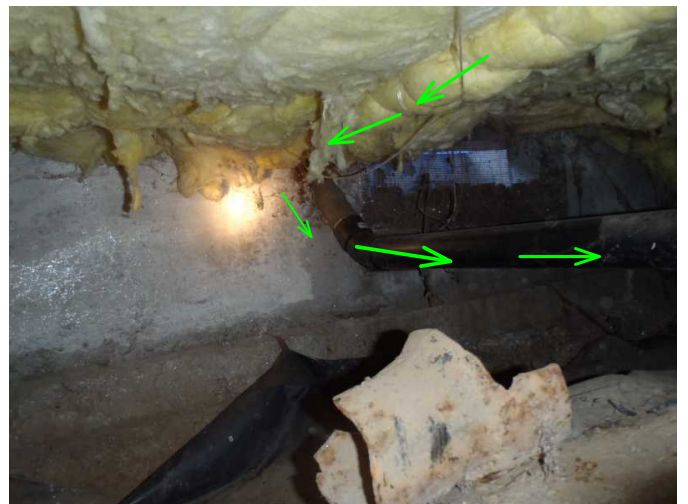
critter nesting is also area where fecal matter and urine is in the insulation..contaminated...remove...



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...