

# 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...

11900 11920 sw Iron Horse ln Beaverton. Or..alb



## Photo Attachments



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...



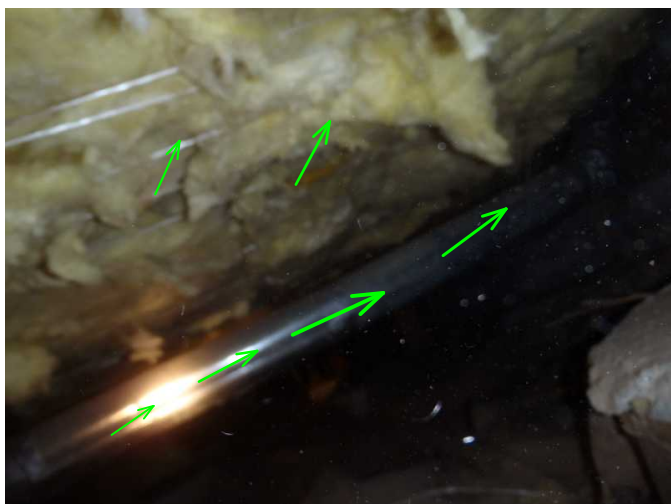
## Photo Attachments



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..



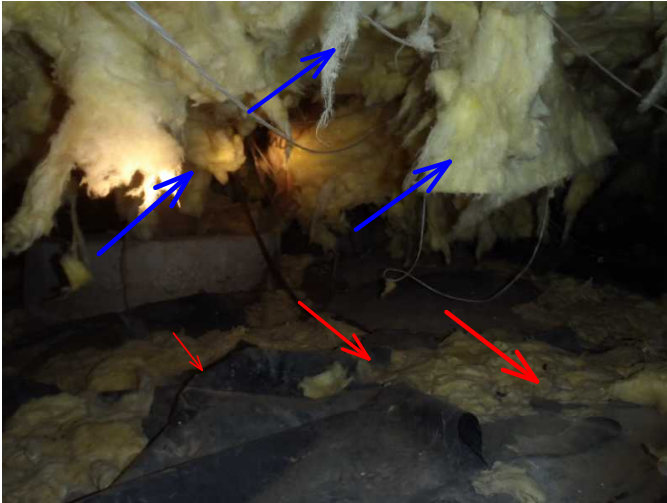
here is vent in front of home that needs screen...is covered with wood..but is recommended to be kept open to vent air...



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## Photo Attachments



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...



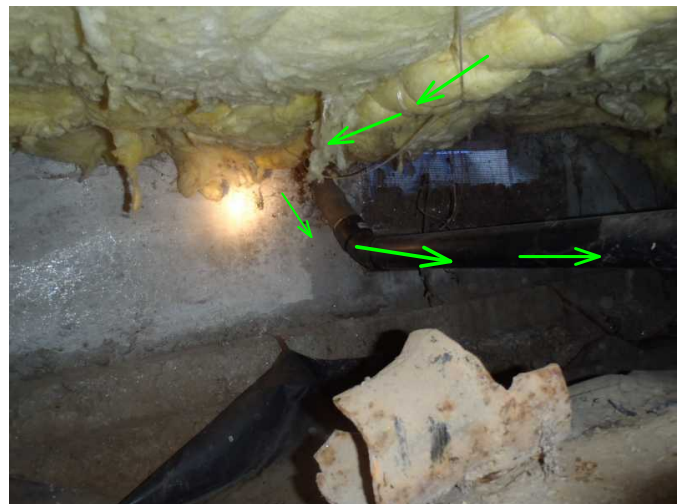
critter nesting is also area where fecal matter and urine is in the insulation..contaminated...remove...



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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## Photo Attachments



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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## Photo Attachments



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...



## Photo Attachments



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...

**Client:** Actual inspection

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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

**Client:** Actual inspection

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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

Client: Actual inspection

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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

**Estimated Age** late 1960's

**Inspection Date** 08/11/2011

**Start Time** 2:00pm

**Electric On** Yes

**Water On** Yes

**Temperature** 74 degrees

**Weather** Sunny

**Space Below Grade** Crawl Space

**Building Type** Duplex

**Sewage Disposal** City

**Water Source** City

**Property Occupied** Yes

**Entrance Faces** north

**End Time** 7:00pm

**Soil Conditions** Dry

**Garage** Carport

**How Verified** Visual Inspection

**How Verified** Visual Inspection

**Client:** Actual inspection

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# The Home Tester

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## Lots and Grounds

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

## Exterior Surface and Components

### whole house Exterior Surface

- |                     |   |
|---------------------|---|
| 1. Maintenance      | <b>Type:</b> 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      | <b>Trim:</b> Wood - caulk at open gaps at trim, needs paint   |
| 3. Needs Attention  | <b>Fascia:</b> Composite material - open gaps noted and may be access for critters...close up now, needs paint  |
| 4. Maintenance      | <b>Soffits:</b> Wood - loose vents/add edging at corners, needs paint   |
| 5. Acceptable       | <b>Door Bell:</b> Hard wired  |
| 6. Needs Attention  | <b>Entry Doors:</b> 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       | <b>Patio Door:</b> Vinyl sliding x 2  |
| 8. Acceptable       | <b>Windows:</b> all vinyl   |
| 9. Acceptable       | <b>Window Screens:</b> Vinyl mesh   |
| 10. Maintenance     | <b>Exterior Lighting:</b> Surface mount - tapped for electric outlets and not secured to structure well...correct...  |
| 11. Needs Attention | <b>Exterior Electric Outlets:</b> 120 VAC - not installed correctly...tapped off fixtures and exposed wiring at siding...   |
| 12. Maintenance     | <b>Hose Bibs:</b> 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.                 | <b>Method of Inspection:</b> On roof  |
| 2. Acceptable      | <b>Unable to Inspect:</b> 0%  |
| 3. Needs Attention | <b>Material:</b> 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.                 | <b>Type:</b> Mansard/Flat/modified  |
| 5.                 | <b>Approx Age:</b> Approximately 7-10 years   |
| 6. Needs Attention | <b>Flashing:</b> Galvanized - edge flashing is noted original and hanging loose at several areas...recommend replaced....   |
| 7. Needs Attention | <b>Skylights:</b> 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      | <b>Structure Type:</b> Wood frame  |
| 2. Acceptable      | <b>Foundation:</b> poured and post and beam  |
| 3. Acceptable      | <b>Differential Movement:</b> No movement or displacement noted  |
| 4. Acceptable      | <b>Beams:</b> Solid wood   |
| 5. Acceptable      | <b>Bearing Walls:</b> wood Frame   |
| 6. Acceptable      | <b>Piers/Posts:</b> Poured piers and wood posts  |
| 7. Acceptable      | <b>Floor/Slab:</b> Poured slab/carport and entry and patio areas...  |
| 8. Needs Attention | <b>Subfloor:</b> 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   | <b>Walls:</b> 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.                 | <b>Method of Inspection:</b> unable to enter/ no access hatch to attic...  |
| 2. Not Inspected   | <b>Unable to Inspect:</b> 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 | <b>Roof Framing:</b> 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 | <b>Sheathing:</b> 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     | <b>Ventilation:</b> soffit only.... - loose and damaged vents noted...   |

## Crawl Space

### Main Crawl Space

- |                    |  |
|--------------------|--|
| 1.                 | <b>Method of Inspection:</b> visual and physical corner to corner  |
| 2. Maintenance     | <b>Unable to Inspect:</b> 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      | <b>Access:</b> scuttle hole access   |
| 4. Maintenance     | <b>Moisture Penetration:</b> 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     | <b>Ventilation:</b> 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     | <b>Insulation:</b> 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 | <b>Vapor Barrier:</b> 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

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# The Home Tester

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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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# The Home Tester

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## Kitchen

### 19990 Kitchen

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

### 19920 Kitchen

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

Client: Actual inspection

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# The Home Tester

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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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# The Home Tester

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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

Client: Actual inspection

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# The Home Tester

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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

**Client:** Actual inspection

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