

Home Inspection Report



27192 East Welches Road

Welches, Oregon

Inspection date 11/09/2010

Broker/ Sandi Strader

Prepared for: Actual Inspection of Snow Mountain Cabin

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

13:17PM February 10, 2011

Photo Attachments



front view of home on 11/09/2010...driveway noted uneven and can use some added gravel and grading...



lower area at north side noted stained, but no rot noted at this time..add gutters and then paint



back roof extension is noted not flashed and needs lags to secure to structure...has roof rafter hangers...



roof and gutters at back are noted damaged and recommend replacement...add flashing to roof to siding area...



replace gutters and downspouts and pull back all earth to wood contact at base poles...



spa tub disconnect is noted here and outlet noted not operable...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



recommend all exposed wiring be removed or encased in junction box...never leave exposed wiring out...



re-build outside crawl access to have frame and secured access hatch to be able to lock and keep sealed...



propane tank entry gas line and shut off noted here...good...



deck handrails are noted loose and will need complete deck assessment for strength...



staining at base of siding at front west area noted needing paint..no rot noted at this time...assess all deck planks..



flashing and roof noted fine here at front right area...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



south deck and siding noted rotted and will need extensive assessment and repairs...



rot starts at area under dining room window and will need all of siding removed and assess damage to framing and floors



open gaps are allowing water entry and the gutters missing at upper eaves appears to be the cause....massive water falls



the lower areas where not even seen open are found rotted...



rot noted at base of back laundry door frame is noted...



both sides of door frame are noted rotted..also noted water flowing into laundry room at door threshold...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



missing fascia boards at upper roof area...and cut back tree branches 6- 8 feet from structure to monitor home...



back roof and flashing to home noted fine...



back roof area needs replaced and recommend adding flashing at roof to siding to avoid added rot...



mini balcony appears solid. but needs cleaned and sealed...monitor at all cantalevered beams



clean and seal and monitor balcony...



this is looking out window at back roof...add flashing and new roof...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



no flashing noted at back roof area...add...



chimney at roof at north side is noted fine...monitor and assess flashing every fall before winter...appears fine



skylight noted flashed fine



fascia board noted rotted and will need gutters installed...north side...



skylight flashing appears fine at south roof area over bath..and upper sewer flashing need assessed with lower damaged..



assess flashing at all sewer vents...appears damaged...cut back tree branches 6- 8 feet from structure...

27192 e Welches rd Welches, Or..alb

Photo Attachments



overall roof appears fine...recommend cleaning roof and paint where any areas of paint are found failing...



sout upper roof fascia board noted missing and sections appear rotted..replace and add gutters...



garage is noted fine...solid and sound...add covers to open junction box areas for fixtures...



agdd covers to open junction box areas...main electric service entry is noted in conduit...good..



back belly band is noted flashed...good..



add gutters and downspouts for best water control...

Photo Attachments



garage roofs are noted fine..



both sides of roof are noted fine, recommend cleaning.....add gutters for best water control at any structure...



appears electric entry is fine..second conduit is noted, not know what for..



garage entry door and window are noted fine...operable...add screen to window..



overhead door opener and overhead door are noted fine...operable...and auto reverse is fine...



low moisture is noted at all exterior walls...good...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



here is moisture reading of north wall...good..



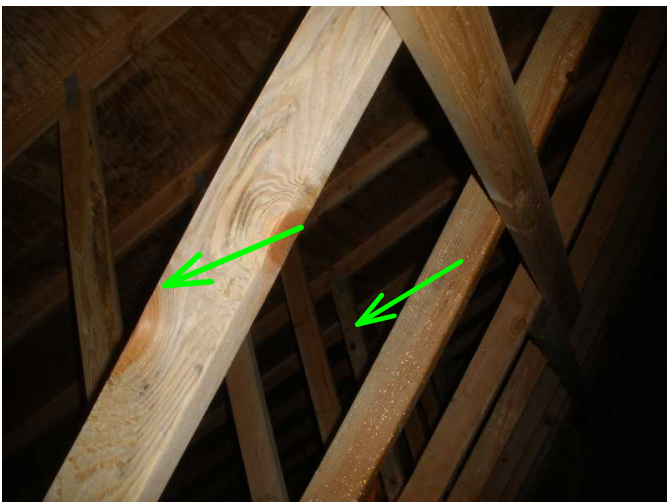
here is reading of west exterior walls...good..



poured garage floor is noted sloped well for drainage toward overhead door area...



fixtures in garage are all noted operable...



upper attic area is noted with wood truss system and all is dry and solid...



here is noted upper area of garage attic truss system...good...

Photo Attachments



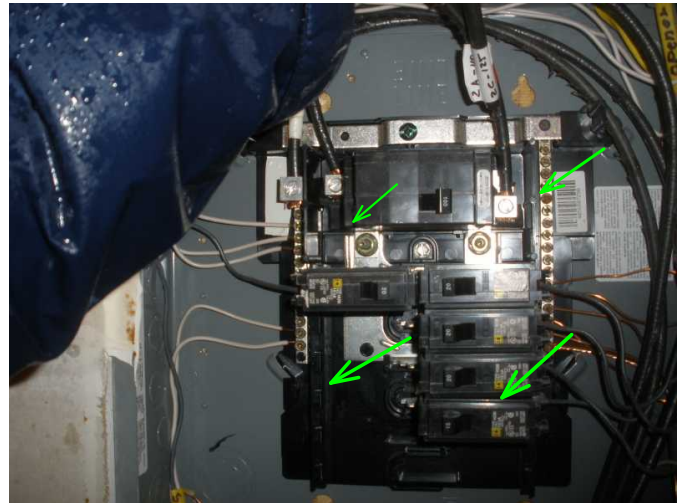
garage ceiling is noted fine....



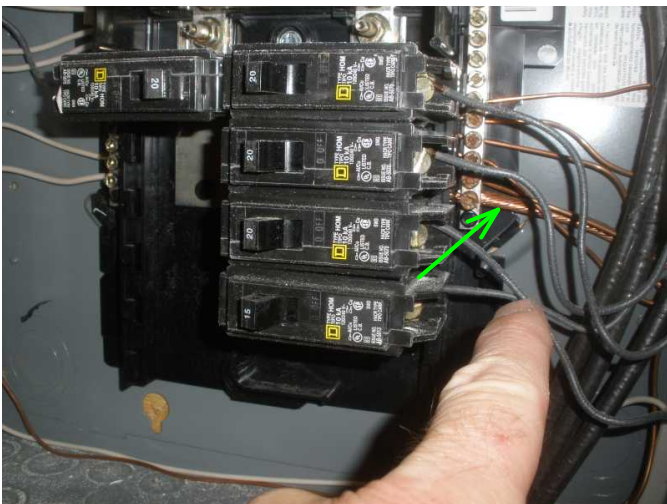
roof has ridge vent system..and is screened...good...



here is sub panel at garage exterior wall by exit door,,, noted with no permits..but appears professionally installed..



noted 100 amps and all copper wiring...good..



is grounded to main sub panel....appears professionally installed...

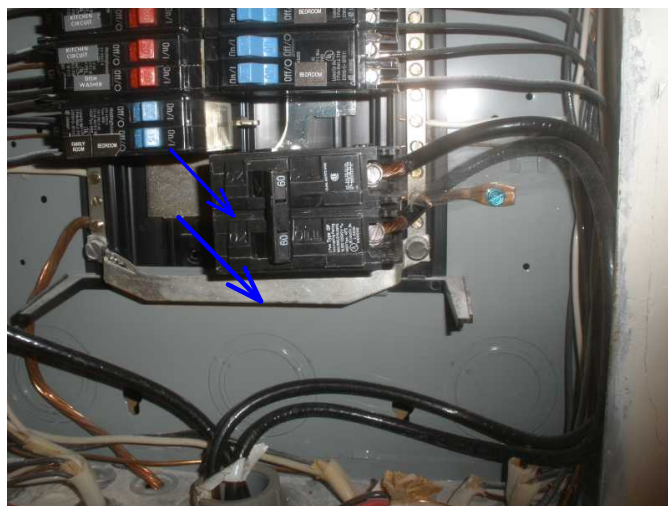


here is main breaker panel in main structure of home...is noted in laundry area...

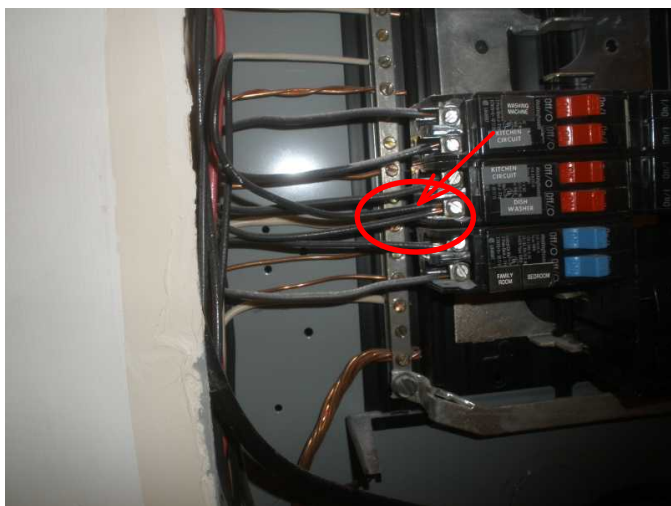
Photo Attachments



open view of panel is noted with 200 amp aluminum service and is original panel...



this is sub panel breaker added and no tags noted in panel for permits...



double tap noted at breaker is found at lower left area...not allowed...correct...



noted the ground to sub panel in neutral bar area...good..



add anti oxident paste to service entry conductors...



laundry room entry door is noted operable..but will need door stop to avoid punch holes in wall...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



window is noted operable in laundry..patch hole in wall at blue arrow....



back metal door is noted operable...cabinets are solid to walls....both machines noted operable, did not run completely



back door threshold is leaking water into area..floor is noted warped and discolored...remove all and assess...



high moisture is noted here at floor by dryer...



this is reading that means is saturated..is highest moisture meter can read...damage is noted here...



same noted at right threshold area...

Photo Attachments



and at back wall by side of dryer....



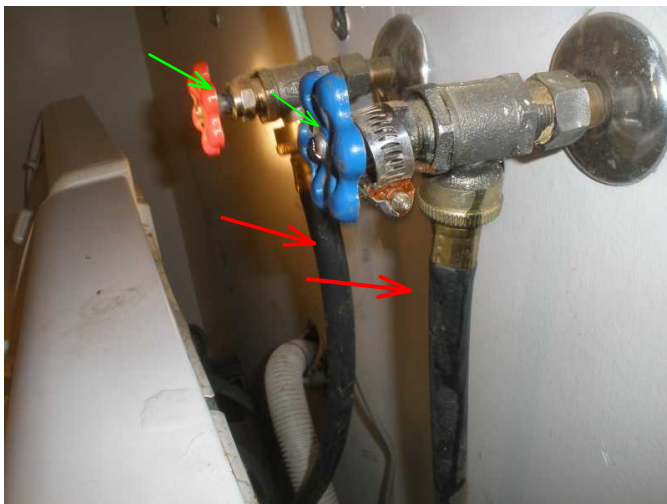
and at front of dryer area...moisture meter can read up to 4 inches into floors and walls...



and noted standing water behind washer are...and noted saturated moisture meter reading...



dryer hook ups are fine and dryer is noted operable....



washer hose bibs were found leaking..turned off as well as could...



water heater flue is noted PVC and is high efficiency unit..did not test...no gas...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



unit is strapped to wall and solid...



loose wiring from old electric water heater must be removed..is standard practice and is not allowed to have any loose



close top of water heater to contain electric connections...



now at upstairs back bedroom showing window has broken seal..correct...



closet and entry doors are noted operable...



low moisture noted at window sills...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



up at upper beams where noted stained condensation..expect is from shower at bath and to low exit fan vent...



all areas are noted low in moisture...good..



here at ceiling areas as well..condensation is most likely issue here...add vent at higher area at bath room...



front main bedroom is noted with back window not operable..side window operable...



low moisture noted at window sills...



entry door is noted operable..closet doors need adjusted...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



upper closet doors are noted operable..fixture appears operable..may need bulbs...



front window sills noted low in moisture...good..



pocket window over living room area is noted operable...



windows in upper front bedroom are noted operable...



both doors to bath and window are noted operable..



low moisture noted at window sill in upper bath...good..

Photo Attachments



low flow noted at faucet and drain and overflow are noted operable..and surface damage noted at sink...



no drips or leaks noted at sink trap and connections...good...



toilet is noted solid to floor and moisture is noted low...toilet was shut off at feed and turned on and tested...



tub area is noted low in moisture at floor...



skylight is noted fine..no staining or drips noted...



shower head is noted operable...recommend removal of added wall with no water proof finish...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



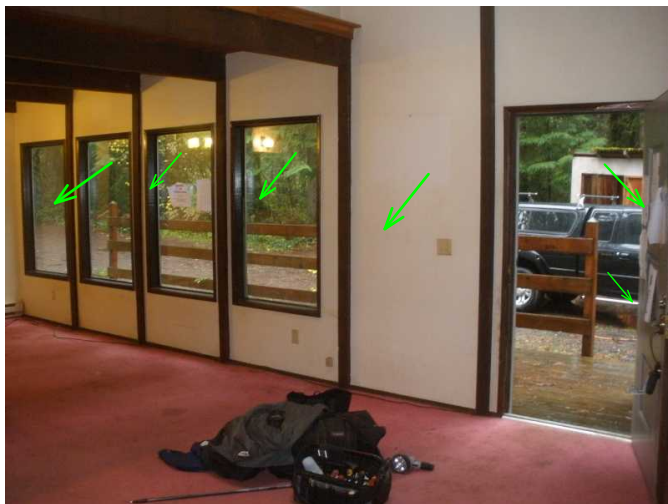
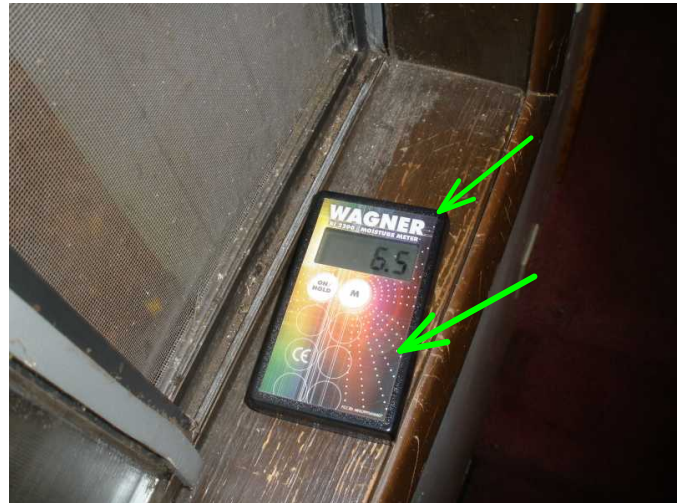
upper bath tub faucet and overflow and drain are noted operable...recommend removal of untreated wall area..



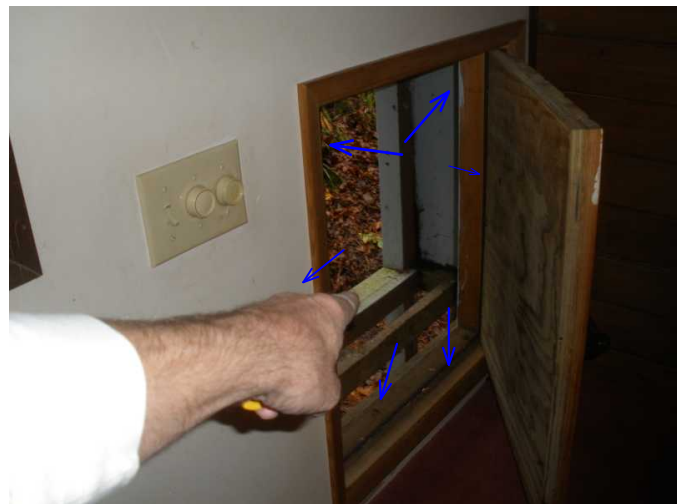
stairs and handrails noted operable...good..



skylight and ceiling fan and flue box mount are noted solid and operable...living room upper ceiling area...



living room windows are noted fine...entry door is noted operable...need adjusted to seal tight for energy conservation



recommend insulated door hatch here for wood access area...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



dining area fixture and windows and all baseboard heaters in home are noted operable...



two hall closets are noted operable...good..



hall is noted fine..fixtures are noted operable...



window in first floor bedroom sill is noted low in moisture...



closet doors need repairs...window and baseboard heat are noted fine...



entry door noted operable..smoke detectors need updated and raised to ceiling areas...

27192 e Welches rd Welches, Or..alb

Photo Attachments



cabinets will need repairs and drawer tracks repaired as well...kitchen area...



cabinets will need to be removed to assess damaged wall from moisture...



low moisture noted at window sills at sink area...



faucet and drains noted operable..



no leaks noted under sink...garbage disposal not recommended with septic system...



black mold noted at lower walls inside outer wall cabinets..

The Home Tester

13:17PM February 10, 2011

Photo Attachments



upper cabinets noted operable...lower cabinets noted loose at drawers...



microwave and exit fan noted operable over stove...



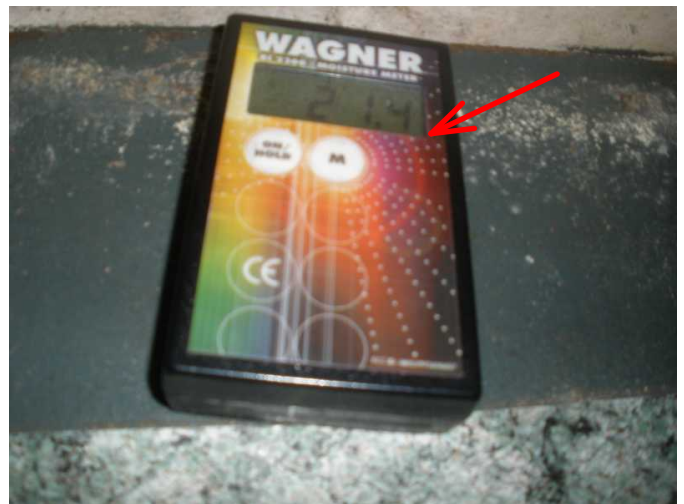
stove and oven noted operable..



noted black mold at lower walls under cabinets...and moisture reading of 32 %



noted more black mold and moisture reading at 32% at lower drywall walls of kitchen area...



lower cabinet floors noted high in moisture as well...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



back in lower cabinet walls all noted saturated and reading as wet as can get at 32 %...is drenched...



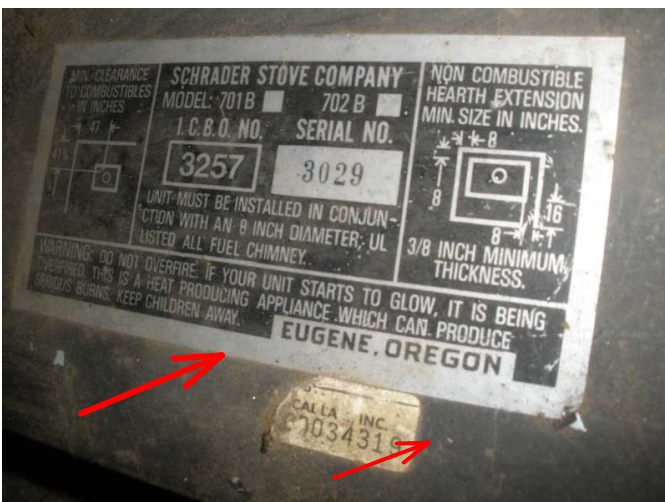
no leaks from dishwasher noted at floor under dishwasher...but did find nest of vermin fecal matter..indicates nests..



here is close up of vermin fecal droppings...



wood stove will need removal...is not EPA approved and as of August 1st 2010 is required to be removed...



no EPA tag noted and is required...remove and replace with EPA approved wood stove is required



damaged fire brick noted...can not sell this unit....must be scrapped and fine is involved if sold....

27192 e Welches rd Welches, Or..alb

Photo Attachments



first floor bath entry door and cabinets are noted operable..



window is noted operable...over tub area...



tub faucet and drain and drain stop are found operable..drain stop need repaired..does not drain well...drains slow....



high moisture noted at tub floor...may be from tub or from siding issues...



high moisture is noted at toilet area of floor as well..appears to flow from tub area...

The Home Tester

13:17PM February 10, 2011

Photo Attachments



toilet is noted solid to floor and is noted operable..



sink faucet is noted operable..but no drain stop noted
and overflow not tested....



faucet leaks at base..correct or replace...



leaking noted at connections under sink
area...correct...trap appears fine...



tested all baseboard heaters and found all are
operable..



access to crawl space is noted in first floor bedroom
area...is post and beam floor with plank sub
flooring..solid...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



this is north side of home and noted all perimeter insulation is acting as nesting critters..most likely rats...remove



perimeter insulation around all foundation...and is at best poor for energy conservation..recommend complete removal



you can see nesting all around perimeter of base of insulation...appears vermin live under corners...



gas flex lines are noted fine..all posts in center of home are noted raised and solid...under flooring is noted solid...



appears most all the post and beam systems are solid and sound...recommend under floor insulation....



posts are solid..noted vermin droppings all over crawl area...appears to be infested...

27192 e Welches rd Welches, Or..alb

The Home Tester

13:17PM February 10, 2011

Photo Attachments



the bunched up insulation acts as nesting for rats and mice...remove and keep off the floor...



all insulation is noted contaminated...remove...here is main water entry to home..is insulated..good..no shut off noted...



remove all contaminated insulation and assess and remove all vapor barrier as well..



pulled back the insulation at south area and can see wet planks here...



the foundation around kitchen sink drain at wood is noted wet...and foundation is stained...noted water damage...



this is under main bath area floor planks..see water active areas?....at tub area and toilet...

27192 e Welches rd Welches, Or..alb

Photo Attachments



the planks under bath area at toilet and sink and tub are noted here....



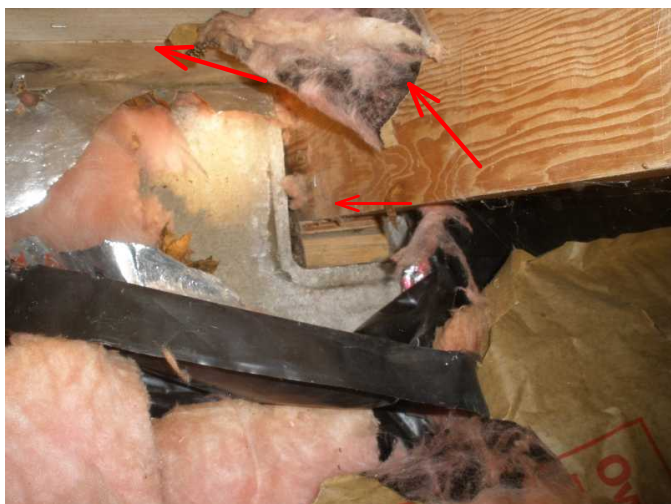
this is under bath and laundry room area....the sub flooring is noted damaged and wet and mold has started...



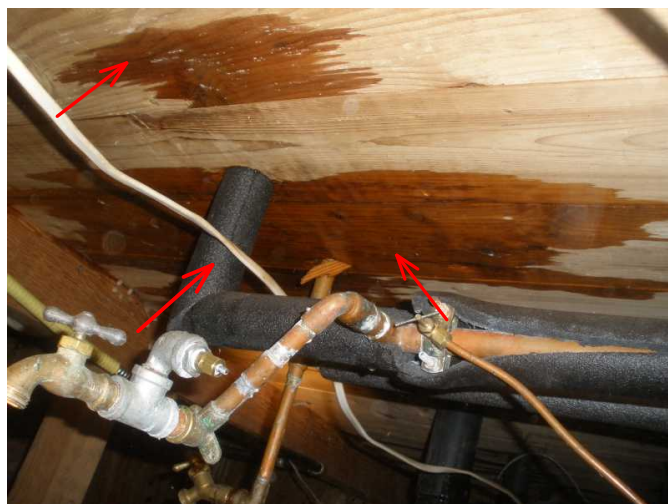
the area at foundation is noted wet at sub floor....



vapor barrier is noted with standing water at leaks under floor at bath and at foundation areas...



noted insulation is stuck to sub floor and beams..wet...



more areas of staining noted...

Photo Attachments



vapor barrier is noted wet....



downed insulation is noted under corner area and has nesting noted as well...rats most likely...



soaked insulation is breeding ground here for vermin and contamination...fecal droppings noted around flooring...



beam and sub floor are noted wet here under laundry area...



this took some work to pry off the foundation...but here is the wood plank flooring along foundation rotted and soaked...

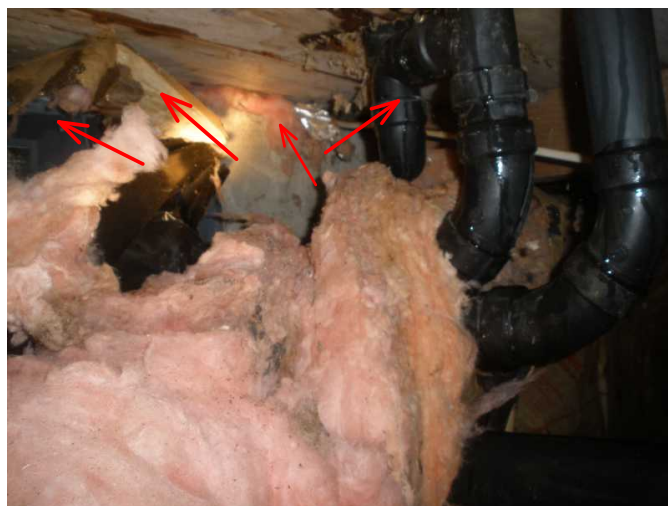


main beam into foundation here is wet and may need replaced...floor at foundation is soaked and rotted..

Photo Attachments



here is second view from distance...



foundation area is noted affected and will require exterior siding be removed to begin assessment....



this is standing water at area below affected area with rat fecal matter in water at post...replace post and remove



the perimeter flooring and walls at south area will need assessed and replaced to remove all damaged structure



this is electric feed to garage...fine...



noted outlet in crawl...good..

The Home Tester

13:17PM February 10, 2011

Photo Attachments



the foundation access hatch has major gaps to allow in vermin and critters...seal off...



recommend under floor insulation instead of perimeter insulation...



most of deck in this area is noted rotted and recommend complete assessment and replace all affected areas...



this is under deck along are where siding is rotted...is all due to no gutters along roof lines of home...replace



most of deck is noted rotted...assess and replace as needed...may need complete replacement...



most posts along deck are found rotted..may be easiest to sreplace entire deck...

27192 e Welches rd Welches, Or..alb

Photo Attachments



stairs at side to yard are rotted..replace...



most posts at deck are noted rotted and have earth to wood contact...



random outbuildings are noted with roof issues and will need regular repairs..is common to find in disrepair...



backout buidling is noted with random rot as well..repair as needed...roof needs replace on all outbuildings...

The Home Tester

13:17 February 10, 2011

Not Inspected Summary

Plumbing

laundry room - Water Heater - Water Heater Operation: no gas - no gas

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

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

Balcony: wood - clean and seal
Driveway: Gravel - Uneven settling

Exterior Surface and Components

Soffits: Wood - clean all areas and then needs paint
Window Screens: Vinyl mesh - some missing at random noted

Roof

Main - Roof Surface - Material: corrugated metal - clean roof and assess and if any areas are noted with paint failing..recommend painting to extend life of roof...

Garage/Carport

Rear - Garage - Electrical: 120 VAC GFCI x 3 - install cover plates at open junction boxes where fixtures can be installed...

Electrical

Smoke Detectors: suggest one in each bedroom for safety...not an expensive fix...then check batteries often... - check batteries and suggest changing upon moving in

Crawl Space

Main - Crawl Space - Ventilation: Vents - leave open for best air flow

Fireplace/Wood Stove

Living Room - Fireplace - Hearth: Raised - Cracked/stone/repair

Bathroom

bed two three shared - Bathroom - Sink/Basin: Molded dual bowl - surface damage
bed two three shared - Bathroom - Faucets/Traps: Brand not known - very slow flow to faucets noted...
bed two three shared - Bathroom - Toilets: American Standard - water shut off/tested unit and turned water off again...
1st Floor Hall - Bathroom - Sink/Basin: Molded single bowl - surface damage

Bedroom

#3 - Bedroom - Doors: Hollow wood - needs door stop
#3 - Bedroom - Electrical: 120 vac - needs cover plates
#2 - Bedroom - Closet: bi-fold doors/ 2 - adjust hardware
#2 - Bedroom - Doors: Hollow wood - needs door stops
#2 - Bedroom - Windows: aluminum - back window does not open..can not tell if broken seals or just very dirty..expect broken seals..
#2 - Bedroom - Electrical: 120 vac - needs cover plates
1st Floor Master - Bedroom - Electrical: 120 vac - needs cover plates

Laundry Room/Area

1st Floor - Laundry Room/Area - Walls: drywall - holes will need repair...
1st Floor - Laundry Room/Area - Doors: Hollow wood - needs door stop
1st Floor - Laundry Room/Area - Windows: aluminum - very dirty or broken seal, missing screen

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Needs Attention 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

Deck: wood - rotted main beams noted at south area under structure...and random planks need replaced...have complete assessment by licensed professional for bids and repairs...

Vegetation: Tree/shrubs - Tree limbs over hang the roof and should be cut back 6 - 8 feet from structure

Exterior Surface and Components

whole house - Exterior Surface - Type: wood/T-111 siding - entire siding needs paint/ rot noted at south area of siding and will need removal to evaluate complexity of damage

Trim: Wood - Wood rot, needs paint

Fascia: Wood - wood rot noted at random areas, replace affected areas and then needs paint

Windows: aluminum - broken seals noted at random

Exterior Electric Outlets: 120 VAC GFCI - noted outlets not operable...and noted loose wiring from spa tub disconnected wiring and needs removal or installed in junction box for safety...

Outbuilding

four random building on lot... - Outbuilding - Exterior Surface: wood - A qualified contractor is recommended to evaluate and estimate repairs

four random building on lot... - Outbuilding - Roof: Asphalt shingle - A qualified roofing contractor is recommended to evaluate and estimate repairs

four random building on lot... - Outbuilding - Roof Structure: Rafter - repairs needed...

four random building on lot... - Outbuilding - Floor: wood - repairs needed...

Roof

Flashing: plastic/galvanized... - back flashing at broken PVC vent will need replaced...flashing not noted at back roof to siding addition and recommend adding to avoid water damage to siding...

Plumbing Vents: PVC - broken vent due to ice and snow and will need replaced...

Gutters: none - always control water exiting around structures... add, this is how the damage has occur to deck and siding at south side area...

Downspouts: Galvanized - noted in place, but no gutters installed...connect when gutters are installed..

Leader/Extension: Galvanized - always control water exiting around your home.... add

rear of home - Roof Surface - Material: shingle and metal - recommend replacement of roof and gutters and downspouts and exit drains...and recommend adding flashing at siding to roof intersection....

Garage/Carport

Rear - Garage - Gutters: none - always control water exiting around structures... add

Rear - Garage - Downspouts: none - always control water exiting around structures.... add

Rear - Garage - Leader/Extensions: none - add splash blocks to direct away from foundation, Extend runoff drains to move water away from foundation

Electrical

Garage/sub - Electric Panel - Manufacturer: Square D - no permit tag noted at panel, have permitted and inspected...

in utility room - Electric Panel - Manufacturer: Seimens - add anti oxidant paste to service entry conductors

in utility room - Electric Panel - Breakers: CU/AL - double tapped 120, have assessed and corrected by licensed electrical professional...

Structure

Structure Type: Wood frame - south wall where siding is damaged noted water entry to framing and drywall and will need extensive repairs, have assess and corrected by licensed professional

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Needs Attention (continued)

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.

Beams: Solid wood - noted main floor beams under south wall affected area are wet and may have rot at areas not visible..remove affected sub floor and assess and replace if needed...have assessed and corrected by licensed professional contractor...

Subfloor: plywood second floor/plank first floor - plank sub floor along south wall that is noted with damaged and open siding is noted wet in crawl space and will require all cabinets in kitchen and outer siding walls removed to assess and replace as needed...noted planks along foundation are rotted where can see... A qualified contractor is recommended to evaluate and estimate repairs

Crawl Space

Main - Crawl Space - Unable to Inspect: 30% - perimeter insulation is noted blocking view of sub floor and needs removal, is acting as vermin nesting areas.....see photos

Main - Crawl Space - Access: scuttle hole access/outdoor access hatch - outdoor access hatch needs frame and hinges and lock latch to seal off from critter, vermin, and unwelcome human access...see photo

Main - Crawl Space - Moisture Penetration: sub floor at main and walls and wall framing

Main - Crawl Space - Insulation: Batting - remove all perimeter insulation around foundation and install under floor insulation for best energy savings and reduced heated areas...perimeter insulation is damaged and contaminated and needs complete removal...

Main - Crawl Space - Vapor Barrier: plastic over earth... - roll up and remove all vapor barrier under home, is contaminated with fecal and urine from nesting vermin and critters...then replace with new vapor barrier after all repairs are performed to structure needed...

Fireplace/Wood Stove

Living Room - Fireplace - Freestanding Stove: Wood burning - Installation of current freestanding fireplace does not meet standards expected as of August 1st of 2011...see insert comments below....

Living Room - Fireplace - Fireplace Insert: wood stove - Oregon Senate Rule # 102 requires all non EPA certified wood burning stove and insert units to be removed from homes/shops and barns in real estate transactions on and after August First of 2010

Plumbing

Main Water Shutoff: Not accessible - did not find in crawl area..did see water entry, but no shut off found...add for safety... A licensed plumber is recommended to evaluate and estimate repairs

Water Lines: Copper - leaks detected at sub floor at crawl space and may be from water lines of from leaks from siding...could not confirm..see photos, A licensed plumber is recommended to evaluate and estimate repairs

Drain Pipes: ABS - leaks noted at sewer lines under tub and bath areas are noted at sewer lines...can not confirm is from water entry at siding or from sewer lines... A licensed plumber is recommended to evaluate and estimate repairs

Vent Pipes: PVC - broken at roof line...will need replaced, A licensed plumber is recommended to evaluate and estimate repairs

Bathroom

bed two three shared - Bathroom - Doors: Hollow wood - needs door stops/noted door opens at baseboard heater/ danger of fires exist here...suggest replace baseboard to area at center wall between doors...

bed two three shared - Bathroom - Tub/Surround: Porcelain tub and fiberglass surround - Chipped or rusting tub, Replace caulking /wall damage/incorrect installation

bed two three shared - Bathroom - HVAC Source: electric baseboard/individual thermostat - door opens to unit/dangerous/ recommend moving wall unit to area between doors at center wall area...

bed two three shared - Bathroom - Ventilation: Electric ventilation fan - switch marked "do not use"/recommend vent be raised to top area of room...installed to low...hot damp air rises and noted staining at ceiling from condensation of damp air...correct...

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Needs Attention (continued)

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.

1st Floor Hall - Bathroom - Floor: Vinyl floor covering - Water damage noted around toilet and tub area...moisture readings were high....

1st Floor Hall - Bathroom - Faucets/Traps: Brand not known - no drain stop noted...sink..drain stop tub stuck, Leaking trap, leaking connection

Kitchen

1st Floor - Kitchen - Electrical: 120 vac - Non-GFCI circuit, not enough outlets for today's standard...

1st Floor - Kitchen - Cabinets: Wood - adjust hardware, Water damage present under the counter

1st Floor - Kitchen - Walls: drywall - black mold along walls under cabinet noted and 32% moisture readings indicate drywall is saturated and cabinets will need removal to assess and replace all damaged wall board in kitchen exterior wall areas...

1st Floor - Kitchen - Floor: hardwood laminate style - high moisture readings at floor under dishwasher area and noted massive vermin fecal droppings in kitchen area...

Bedroom

#3 - Bedroom - Windows: aluminum - broken seal, missing screen

Laundry Room/Area

1st Floor - Laundry Room/Area - Floors: Vinyl floor covering - Water damage at entry and washer/dryer areas, standing water noted behind washer and dryer area...

1st Floor - Laundry Room/Area - Electrical: 120 vac - no electricity to outlet at exterior wall area/add globes to fixtures/ old wiring for water heater needs removal...can not have hanging wires exposed into any living areas...not allowed...correct...see photos

1st Floor - Laundry Room/Area - Washer Hose Bib: Rotary - leaking at faucets/shut off as best as could...

The Home Tester

13:17 February 10, 2011

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 27192 East Welches Road

City Welches **State** Oregon **Zip** 97067

Contact Name Sandi Strader

Client Information

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 \$300.00

Conditions

Others Present Buyer's Agent

Estimated Age 1970's

Inspection Date 11/09/10

Start Time 9:00am

Electric On Yes

Gas/Oil On No

Water On Yes

Temperature 45 degrees

Weather cloudy/rainy

Space Below Grade Crawl Space

Building Type Single family

Sewage Disposal Septic

Water Source City

Property Occupied No

Entrance Faces west

End Time 12:30pm

Soil Conditions Wet

Garage Detached

How Verified Multiple Listing Service

How Verified Multiple Listing Service

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Lots and Grounds

- | | |
|--------------------|---|
| 1. Acceptable | Steps/Stoops: Wood |
| 2. Needs Attention | Deck: wood - rotted main beams noted at south area under structure...and random planks need replaced...have complete assessment by licensed professional for bids and repairs... |
| 3. Maintenance | Balcony: wood - clean and seal |
| 4. Needs Attention | Vegetation: Tree/shrubs - Tree limbs over hang the roof and should be cut back 6 - 8 feet from structure |
| 5. Acceptable | Grading: Minor slope |
| 6. Acceptable | Swale: Adequate slope and depth for drainage |
| 7. Maintenance | Driveway: Gravel - Uneven settling |

Exterior Surface and Components

whole house Exterior Surface

- | | |
|--------------------|--|
| 1. Needs Attention | Type: wood/T-111 siding - entire siding needs paint/ rot noted at south area of siding and will need removal to evaluate complexity of damage |
| 2. Needs Attention | Trim: Wood - Wood rot, needs paint |
| 3. Needs Attention | Fascia: Wood - wood rot noted at random areas, replace affected areas and then needs paint |
| 4. Maintenance | Soffits: Wood - clean all areas and then needs paint |
| 5. Acceptable | Entry Doors: wood front /metal back |
| 6. Needs Attention | Windows: aluminum - broken seals noted at random |
| 7. Maintenance | Window Screens: Vinyl mesh - some missing at random noted |
| 8. Acceptable | Exterior Lighting: Surface mount |
| 9. Needs Attention | Exterior Electric Outlets: 120 VAC GFCI - noted outlets not operable...and noted loose wiring from spa tub disconnected wiring and needs removal or installed in junction box for safety... |
| 10. Acceptable | Hose Bibs: Rotary with back flow protection |
| 11. Acceptable | Main Gas Valve: Located at main line |

Outbuilding

four random building on lot... Outbuilding

- | | |
|--------------------|---|
| 1. Needs Attention | Exterior Surface: wood - A qualified contractor is recommended to evaluate and estimate repairs |
| 2. Needs Attention | Roof: Asphalt shingle - A qualified roofing contractor is recommended to evaluate and estimate repairs |
| 3. Needs Attention | Roof Structure: Rafter - repairs needed... |
| 4. Needs Attention | Floor: wood - repairs needed... |

The Home Tester

13:17 February 10, 2011

Roof

Main Roof Surface

1. **Method of Inspection:** Ladder at eaves
2. Acceptable **Unable to Inspect:** 0%
3. Maintenance **Material:** corrugated metal - clean roof and assess and if any areas are noted with paint failing..recommend painting to extend life of roof...
4. **Type:** Gable
5. **Approx Age:** Approximately 15-18 years
6. Needs Attention **Flashing:** plastic/galvanized... - back flashing at broken PVC vent will need replaced...flashing not noted at back roof to siding addition and recommend adding to avoid water damage to siding...
7. Acceptable **Skylights:** Insulated glass X 2
8. Needs Attention **Plumbing Vents:** PVC - broken vent due to ice and snow and will need replaced...
9. Needs Attention **Gutters:** none - always control water exiting around structures... add, this is how the damage has occur to deck and siding at south side area...
10. Needs Attention **Downspouts:** Galvanized - noted in place, but no gutters installed...connect when gutters are installed..
11. Needs Attention **Leader/Extension:** Galvanized - always control water exiting around your home.... add

center Chimney

12. Acceptable **Chimney:** Metal pipe
13. Acceptable **Flue/Flue Cap:** Metal
14. Acceptable **Chimney Flashing:** Galvanized

rear of home Roof Surface

15. **Method of Inspection:** On roof
16. Acceptable **Unable to Inspect:** 0%
17. Needs Attention **Material:** shingle and metal - recommend replacement of roof and gutters and downspouts and exit drains...and recommend adding flashing at siding to roof intersection....
18. **Type:** Shed
19. **Approx Age:** Approximately 15-18 years +

Garage/Carport

Rear Garage

1. **Type of Structure:** Detached **Car Spaces:** 2
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Mechanized
4. Acceptable **Door Opener:** Lift Master
5. Acceptable **Exterior Surface:** Fiberous laminate
6. Acceptable **Roof:** metal
7. Acceptable **Roof Structure:** Wood truss
8. Acceptable **Service Doors:** Metal
9. Acceptable **Ceiling:** drywall
10. Acceptable **Walls:** drywall
11. Acceptable **Floor/Foundation:** Poured
12. Maintenance **Electrical:** 120 VAC GFCI x 3 - install cover plates at open junction boxes where fixtures can be installed...
13. Acceptable **Windows:** aluminum
14. Needs Attention **Gutters:** none - always control water exiting around structures... add
15. Needs Attention **Downspouts:** none - always control water exiting around structures.... add
16. Needs Attention **Leader/Extensions:** none - add splash blocks to direct away from foundation, Extend runoff drains to move water away from foundation

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Electrical

1. **Service Size Amps:** 200 **Volts:** 120-240
2. Acceptable **Service:** Aluminum
3. Acceptable **120 VAC Branch Circuits:** Copper
4. Acceptable **240 VAC Branch Circuits:** Copper and aluminum
5. Acceptable **Conductor Type:** Romex
6. Acceptable **GFCI:** At GFCI receptacles only
7. Acceptable **Ground:** Plumbing and rod in ground.
8. Maintenance **Smoke Detectors:** suggest one in each bedroom for safety...not an expensive fix...then check batteries often... - check batteries and suggest changing upon moving in

Garage/sub Electric Panel

9. Needs Attention **Manufacturer:** Square D - no permit tag noted at panel, have permitted and inspected...
10. **Max Capacity:** 100 Amps
11. Acceptable **Main Breaker Size:** 100 Amps
12. Acceptable **Breakers:** CU
13. **Is the panel bonded?** Yes

in utility room Electric Panel

14. Needs Attention **Manufacturer:** Seimens - add anti oxidant paste to service entry conductors
15. **Max Capacity:** 200 Amps
16. Acceptable **Main Breaker Size:** 200 Amps
17. Needs Attention **Breakers:** CU/AL - double tapped 120, have assessed and corrected by licensed electrical professional...
18. **Is the panel bonded?** Yes

Structure

1. Needs Attention **Structure Type:** Wood frame - south wall where siding is damaged noted water entry to framing and drywall and will need extensive repairs, have assess and corrected by licensed professional
2. Acceptable **Foundation:** Poured
3. Acceptable **Differential Movement:** No movement or displacement noted
4. Needs Attention **Beams:** Solid wood - noted main floor beams under south wall affected area are wet and may have rot at areas not visible..remove affected sub floor and assess and replace if needed...have assessed and corrected by licensed professional contractor...
5. Acceptable **Bearing Walls:** wood Frame
6. Acceptable **Joists/Trusses:** 2x12..second floor
7. Acceptable **Piers/Posts:** Poured piers and wood posts
8. Acceptable **Stairs/Handrails:** concrete stairs and wood handrails...
9. Needs Attention **Subfloor:** plywood second floor/plank first floor - plank sub floor along south wall that is noted with damaged and open siding is noted wet in crawl space and will require all cabinets in kitchen and outer siding walls removed to assess and replace as needed...noted planks along foundation are rotted where can see... A qualified contractor is recommended to evaluate and estimate repairs

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Crawl Space

Main Crawl Space

1. **Method of Inspection:** In the crawl space
2. Needs Attention **Unable to Inspect:** 30% - perimeter insulation is noted blocking view of sub floor and needs removal, is acting as vermin nesting areas.....see photos
3. Needs Attention **Access:** scuttle hole access/outdoor access hatch - outdoor access hatch needs frame and hinges and lock latch to seal off from critter, vermin, and unwelcome human access...see photo
4. Needs Attention **Moisture Penetration:** sub floor at main and walls and wall framing
5. **Moisture Location:** southern side of home...
6. Maintenance **Ventilation:** Vents - leave open for best air flow
7. Needs Attention **Insulation:** Batting - remove all perimeter insulation around foundation and install under floor insulation for best energy savings and reduced heated areas...perimeter insulation is damaged and contaminated and needs complete removal...
8. Needs Attention **Vapor Barrier:** plastic over earth... - roll up and remove all vapor barrier under home, is contaminated with fecal and urine from nesting vermin and critters...then replace with new vapor barrier after all repairs are performed to structure needed...

Fireplace/Wood Stove

Living Room Fireplace

1. Needs Attention **Freestanding Stove:** Wood burning - Installation of current freestanding fireplace does not meet standards expected as of August 1st of 2011...see insert comments below....
2. **Type:** Wood burning
3. Needs Attention **Fireplace Insert:** wood stove - Oregon Senate Rule # 102 requires all non EPA certified wood burning stove and insert units to be removed from homes/shops and barns in real estate transactions on and after August First of 2010
4. Acceptable **Flue:** Metal
5. Acceptable **Damper:** Metal
6. Maintenance **Hearth:** Raised - Cracked/stone/repair

Plumbing

1. Acceptable **Service Line:** Copper
 2. Needs Attention **Main Water Shutoff:** Not accessible - did not find in crawl area..did see water entry, but no shut off found...add for safety... A licensed plumber is recommended to evaluate and estimate repairs
 3. Needs Attention **Water Lines:** Copper - leaks detected at sub floor at crawl space and may be from water lines of from leaks from siding...could not confirm..see photos, A licensed plumber is recommended to evaluate and estimate repairs
 4. Needs Attention **Drain Pipes:** ABS - leaks noted at sewer lines under tub and bath areas are noted at sewer lines...can not confirm is from water entry at siding or from sewer lines... A licensed plumber is recommended to evaluate and estimate repairs
 5. Acceptable **Service Caps:** Accessible
 6. Needs Attention **Vent Pipes:** PVC - broken at roof line...will need replaced, A licensed plumber is recommended to evaluate and estimate repairs
 7. Acceptable **Gas Service Lines:** Cast iron
-
- laundry room Water Heater**
8. Not Inspected **Water Heater Operation:** no gas - no gas
 9. **Manufacturer:** Power Flex
 10. **Model Number:** pug52-50t63-3p **Serial Number:** 940830908f5
 11. **Type:** Propane **Capacity:** 50 Gal.
 12. **Approximate Age:** Approximately 7-10 years **Area Served:** Whole building

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Plumbing (continued)

- 13. Acceptable **Flue Pipe:** PVC
- 14. Acceptable **TPRV and Drain Tube:** Copper

Bathroom

bed two three shared Bathroom

- 1. Acceptable **Ceiling:** wood
- 2. Acceptable **Walls:** drywall
- 3. Acceptable **Floor:** Vinyl floor covering
- 4. Needs Attention **Doors:** Hollow wood - needs door stops/noted door opens at baseboard heater/ danger of fires exist here...suggest replace baseboard to area at center wall between doors...
- 5. Acceptable **Windows:** aluminum
- 6. Acceptable **Electrical:** 120 VAC GFCI
- 7. Acceptable **Counter/Cabinet:** formica/wood
- 8. Maintenance **Sink/Basin:** Molded dual bowl - surface damage
- 9. Maintenance **Faucets/Traps:** Brand not known - very slow flow to faucets noted...
- 10. Needs Attention **Tub/Surround:** Porcelain tub and fiberglass surround - Chipped or rusting tub, Replace caulking /wall damage/incorrect installation
- 11. Maintenance **Toilets:** American Standard - water shut off/tested unit and turned water off again...
- 12. Needs Attention **HVAC Source:** electric baseboard/individual thermostat - door opens to unit/dangerous/ recommend moving wall unit to area between doors at center wall area...
- 13. Needs Attention **Ventilation:** Electric ventilation fan - switch marked "do not use"/recommend vent be raised to top area of room...installed to low...hot damp air rises and noted staining at ceiling from condensation of damp air...correct...

1st Floor Hall Bathroom

- 14. Acceptable **Ceiling:** drywall
- 15. Acceptable **Walls:** drywall
- 16. Needs Attention **Floor:** Vinyl floor covering - Water damage noted around toilet and tub area...moisture readings were high....
- 17. Acceptable **Doors:** Hollow wood
- 18. Acceptable **Windows:** aluminum
- 19. Acceptable **Electrical:** 120 VAC GFCI
- 20. Acceptable **Counter/Cabinet:** ceramic tile and wood
- 21. Maintenance **Sink/Basin:** Molded single bowl - surface damage
- 22. Needs Attention **Faucets/Traps:** Brand not known - no drain stop noted...sink..drain stop tub stuck, Leaking trap, leaking connection
- 23. Acceptable **Tub/Surround:** Fiberglass tub and fiberglass surround
- 24. Acceptable **Toilets:** American Standard
- 25. Acceptable **HVAC Source:** electric baseboard/individual thermostat
- 26. Acceptable **Ventilation:** Electric ventilation fan

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Kitchen

1st Floor Kitchen

- | | |
|---------------------|--|
| 1. Acceptable | Cooking Appliances: Hotpoint |
| 2. Acceptable | Ventilator: quasar |
| 3. Acceptable | Disposal: whirlaway |
| 4. Acceptable | Dishwasher: Hotpoint |
| 5. | Air Gap Present? Yes |
| 6. Acceptable | Microwave: quasar |
| 7. Acceptable | Sink: Porcelain coated double |
| 8. Needs Attention | Electrical: 120 vac - Non-GFCI circuit, not enough outlets for today's standard... |
| 9. Acceptable | Plumbing/Fixtures: Brand not known |
| 10. Acceptable | Counter Tops: formica countertop with tile backsplash |
| 11. Needs Attention | Cabinets: Wood - adjust hardware, Water damage present under the counter |
| 12. Acceptable | Ceiling: wood |
| 13. Needs Attention | Walls: drywall - black mold along walls under cabinet noted and 32% moisture readings indicate drywall is saturated and cabinets will need removal to assess and replace all damaged wall board in kitchen exterior wall areas... |
| 14. Needs Attention | Floor: hardwood laminate style - high moisture readings at floor under dishwasher area and noted massive vermin fecal droppings in kitchen area... |
| 15. Acceptable | Windows: aluminum |

Bedroom

#3 Bedroom

- | | |
|--------------------|--|
| 1. Acceptable | Closet: double doors |
| 2. Acceptable | Ceiling: wood |
| 3. Acceptable | Walls: drywall |
| 4. Acceptable | Floor: carpet |
| 5. Maintenance | Doors: Hollow wood - needs door stop |
| 6. Needs Attention | Windows: aluminum - broken seal, missing screen |
| 7. Maintenance | Electrical: 120 vac - needs cover plates |
| 8. Acceptable | HVAC Source: electric baseboard/individual thermostat |

#2 Bedroom

- | | |
|-----------------|--|
| 9. Maintenance | Closet: bi-fold doors/ 2 - adjust hardware |
| 10. Acceptable | Ceiling: wood |
| 11. Acceptable | Walls: drywall |
| 12. Acceptable | Floor: carpet |
| 13. Maintenance | Doors: Hollow wood - needs door stops |
| 14. Maintenance | Windows: aluminum - back window does not open..can not tell if broken seals or just very dirty..expect broken seals.. |
| 15. Maintenance | Electrical: 120 vac - needs cover plates |
| 16. Acceptable | HVAC Source: electric baseboard/individual thermostat |

1st Floor Master Bedroom

- | | |
|-----------------|--|
| 17. Acceptable | Closet: double doors |
| 18. Acceptable | Ceiling: wood |
| 19. Acceptable | Walls: drywall |
| 20. Acceptable | Floor: carpet |
| 21. Acceptable | Doors: Hollow wood |
| 22. Acceptable | Windows: aluminum |
| 23. Maintenance | Electrical: 120 vac - needs cover plates |
| 24. Acceptable | HVAC Source: electric baseboard/individual thermostat |

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4

The Home Tester

13:17 February 10, 2011

Living Space

second floor stairway Living Space

1. Acceptable Ceiling: wood
2. Acceptable Walls: drywall
3. Acceptable Floor: carpet
4. Acceptable Windows: skylight

Living Room Living Space

5. Acceptable Ceiling: wood
6. Acceptable Walls: drywall
7. Acceptable Floor: carpet
8. Acceptable Doors: Solid wood
9. Acceptable Windows: aluminum
10. Acceptable Electrical: 120 vac
11. Acceptable HVAC Source: electric baseboard/individual thermostat

Dining Room Living Space

12. Acceptable Ceiling: wood
13. Acceptable Walls: drywall
14. Acceptable Floor: carpet
15. Acceptable Windows: aluminum
16. Acceptable Electrical: 120 vac
17. Acceptable HVAC Source: electric baseboard/individual thermostat

1st Floor Hall Living Space

18. Acceptable Closet: 2 full
19. Acceptable Ceiling: wood
20. Acceptable Walls: drywall
21. Acceptable Floor: carpet
22. Acceptable Doors: Hollow wood
23. Acceptable Electrical: 120 vac lights

Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Ceiling: wood
2. Maintenance Walls: drywall - holes will need repair...
3. Needs Attention Floors: Vinyl floor covering - Water damage at entry and washer/dryer areas, standing water noted behind washer and dryer area...
4. Maintenance Doors: Hollow wood - needs door stop
5. Maintenance Windows: aluminum - very dirty or broken seal, missing screen
6. Needs Attention Electrical: 120 vac - no electricity to outlet at exterior wall area/add globes to fixtures/ old wiring for water heater needs removal...can not have hanging wires exposed into any living areas...not allowed...correct...see photos
7. Acceptable HVAC Source: electric baseboard/individual thermostat
8. Needs Attention Washer Hose Bib: Rotary - leaking at faucets/shut off as best as could...
9. Acceptable Washer and Dryer Electrical: 120-240 VAC
10. Acceptable Dryer Vent: Metal flex/rigid metal
11. Acceptable Washer Drain: Wall mounted drain

Client: Aja & Thang Ngo

27192 e Welches rd Welches, Or..hi4