

Home Inspection Report



4587 se Bethesda Drive
Gresham, Oregon

Broker/ Jennifer Wood

Prepared for: Actual Inspection of New Home

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

13:43PM February 10, 2011

Photo Attachments



street view of home...driveway and stairs are sloped well for drainage...good..



view of home noting multiple roof lines around home that means added cleaning and monitoring flashings...monitor often



back view of home...noting all windows and trim are z flashed and envelope enclosure are installed well...



south side of home noting the roof lines and z flashings are installed well all around home...good..



future home for air conditioner..add pad and a/c unit and rest is installed and ready...good..water heater flue is fine..



main electric entry is noted fine...gas meter is solid to home and main shut off at meter...fine...

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Photo Attachments



noting earth to wood contact at back deck lower grade to keep wood from rot..also clean and reseal decking...



keep all earth to wood contact clear..and clean and seal both decks at back of home...



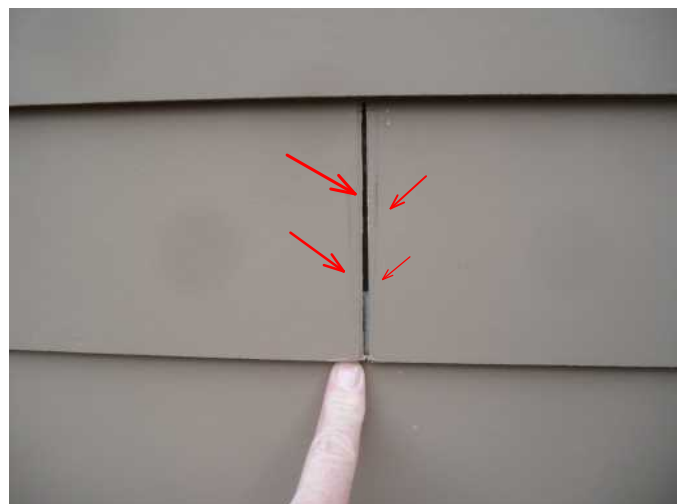
steep slope here needs retaining wall for erosion control...



noted at side as well....add retaining wall to reduce or emove all potention erosion...



window well needs rock added for drainage...



fiber cement siding has noted gaps at all butt joints and will need regular caulking to maintain water resistance...

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handrail at main stairs to home are solid and sound...but need earth pulled back at posts...



add handrails to second set of steps to avoid trip and fall concerns in winter freeze times...like front stairs..



stairs have finish issues, needs to be sealed with weather resistant finish to extend useful life of wood...



both front and back porch railings have open gaps at random that will need caulked to extend useful life of wood...



any gaps found at intersections will allow water to stand and rot wood...caulk all open gaps...cracks to extend life



all wood is cut and installed and then painted...see raw wood here? Will wick water and rot...caulk and paint...

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see how wood is dark and needs caulk and paint to extend life of wood by many years...



all windows are assessed to see that weep holes are in bottom of windows and not on top or sides...all good



z flashed at all windows and trim around home at upper areas needed...good..



noted several areas that need spindles, max of 4 inches allowed between spindles...coorect where needed...both porches



caulk at all open cracks at trim at porches and wood will last many years...will fail in a few years if not...



these seemingly innocent little cracks are suseptable to rot...correct with caulk...and then paint

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pull back earth and watch the wood last for years...



all open gaps like this one will promote rot quickly...a few years will be rotted...caulk all gaps...



under front porch noting beams are in hangers and attached well to structure...good...no earth to wood contact here...



see hangers...very solid and installed well...good..under front porch...



up close to structure and noting the flashing at decking to structure...good..



remove this 2 x 4 at garage area wall to skirting..is buried in earth...will draw termites and rot...remove asap...

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pull back any earth to wood contact found under porch area..and monitor often and coorrect as needed...



up on roof over front porch noting very good flashing from roof to siding and kickouts into gutters...good..



noting very good flash job around home...up over front porch area...



over front porch at master bedroom area...very good flash job...monitor and clean as needed....



at front of master bedroom and noting great flashing as well..good..



all wood trim around home is flashed well....very good attention to details....better quality home noted here...

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up on roof at back of home over west gable area....remove metal bracket noted here for roofer left behind....patch...



dormer at back west is noted here with vents...good...



sewer vents are flashed well and step flashings are noted installed well at dormers...good..



fireplace flue noted here is flashed well at south side of home upper roof...good..



random ridge shingles noted split at many areas of several peaks...replace all damaged like this...example of many...



example noted here of gable dormer at back of east side is ventilated and has some damaged ridge shingles...valley fine..

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sewer vents are noted at east side are fine...flushed well...gutters up here are fine...



second bracket needing removed as well..then patch nail holes in shingles...see rust...was not intended to be left...



front dormer at west side of home is noted with vents...good..ridge shingle is noted split..replace..



ridge shingle at east front dormer is noted here almost fallen off roof...replace as well..vents are noted fine...



front and east side of roof is noted here...and vents are fine...



west side of front dormer as all dormers are noted step flashed well...good..

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all vents at upper roof area are noted solid to roof..good..



over windows are flashed very well..flashings over deep wood trims are custom made....and is sign of well detail home



kickouts are noted at all needed areas as well...good...



upper gutters around home are noted here with need to be cleaned...will overflow and cause erosion...clean...



all dormers are decorative...but details are noted with excellent flashing jobs all around...very good...



more full gutters...clean and try to clean often to avoid overflow and potential leaks into basement areas...

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on roof over sun room ...flashed well...good..



flashed well and kickout is designed to control flow from downspout and is working well...good...



attic access hatch is in master bedroom walk in closet ceiling area...



up in attic facing forward and noting solid truss system and insulation is installed even and well...good...



looking up at peak of main attic and noting the roof vents are without staining...good...trusses are evenly spaced...



soffit baffles are noted spaced evenly and allow air to flow from lower to upper vents...good..

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ducts are noted all insulated flex ducts...good...



OSB sheathing is noted in attic for decking under roof and sheathing at sides...plywood is at exterior areas of soffits



attic is installed with blown in insulation...good....deep and acceptable..will reduce energy bills...good..



noting both 2 x 4 truss systems that are solid and sound...and bath vents to roof are operable..good..



all bath and laundry vents to roof are installed solid and hung to stay...good..



here is view of all three vent tubes to roof vents...srapped solid and attached well..good...

Photo Attachments



gas line to furnace is solid and dcuts are all insulated...good..



furnace flue to roof is noted here and is stain free.....good..



furnace is in drip pan and condensation drain and drip pan are plumbed to drain to lower and out area...good..



overflow shut off is noted in drip pan...if detected to be full of water, will shut off furnace/ a/c units...



this little fuse is the culprit that appears to have failed and there is a second one on furnace as well..repair unit



four burner system is noted here and is efficient for the size of home...good..did not test as not operable...

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second fuse noted here on furnace that is failed as well..must be some other issue causing fuse failure...correct...



master bedroom walk in closet shelves are noted solid and sound...good..



master walk in closet entry door and window are fine..shelves are noted solid to walls...



master fixtures and window are noted fine..operable..good..small windows are fixed...



master entry door and windows are noted operable, as are fixtures...good..



no high moisture found at exterior walls in master bedroom area...good..

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bed 2 windows and closet doors and fixture are noted operable..good..



bed 2 entry door is noted operable..good...



bed 3 entry and closet doors are noted operable..good..



bed 3 windows and fixture are noted operable..good..



bed 4 windows and fixture are noted operable..good..



closet and entry French doors to bed 4 are noted operable..good..

Photo Attachments



this is master bath spa tub and noted leaks at fittings under tub in enclosed area...correct....



did not test pump..did not respond to switch...did not see how to plug in pump under spa tub enclosure..outlet energized



master bath entry door and cabinets are noted operable...good..



sink faucet and drain and overflow are noted operable at right area...good..



sink and faucet and overflow and drain are noted operable at left area...good..



no drips or leaks noted under left sink...

Photo Attachments



no drips or leaks noted under right sink as well..good..



master shower head is noted operable....good..



master shower floor and door are noted operable..no drips or leaks noted...good..



master toilet is solid to floor and no high moisture found at floor area..good..



master bath windows are noted operable..good..



access to spa tub area is noted here...suggest all flooring around bath be caulked to avoid water wicking into MDF

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main bath at second floor entry door and cabinets are noted operable..good..



left sink faucet and drain and overflow are noted operable..good..



right sink faucet and drain and overflow are noted operable...good..



leak detected at left trap area...correct...



no drips or leaks detected at right sink area...good..



main toilet feed line is blocked and needs repair...did not fill tank as needed....correct....

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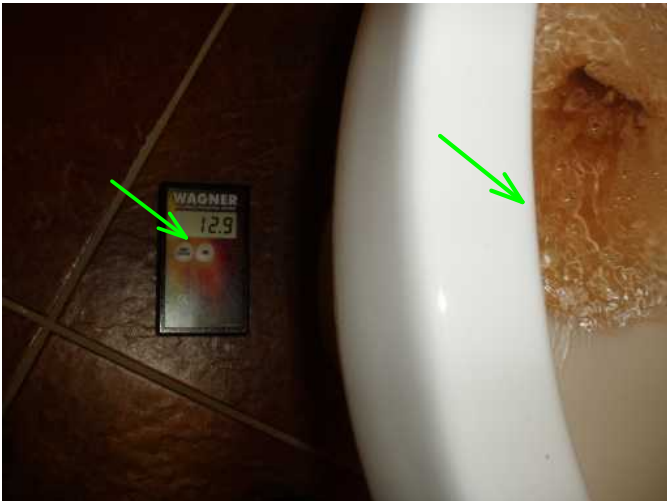
Photo Attachments



main bath tub faucet and drain are noted operable..good..



shower head is noted operable..good...



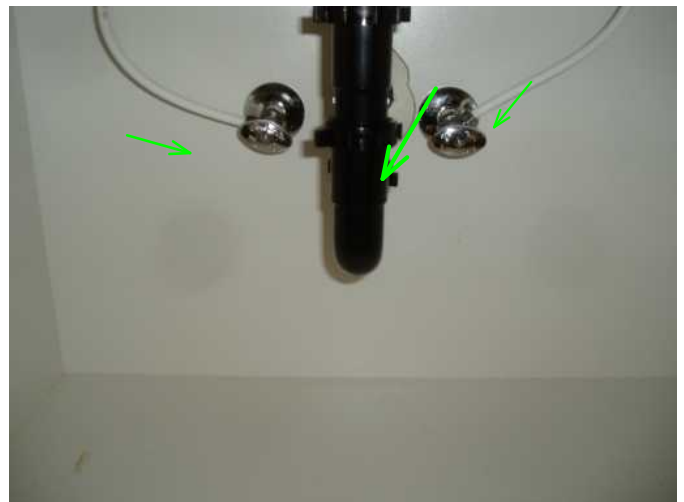
toilet is solid to floor and floor is noted with no high moisture issues found...good..



pocket door to toilet and shower area is noted operable..good..



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



no leaks detected at first floor cabinet area...good..sink faucet and drain and overflow are noted operable..good..

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toilet is noted solid to floor...toilet has same issue as main bath...feed tube is noted not operable..and needs repair...



bed 5 windows and fixture are noted operable..good..first floor...



first floor bed 5 entry and closet doors are noted operable..good..



laundry room cabinets and window and fixture are noted operable..entry door is noted sticking at top..correct...



laundry tub faucet and drain are noted operable..good..



no leaks detected under sink at laundry tub area...good..

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washer hook ups are noted fine except for drain...needs to be opened at red arrow...dryer connections are noted fine..



main upper hall fixtures are noted operable..as is door to closet at end of hall...good..



fixture at master entry and handrails are noted solid here at top of stairs area...good..



filter for furnace is noted at end of hall in return air in ceiling...good...change filter every 30-60 days..



upper hall handrails and windows are noted operable..good..solid to floors...



area under windows is noted low moisture...good..

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main entry handrails and fixtures and entry closet door are noted solid and operable...good...



entry stair tower main door and wall fixtures are noted solid and operable..good..



threshold and weather stripping around door are noted fine..no high moisture at floor noted at entry door..



fixture and windows are noted operable in living room area...good..



entry door to porch and fixture and windows are noted operable here as well...no high moisture noted at exterior walls..



porch exit door threshold and weather stripping are fine..no high moisture noted..trim needs attached...

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door handle latch is noted here to not latch...correct...



adjust tracks at living room window to flow easily....



Sun room windows are noted operable as are fixtures...good..



window track noted here at sun room window needs adjusted to flow easily...



checked walls in sun room and found no high moisture at exterior walls...good..



fixture at ceiling needs bulb...windows are noted operable..as is side door to deck...

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threshold and weather stripping around exit door are solid..needs grout at edge...no high moisture found...



fireplace is see through into family room and is operable...shut off is in sun roomgood..



family room windows and fixture are noted operable as is door to side deck area...



center of family room shelves are solid to walls and fireplace is see through to sun room and is switched in sun room...



windows in this area are through into bed 5 area to let in light...good..



threshold to deck door in family room and weather stripping are fine...no high moisture found at floor area...good..

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checked walls and window sills and all fine in exterior walls in all of home...good..



dining area has large pantry off to center wall area..and large island bar for stools around to eat at...fine..



programable thermostat is noted in center of home...and appears to respond to requests...furnace not operable..



handrails to lower area basement are solid and sound....



left door at landing to garage is weather stripped and threshold is noted solid and sound...good..



handrails to lower area of living space in home are solid and stairs are even...good...

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large window sill is noted in basement family room and
no high moisture is noted in wood sill area...



no high moisture noted under window as well.....



family room fixture is noted operable..walls are
fine..no high moisture detected...



door to garage in family room is weather stripped and
threshold is found solid and sound..good...



hardware to door is noted operable..good..

Photo Attachments



handrail to lower area of garage by second set of stairs into garage are found solid and sound...good..



fixtures in back area of garage are found operable..door opener control responded well...



garage door is operable...and opener has auto reverse operational...good..



lazer detected interruption and reversed quickly....good..



did not test sprinkler system...is beyond scope of home inspection..have assessed by system professional

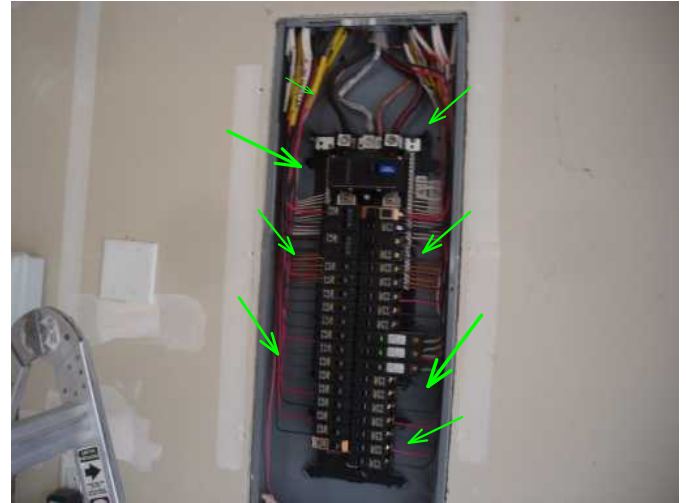


200 amp system is found in front of garage and is noted installed well, all clean and professional work found...good..

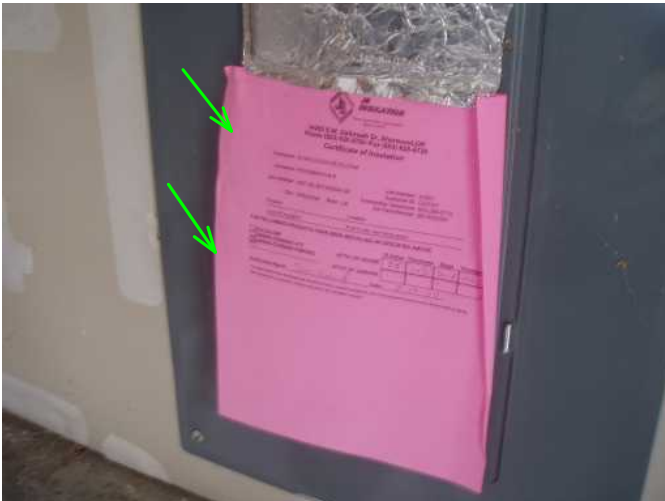
Photo Attachments



system is clearly marked and has additional breaker opening for future..



pulled off breaker panel cover and found very clean installation...good..no double taps found...



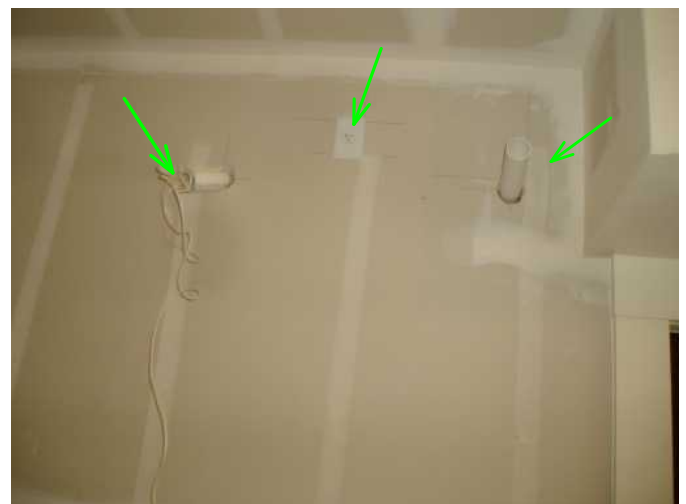
insulation tag is noted here at breaker panel...suggest gathering all itmes like this and filing away for future sale...



small utility room off garage is noted with paint and flooring and main water shut off



main water entry and shut off noted here, suggest insulation added to protect from freeze in winter....



this is where central vacuum is installed to operate all outlets found in home...ready for vacuum

Photo Attachments



access door to crawl space is noted here in garage and is weathe stripped well...good..



water heater is found not user ready...cover plate is off and gas is shut off and needs serviced to make user ready...



cover found on crawl floor and no screws found to attach...some PEX pipes need insulated...



drip leg is found and main shut off was found off and was left off when found in state of condition here....



main sewer exit line is noted here and is accessible for clean out if needed...

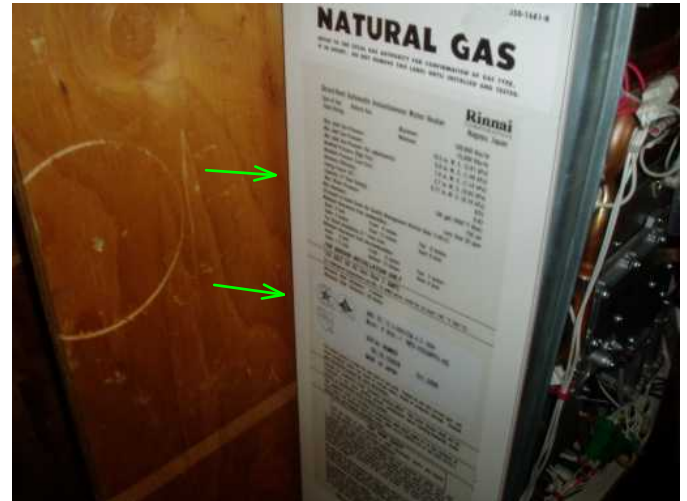


gate at base of crawl space is noted if any water issues occur and need to drain ...

Photo Attachments



drain is noted here for exit gate....good..



data info is noted here at on demad water heater...



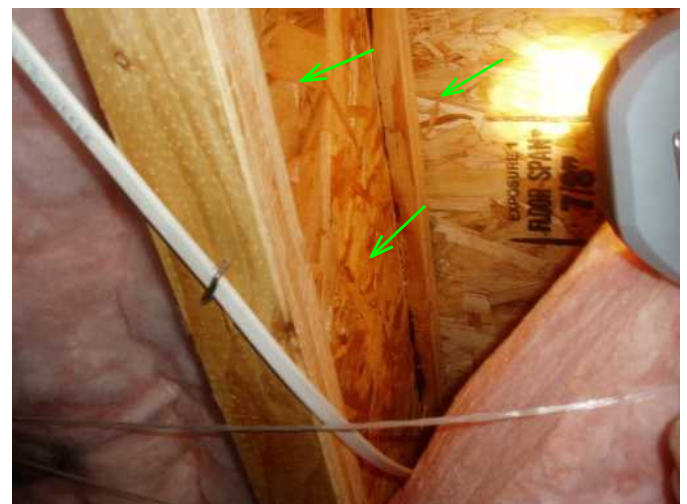
overall view of crawl space is noted here with under floor insulation found installed well...good..



earth quake protection found at foundation and mud sills...good..



extra support bolts found as well...good..



OSB sub flooring at sub floors and engineered joists found for floors....good..

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no staining noted at crawl space area concrete walls...good..



vapor barrier found all along floor of crawl space.....good..



a/c lines noted installed and a/c ready...just add pad and unit at outdoors...and connect to furnace in attic area...



cabinets at exterior wall of kitchen wall are solid to walls and operable..good...



lower cabinets are noted operable..and counter tile work is found in good shape...



faucet at base here was leaking heavily and needs to be corrected..shut off at supply lines under sink....

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Photo Attachments



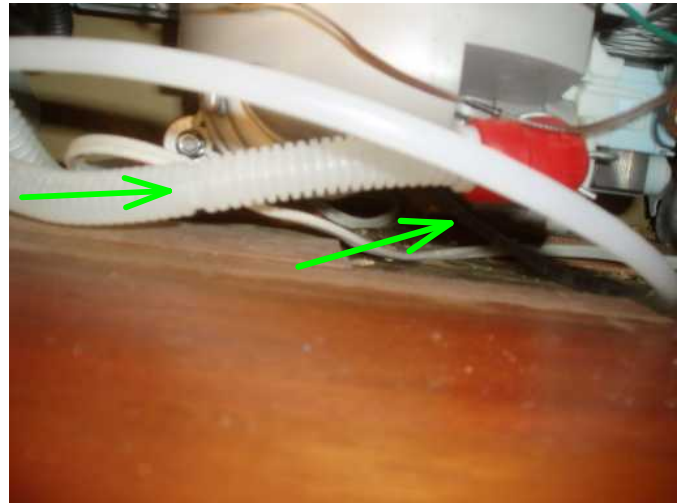
kitchen window and fixtures are noted operable in kitchen...good..



garbage disposal is noted operable..has pneumatic switch and is noted better quality install...good..no drips noted traps...



dishwasher is noted operable..



no drips or leaks found under dishwasher...good..



over stove hood is noted operable..good..



cabinet here at edge of kitchen counter and cabinet are noted solid and operable..

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dishwasher is noted not secured to counter of kitchen and is dangerous around children....correct..attach...



built in oven and micorwave are noted operable..but are not attached to cabinets and are hazardous..correct...



island cabinet is solid to floor and cabinet doors and drawers are noted operable as well...good..



under cabinet doors are noted operable as well at stool side...good..

The Home Tester

13:44 February 10, 2011

Not Inspected Summary

Lots and Grounds

Lawn Sprinklers: not tested - not tested, beyond scope of inspection...have assessed by licensed irrigation specialist

Exterior Surface and Components

Hose Bibs: Rotary with back flow protection - water shut off...winter

Air Conditioning

n/a - AC System - Exterior Unit: none - noted air conditioner ready....electric breaker and service lines are to outdoor area and to attic to furnacegood..

Heating System

Attic - Heating System - Heat Exchanger: 4 Burner - not tested, have serviced....

Attic - Heating System - Blower Fan/Filter: Direct drive with disposable filter - not tested, have serviced

Client: Ross Neher

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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

Steps/Stoops: Concrete/wood - add handrail for safety in slippery winter times...lower concrete area
Deck: Treated wood - earth to wood contact/ lower grade at posts and steps at back decks..., Clean and reseal to extend useful life of decking...
Porch: Wood - front porch surface sealant is failing...repair and add new weather proof sealant
Window Wells: concrete - add drainage rocks at base...

Exterior Surface and Components

whole house - Exterior Surface - Type: Fiber cement - Gaps not properly sealed at butt joints, caulk regular as needed...
Trim: Wood - caulk at open gaps at front porch trim, handrails, missing spindles, paint after repaired, also caulk at any open gaps around trim of home as noted with open gaps...see photos for random examples
Entry Doors: Wood - grout loose at sun room door, repair..., loose trim at living room door noted as well...door handle in living room needs adjusted to close tight...repair to extend useful life...

Electrical

Smoke Detectors: Check batteries at the holiday season every year - safety concerns

Bathroom

Master - Bathroom - Floor: Ceramic tile - add grout around perimeter of bath floor to MDF trim to avoid wicking of water to extend useful life of wood...
2nd Floor Hall - Bathroom - Floor: Ceramic tile - add bead of caulk around floor to MDF trim to extend useful life of trim and avoid water wicking and damage of wood...
1st Floor Hall - Bathroom - Floor: Hardwood - add bead of caulk to flooring at MDF trim to avoid wicking of water to extend useful life of wood...

Kitchen

1st Floor - Kitchen - Main Stove removed - missing, was built in, counter and cabinets customized for built in unit...

Living Space

Living Room - Living Space - Doors: painted wood - door handle does not latch, quarter round trim at door loose...correct both...see photos
Living Room - Living Space - Windows: all vinyl - windows need sliders adjusted to stay open

Laundry Room/Area

2nd Floor - Laundry Room/Area - Doors: painted wood - needs adjustment...sticks at top area...needs planed...

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Needs Attention Summary

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Lots and Grounds

Retaining Walls: missing - no retaining walls noted at back areas and may cause erosion and leaking into basement...

Exterior Surface and Components

Window Screens: Vinyl mesh - Missing

Roof

Main - Roof Surface - Material: Architectural comp - Loose or damaged shingles at ridge caps noted at random need replaced, remove 2 brackets noted in photos and patch/seal nailed gaps...see photos of random examples

Gutters: Galvanized - Need cleaning, always control water exiting around structures...is not cleaned, will overflow and potentially cause leaking into basement areas...

Heating System

Attic - Heating System - Heating System Operation: not operable - secondary fuse signal reading needs replaced at direct drive fan area according to listed trouble shooting guide on cover inside, have serviced by licensed H-VAC specialist and ask for delivery assessment of ducts for temperature differential...

Plumbing

Water Lines: pex - suggest insulating in crawl space for best efficiency and winter freeze safety...small areas noted exposed...

Basement - Water Heater - Water Heater Operation: not tested - not operable...have assessed by licensed professional

Bathroom

Master - Bathroom - Spa Tub/Surround: fiberglass tub and tile surround - not able to operate...did not respond to controls...also, noted leaking at fittings at under area of tub...have assessed and corrected by licensed professional...

2nd Floor Hall - Bathroom - Faucets/Traps: Brand not known with PVC trap - leaking at trap at left sink at cabinet area, correct

2nd Floor Hall - Bathroom - Toilets: toto - fill pipe in tank appears blocked and needs repair....does not recover at proper rate...have corrected by licensed professional

1st Floor Hall - Bathroom - Toilets: toto - fill pipe in tank appears blocked ...does not fill at proper rate...have corrected by licensed professional...

Kitchen

1st Floor - Kitchen - Cooking Appliances: Frigidare - noted the microwave and oven combo are not secured to cabinets and can fall out of cabinet and onto victim with push of oven door...correct....hazardous...see photos

1st Floor - Kitchen - Dishwasher: Whirlpool - is not secured to counter and can tip onto any child standing on door...attach...also, kick plate noted with no screws...correct...safety concerns...no leaks detected...see photo

1st Floor - Kitchen - Plumbing/Fixtures: Brand not known with PVC trap - Leaking heavily at faucet at base...shut off at supply lines under sink area...

Laundry Room/Area

2nd Floor - Laundry Room/Area - Washer Drain: Wall mounted drain

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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 4587 se Bethesda Drive

City Gresham **State** Oregon **Zip** 97080

Contact Name Jennifer Wood

E-Mail jenny@equitygroup.com

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

E-Mail tester@coho.net

File Number address

Amount Received \$500,00

Conditions

Others Present Buyer's Agent and Buyer

Estimated Age new

Inspection Date 03/07/10

Start Time 10:00a

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 50 degrees

Weather Partly cloudy

Space Below Grade Basement

Building Type Single family

Sewage Disposal City

Water Source City

Property Occupied No

Entrance Faces East

End Time 3:00p

Soil Conditions Damp

Garage Attached

How Verified Visual Inspection

How Verified Visual Inspection

Client: Ross Neher

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13:44 February 10, 2011

Lots and Grounds

1. Acceptable	Walks: Concrete
2. Maintenance	Steps/Stoops: Concrete/wood - add handrail for safety in slippery winter times...lower concrete area
3. Maintenance	Deck: Treated wood - earth to wood contact/ lower grade at posts and steps at back decks..., Clean and reseal to extend useful life of decking...
4. Maintenance	Porch: Wood - front porch surface sealant is failing...repair and add new weather proof sealant
5. Acceptable	Vegetation: Tree/shrubs
6. Needs Attention	Retaining Walls: missing - no retaining walls noted at back areas and may cause erosion and leaking into basement...
7. Acceptable	Grading: Steep slope
8. Acceptable	Swale: Adequate slope and depth for drainage
9. Maintenance	Window Wells: concrete - add drainage rocks at base...
10. Acceptable	Driveway: Concrete
11. Not Inspected	Lawn Sprinklers: not tested - not tested, beyond scope of inspection...have assessed by licensed irrigation specialist

Exterior Surface and Components

whole house Exterior Surface

1. Maintenance	Type: Fiber cement - Gaps not properly sealed at butt joints, caulk regular as needed...
2. Maintenance	Trim: Wood - caulk at open gaps at front porch trim, handrails, missing spindles, paint after repaired, also caulk at any open gaps around trim of home as noted with open gaps...see photos for random examples
3. Acceptable	Fascia: Wood
4. Acceptable	Soffits: Wood
5. Acceptable	Door Bell: Hard wired
6. Maintenance	Entry Doors: Wood - grout loose at sun room door, repair., loose trim at living room door noted as well...door handle in living room needs adjusted to close tight...repair to extend useful life...
7. Acceptable	Patio Door: wood
8. Acceptable	Windows: all vinyl
9. Needs Attention	Window Screens: Vinyl mesh - Missing
10. Acceptable	Basement Windows: Vinyl slider
11. Acceptable	Exterior Lighting: Surface mount
12. Acceptable	Exterior Electric Outlets: 120 VAC GFCI
13. Not Inspected	Hose Bibs: Rotary with back flow protection - water shut off...winter
14. Acceptable	Gas Meter: Exterior surface mount at side of home
15. Acceptable	Main Gas Valve: Located at gas meter

Client: Ross Neher

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Roof

Main Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Unable to Inspect:** 0%
3. Needs Attention **Material:** Architectural comp - Loose or damaged shingles at ridge caps noted at random need replaced, remove 2 brackets noted in photos and patch/seal nailed gaps...see photos of random examples
4. **Type:** Gable
5. **Approx Age:** 2 years
6. Acceptable **Flashing:** Galvanized
7. Acceptable **Valleys:** Asphalt shingle/woven
8. Acceptable **Plumbing Vents:** ABS
9. Needs Attention **Gutters:** Galvanized - Need cleaning, always control water exiting around structures...is not cleaned, will overflow and potentially cause leaking into basement areas...
10. Acceptable **Downspouts:** Galvanized
11. Acceptable **Leader/Extension:** Plastic

front and back lower roofs Roof Surface

12. **Method of Inspection:** On roof
13. Acceptable **Unable to Inspect:** 0%
14. Acceptable **Material:** Architectural comp
15. **Type:** Gable
16. **Approx Age:** 2 years

South upper fireplace flue Chimney

17. Acceptable **Chimney:** Metal pipe
18. Acceptable **Flue/Flue Cap:** Metal
19. Acceptable **Chimney Flashing:** Galvanized

north furnace Chimney

20. Acceptable **Chimney:** pvc
21. Acceptable **Chimney Flashing:** Galvanized

Garage/Carport

Tuck under Garage

1. **Type of Structure:** Attached **Car Spaces:** 3
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Mechanized
4. Acceptable **Door Opener:** Lift Master
5. Acceptable **Ceiling:** drywall
6. Acceptable **Walls:** drywall
7. Acceptable **Floor/Foundation:** Poured slab
8. Acceptable **Electrical:** 120 VAC GFCI

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
5. Acceptable **Conductor Type:** Romex
6. Acceptable **GFCI:** At GFCI receptacles only
7. Acceptable **Ground:** Rod in ground only.
8. Maintenance **Smoke Detectors:** Check batteries at the holiday season every year - safety concerns

Garage Electric Panel

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Electrical (continued)

- | | |
|----------------|------------------------------------|
| 9. Acceptable | Manufacturer: Square D |
| 10. | Max Capacity: 200 Amps |
| 11. Acceptable | Main Breaker Size: 200 Amps |
| 12. Acceptable | Breakers: CU |
| 13. | Is the panel bonded? Yes |

Structure

- | | |
|----------------|---|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Poured |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Solid wood |
| 5. Acceptable | Bearing Walls: Frame |
| 6. Acceptable | Joists/Trusses: 2x12/engineered |
| 7. Acceptable | Floor/Slab: Poured slab/garage |
| 8. Acceptable | Stairs/Handrails: Wood stairs with wood handrails |
| 9. Acceptable | Subfloor: OSB |
| 10. Acceptable | Earth Quake Protection Bolts and pressure strapped... |

Attic

Main/upper Attic

- | | |
|---------------|---|
| 1. | Method of Inspection: In the attic |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Roof Framing: 2x4 Truss |
| 4. Acceptable | Sheathing: Dimensional wood |
| 5. Acceptable | Ventilation: Roof and soffit vents |
| 6. Acceptable | Insulation: Blown in |
| 7. Acceptable | Insulation Depth: 24 inches |
| 8. Acceptable | Wiring/Lighting: 120 VAC light |
| 9. Acceptable | Bathroom Fan Venting: vented to outdoors |

Crawl Space

South Crawl Space

- | | |
|---------------|---|
| 1. | Method of Inspection: In the crawl space |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Access: Wood door |
| 4. Acceptable | Moisture Penetration: No |
| 5. | Moisture Location: none |
| 6. Acceptable | Ventilation: Vents |
| 7. Acceptable | Insulation: Batting |
| 8. Acceptable | Vapor Barrier: plastic over earth... |
| 9. Acceptable | Electrical: 120 vac lights |

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Air Conditioning

n/a AC System

- | | |
|------------------|---|
| 1. Acceptable | Condensate Removal: PVC |
| 2. Not Inspected | Exterior Unit: none - noted air conditioner ready....electric breaker and service lines are to outdoor area and to attic to furnacegood.. |
| 3. Acceptable | Refrigerant Lines: Serviceable condition |
| 4. Acceptable | Electrical Disconnect: Breaker disconnect |

Fireplace/Wood Stove

Family Room Fireplace

- | | |
|---------------|---------------------------------------|
| 1. Acceptable | Fireplace Construction: Prefab |
| 2. | Type: gas heat type |
| 3. Acceptable | Flue: Metal/direct vent |
| 4. Acceptable | Hearth: Flush mounted |

Heating System

Attic Heating System

- | | | |
|--------------------|---|----------------------------------|
| 1. Needs Attention | Heating System Operation: not operable - secondary fuse signal reading needs replaced at direct drive fan area according to listed trouble shooting guide on cover inside, have serviced by licensed H-VAC specialist and ask for delivery assessment of ducts for temperature differential... | |
| 2. | Manufacturer: Carrier | |
| 3. | Model Number: 58mc8080-20 | Serial Number: 2306a00848 |
| 4. | Type: Forced air | Capacity: 80,000BTU |
| 5. | Area Served: Whole building | Approximate Age: 2 years |
| 6. | Fuel Type: Natural gas | |
| 7. Not Inspected | Heat Exchanger: 4 Burner - not tested, have serviced.... | |
| 8. | Unable to Inspect: 0% | |
| 9. Not Inspected | Blower Fan/Filter: Direct drive with disposable filter - not tested, have serviced | |
| 10. Acceptable | Distribution: Insulflex duct | |
| 11. Acceptable | Draft Control: draft inducer | |
| 12. Acceptable | Flue Pipe: PVC | |
| 13. Acceptable | Thermostats: Programmable | |

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Plumbing

1. Acceptable **Service Line:** pex
 2. Acceptable **Main Water Shutoff:** Basement
 3. Needs Attention **Water Lines:** pex - suggest insulating in crawl space for best efficiency and winter freeze safety...small areas noted exposed...
 4. Acceptable **Drain Pipes:** ABS
 5. Acceptable **Service Caps:** Accessible
 6. Acceptable **Vent Pipes:** ABS
 7. Acceptable **Gas Service Lines:** cast iron/yellow flex...
-
- Basement Water Heater**
8. Needs Attention **Water Heater Operation:** not tested - not operable...have assessed by licensed professional
 9. **Manufacturer:** Rinnai
 10. **Model Number:** R53i-1 **Serial Number:** 06-10 150838
 11. **Type:** Natural gas **Capacity:** on demand
 12. **Approximate Age:** 2 years **Area Served:** Whole building
 13. Acceptable **Flue Pipe:** PVC
 14. Acceptable **TPRV and Drain Tube:** Copper

Bathroom

Master Bathroom

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Maintenance **Floor:** Ceramic tile - add grout around perimeter of bath floor to MDF trim to avoid wicking of water to extend useful life of wood...
4. Acceptable **Doors:** painted wood
5. Acceptable **Windows:** all vinyl
6. Acceptable **Electrical:** 120 VAC GFCI
7. Acceptable **Counter/Cabinet:** ceramic tile/wood
8. Acceptable **Sink/Basin:** Molded dual bowl
9. Acceptable **Faucets/Traps:** Brand not known with PVC trap
10. Acceptable **Shower/Surround:** all ceramic tile floor and walls
11. Needs Attention **Spa Tub/Surround:** fiberglass tub and tile surround - not able to operate...did not respond to controls...also, noted leaking at fittings at under area of tub...have assessed and corrected by licensed professional...
12. Acceptable **Toilets:** toto
13. Acceptable **HVAC Source:** Air exchange ventilation
14. Acceptable **Ventilation:** Electric ventilation fan

2nd Floor Hall Bathroom

15. Acceptable **Ceiling:** drywall
16. Acceptable **Walls:** drywall
17. Maintenance **Floor:** Ceramic tile - add bead of caulk around floor to MDF trim to extend useful life of trim and avoid water wicking and damage of wood...
18. Acceptable **Doors:** painted wood
19. Acceptable **Electrical:** 120 VAC GFCI
20. Acceptable **Counter/Cabinet:** ceramic tile and wood
21. Acceptable **Sink/Basin:** Molded dual bowl
22. Needs Attention **Faucets/Traps:** Brand not known with PVC trap - leaking at trap at left sink at cabinet area, correct
23. Acceptable **Tub/Surround:** Fiberglass tub and fiberglass surround
24. Needs Attention **Toilets:** toto - fill pipe in tank appears blocked and needs repair....does not recover at proper rate...have corrected by licensed professional
25. Acceptable **HVAC Source:** Air exchange ventilation
26. Acceptable **Ventilation:** Electric ventilation fan and window

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Bathroom (continued)

1st Floor Hall Bathroom

- 27. Acceptable **Ceiling:** drywall
- 28. Acceptable **Walls:** drywall
- 29. Maintenance **Floor:** Hardwood - add bead of caulk to flooring at MDF trim to avoid wicking of water to extend useful life of wood...
- 30. Acceptable **Doors:** painted wood
- 31. Acceptable **Windows:** all vinyl
- 32. Acceptable **Electrical:** 120 VAC GFCI
- 33. Acceptable **Counter/Cabinet:** ceramic tile and wood
- 34. Acceptable **Sink/Basin:** Molded single bowl
- 35. Acceptable **Faucets/Traps:** Brand not known with PVC trap
- 36. Needs Attention **Toilets:** toto - fill pipe in tank appears blocked ...does not fill at proper rate...have corrected by licensed professional...
- 37. Acceptable **HVAC Source:** Air exchange ventilation
- 38. Acceptable **Ventilation:** Electric ventilation fan

Kitchen

1st Floor Kitchen

- 1. Needs Attention **Cooking Appliances:** Frigidare - noted the microwave and oven combo are not secured to cabinets and can fall out of cabinet and onto victim with push of oven door...correct....hazardous...see photos
- 2. Maintenance **Main Stove** removed - missing, was built in, counter and cabinets customized for built in unit...
- 3. Acceptable **Ventilator:** Broan
- 4. Acceptable **Disposal:** In-Sinkerator
- 5. Needs Attention **Dishwasher:** Whirlpool - is not secured to counter and can tip onto any child standing on door...attach...also, kick plate noted with no screws...correct...safety concerns...no leaks detected...see photo
- 6. **Air Gap Present?** Yes
- 7. Acceptable **Microwave:** Electolux
- 8. Acceptable **Sink:** Stainless double
- 9. Acceptable **Electrical:** 120 VAC GFCI/X 2
- 10. Needs Attention **Plumbing/Fixtures:** Brand not known with PVC trap - Leaking heavily at faucet at base...shut off at supply lines under sink area...
- 11. Acceptable **Counter Tops:** Polished Granite
- 12. Acceptable **Cabinets:** Wood
- 13. Acceptable **Ceiling:** drywall
- 14. Acceptable **Walls:** drywall
- 15. Acceptable **Floor:** carpet
- 16. Acceptable **Windows:** all vinyl

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Bedroom

2nd Floor Master Bedroom

- 1. Acceptable **Closet:** Walk In
- 2. Acceptable **Ceiling:** drywall
- 3. Acceptable **Walls:** drywall
- 4. Acceptable **Floor:** carpet
- 5. Acceptable **Doors:** painted wood
- 6. Acceptable **Windows:** all vinyl
- 7. Acceptable **Electrical:** 120 vac
- 8. Acceptable **HVAC Source:** Air exchange ventilation

#2/ second floor Bedroom

- 9. Acceptable **Closet:** double doors
- 10. Acceptable **Ceiling:** drywall
- 11. Acceptable **Walls:** drywall
- 12. Acceptable **Floor:** carpet
- 13. Acceptable **Doors:** painted wood
- 14. Acceptable **Windows:** all vinyl
- 15. Acceptable **Electrical:** 120 vac
- 16. Acceptable **HVAC Source:** Air exchange ventilation

#3/second floor Bedroom

- 17. Acceptable **Closet:** double doors
- 18. Acceptable **Ceiling:** drywall
- 19. Acceptable **Walls:** drywall
- 20. Acceptable **Floor:** carpet
- 21. Acceptable **Doors:** painted wood
- 22. Acceptable **Windows:** all vinyl
- 23. Acceptable **Electrical:** 120 vac
- 24. Acceptable **HVAC Source:** Air exchange ventilation

#5 Bedroom

- 25. Acceptable **Closet:** double doors
- 26. Acceptable **Ceiling:** drywall
- 27. Acceptable **Walls:** drywall
- 28. Acceptable **Floor:** carpet
- 29. Acceptable **Doors:** painted wood
- 30. Acceptable **Windows:** all vinyl
- 31. Acceptable **Electrical:** 120 vac
- 32. Acceptable **HVAC Source:** Air exchange ventilation

#4/ second floor Bedroom

- 33. Acceptable **Closet:** double doors
- 34. Acceptable **Ceiling:** drywall
- 35. Acceptable **Walls:** drywall
- 36. Acceptable **Floor:** carpet
- 37. Acceptable **Doors:** painted wood
- 38. Acceptable **Windows:** all vinyl
- 39. Acceptable **Electrical:** 120 vac
- 40. Acceptable **HVAC Source:** Air exchange ventilation

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Living Space

2nd Floor Hall Living Space

1. Acceptable **Closet:** Single small
2. Acceptable **Ceiling:** drywall
3. Acceptable **Walls:** drywall
4. Acceptable **Floor:** carpet
5. Acceptable **Doors:** painted wood
6. Acceptable **Windows:** all vinyl
7. Acceptable **Electrical:** 120 vac
8. Acceptable **HVAC Source:** return air

Stair entry tower Living Space

9. Acceptable **Closet:** Single small
10. Acceptable **Ceiling:** drywall
11. Acceptable **Walls:** drywall
12. Acceptable **Floor:** Hardwood entry/carpet lower level
13. Acceptable **Doors:** painted wood
14. Acceptable **Windows:** all vinyl
15. Acceptable **Electrical:** 120 vac

Living Room Living Space

16. Acceptable **Ceiling:** drywall
17. Acceptable **Walls:** drywall
18. Acceptable **Floor:** Hardwood
19. Maintenance **Doors:** painted wood - door handle does not latch, quarter round trim at door loose...correct both...see photos
20. Maintenance **Windows:** all vinyl - windows need sliders adjusted to stay open
21. Acceptable **Electrical:** 120 vac
22. Acceptable **HVAC Source:** Air exchange ventilation

Sun Room Living Space

23. Acceptable **Ceiling:** wood
24. Acceptable **Walls:** drywall
25. Acceptable **Floor:** Ceramic tile/carpet
26. Acceptable **Windows:** all vinyl
27. Acceptable **Electrical:** 120 vac
28. Acceptable **HVAC Source:** Air exchange ventilation

Family Room Living Space

29. Acceptable **Closet:** wall cabinet storage...
30. Acceptable **Ceiling:** drywall
31. Acceptable **Walls:** drywall
32. Acceptable **Floor:** Ceramic tile/carpet
33. Acceptable **Windows:** all vinyl
34. Acceptable **Electrical:** 120 vac
35. Acceptable **HVAC Source:** Air exchange ventilation

Dining area Living Space

36. Acceptable **Closet:** wall cabinet storage...
37. Acceptable **Ceiling:** drywall
38. Acceptable **Walls:** drywall
39. Acceptable **Floor:** Hardwood
40. Acceptable **Electrical:** 120 vac

Family Room/basement Living Space

41. Acceptable **Ceiling:** drywall
42. Acceptable **Walls:** drywall
43. Acceptable **Floor:** carpet
44. Acceptable **Doors:** painted wood
45. Acceptable **Windows:** all vinyl

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Living Space (continued)

46. Acceptable **Electrical:** 120 vac
47. Acceptable **HVAC Source:** Air exchange ventilation

Laundry Room/Area

2nd Floor Laundry Room/Area

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Acceptable **Floors:** Ceramic tile
4. Maintenance **Doors:** painted wood - needs adjustment...sticks at top area...needs planed...
5. Acceptable **Counter and Cabinets** ceramic tile and wood
6. Acceptable **Windows:** all vinyl
7. Acceptable **Electrical:** 120 vac
8. Acceptable **HVAC Source:** Air exchange ventilation
9. Acceptable **Laundry Tub:** PVC
10. Acceptable **Laundry Tub Drain:** a b s
11. Acceptable **Washer Hose Bib:** Gate
12. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
13. Acceptable **Dryer Vent:** Rigid metal
14. Needs Attention **Washer Drain:** Wall mounted drain

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