

# Home Inspection Report



6603 se 31st ave  
Portland, Oregon

Prepared for: actual report from Eastmorland area

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

13:04PM February 10, 2011

## Photo Attachments



front of home



concrete retaining wall front lower area of home...good



driveway ..good..



sidewalk..street level...has two noted uneven possible trip factors...suggest leveling...



stairs and handrails are great...



garage is detached....

## Photo Attachments



rock retaining wall and walk upper level appear solid...



stairs and wall are solid...



garage and patio area..



parapet wall is solid and secure...



backside of garage will need trimmed back for vegetation...



tree above garage needs to be trimmed back as well...

## Photo Attachments



gutter cover is engulfed in debris/trim shrubs touching side wall of garage...



new roof and new skylight flashings appear to be installed very well...



no gutter cover here and very full of debris..needs to be cleaned...



decorative wood needs to be power washed and sealed to extend life..see replaced section?



this is surface drain exit from patio..very nice...behind parapet wall....connects with downspout/garage...



surface drain works well...patio...

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## Photo Attachments



garage entry drain works fine...



light over garage door appears to be on sensor...didi not turn on..confirm with seller it works...



looking at ants/apper to be pest type only...



garage window appears to need new caulk around base of window...



water sprinkler control box in garage...fine...

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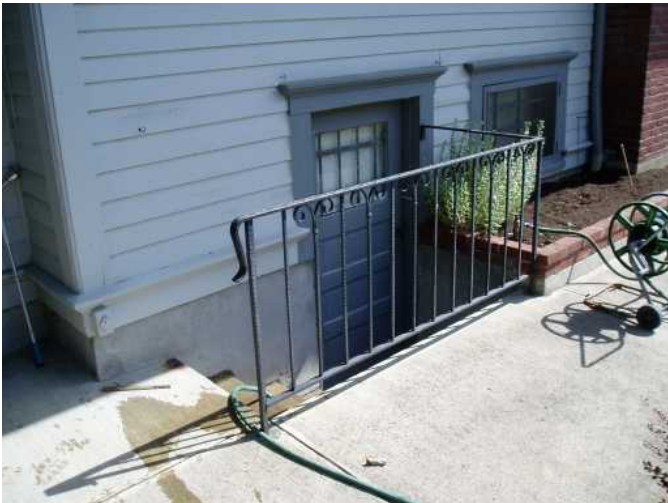
## Photo Attachments



left side of garage needs trim back of vegetation to keep siding from moisture intrusion...



small arewa of siding show rot...at dirt level...replace this one piece...easy fix...electrical entry done well...



entry to basement and water test in progress...



surface drain works fine...



front porch has good slope/ stairs are solid and sound...handrail is solid as well



side of home siding is in great shape...trim is well maintained...

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## Photo Attachments



electrical exit to garage..and exterior outlets are grounded...fine...



front of home has need for trimming back vegetation to keep 12-18 inches from home...



scuttlehome entry to under porch...very good...



new stair support beam...moisture barrier..good...



new support at front of porch/done by the book...great...



all trim under soffits around home is well maintained...

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## Photo Attachments



gas entry and main gas shutoff front off home...



cable box and entry to home under dining room...fine...



electric meter, good...exit vent for stove, kitchen...good...hose bib is covered...



electric drip loop good....



monitor this corner at rear of home...is a bit loose ...maintain paint to keep from getting any worse....



rear entry stairs are solid and sound...hand rails are solid as well...

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# The Home Tester

13:04PM February 10, 2011

## Photo Attachments



siding and trim are overall maintained well...



another view of well maintained siding and trim...



rear fence appears to be newer...



garbage storage is fine...



great new flashing system...by the book...



great flashing..will need trim paint...

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## Photo Attachments



great new flashing..will need trim paint...



gutter covers are good at rear of home...



here is great new flash job/will need a bit of paint..see old step flashing marks?



same here..great new flash..needs pant at old flashing areas...



great flashing...trim paint needed...

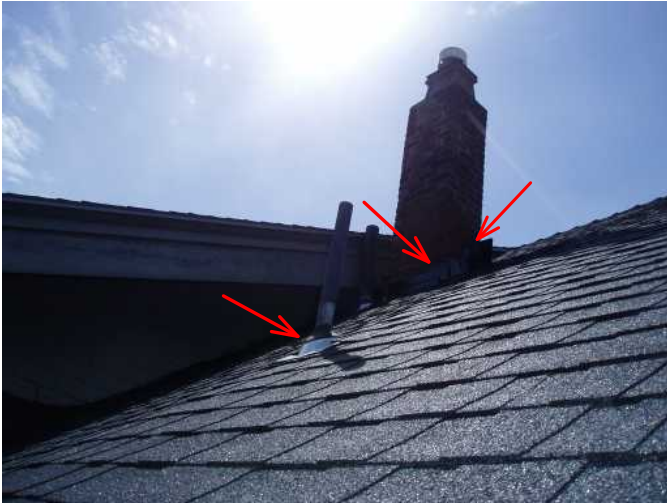


looks good....

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## Photo Attachments



great flash job around chmney/and cap is good as well...plumbing vents have new boot flashings...good



trim paint is needed..as stated before...



bath exit vents rear of home...main /master baths



great flashing/needs paint...1st floor bath vent....good...



another better view of flashings...good...



trim paint around dormer siding...

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## Photo Attachments



gutter covers are good this side of home...



great flashing front of home...trim aint looks good here...



front section of gutters missing cover...odd...



attic sub panel..installed in 97/signed off by inspector...



thermal switched attic fan woks great....



master bath vented right...

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## Photo Attachments



both bath vents are vented to outdoors..good...



this is sewer vent pie in question..should be capped...



main sewer vent is installed fine...



this is in rear attic area showing old plank and new plywood roof sheathing..very good...dry...



this shows that all walls and ceilings are lath and plaster



great vent in front of home and in original shape..very good...

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## Photo Attachments



attic appears to be ready for finishing...I sent basic guide in mail from city as to what is needed to convert....



well insulated and skylights work fine...



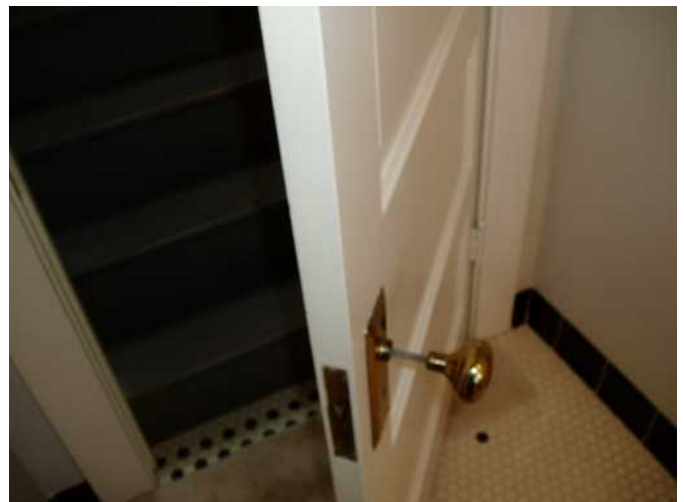
handrails to lower floor is good...



open view of electrical panel...



slight concern here about a double tap(two wires one breaker) this is ususally frowned upon..have checked by electrician



door knob to attic needs to be installed...exit hazard...

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## Photo Attachments



door to master bath works fine...from master bed..



wall needs patch or cabinatt installed/had picture over it...



zonal controlled cadett heater works fine...



master bath casement windows are new...



sink works fine...



no drips here....

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## Photo Attachments



overall view...



main shower works fine..no leaks apparent at this time...monitor grouting...around base mostly...



these areas are the most prime for cracks and leaks...



main toilet works fine...



zonal cadet heater in main bath works fine....



plumbing for bath appears leak free....



## Photo Attachments



access to pump...bath...



main bath sink drain well...



drip noted here at stop connector...small now/ will get worse...please fix...



storage area in bath behind tub...well insulated..see plank sub floors...



access to storage area...



clost door works fine...

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## Photo Attachments



cool laundry chute...bath...



hall closet door works fine...



entry doors to upstairs office are fine...



small closet in office...door is good...



all windows are in working order...ths room has all grounded outlets...



jacuzzi is working great...

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## Photo Attachments



bed 4 closet and entry doors work fine...



windows work fine...bed 4...



bed 3 doors to closet and bed 2 are workng fne...



entry to bed 3 from hall good...



outlets in thsi room are all not grounded...windows work fine...



bed 2 doors work fine..only one grounded outlet here...

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## Photo Attachments



bed 2 entry doors work fine...windows work ...



hall closet doors are good...2nd floor...



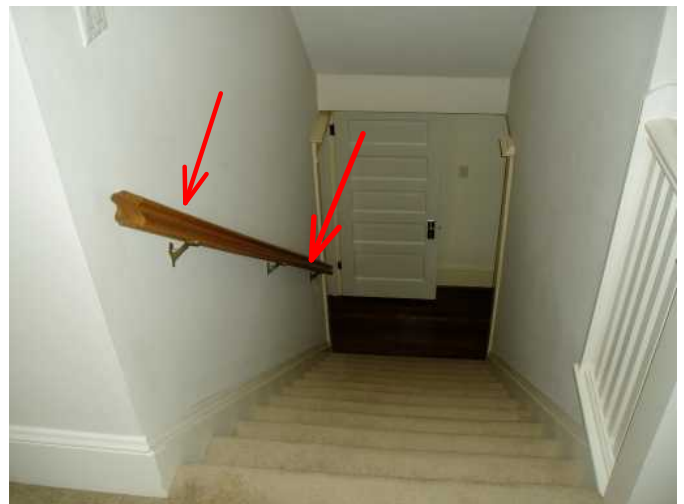
master bed outlets on left are grounded/on right tare not...go figure...



closet to master works good...



outlets here are grounded...



handrail to stairway to floor 1 are solid and sound...

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## Photo Attachments



handrails here are good as well



door to kitchen at landing is good...



handrail to kitchen is solid and sound...



kitchen cabinetts and counter tops appear sound...



second area appears fine as well...



under sink no drips here...hot water dispenser should be monitored/known for leaks often(high maintenance)

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## Photo Attachments



connections are good...



air gap for dishwasher is good...garbage disposer not responsive....



fridge is in good condition...



trash compactor works fine...



butlers pantry cabinetts re good....



sliders are good...

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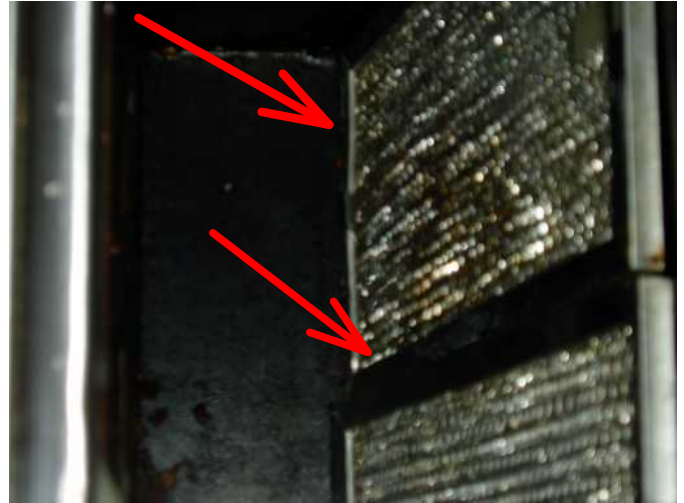
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## Photo Attachments



stove is older/but works fine...



exit vent filters are cleanable...



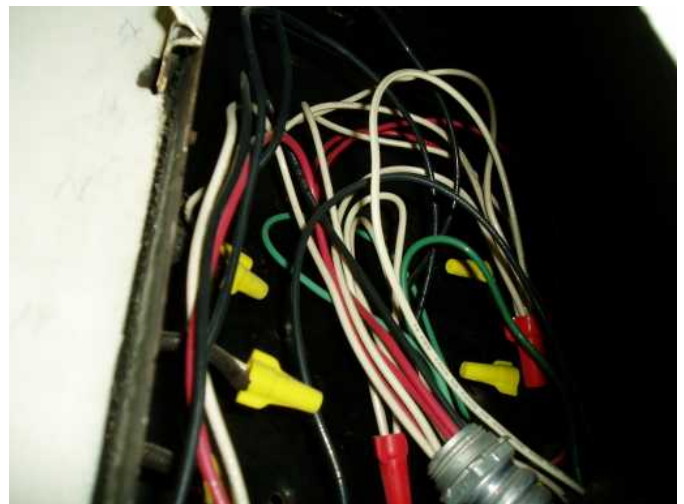
butcher block works fine...



under dishwasher is dry..and metal mesh hoses are my favorite...



one kitchen light is not operable..please make operable..is probably bulb...but lets be sure...



old electrical box in pantry area is covered over and bypassed....

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# The Home Tester

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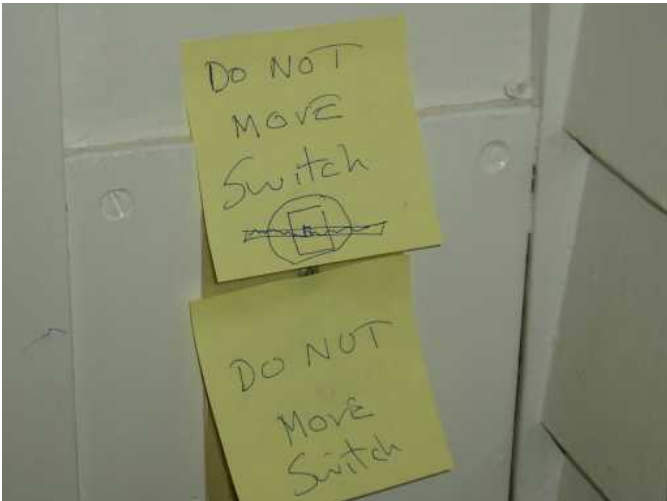
## Photo Attachments



old panel...outlets are grounded....



rear exit door is good and solid..weather stripping is good...



what is this for???pantry area....ask sellers...



old pie case...



first floor powder..sink is good...



no drips here...



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## Photo Attachments



window works fine...



library windows work fine...



door to library are good...



sun room has wall switch I couldn't figure out what it did....please have seller confirm use....



sun room windows all work...



hall way first floor....doors work fine to base ment and to library...

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## Photo Attachments



laundry chute in hallway behind kitchen door...



closet one doors are fine...



closet 2 hallway door move hard..a little to tight to carpet...use caution....



doors a bit hard to open....all others fine...



door bell and smoke detector...



living room/wall outlets are mixed..grounded and ungrounded.floor outlets were not operable...

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## Photo Attachments



fireplace has gas log inside..good..control by key use lighter to ignite...confirm glass is tempered or ceramic...



replace pipe with attached clip...easy fix...damper fireplace...



doors to dining room are good....



entry door and windows are good....locks are fine...



door to butlers pantry is good...dining room...



dining room windows work fine...

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## Photo Attachments



furnace in basement...showing electronic ignition..not standing pilpt...good...



burners are bery good....



handrails to basement are solid and sound....



first floor thermostat control is programmable...ask for owners manual...



crawl space under dining room is awesome...insulated and moisture barrier is installed great....



cabinetts in basement room at bottom of stairs has ungrounded outlets....

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## Photo Attachments



doors are solid to utility are....



wall heater in basement room works fine...zonal...



washer and dryer are working great..laundry tub works fine...



doorbell converter keeps low voltage to door bell button...



dryer exit vent to outdoors is good...



washer hook ups are fine...

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## Photo Attachments



water heater is new..and 75 gallon..great for high usage....



under laundry tub is drip free....



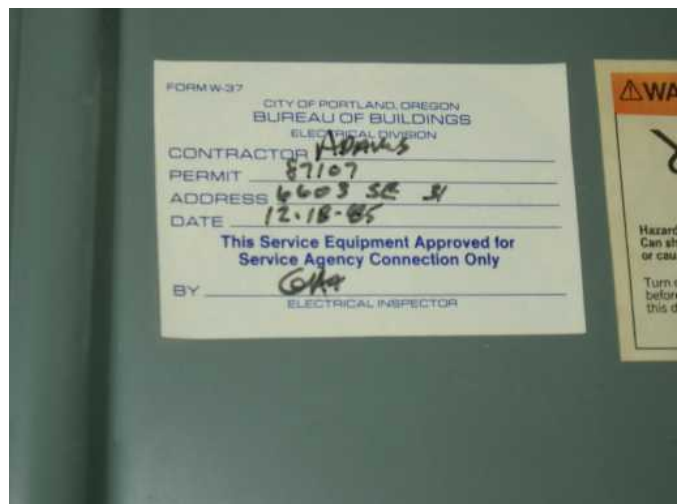
dryer electric hook up is good...



exit pipe to sewer exit is sound....



electric panel is 1985 installed and signed off...good...



here is sign off...

## Photo Attachments



inside panel looks fine...200 amps and 100 amps to sub-panel in attic...



hose bib shutoff to outdoors above laundry..good...all copper pipes..very good...



more copper pipes...



furnace fan and filter ....



second view of filter/fan box...



filter access on outside of furnace...

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## Photo Attachments



safe is awesome....not going anywhere...



crawl space in back area of home..good...



second view of same crawl space...



basement door exit to outdoors....solid and sound...



main water entry and shutoff in front of home basement under living room...



hose bib shutoff to outdoors ...



## Photo Attachments



work room in basement has furnace/a.c access....good...



only found one outlet in this room is grounded....



gas pipe to fireplace for gas logs....from furnace and water heater access...



sewer cleanout access basement by water heater...good..



basement drain checked and operable...



area noted with stains...

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## Photo Attachments



basement door threshold needs to be removed and sealed  
up well to eliminate leaks...

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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

**Walks:** Flagstone/concrete - all walks are good at home level/at street level, sidewalks have some unequal heights, can be solved by grinding or leveling with more concrete...sidewalk specialists..Pat Crowell...503-515-1611

**Vegetation:** Tree/shrubs - trim back shrubs around home where to close..see photos...also trim back trees and shrubs at back and side of garage...roof and siding..see photos...

### Exterior Surface and Components

**whole house - Exterior Surface - Type:** Wood - generally in good condition, will need paint around areas where old flashing were removed when new roof was installed..see photos...

**Trim:** Wood - all in good shape/ one corner rear of home needs to be monitored...is loose..see photos..

### Roof

**Gutters:** Galvanized/with gutter helmets - front section of home is missing gutter helmets....see photos...

### Garage/Carport

**Side - Garage - Exterior Surface:** wood - siding is fine..but decorative wood patio cover is aging and needs power washing and staining or sealing...see photos..several replacement support posts and one joist are noted...

**Side - Garage - Gutters:** Galvanized - need cleaning

### Air Conditioning

**Main - AC System - A/C System Operation:** Appears serviceable - doesn't meet acceptable standard of 15-22 degree temperature differential

### Fireplace/Wood Stove

**Living Room - Fireplace - Damper:** Metal - needs real clip installed to hold open damper, not pipe...see photo

### Heating System

**basement - Heating System - Heating System Operation:** Adequate - have furnace serviced in fall/change filters every 30 days to maintain best performance...

### Bedroom

**2nd Floor Master - Bedroom - Electrical:** 120 VAC - some grounded/some not..just be aware

**#2/ second floor/front - Bedroom - Electrical:** 120 VAC - some grounded/some not/just be aware

**#3 second floor /side - Bedroom - Electrical:** 120 VAC - all no ground/just be aware

**#4 second floor /rear - Bedroom - Electrical:** 120 VAC - all no ground/just be aware

### Living Space

**Living Room - Living Space - Doors:** louvored - left door latch sticks

Client:

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# The Home Tester

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## 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.

### Electrical

**Smoke Detectors:** Check batteries at the holiday season every year - suggest adding smoke detectors to all sleeping areas...

**attic - Electric Panel - Breakers:** CU - one double tap noted..have assessed by electrician...(2 wires/one breaker) is ususally frowned upon....see photo...

### Basement

**Main - Basement - Moisture Location:** at entry door to stairway at base of door - thresh hold plate will need to be re-sealed...is letting in water...

### Air Conditioning

**Main - AC System - Exterior Unit:** Carrier - have assessed/serviced by licensed h-vac tech...

### Plumbing

**Vent Pipes:** PVC CAST IRON - one vent pipe in attic needs to be capped....see photos..

### Bathroom

**2nd Floor Hall/shared master - Bathroom - Faucets/Traps:** Brand not known - master sink is good/main sink has leak at connector for stop..see photo

### Kitchen

**1st Floor - Kitchen - Disposal:** In-Sinkerator - not operable/please make operable...

**1st Floor - Kitchen - Electrical:** 120 VAC - suggest adding GFCI outlets for safety ...one overhead recessed light inoperable/please make operable...

### Living Space

**Living Room - Living Space - Electrical:** 120 VAC - some grounded/some not/just be aware/also center floor outlets not operable/please make oprable

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# The Home Tester

13:05 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

<b>Acceptable</b>	<b>Functional with no obvious signs of defect.</b>
<b>Not Present</b>	<b>Item not present or not found.</b>
<b>Not Inspected</b>	<b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</b>
<b>Maintenance Needs Attention</b>	<b>Item is not fully functional and requires repair or servicing. Item needs immediate repair or replacement. It is unable to perform its intended function.</b>

## General Information

### Property Information

**Property Address** 6603 se 31st Avenue  
**City** Portland **State** Oregon **Zip** 97202  
**Phone** 503-929-5601

**Fax** 503-281-2037

### 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** The Home Tester  
**E-Mail** tester@coho.net  
**File Number** address  
**Amount Received** \$450.00

**Fax** 503-443-1819

### Conditions

**Others Present** Buyer's Agent and Buyer  
**Estimated Age** 1912  
**Inspection Date** 07-14-07  
**Start Time** 10:00a  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** 80 degrees  
**Weather** Sunny  
**Space Below Grade** Basement  
**Building Type** Single family  
**Sewage Disposal** City  
**Water Source** City  
**Additions/Modifications** N/A  
**Permits Obtained** N/A

**Property Occupied** No  
**Entrance Faces** Southeast  
**End Time** 2:30p

**Soil Conditions** Dry

**Garage** Detached  
**How Verified** Multiple Listing Service  
**How Verified** Multiple Listing Service  
**How Verified** N/A

**Client:**

6603 se 31st ave Portland, Or..hi4

# The Home Tester

13:05 February 10, 2011

## Lots and Grounds

- |                |   |
|----------------|---|
| 1. Maintenance | <b>Walks:</b> Flagstone/concrete - all walks are good at home level/at street level, sidewalks have some unequal heights, can be solved by grinding or leveling with more concrete...sidewalk specialists..Pat Crowell...503-515-1611 |
| 2. Acceptable  | <b>Steps/Stoops:</b> Wood   |
| 3. Acceptable  | <b>Patio:</b> Concrete  |
| 4. Acceptable  | <b>Porch:</b> Wood  |
| 5. Maintenance | <b>Vegetation:</b> Tree/shrubs - trim back shrubs around home where to close..see photos...also trim back trees and shrubs at back and side of garage...roof and siding..see photos...  |
| 6. Acceptable  | <b>Retaining Walls:</b> concrete/stone  |
| 7. Acceptable  | <b>Basement Stairwell:</b> Concrete   |
| 8. Acceptable  | <b>Grading:</b> Moderate slope  |
| 9. Acceptable  | <b>Swale:</b> Adequate slope and depth for drainage   |
| 10. Acceptable | <b>Bsmt. Stairwell Drain:</b> Surface drain   |
| 11. Acceptable | <b>Exterior Surface Drain:</b> Surface drain/patio  |
| 12. Acceptable | <b>Driveway:</b> Concrete   |
| 13. Acceptable | <b>Fences:</b> chain link/wood  |
| 14. Acceptable | <b>Lawn Sprinklers:</b> Front yard only   |

## Exterior Surface and Components

### whole house Exterior Surface

- |                |  |
|----------------|--|
| 1. Maintenance | <b>Type:</b> Wood - generally in good condition, will need paint around areas where old flashing were removed when new roof was installed..see photos... |
| 2. Maintenance | <b>Trim:</b> Wood - all in good shape/ one corner rear of home needs to be monitored...is loose..see photos..  |
| 3. Acceptable  | <b>Fascia:</b> Wood  |
| 4. Acceptable  | <b>Soffits:</b> Wood   |
| 5. Acceptable  | <b>Door Bell:</b> Hard wired   |
| 6. Acceptable  | <b>Entry Doors:</b> Wood   |
| 7. Acceptable  | <b>Windows:</b> wood frame   |
| 8. Acceptable  | <b>Storm Windows:</b> aluminum   |
| 9. Acceptable  | <b>Window Screens:</b> metal/vinyl mesh  |
| 10. Acceptable | <b>Basement Windows:</b> hopper  |
| 11. Acceptable | <b>Exterior Lighting:</b> Surface mount  |
| 12. Acceptable | <b>Exterior Electric Outlets:</b> 120 VAC  |
| 13. Acceptable | <b>Hose Bibs:</b> Rotary   |
| 14. Acceptable | <b>Gas Meter:</b> Front of house   |
| 15. Acceptable | <b>Main Gas Valve:</b> Located at gas meter  |

Client:

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# The Home Tester

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## Roof

### Whole House Roof Surface

1. **Method of Inspection:** Ladder at eaves/on roof
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Material:** Architectural comp
4. **Type:** Gable
5. **Approx Age:** New
6. Acceptable **Flashing:** Galvanized
7. Acceptable **Valleys:** Aluminum
8. Acceptable **Skylights:** Insulated glass
9. Acceptable **Plumbing Vents:** Cast Iron/abs
10. Acceptable **Electrical Mast:** Surface mount
11. Maintenance **Gutters:** Galvanized/with gutter helmets - front section of home is missing gutter helmets....see photos...
12. Acceptable **Downspouts:** Aluminum
13. Acceptable **Leader/Extension:** Splash blocks/plastic drain at spots

### side Chimney

14. Acceptable **Chimney:** Brick
15. Acceptable **Chimney Flashing:** Galvanized

### center Chimney

16. Acceptable **Chimney:** Brick
17. Acceptable **Chimney Flashing:** Galvanized

## Garage/Carport

### Side 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. Maintenance **Exterior Surface:** wood - siding is fine..but decorative wood patio cover is aging and needs power washing and staining or sealing...see photos..several replacement support posts and one joist are noted...
6. Acceptable **Roof:** arch. comp
7. Acceptable **Roof Structure:** Wood truss
8. Acceptable **Service Doors:** Metal
9. Acceptable **Ceiling:** Exposed framing
10. Acceptable **Walls:** Exposed framing
11. Acceptable **Floor/Foundation:** Poured slab
12. Acceptable **Electrical:** 120 VAC
13. Acceptable **Windows:** wood frame
14. Maintenance **Gutters:** Galvanized - need cleaning
15. Acceptable **Downspouts:** Aluminum
16. Acceptable **Leader/Extensions:** Plastic

## 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 and cloth wrapped...
6. Acceptable **GFCI:** At GFCI receptacles only

Client:

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# The Home Tester

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## Electrical (continued)

7. Acceptable **Ground:** Plumbing and rod in ground.  
8. Needs Attention **Smoke Detectors:** Check batteries at the holiday season every year - suggest adding smoke detectors to all sleeping areas...

### Basement Electric Panel

9. Not Present **Manufacturer:** westinghouse  
10. **Max Capacity:** 200 Amps  
11. Acceptable **Main Breaker Size:** 200 Amps  
12. Acceptable **Breakers:** CU  
13. **Is the panel bonded?** Yes

### attic Electric Panel

14. Acceptable **Manufacturer:** Seimens  
15. **Max Capacity:** 100 Amps  
16. Needs Attention **Breakers:** CU - one double tap noted..have assessed by electrician...(2 wires/one breaker) is ususally frowned upon....see photo...  
17. **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  
7. Acceptable **Floor/Slab:** Poured slab  
8. Acceptable **Stairs/Handrails:** Wood stairs with wood handrails  
9. Acceptable **Subfloor:** plank

## Attic

### Main Attic

1. **Method of Inspection:** In the attic  
2. Acceptable **Unable to Inspect:** 0%  
3. Acceptable **Roof Framing:** 2x6 Rafter  
4. Acceptable **Sheathing:** plank/plywood  
5. Acceptable **Ventilation:** Attic fan  
6. Acceptable **Insulation:** Batts  
7. Acceptable **Insulation Depth:** 6"  
8. Acceptable **Vapor Barrier:** Plastic  
9. Acceptable **Attic Fan:** Direct drive  
10. Acceptable **Wiring/Lighting:** 120 VAC  
11. Acceptable **Moisture Penetration:** no water penetration noted  
12. Acceptable **Bathroom Fan Venting:** Electric fan

### several small areas off of home 2nd and 3rd floor...see photos.. Attic

13. **Method of Inspection:** In the attic  
14. Acceptable **Unable to Inspect:** 0%  
15. Acceptable **Roof Framing:** 2x6 Rafter  
16. Acceptable **Sheathing:** plank/plywood  
17. Acceptable **Insulation:** Batts/blown  
18. Acceptable **Insulation Depth:** 6"  
19. Acceptable **Moisture Penetration:** no water penetration noted  
20. Acceptable **Bathroom Fan Venting:** vented to outdoors

Client:

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# The Home Tester

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## Basement

### Main Basement

1. Acceptable **Unable to Inspect:** 0%
2. Acceptable **Ceiling:** exposed framing/wood
3. Acceptable **Walls:** Concrete/wood
4. Acceptable **Floors:** concrete/lenoleum tile
5. Acceptable **Floor Drain:** Surface drain
6. Acceptable **Doors:** Solid wood
7. Acceptable **Windows:** wood frame/hopper
8. Acceptable **Electrical:** 120 VAC - some grounded/some not
9. Acceptable **HVAC Source:** Air exchange ventilation - in work area left side of home...
10. Needs Attention **Moisture Location:** at entry door to stairway at base of door - thresh hold plate will need to be re-sealed...is letting in water...
11. Acceptable **Bsmt Stairs/Railings:** Wood stairs with wood handrails

## Crawl Space

### front of home/rear of home Crawl Space

1. **Method of Inspection:** In the crawl space
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Access:** scuttle hole access
4. Acceptable **Moisture Penetration:** No
5. **Moisture Location:** none
6. Acceptable **Moisture Barrier:** plastic over earth
7. Acceptable **Insulation:** Batting - under dining room and at rear of home...

## Air Conditioning

### Main AC System

1. Maintenance **A/C System Operation:** Appears serviceable - doesn't meet acceptable standard of 15-22 degree temperature differential
2. Acceptable **Condensate Removal:** PVC
3. Needs Attention **Exterior Unit:** Carrier - have assessed/serviced by licensed h-vac tech...
4. **Model Number:** 38ckbo60300 **Serial Number:** 2296e14610
5. **Area Served:** Whole building **Approximate Age:** 1993
6. **Fuel Type:** 220 VAC **Temperature Differential:** 7-9 degrees
7. **Type:** Central A/C **Capacity:** 2.5 Ton
8. Acceptable **Visible Coil:** Aluminum
9. Acceptable **Refrigerant Lines:** Serviceable condition
10. Acceptable **Electrical Disconnect:** Breaker disconnect

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## Fireplace/Wood Stove

### Living Room Fireplace

1. Acceptable **Fireplace Construction:** Brick
2. **Type:** Gas log
3. Acceptable **Smoke Chamber:** Brick
4. Acceptable **Flue:** brick
5. Maintenance **Damper:** Metal - needs real clip installed to hold open damper, not pipe...see photo
6. Acceptable **Hearth:** Flush mounted

## Heating System

### basement Heating System

1. Maintenance **Heating System Operation:** Adequate - have furnace serviced in fall/change filters every 30 days to maintain best performance...
2. **Manufacturer:** Carrier
3. **Model Number:** 395cavo6013oabja **Serial Number:** 1191ao7480
4. **Type:** Forced air **Capacity:** 154000 btu
5. **Area Served:** Whole building **Approximate Age:** Approximately 15-18 years
6. **Fuel Type:** Natural gas
7. Acceptable **Heat Exchanger:** 7 burner
8. **Unable to Inspect:** 50%
9. Acceptable **Blower Fan/Filter:** Direct drive with disposable filter
10. Acceptable **Distribution:** Metal duct
11. Acceptable **Flue Pipe:** Double wall
12. Acceptable **Thermostats:** Programmable

## Plumbing

1. Acceptable **Service Line:** Cast iron
2. Acceptable **Main Water Shutoff:** Basement
3. Acceptable **Water Lines:** Copper
4. Acceptable **Drain Pipes:** Cast iron/ABS
5. Acceptable **Service Caps:** Accessible
6. Needs Attention **Vent Pipes:** PVC CAST IRON - one vent pipe in attic needs to be capped....see photos..
7. Acceptable **Gas Service Lines:** Cast iron

### Basement Water Heater

8. Acceptable **Water Heater Operation:** Adequate
9. **Manufacturer:** Amercan
10. **Model Number:** g52-75t75-4nv st **Serial Number:** 9714355423
11. **Type:** Natural gas **Capacity:** 75 Gal.
12. **Approximate Age:** New **Area Served:** Whole building
13. Acceptable **Flue Pipe:** Double wall
14. Acceptable **TPRV and Drain Tube:** Copper

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## Bathroom

### 2nd Floor Hall/shared master Bathroom

1. Acceptable **Ceiling:** lath/plaster
2. Acceptable **Walls:** lath/plaster
3. Acceptable **Floor:** Ceramic tile
4. Acceptable **Doors:** Solid wood
5. Acceptable **Windows:** wood frame/vinyl casement
6. Acceptable **Electrical:** 120 VAC GFCI
7. Acceptable **Counter/Cabinet:** formed marble
8. Acceptable **Sink/Basin:** Molded single bowl(2)
9. Needs Attention **Faucets/Traps:** Brand not known - master sink is good/main sink has leak at connector for stop..see photo
10. Acceptable **Shower/Surround:** all ceramic tile floor and walls
11. Acceptable **Spa Tub/Surround:** Fiberglass tub and ceramic tile surround
12. Acceptable **Toilets:** Kohler/toto (2)
13. Acceptable **HVAC Source:** cadet heater with thermostat wall control zonal(2)
14. Acceptable **Ventilation:** Electric ventilation fan and window(2)

### 1st Floor Hall Bathroom

15. Acceptable **Ceiling:** lath/plaster
16. Acceptable **Walls:** lath/plaster
17. Acceptable **Floor:** Ceramic tile
18. Acceptable **Doors:** Solid wood
19. Acceptable **Windows:** wood frame
20. Acceptable **Electrical:** 120 VAC
21. Acceptable **Counter/Cabinet:** formed marble
22. Acceptable **Sink/Basin:** Molded single bowl
23. Acceptable **Faucets/Traps:** Brand not known
24. Acceptable **Toilets:** Kohler
25. Acceptable **Ventilation:** Electric ventilation fan and window

## Kitchen

### 1st Floor Kitchen

1. Acceptable **Cooking Appliances:** Jenn-Aire
2. Acceptable **Ventilator:** Jenn-Aire
3. Needs Attention **Disposal:** In-Sinkerator - not operable/please make operable...
4. Acceptable **Dishwasher:** Kenmore
5. **Air Gap Present?** Yes
6. Acceptable **Trash Compactor:** WHIRLPOOL
7. Acceptable **Refrigerator:** Kenmore
8. Acceptable **Microwave:** G E
9. Acceptable **Sink:** Stainless double
10. Needs Attention **Electrical:** 120 VAC - suggest adding GFCI outlets for safety ...one overhead recessed light inoperable/please make operable...
11. Acceptable **Plumbing/Fixtures:** Brand not known
12. Acceptable **Counter Tops:** Ceramic tile
13. Acceptable **Cabinets:** Laminate and composite materials
14. Acceptable **Ceiling:** lath/plaster
15. Acceptable **Walls:** lath/plaster
16. Acceptable **Floor:** Hardwood/
17. Acceptable **Doors:** Solid wood
18. Acceptable **Windows:** wood frame
19. Acceptable **HVAC Source:** Air exchange ventilation

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# The Home Tester

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## Bedroom

### 2nd Floor Master Bedroom

1. Acceptable **Closet:** Walk In
2. Acceptable **Ceiling:** lath/plaster
3. Acceptable **Walls:** lath/plaster
4. Acceptable **Floor:** Carpet
5. Acceptable **Doors:** Solid wood
6. Acceptable **Windows:** wood frame
7. Maintenance **Electrical:** 120 VAC - some grounded/some not..just be aware
8. Acceptable **HVAC Source:** Air exchange ventilation

### #2/ second floor/front Bedroom

9. Acceptable **Closet:** Walk In
10. Acceptable **Ceiling:** lath/plaster
11. Acceptable **Walls:** lath/plaster
12. Acceptable **Floor:** Carpet
13. Acceptable **Doors:** Solid wood
14. Acceptable **Windows:** wood frame
15. Maintenance **Electrical:** 120 VAC - some grounded/some not/just be aware
16. Acceptable **HVAC Source:** Air exchange ventilation

### #3 second floor /side Bedroom

17. Acceptable **Closet:** Walk In
18. Acceptable **Ceiling:** lath/plaster
19. Acceptable **Walls:** lath/plaster
20. Acceptable **Floor:** Hardwood
21. Acceptable **Doors:** Solid wood
22. Acceptable **Windows:** wood frame
23. Maintenance **Electrical:** 120 VAC - all no ground/just be aware
24. Acceptable **HVAC Source:** Air exchange ventilation

### #4 second floor /rear Bedroom

25. Acceptable **Closet:** Walk In
26. Acceptable **Ceiling:** lath/plaster
27. Acceptable **Walls:** lath/plaster
28. Acceptable **Floor:** Carpet
29. Acceptable **Doors:** Solid wood
30. Acceptable **Windows:** wood frame
31. Maintenance **Electrical:** 120 VAC - all no ground/just be aware
32. Acceptable **HVAC Source:** Air exchange ventilation

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# The Home Tester

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## Living Space

### Living Room Living Space

1. Acceptable **Ceiling:** lath/plaster
2. Acceptable **Walls:** lath/plaster
3. Acceptable **Floor:** Hardwood
4. Maintenance **Doors:** louvored - left door latch sticks
5. Acceptable **Windows:** wood frame
6. Needs Attention **Electrical:** 120 VAC - some grounded/some not/just be aware/also center floor outlets not operable/please make oprable
7. Acceptable **HVAC Source:** Air exchange ventilation

### Dining Room Living Space

8. Acceptable **Closet:** wall cabinett storage...
9. Acceptable **Ceiling:** lath/plaster
10. Acceptable **Walls:** lath/plaster
11. Acceptable **Floor:** Hardwood
12. Acceptable **Doors:** Solid wood
13. Acceptable **Windows:** wood frame
14. Acceptable **Electrical:** 120 VAC
15. Acceptable **HVAC Source:** Air exchange ventilation

### sun room Living Space

16. Acceptable **Closet:** wall cabinett storage...
17. Acceptable **Ceiling:** lath/plaster
18. Acceptable **Walls:** lath/plaster
19. Acceptable **Floor:** Carpet
20. Acceptable **Doors:** Solid wood
21. Acceptable **Windows:** wood frame
22. Acceptable **Electrical:** 120 VAC
23. Acceptable **HVAC Source:** Air exchange ventilation

### Study/1st floor Living Space

24. Acceptable **Closet:** wall cabinett storage...
25. Acceptable **Ceiling:** lath/plaster
26. Acceptable **Walls:** lath/plaster
27. Acceptable **Floor:** Carpet
28. Acceptable **Doors:** Solid wood
29. Acceptable **Windows:** wood frame
30. Acceptable **Electrical:** 120 VAC
31. Acceptable **HVAC Source:** Air exchange ventilation

### basement work room/bottom of stairs Living Space

32. Acceptable **Closet:** wall cabinett storage...
33. Acceptable **Ceiling:** wood
34. Acceptable **Walls:** wood
35. Acceptable **Floor:** Linoleum
36. Acceptable **Windows:** wood frame/hopper
37. Acceptable **Electrical:** 120 VAC - not grounded
38. Acceptable **HVAC Source:** Air exchange ventilation

### butlers pantry/eating area Living Space

39. Acceptable **Closet:** wall cabinett storage...
40. Acceptable **Ceiling:** lath/plaster
41. Acceptable **Walls:** lath/plaster
42. Acceptable **Floor:** Hardwood
43. Acceptable **Doors:** Solid wood
44. Acceptable **Windows:** wood frame
45. Acceptable **Electrical:** 120 VAC
46. Acceptable **HVAC Source:** Air exchange ventilation

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## Living Space (continued)

### 1st floor entry and hall Living Space

- 47. Acceptable **Closet:** 2 louvered door walk in closets in hall
- 48. Acceptable **Ceiling:** lath/plaster
- 49. Acceptable **Walls:** lath/plaster
- 50. Acceptable **Floor:** Hardwood entry/carpet lower level
- 51. Acceptable **Doors:** Solid wood
- 52. Acceptable **Windows:** wood frame
- 53. Acceptable **Electrical:** 120 VAC
- 54. Acceptable **HVAC Source:** Air exchange ventilation

### 2nd Floor Hall Living Space

- 55. Acceptable **Closet:** double doors
- 56. Acceptable **Ceiling:** lath/plaster
- 57. Acceptable **Walls:** lath/plaster
- 58. Acceptable **Floor:** Carpet
- 59. Acceptable **Doors:** Solid wood

### Study/2nd floor Living Space

- 60. Acceptable **Closet:** Single small
- 61. Acceptable **Ceiling:** lath/plaster
- 62. Acceptable **Walls:** lath/plaster
- 63. Acceptable **Floor:** Carpet
- 64. Acceptable **Doors:** Solid wood
- 65. Acceptable **Windows:** wood frame
- 66. Acceptable **Electrical:** 120 VAC - all outlets grounded
- 67. Acceptable **HVAC Source:** Air exchange ventilation

## Laundry Room/Area

### Basement Laundry Room/Area

- 1. Acceptable **Windows:** wood frame/hopper
- 2. Acceptable **Electrical:** 120 VAC
- 3. Acceptable **Laundry Tub:** PVC
- 4. Acceptable **Laundry Tub Drain:** PVC
- 5. Acceptable **Washer Hose Bib:** Gate
- 6. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
- 7. Acceptable **Dryer Vent:** Rigid metal
- 8. Acceptable **Washer Drain:** Wall mounted drain
- 9. Acceptable **Floor Drain:** Surface drain

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