

# Home Inspection Report



72310 E Faubion Loop-Road 9 lot 11  
Rhododendron, Oregon  
Inspection date 12/24/2010  
Broker/ Sandi Strader @ Oregon Realty

Prepared for: Actual Report of Mountain Cabin

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# The Home Tester

13:24PM February 10, 2011

## Photo Attachments



bed 3 entry door and wall heater...wall heater needs cover plate and entry door needs door stop...operable...but swollen



bed 3 ceiling fixture is noted operable..all outlets noted operable..windows not operable..and single pane....



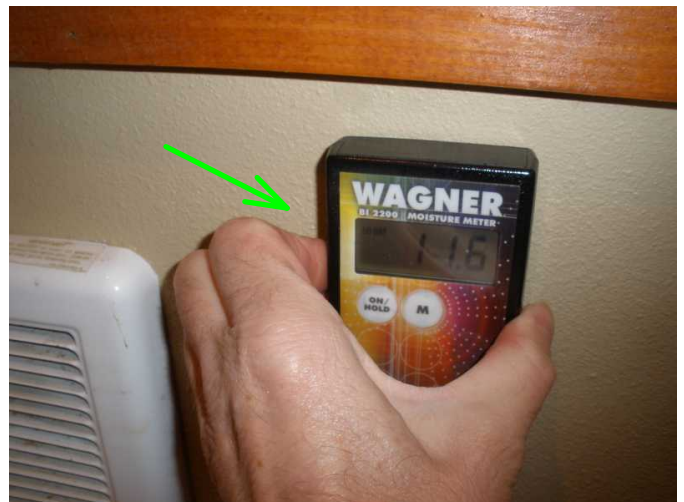
wall moisture is noted fine at right window wall area...bed 2 area..entry door operable...window painted shut...



am noting wall to bed 2 ceiling is fine...but is higher than normal...home has no heat on and can get damp...



second floor entry to bath door is noted operable..but swollen as noted all doors...heater and window noted operable...



wall moisture is noted fine....

## Photo Attachments



cabinets noted operable...sink is fine...counter is damaged and will need replaced...



drain trap under sink is noted leaking...correct...



faucet is noted operable..drain is noted operable...no drain trap noted...correct...



underside of sink counter area is noted damaged from water...is sinking in center...replace...



toilet is noted solid to floor and operable...does run after flushed...correct...floor moisture is fine...



floor moisture at tub is noted fine...



# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



tub faucet is noted loose...operates....drain and drain stop noted operable...



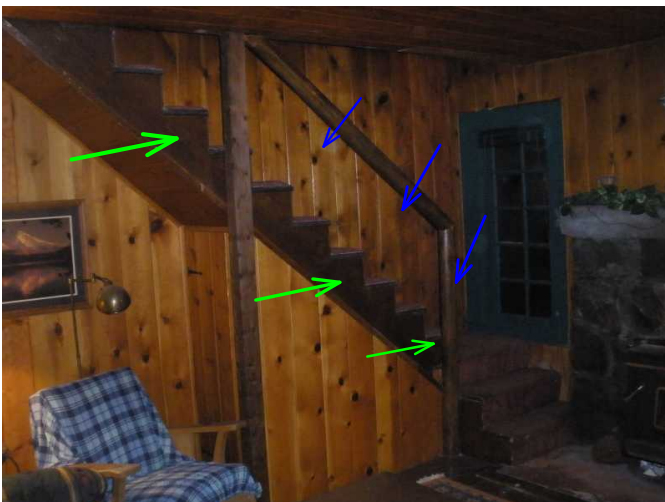
shower head is noted solid to wall and operable..



upper hall is noted with no issues...fixture is noted operable...and 3 way switch is noted operable..



stairs are noted solid...a bit narrow...but for cabin...fine...



stairway is noted here and handrail is missing spindles and can be issue for small children...add for safety...



under stairs closet is noted fine...recommend not having anything that can attract vermin to nest...

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# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



general view of living room and noting windows are painted shut and walls and ceiling are fine...



cadet heater is noted fine as well...walls are solid wood and are fine...some higher moisture detected...leave heat on...



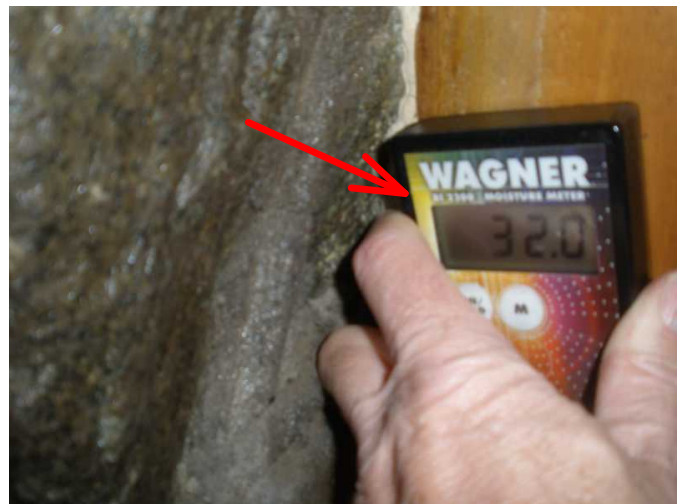
high moisture noted at exterior window sills at main level of home...appears to be too damp...leave heat on...



rot noted at window to right of fireplace in living room...correct...



all throughout home is noted with higher moisture content of exterior wood trim...is due to no heat and damp areas..



high moisture is noted at side walls of fireplace areas...



# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



study area noted here with windows not operable...condensation noted...



high moisture noted at window sills in study area...



higher moisture noted at trim at study area windows...appears all exterior wall areas have higher moisture...



entry noted here with windows not operable..and condensation noted ...



higher moisture noted at window areas...at sills...noted at all exterior wall sills...run all heaters to keep home dry...



main entry door is noted operable...recommend adding weather stripping around entry door...



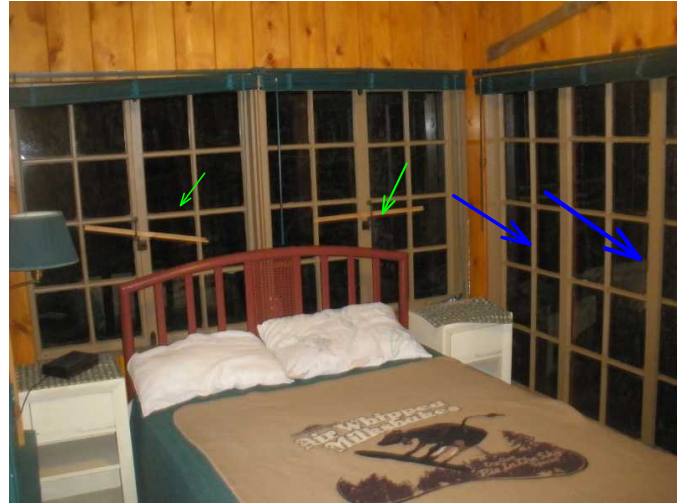
# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



door to master first floor bedroom area is noted operable...swollen as is all interior doors...to much moisture...



bedroom west windows are noted operable...north windows are painted shut...all windows in home are single pane...



cadet heater is noted operable...exterior windows are noted with condensation on them...



window sills are noted with high moisture...recommend double pane windows for best moisture control...



fireplace has a obsolete wood insert...is noted with spalling and efflorescence at mortar joints...high moisture



open gaps noted at lintel and efflorescence noted at many areas...is sign of wet entry around fireplace...

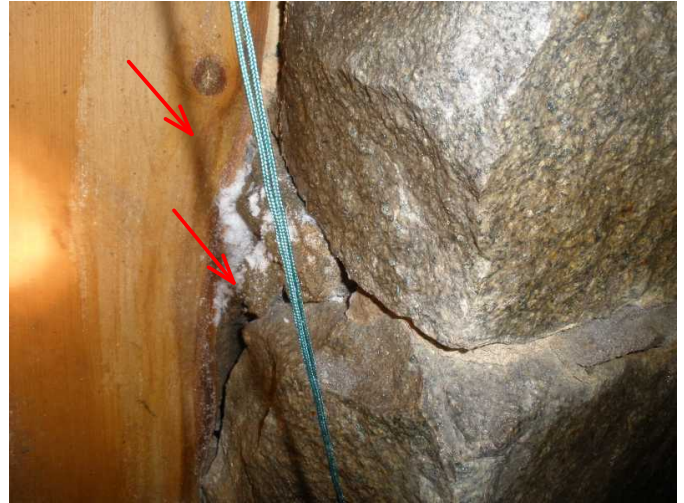
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## Photo Attachments



the wood stove insert is noted with single wall flue installed up the original chimney... no damper noted...



efflorescence is noted at many areas of fireplace...have assessed by lisenced mason...will need repairs/replaced



this is the mantle of the fireplace with salts...(efflorescence) appears the fireplace may need replaced...very wet...



efflorescence noted at both sides of lower area of fireplace...



hearth is noted cracked...



high mositure noted at window trim in dining area...is noted that the exterior is not sealed well...



# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



dining area is noted here with fixture operable...west windows are noted not operable...and have condensation...



east windows are noted with condensation as well...and are found operable...dining area...



high moisture noted at east window sills as well...



dining area Cadet heater is noted operable...all Cadet heaters need to be cleaned 2 x per year...



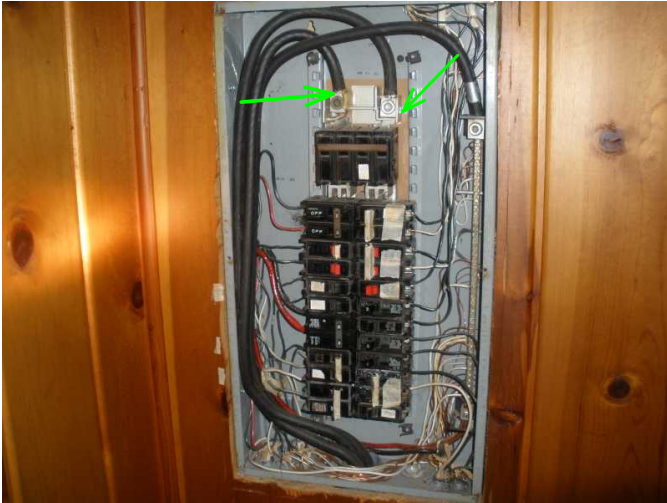
dining area has main breaker panel noted in dining area...



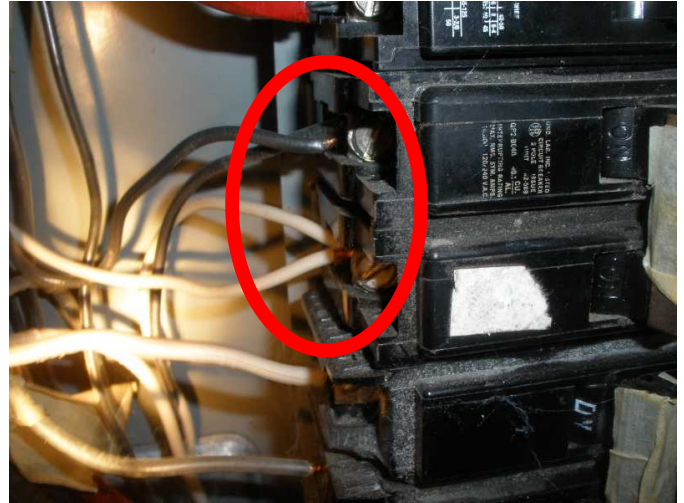
open view of panel is noted here...remove all tape and install new grid with details...



## Photo Attachments



200 amp service is very good for this size home...is updated and 200 amps is enough...



double taps noted here at 240 breaker and not acceptable...have assessed and corrected by electrician...



center wall cabinets are noted operable and solid to walls..refrigerator was not plugged in...not tested...



exterior wall cabinets and counet are noted solid to wall and operable...



facuet is noted with sprayer arm and is operable..



facuet is tested and operable...did run hot water and ran O.K. but not much noted...



# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



under sink is noted with leaking at connection to right...and trap to right sink as well...



leaks noted and will need repaired...may need to assess water lines in wall..did note leaks at exterior siding as well....



the single wall flue is noted here and is noted to close to wall...has simple wall protection,. but needs secure brick..



the wood burning cook stove is not acceptable and will need to be removed...is not DEQ approved...main stove is operable



noted high moisture at floor area by wood stove..appears is coming from wall of sink area...



high moisture readings noted here at wood stove area behind wood stove in kitchen....

# The Home Tester

13:25PM February 10, 2011

## Photo Attachments



appears may be leaking from wall area at sink? but can not determine....just can see wet and staining at trim...



left GFCI outlet at outer counter area is noted not operable..and needs replaced...



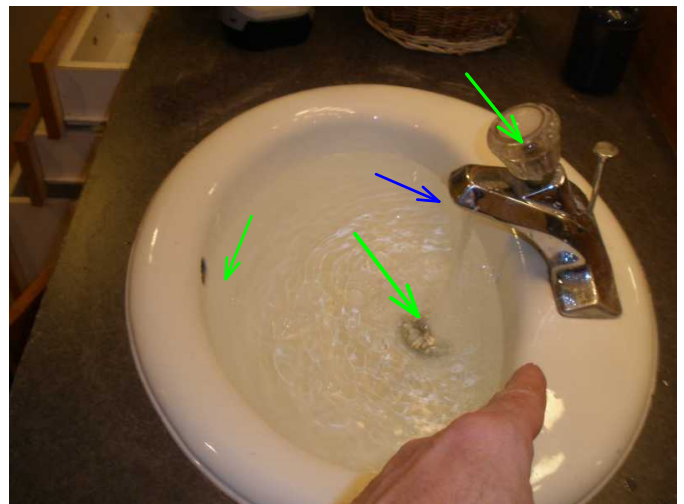
first floor bath entry door is noted operable..but sticks to door frame and cabinet at sink is noted operable...



first floor bath toilet is noted with water disconnected...and floor is reading saturated..is from leaks of broken pipes



the floor is noted high in moisture to laundry area...and in rest of bath area...leave heat on to see if dries out...



first floor bath sink faucet is noted operable..but is slow flow...drain and drain stop and overflow are operable...

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# The Home Tester

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## Photo Attachments



ceiling at main bath is noted with high moisture...at wall by entry door...appears the roof to siding is not sealed well...



the ceiling over wall at entry door is noted at saturated...the attic area is noted not accessible...



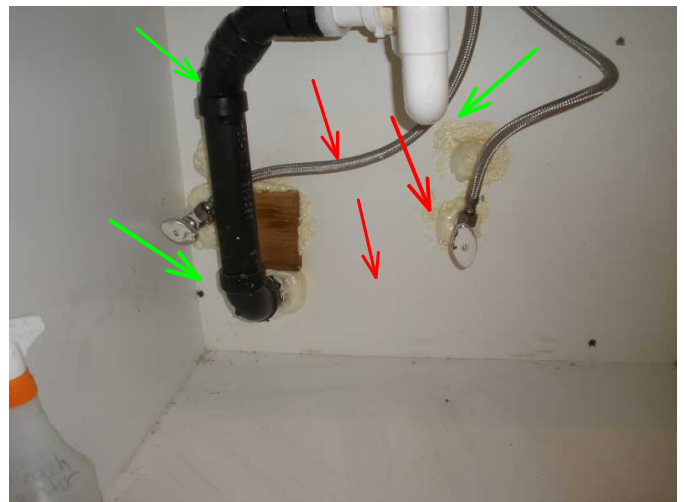
center ceiling area of bath is noted low in moisture...expect is has to do with the roof and siding not sealed...



first floor bath faucet is noted operable...drain stop is noted not operable...and drain is very slow..correct...



shower head is noted solid to wall and operable...



the drain trap and connections under sink are noted not leaking at this time...wall is reading 32% moisture from break...

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# The Home Tester

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## Photo Attachments



upper walls are noted fine...moisture is in good range...



first floor bath window sill is noted to high...should not be above 20 % and the whole home is very damp....



overall view of bath is noted here...the floor is high in moisture...from past water line break...



ran both washer and dryer and both are operable...

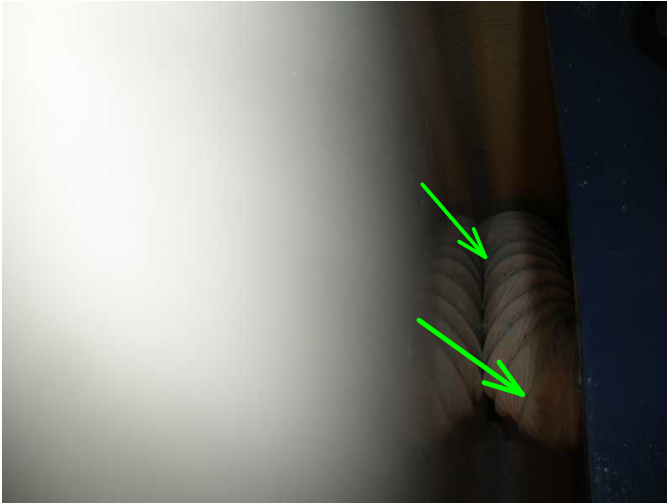


main hook ups for washer are noted here and are operable...left valve is noted leaking...correct...



dryer is noted with 240 amp outlet and is operable..

## Photo Attachments



flex vent is noted here and is operable...dryer is noted operable..



water heater is noted here with no earth quake strapping and was not very hot water noted...is older unit...



noted rusting at upper tank areas...



as well as along the base...recommend a new water heater....



temperature of floor of home...is very cold...no insulation noted at under floor crawl area...



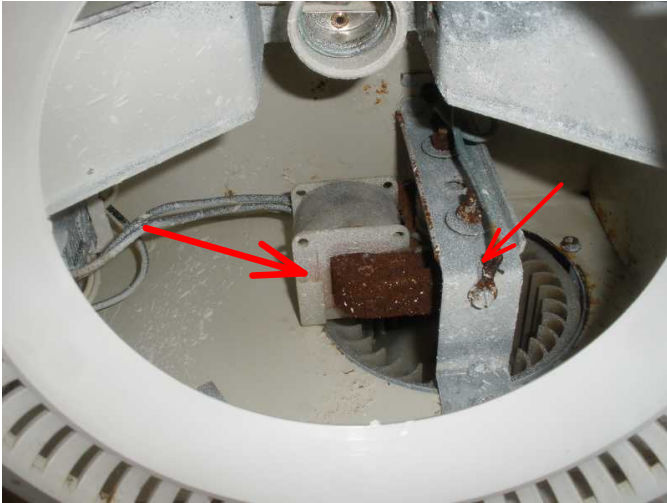
all Cadet wall heaters are noted operable..recommend they be cleaned often for safety...



# The Home Tester

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## Photo Attachments



both ceiling fans in first and second floor baths are noted not operable...replace...first floor is noted rusted...



front view of home is noted here ....



rake has some minor rot noted...at front of structure...



area where the water pipe was noted broken...the siding needs replaced...and any wet insulation needs replaced...



exterior fixture box needs cover plate noted here...



the addition is noted here with newer beams...and water is noted here at right...again...leaks...



# The Home Tester

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## Photo Attachments



handrail and steps need repairs...wood touching earth and handrails are loose...



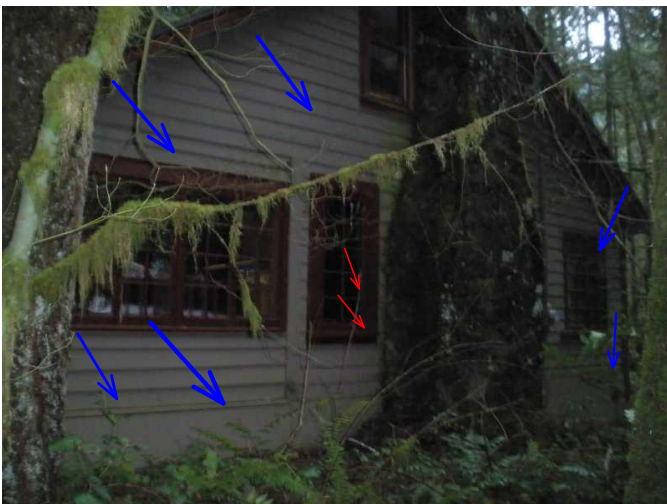
all supports under porch are noted dry and solid...on rocks and pads...raised...recommend adding pads..not rocks...



general view of porch is noted solid...just needs some cleaning and sealant on wood...paint to trim needed...



north view of home...trim and siding need paint...



general view of west side of home...siding and trim need paint...and some rot noted at windows...



paint all trim and siding and seal any open gaps noted at trim to siding...



# The Home Tester

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## Photo Attachments



fireplace is old and has issues with seal to siding..is letting in water to home...have assessed and repaired/replaced



siding and trim are noted here with algae and fireplace is noted gapped away from siding..allowing in rain water...



many gaps noted in fireplace to allow in water and leaks...correct...may need re-build...



both sides of fireplace are noted with open gaps to siding at west side of home...and trim needs paint...correct..



large open gaps are not good...have assessed and corrected by licensed mason...



efflorescence noted at exterior of fireplace...is letting in dampness and getting wood wet...correct...



# The Home Tester

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## Photo Attachments



main electric entry is noted here at west side of home...drip loops are noted fine...



meter is noted fine and is solid to siding...



grounding wire is noted here at earth below meter at corner of home...



open gap is noted at electric meter area...close up...and seal...



open gaps noted at dining area window at west side...seal with caulk...



any and all open gaps need sealed to close off the exterior of home and avoid water entry...is issue with this area..

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## Photo Attachments



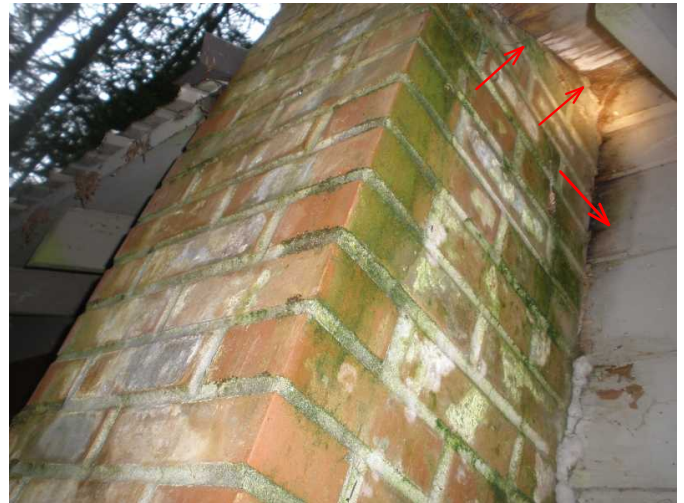
east area of home is noted here with siding appearing solid...



dormer is noted here and appears fine...flushed at base....good..



wood area here at old window does not appear to be exterior grade and will need replaced...warping from wet...



the eaves at chimney are noted wet and stained...appears to be from flashing at roof area...correct flashing and wood..



same issue noted at other side of chimney and open gaps noted at chimney to siding..seal off and correct flashing...



there appears to be leaks in wall at kitchen area exterior wall..appears water lines are broken and leaking..

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# The Home Tester

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## Photo Attachments



cut back tree overhangs at roof area...east side upper gable...



metal roof flashing to siding is noted over siding and should be under it...did note high moisture at wall area in bath



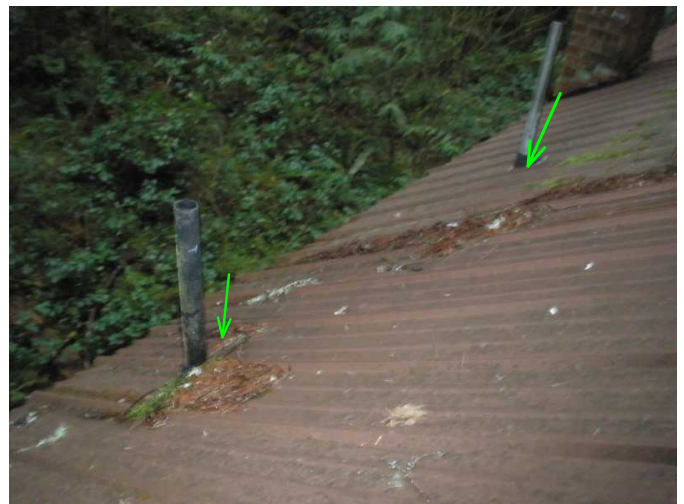
this flashing at roof to siding will need repaired to have counter flashing or plenty of caulk to seal...appears leaking



all roof areas are needing cleaned and de mossed...



noted main sewer vent is noted with caulk at flashing and will need new caulk in spring...to ensure sealed...



appears both flashing at standard size sewer vents are fine...recommend adding attic access to confirm...

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## Photo Attachments



siding needs paint...step flashing at roof here is fine...bath exit fan vent is not operable..fixture needs covered



porch roof area is noted needing cleaned...add flashing to roof to siding area...



north roof appears fine...just needs cleaned...



flashing at south chimney appears not installed properly...correct...also clean often to assess and monitor...



the single wall flue extension is not allowed by today's standards...correct...

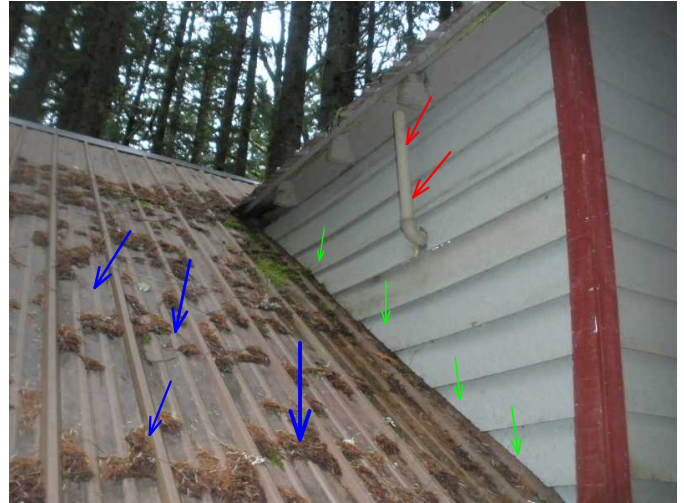




# The Home Tester

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## Photo Attachments



sewer vent noted here needs to be above upper roof line..is required...and appears step flashing is fine...clean roof...



more open gaps noted at siding by master bedroom area...close all noted gaps at siding around home...



no flashing noted at main fireplace chimney areas...can allow lots of water entry into attic and home areas...correct..



no flashing noted at roof line as well ...correct...



roof area over second floor bath valleys appear fine...roof needs cleaned...



# The Home Tester

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## Photo Attachments



no flashing noted all around fireplace at all sides...correct...may be reason for high moisture in home as well...



single wall flue extension is not allowed in fireplace flues...replace...



front of garage is noted here...siding and trim will need paint...overall appears solid...



north side of garage appears fine...will need paint..roof needs cleaned and de mossed..



east side of garage will need paint as well...



west side of garage and trim will also need paint...



## Photo Attachments



could not access and inspect walls of garage..is full of debris...



recommnd removal of all debris and assess for any issues behind stored items...



appears the electric supply is an extension cord...correct...is not acceptable..will require underground exterior grade



access under home is noted here...this is facing north side at front porch...all posts are on pads...leak noted at drain...



also noted leak area at sewer exit under kitchen drain area...posts are all noted raised and solid...



recomemnd marriing the blue arrow area...joists are cut and not enough support noted...correct...



## Photo Attachments



all post under dining area are noted raised on rocks/recommend pads...no vapor barrier noted for most of crawl..correct...



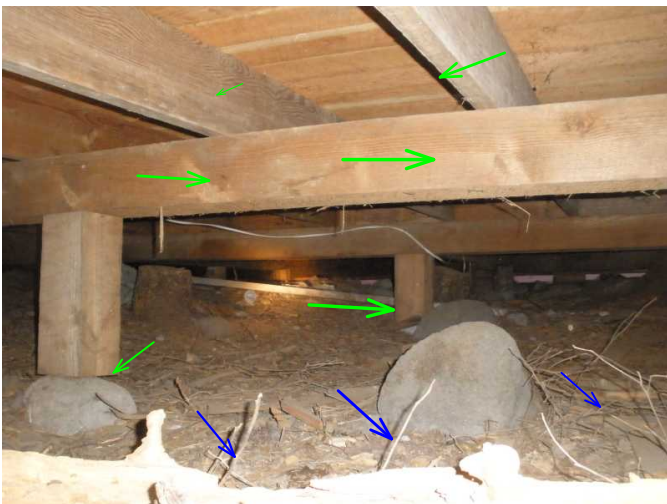
all wood under home is noted solid and raised..remove all rotted wood on earth and add vapor barrier...



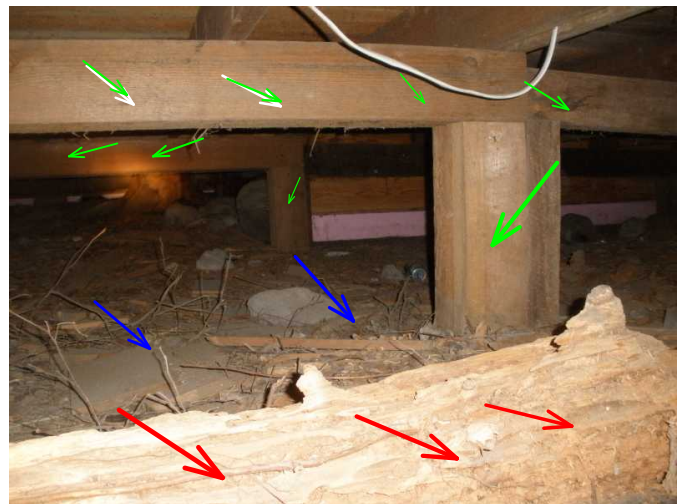
remove rotted wood...add vapor barrier and noted the base of fireplace is here...assess mortar joints...posts are solid...



joists and posts are noted solid...but rotted wood needs removed...recommend adding under floor insulation...



all joists and posts and beams are noted solid...sub flooring is noted solid as well...and add vapor barrier...



facing under master bedroom area..posts are raised and beams are solid...add vapor barrier after removal of rotted wood..



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## Photo Attachments



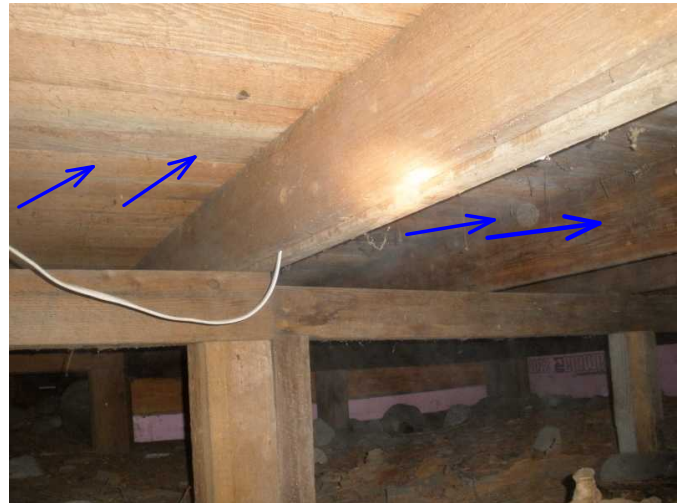
we have now done a complete circle under home from center area...all posts and beams and joists are solid...good...



main sewer line from upper bath is noted here and leak free...posts are solid as well and raised...add vapor barrier



main sewer lines intersect here under first floor bath area...and are drip free this area...only area with vapor barrier



you can see the sub flooring is solid and sound...but recommend adding insulation to under flooring for this home...



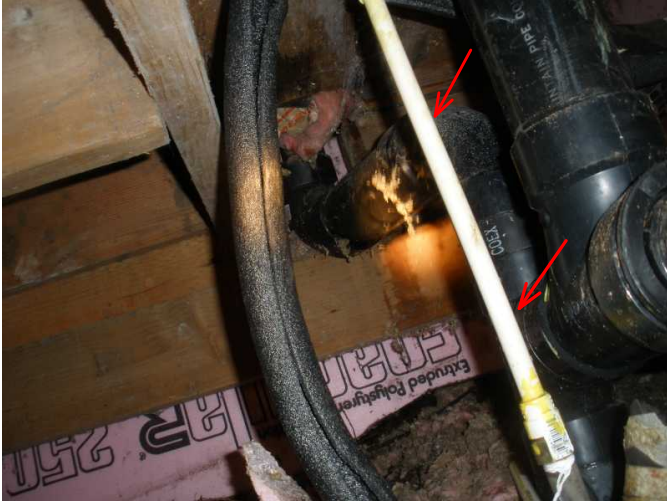
the area under kitchen is noted with leaks...and can be same issue as found outdoors at siding under sink area...



ponding water noted under kitchen area....appears to be a part of leaks...

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## Photo Attachments



C-PVC water line is connected to galvanized main and  
recommend removal and replace with PEX wersbo...



# The Home Tester

13:27 February 10, 2011

## Not Inspected Summary

### Attic

**left and right side attics - Attic - Unable to Inspect:** 100% - recommend adding attic access hatches to upper and lower attics for best monitoring of areas...no access noted at this time...never a good idea to not be able to access and assess attic areas in homes...

**left and right side attics - Attic - Roof Framing:** not inspected

**left and right side attics - Attic - Sheathing:** not inspected

**left and right side attics - Attic - Ventilation:** none

**left and right side attics - Attic - Insulation:** not known

**left and right side attics - Attic - Moisture Penetration:** not known

**bath venting** not know if connected to exterior vent

### Kitchen

**1st Floor - Kitchen - Refrigerator:** White Westinghouse - not plugged in ...did not test...

# The Home Tester

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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:** Wood - add handrail for safety in slippery winter times, found loose...wood to earth contact...repair as needed...

**Porch:** Wood - needs power washing and new sealant

### Exterior Surface and Components

**Fascia:** Wood - needs paint

**Entry Doors:** Wood - add weather stripping

**Windows:** wood frame - single pane noted/ low efficiency noted...condensation noted at all windows at interior...

**Window Screens:** none - Missing

### Roof

**Whole House - Roof Surface - Material:** channel lock metal - clean roof, needs de-mossing

### Garage/Carport

**Front of Home - Garage - Exterior Surface:** Fiberous laminate/wood trim - needs paint

### Crawl Space

**Main - Crawl Space - Ventilation:** None - No ventilation present

**Main - Crawl Space - Insulation:** none - add insulation to entire area for best efficiency...under floor is most effective use...

### Fireplace/Wood Stove

**Living Room - Fireplace - Hearth:** Flush mounted - Cracked

### Bathroom

**2nd Floor Hall - Bathroom - Doors:** Solid wood - needs adjustment... needs door stop

**first floor rear of home - Bathroom - Doors:** Solid wood - needs adjustment... needs door stop

**first floor rear of home - Bathroom - Windows:** wood frame - does not open

**first floor rear of home - Bathroom - Counter/Cabinet:** formica/wood - cosmetic damage/drawer and door repairs needed

### Kitchen

**1st Floor - Kitchen - Ventilator:** none - no vent over stove, please add vent in time to exit all hot damp exhaust from cooking ..can be run up through ceiling and out attic roof area...

**1st Floor - Kitchen - Windows:** wood frame - painted shut... single pane

### Bedroom

**#3 - Bedroom - Closet:** none - none

**#3 - Bedroom - Doors:** Solid wood - needs adjustment... needs door stop

**#3 - Bedroom - Windows:** wood frame - single pane, does not open

**#3 - Bedroom - HVAC Source:** cadet wall heater - needs cover plate

**#2 - Bedroom - Closet:** none - none

**#2 - Bedroom - Doors:** Solid wood - needs adjustment... needs door stop

**#2 - Bedroom - Windows:** wood frame - does not open, single pane

**#2 - Bedroom - Electrical:** 120 vac - needs cover plates

**1st Floor Master - Bedroom - Closet:** none - none

**1st Floor Master - Bedroom - Doors:** Solid wood - needs adjustment... needs door stop

**1st Floor Master - Bedroom - Windows:** wood frame - single pane, painted shut...south windows operable..

**Client:** Aja & Thang Ngo

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# The Home Tester

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## Maintenance (continued)

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### Living Space

**studio - Living Space - Windows:** wood frame - single pane, painted shut...

**studio - Living Space - Electrical:** 120 vac - needs cover plates

**entry - Living Space - Doors:** Solid wood - add weather stripping

**entry - Living Space - Windows:** wood frame - single pane, painted shut...

**Dining area - Living Space - Windows:** wood frame - single pane, painted shut...east side windows noted operable..

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## Needs Attention Summary

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### Lots and Grounds

**Vegetation:** Tree/shrubs - cut back tree branches to 6 - 8 feet from home...see photos

### Exterior Surface and Components

**whole house - Exterior Surface - Type:** Wood - Gaps not properly sealed at fireplace and west south window for dining area...seal for water tight issues... needs paint, missing siding noted at water leak repair access area at first floor bath wall east...close up and seal many gaps noted found at random to seal off home to reduce high moisture inside home.....noted siding to roof area over bath and laundry has flashing that is not sealed to siding and can allow water to leak into home...correct...see photos...

**Trim:** Wood - caulk at many open gaps at trim, Missing at water repair area., needs paint

**Soffits:** Wood - Wood rot at south area sheathing and needs paint overall...replace the chimney to roof flashing first and then replace affected wood and then paint...

### Roof

**Flashing:** Galvanized - needs sealed at east area over bath/laundry as noted in photos, found high moisture areas at entry area of ceiling in bath...

**Plumbing Vents:** ABS - large sewer vent over bath needs caulked...see photos

**South - Chimney - Chimney:** Brick - not completed to area over roof line...is brick and then has metal extension...needs to be brick to area over roof line..the metal single wall flue application is not acceptable for today's standards...

**South - Chimney - Flue/Flue Cap:** Metal - needs to be brick to top of chimney... and then metal rain and snow cap added...

**South - Chimney - Chimney Flashing:** Galvanized - both step and counter flashing noted leaking at eaves under roof area...re-install flashing to keep dry and then repair damaged wood...

**West - Chimney - Chimney:** Stone - loose and open mortar noted at random areas of entire fireplace construction..will need assessed and corrected by licensed professional mason

**West - Chimney - Flue/Flue Cap:** Metal - single wall extension is not acceptable by today's standards...have assessed and corrected by licensed professional mason...

**West - Chimney - Chimney Flashing:** missing - no flashing are noted at roof area to chimney and is allowing water entry into roof area not flashed...have assessed and corrected by licensed professional mason and roofer...

### Garage/Carport

**Front of Home - Garage - Electrical:** None - extension cord is found under earth as supply for electricity...not acceptable...dangerous...have supply installed under ground in conduit and at least 18 inches below grade...

### Electrical

**Smoke Detectors:** suggest one in each bedroom for safety...not an expensive fix...then check batteries often... - recommend installation into all bedrooms and one on every floor of home...and add carbon monoxide detector at second floor for use with wood fires....

**Kitchen - Electric Panel - Breakers:** CU/AL - Double tap wiring noted...correction needed.... have assessed and corrected by licensed electrical professional...

### Structure

**General Interior:** wood and drywall - noted high moisture is found in all exterior walls and most all doors...appears all of home has high moisture due to no heat and open gaps at windows and siding.....recommend turning on heat at low temperature and keeping heat on to dry out structure

**Client:** Aja & Thang Ngo

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## Needs Attention (continued)

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### General Interior: (continued)

due to higher moisture overall than like to see....see random photos with higher than normal moisture readings...also noted most doors swollen and can not close and is most likely from high moisture in home with no heat on and random open gaps at siding and roof flashing...

### Crawl Space

**Main - Crawl Space - Access:** Open - all of perimeter is noted with foam insulation...is water resistant, but does not resist vermin and critter access under home, as can be chewed and accessed easily...recommend adding cement based perimeter sheathing with brick pavers along base areas and then insulate under floors instead...

**Main - Crawl Space - Moisture Penetration:** Yes - noted leaks under main bath wall area and under kitchen wall area...both exterior walls...recommend plumber assess and correct all leaks...may be easiest to replace existing water supply lines with PEX

**Main - Crawl Space - Vapor Barrier:** plastic over earth... - remove all wood and debris off of crawl floor area and add vapor barrier to all areas of crawl space for best moisture control...

### Fireplace/Wood Stove

**Living Room - Fireplace - Fireplace Construction:** Stone - noted efflorescence at many areas of fireplace structure in home...will need assessed and corrected by licensed professional mason...see photos

**Living Room - Fireplace - Fireplace Insert:** cast 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

**Living Room - Fireplace - Smoke Chamber:** unable to inspect/insert is blocking view... - unable to inspect, inaccessible

**Living Room - Fireplace - Flue:** not inspected - unable to inspect, not accessible

**Living Room - Fireplace - Damper:** none noted - Missing

### Plumbing

**Water Lines:** Galvanized/C-PVC - leaks noted in areas not able to see in exterior walls...have assessed and corrected by licensed plumber...

**Drain Pipes:** ABS - leaking noted under laundry room sewer line, and possible under kitchen line...have assessed and corrected by licensed plumber...

**laundry room - Water Heater - Water Heater Operation:** Inadequate - Earthquake support straps missing or not properly installed, Water heater has exceeded design life/noted rust paint over/recommend replacement now, did get somewhat warm, but not hot in 1 hour....is at end of useful life...

### Bathroom

**2nd Floor Hall - Bathroom - Electrical:** 120 VAC GFCI - not operable, replace GFCI for safety

**2nd Floor Hall - Bathroom - Counter/Cabinet:** formica/wood - Moisture damage, replacement recommended...

**2nd Floor Hall - Bathroom - Faucets/Traps:** Brand not known - no drain stop noted... Leaking trap at sink...tub faucet is noted loose...

**2nd Floor Hall - Bathroom - Toilets:** crane - Water continues to run after flushing

**2nd Floor Hall - Bathroom - Ventilation:** Electric ventilation fan - Fan inoperative, replace fan

**first floor rear of home - Bathroom - Ceiling:** drywall - Water stains present, high moisture at entry area under roof intersection where noted flashing needs sealed..see photos

**first floor rear of home - Bathroom - Floor:** linoleum tile - Water damage, high moisture readings noted...see photos

**first floor rear of home - Bathroom - Electrical:** 120 vac - safety concerns/replace GFCI not operable...

**first floor rear of home - Bathroom - Faucets/Traps:** Brand not known - slow drain, please open up...tub

Client: Aja & Thang Ngo

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# The Home Tester

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## 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.

**first floor rear of home - Bathroom - Toilets:** Kohler - water shut off/not operable

**first floor rear of home - Bathroom - Ventilation:** No ventilation - Fan inoperative, replace fan

### Kitchen

**1st Floor - Kitchen - Electrical:** 120 VAC GFCI/X 2 - left GFCI inoperable, replace /outlet noted over stove...be very careful

**1st Floor - Kitchen - Plumbing/Fixtures:** Brand not known - Leaking trap and connection under sink noted at wall....correct

**1st Floor - Kitchen - Walls:** wood - area at wall by wood stove is noted wet...and stained at floor area...

**1st Floor - Kitchen - Floor:** wood - high moisture noted at wood stove floor area...wet and standing water noted at wall to floor...see photos

**Wood Stove** Freestanding wood cook stove - will need to be replaced...is not to standard that are required for all wood burning stoves as of August of 2010...see fireplace insert section for details...

### Bedroom

**#3 - Bedroom - Electrical:** 120 vac - Reversed polarity outlet by door, correct

### Living Space

**Living Room - Living Space - Windows:** wood frame - painted shut... single pane, wood rot noted

### Laundry Room/Area

**1st Floor - Laundry Room/Area - Floors:** linoleum tile

**1st Floor - Laundry Room/Area - Washer Hose Bib:** Rotary - leaking at hot faucet



# The Home Tester

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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** 72310 E Faubion Loop Road 9, lot 11

**City** Rhododendron **State** Oregon **Zip** 97049

### 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** 1920's

**Inspection Date** 12/24/2010

**Start Time** 7:00am

**Electric On** Yes

**Water On** Yes

**Temperature** 40 degrees

**Weather** cloudy/rainy

**Space Below Grade** Crawl Space

**Building Type** Single family

**Sewage Disposal** Septic

**Water Source** City

**Property Occupied** Yes

**Entrance Faces** East

**End Time** 11:00am

**Soil Conditions** Wet

**Garage** Detached

**How Verified** Multiple Listing Service

**How Verified** Multiple Listing Service

**Client:** Aja & Thang Ngo

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## Lots and Grounds

- |                    |   |
|--------------------|---|
| 1. Acceptable      | <b>Walks:</b> Earth   |
| 2. Maintenance     | <b>Steps/Stoops:</b> Wood - add handrail for safety in slippery winter times, found loose...wood to earth contact...repair as needed... |
| 3. Maintenance     | <b>Porch:</b> Wood - needs power washing and new sealant  |
| 4. Needs Attention | <b>Vegetation:</b> Tree/shrubs - cut back tree branches to 6 - 8 feet from home...see photos  |
| 5. Acceptable      | <b>Grading:</b> Minor slope   |
| 6. Acceptable      | <b>Swale:</b> Adequate slope and depth for drainage   |
| 7. Acceptable      | <b>Driveway:</b> Earth  |

## Exterior Surface and Components

### whole house Exterior Surface

- |                    |  |
|--------------------|--|
| 1. Needs Attention | <b>Type:</b> Wood - Gaps not properly sealed at fireplace and west south window for dining area...seal for water tight issues... needs paint, missing siding noted at water leak repair access area at first floor bath wall east...close up and seal many gaps noted found at random to seal off home to reduce high moisture inside home.....noted siding to roof area over bath and laundry has flashing that is not sealed to siding and can allow water to leak into home...correct...see photos... |
| 2. Needs Attention | <b>Trim:</b> Wood - caulk at many open gaps at trim, Missing at water repair area..., needs paint  |
| 3. Maintenance     | <b>Fascia:</b> Wood - needs paint  |
| 4. Needs Attention | <b>Soffits:</b> Wood - Wood rot at south area sheathing and needs paint overall...replace the chimney to roof flashing first and then replace affected wood and then paint...  |
| 5. Maintenance     | <b>Entry Doors:</b> Wood - add weather stripping   |
| 6. Maintenance     | <b>Windows:</b> wood frame - single pane noted/ low efficiency noted...condensation noted at all windows at interior...  |
| 7. Maintenance     | <b>Window Screens:</b> none - Missing  |
| 8. Acceptable      | <b>Exterior Lighting:</b> Surface mount  |
| 9. Acceptable      | <b>Hose Bibs:</b> Rotary   |

## Roof

### Whole House Roof Surface

- |                    |   |
|--------------------|---|
| 1.                 | <b>Method of Inspection:</b> Ladder at eaves/on roof  |
| 2. Acceptable      | <b>Unable to Inspect:</b> 0%  |
| 3. Maintenance     | <b>Material:</b> channel lock metal - clean roof, needs de-mossing  |
| 4.                 | <b>Type:</b> Gable  |
| 5.                 | <b>Approx Age:</b> 25-30 years  |
| 6. Needs Attention | <b>Flashing:</b> Galvanized - needs sealed at east area over bath/laundry as noted in photos, found high moisture areas at entry area of ceiling in bath... |
| 7. Acceptable      | <b>Valleys:</b> galvanized  |
| 8. Needs Attention | <b>Plumbing Vents:</b> ABS - large sewer vent over bath needs caulked...see photos  |

### South Chimney

- |                     |  |
|---------------------|--|
| 9. Needs Attention  | <b>Chimney:</b> Brick - not completed to area over roof line...is brick and then has metal extension...needs to be brick to area over roof line..the metal single wall flue application is not acceptable for today's standards... |
| 10. Needs Attention | <b>Flue/Flue Cap:</b> Metal - needs to be brick to top of chimney... and then metal rain and snow cap added...   |
| 11. Needs Attention | <b>Chimney Flashing:</b> Galvanized - both step and counter flashing noted leaking at eaves under roof area...re-install flashing to keep dry and then repair damaged wood...  |

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13. Needs Attention **Chimney:** Stone - loose and open mortar noted at random areas of entire fireplace construction..will need assessed and corrected by licensed professional mason
14. Needs Attention **Flue/Flue Cap:** Metal - single wall extension is not acceptable by today's standards...have assessed and corrected by licensed professional mason...
15. Needs Attention **Chimney Flashing:** missing - no flashing are noted at roof area to chimney and is allowing water entry into roof area not flashed...have assessed and corrected by licensed professional mason and roofer...

## Garage/Carport

### Front of Home Garage

1. **Type of Structure:** Detached **Car Spaces:** 1
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Manual
4. Maintenance **Exterior Surface:** Fibrous laminate/wood trim - needs paint
5. Acceptable **Roof:** metal
6. Acceptable **Roof Structure:** Wood truss
7. Acceptable **Ceiling:** Exposed framing
8. Acceptable **Walls:** Exposed framing/drywall
9. Needs Attention **Electrical:** None - extension cord is found under earth as supply for electricity...not acceptable...dangerous...have supply installed under ground in conduit and at least 18 inches below grade...

## 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 **Ground:** Plumbing and rod in ground.
7. Needs Attention **Smoke Detectors:** suggest one in each bedroom for safety...not an expensive fix...then check batteries often... - recommend installation into all bedrooms and one on every floor of home...and add carbon monoxide detector at second floor for use with wood fires....

### Kitchen Electric Panel

8. Acceptable **Manufacturer:** challenger
9. **Max Capacity:** 200 Amps
10. Acceptable **Main Breaker Size:** 200 Amps
11. Needs Attention **Breakers:** CU/AL - Double tap wiring noted...correction needed.... have assessed and corrected by licensed electrical professional...
12. **Is the panel bonded?** Yes

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## Structure

- |                    |   |
|--------------------|---|
| 1. Acceptable      | <b>Structure Type:</b> Wood frame   |
| 2. Acceptable      | <b>Foundation:</b> poured and post and beam   |
| 3. Acceptable      | <b>Differential Movement:</b> No movement or displacement noted   |
| 4. Acceptable      | <b>Beams:</b> Solid wood  |
| 5. Acceptable      | <b>Bearing Walls:</b> wood Frame  |
| 6. Needs Attention | <b>General Interior:</b> wood and drywall - noted high moisture is found in all exterior walls and most all doors...appears all of home has high moisture due to no heat and open gaps at windows and siding.....recommend turning on heat at low temperature and keeping heat on to dry out structure due to higher moisture overall than like to see....see random photos with higher than normal moisture readings...also noted most doors swollen and can not close and is most likely from high moisture in home with no heat on and random open gaps at siding and roof flashing... |
| 7. Acceptable      | <b>Joists/Trusses:</b> 2x10   |
| 8. Acceptable      | <b>Stairs/Handrails:</b> Wood stairs with wood handrails  |
| 9. Acceptable      | <b>Subfloor:</b> plywood/plank  |

## Attic

### left and right side attics Attic

- |                  |  |
|------------------|--|
| 1.               | <b>Method of Inspection:</b> not inspected   |
| 2. Not Inspected | <b>Unable to Inspect:</b> 100% - recommend adding attic access hatches to upper and lower attics for best monitoring of areas...no access noted at this time...never a good idea to not be able to access and assess attic areas in homes... |
| 3. Not Inspected | <b>Roof Framing:</b> not inspected   |
| 4. Not Inspected | <b>Sheathing:</b> not inspected  |
| 5. Not Inspected | <b>Ventilation:</b> none   |
| 6. Not Inspected | <b>Insulation:</b> not known   |
| 7. Not Inspected | <b>Moisture Penetration:</b> not known   |
| 8. Not Inspected | <b>bath venting</b> not know if connected to exterior vent   |

## Crawl Space

### Main Crawl Space

- |                    |  |
|--------------------|--|
| 1.                 | <b>Method of Inspection:</b> visual and physical corner to corner  |
| 2. Acceptable      | <b>Unable to Inspect:</b> 0%   |
| 3. Needs Attention | <b>Access:</b> Open - all of perimeter is noted with foam insulation...is water resistant, but does not resist vermin and critter access under home, as can be chewed and accessed easily...recommend adding cement based perimeter sheathing with brick pavers along base areas and then insulate under floors instead... |
| 4. Needs Attention | <b>Moisture Penetration:</b> Yes - noted leaks under main bath wall area and under kitchen wall area...both exterior walls...recommend plumber assess and correct all leaks...may be easiest to replace existing water supply lines with PEX   |
| 5.                 | <b>Moisture Location:</b> no access  |
| 6. Maintenance     | <b>Ventilation:</b> None - No ventilation present  |
| 7. Maintenance     | <b>Insulation:</b> none - add insulation to entire area for best efficiency...under floor is most effective use...   |
| 8. Needs Attention | <b>Vapor Barrier:</b> plastic over earth... - remove all wood and debris off of crawl floor area and add vapor barrier to all areas of crawl space for best moisture control...  |

Client: Aja & Thang Ngo

Faubion Loop-Road 9, lot 11 Rhododendron, Or..hi4



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## Fireplace/Wood Stove

### Living Room Fireplace

1. Needs Attention **Fireplace Construction:** Stone - noted efflorescence at many areas of fireplace structure in home...will need assessed and corrected by licensed professional mason...see photos
2. **Type:** Wood burning
3. Needs Attention **Fireplace Insert:** cast 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. Needs Attention **Smoke Chamber:** unable to inspect/insert is blocking view... - unable to inspect, inaccessible
5. Needs Attention **Flue:** not inspected - unable to inspect, not accessible
6. Needs Attention **Damper:** none noted - Missing
7. Maintenance **Hearth:** Flush mounted - Cracked

## Plumbing

1. Acceptable **Service Line:** Galvanized
  2. Acceptable **Main Water Shutoff:** Front of house
  3. Needs Attention **Water Lines:** Galvanized/C-PVC - leaks noted in areas not able to see in exterior walls...have assessed and corrected by licensed plumber...
  4. Needs Attention **Drain Pipes:** ABS - leaking noted under laundry room sewer line, and possible under kitchen line...have assessed and corrected by licensed plumber...
  5. Acceptable **Service Caps:** Accessible
  6. Acceptable **Vent Pipes:** ABS
- ### laundry room Water Heater
7. Needs Attention **Water Heater Operation:** Inadequate - Earthquake support straps missing or not properly installed, Water heater has exceeded design life/noted rust paint over/recommend replacement now, did get somewhat warm, but not hot in 1 hour....is at end of useful life...
  8. **Manufacturer:** A.O. Smith
  9. **Model Number:** removed **Serial Number:** removed
  10. **Type:** Electric **Capacity:** 50 Gal.
  11. **Approximate Age:** Approximately 15-18 years **Area Served:** Whole building
  12. Acceptable **TPRV and Drain Tube:** black pipe

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## Bathroom

### 2nd Floor Hall Bathroom

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Acceptable **Floor:** Ceramic tile
4. Maintenance **Doors:** Solid wood - needs adjustment... needs door stop
5. Acceptable **Windows:** Aluminum slider
6. Needs Attention **Electrical:** 120 VAC GFCI - not operable, replace GFCI for safety
7. Needs Attention **Counter/Cabinet:** formica/wood - Moisture damage, replacement recommended...
8. Acceptable **Sink/Basin:** Molded single bowl
9. Needs Attention **Faucets/Traps:** Brand not known - no drain stop noted... Leaking trap at sink...tub faucet is noted loose...
10. Acceptable **Tub/Surround:** Fiberglass tub and fiberglass surround
11. Needs Attention **Toilets:** crane - Water continues to run after flushing
12. Acceptable **HVAC Source:** cadet wall heater
13. Needs Attention **Ventilation:** Electric ventilation fan - Fan inoperative, replace fan

### first floor rear of home Bathroom

14. Needs Attention **Ceiling:** drywall - Water stains present, high moisture at entry area under roof intersection where noted flashing needs sealed..see photos
15. Acceptable **Walls:** drywall/wood
16. Needs Attention **Floor:** linoleum tile - Water damage, high moisture readings noted...see photos
17. Maintenance **Doors:** Solid wood - needs adjustment... needs door stop
18. Maintenance **Windows:** wood frame - does not open
19. Needs Attention **Electrical:** 120 vac - safety concerns/replace GFCI not operable...
20. Maintenance **Counter/Cabinet:** formica/wood - cosmetic damage/drawer and door repairs needed
21. Acceptable **Sink/Basin:** Molded single bowl
22. Needs Attention **Faucets/Traps:** Brand not known - slow drain, please open up...tub
23. Acceptable **Tub/Surround:** Porcelain tub and ceramic tile surround
24. Needs Attention **Toilets:** Kohler - water shut off/not operable
25. Acceptable **HVAC Source:** cadet wall heater
26. Needs Attention **Ventilation:** No ventilation - Fan inoperative, replace fan

## Kitchen

### 1st Floor Kitchen

1. Acceptable **Cooking Appliances:** westinghouse
2. Maintenance **Ventilator:** none - no vent over stove, please add vent in time to exit all hot damp exhaust from cooking ..can be run up through ceiling and out attic roof area...
3. **Air Gap Present?**
4. Not Inspected **Refrigerator:** White Westinghouse - not plugged in ...did not test...
5. Acceptable **Sink:** Stainless double
6. Needs Attention **Electrical:** 120 VAC GFCI/X 2 - left GFCI inoperable, replace /outlet noted over stove...be very careful
7. Needs Attention **Plumbing/Fixtures:** Brand not known - Leaking trap and connection under sink noted at wall....correct
8. Acceptable **Counter Tops:** Formica
9. Acceptable **Cabinets:** Wood
10. Acceptable **Ceiling:** wood
11. Needs Attention **Walls:** wood - area at wall by wood stove is noted wet...and stained at floor area...
12. Needs Attention **Floor:** wood - high moisture noted at wood stove floor area...wet and standing water noted at wall to floor...see photos
13. Maintenance **Windows:** wood frame - painted shut... single pane
14. Needs Attention **Wood Stove** Freestanding wood cook stove - will need to be replaced...is not to standard that are required for all wood burning stoves as of August of 2010...see fireplace insert section for details...

Client: Aja & Thang Ngo

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## Kitchen (continued)

### Wood Stove (continued)

## Bedroom

### #3 Bedroom

- |                    |   |
|--------------------|---|
| 1. Maintenance     | Closet: none - none   |
| 2. Acceptable      | Ceiling: drywall  |
| 3. Acceptable      | Walls: drywall  |
| 4. Acceptable      | Floor: carpet   |
| 5. Maintenance     | Doors: Solid wood - needs adjustment... needs door stop         |
| 6. Maintenance     | Windows: wood frame - single pane, does not open                |
| 7. Needs Attention | Electrical: 120 vac - Reversed polarity outlet by door, correct |
| 8. Maintenance     | HVAC Source: cadet wall heater - needs cover plate              |

### #2 Bedroom

- |                 |   |
|-----------------|---|
| 9. Maintenance  | Closet: none - none                                     |
| 10. Acceptable  | Ceiling: drywall  |
| 11. Acceptable  | Walls: drywall  |
| 12. Acceptable  | Floor: carpet   |
| 13. Maintenance | Doors: Solid wood - needs adjustment... needs door stop |
| 14. Maintenance | Windows: wood frame - does not open, single pane        |
| 15. Maintenance | Electrical: 120 vac - needs cover plates                |
| 16. Acceptable  | HVAC Source: cadet wall heater                          |

### 1st Floor Master Bedroom

- |                 |  |
|-----------------|--|
| 17. Maintenance | Closet: none - none  |
| 18. Acceptable  | Ceiling: drywall   |
| 19. Acceptable  | Walls: wood  |
| 20. Acceptable  | Floor: carpet  |
| 21. Maintenance | Doors: Solid wood - needs adjustment... needs door stop                    |
| 22. Maintenance | Windows: wood frame - single pane, painted shut...south windows operable.. |
| 23. Acceptable  | Electrical: 120 vac  |
| 24. Acceptable  | HVAC Source: cadet wall heater   |

## Living Space

### 2nd Floor Hall Living Space

- |               |                            |
|---------------|----------------------------|
| 1. Acceptable | Ceiling: drywall           |
| 2. Acceptable | Walls: drywall             |
| 3. Acceptable | Floor: carpet              |
| 4. Acceptable | Electrical: 120 vac lights |

### Living Room Living Space

- |                    |   |
|--------------------|---|
| 5. Acceptable      | Closet: under stairs closet                                       |
| 6. Acceptable      | Ceiling: wood   |
| 7. Acceptable      | Walls: wood   |
| 8. Acceptable      | Floor: wood   |
| 9. Needs Attention | Windows: wood frame - painted shut... single pane, wood rot noted |
| 10. Acceptable     | Electrical: 120 vac   |
| 11. Acceptable     | HVAC Source: cadet wall heater                                    |

### studio Living Space

- |                 |  |
|-----------------|--|
| 12. Acceptable  | Ceiling: accoustic tile...                         |
| 13. Acceptable  | Walls: wood  |
| 14. Acceptable  | Floor: wood  |
| 15. Maintenance | Windows: wood frame - single pane, painted shut... |
| 16. Maintenance | Electrical: 120 vac - needs cover plates           |

Client: Aja & Thang Ngo

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## Living Space (continued)

### entry Living Space

- 17. Acceptable      **Ceiling:** drywall
- 18. Acceptable      **Walls:** wood
- 19. Acceptable      **Floor:** Ceramic tile
- 20. Maintenance      **Doors:** Solid wood - add weather stripping
- 21. Maintenance      **Windows:** wood frame - single pane, painted shut...
- 22. Acceptable      **Electrical:** 120 vac lights

### Dining area Living Space

- 23. Acceptable      **Ceiling:** wood
- 24. Acceptable      **Walls:** wood
- 25. Acceptable      **Floor:** wood
- 26. Maintenance      **Windows:** wood frame - single pane, painted shut...east side windows noted operable..
- 27. Acceptable      **Electrical:** 120 vac
- 28. Acceptable      **HVAC Source:** cadet wall heater

## Laundry Room/Area

### 1st Floor Laundry Room/Area

- 1. Acceptable      **Ceiling:** drywall
- 2. Acceptable      **Walls:** drywall/wood
- 3. Needs Attention      **Floors:** linoleum tile
- 4. Needs Attention      **Washer Hose Bib:** Rotary - leaking at hot faucet
- 5. Acceptable      **Washer and Dryer Electrical:** 120-240 VAC
- 6. Acceptable      **Dryer Vent:** Plastic flex
- 7. Acceptable      **Washer Drain:** Wall mounted drain
- 8. Acceptable      **Washer** General Electric
- 9. Acceptable      **Dryer** Whirlpool