

Home Inspection Report



1503 #52 Hayden Island Drive
Portland, Oregon

Broker/ Jedidia Kehrli

Prepared for: Manufactured Home Sample / Actual Report

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

18:01PM March 14, 2010

Photo Attachments



street view of home...good...



south side of home...all of home is painted/sealed well...good..



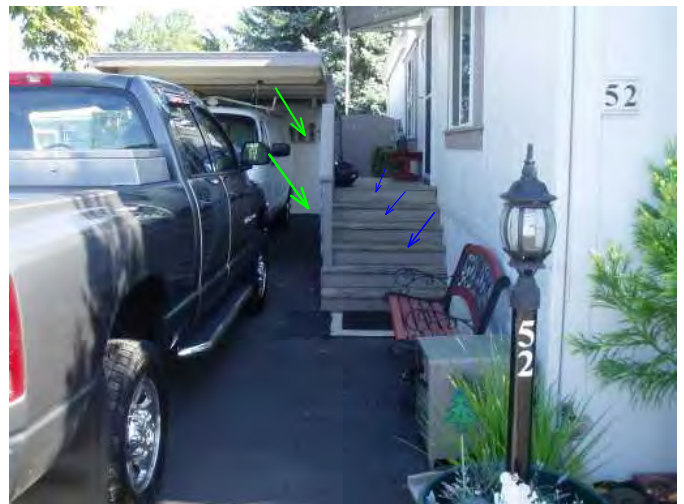
back area of small covered deck area...good...has plastic baffled sections to cover in winter to keep out rain...good..



all skt=rting around home is weather resitant product ...deck is solid and sound...good...



carport has and addition for tools and storage...good..



porch and steps and handrails are solid...will need to be cleaned and treated to extend useful life...

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wood is solid and sound...will need to be cleaned and sealed to extend useful life...gate is solid...good...



main deck and handrails are solid and sound...deck surface should be cleaned and treated/sealed



back view of covered deck area...good...solid...well built....



patio slider door is higher than deck...good...raised to keep out rain water...good..



deck metal roof over covered deck area and wood siding at front area noted as decorative finish...keep painted...good



facing back of home on roof and noting clean and solid. ...shingles are fine...vents are fine as well...

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noting all of roof at south side and vents are all solid and sound....skylight flashing is fine...all good...



facing front of home and noting all is well as well...roof has been well maintained and cleaned regular...good...



minor issues here at south side with need for caulk to seal at window trim....



this is north side and all is well here...make south side look the same.....



rolled roof over carport appears to be part of land owner and ask who maintains and repairs...



access to side of home to crawl is noted with all treated wood at skirting...very,very, good!!...

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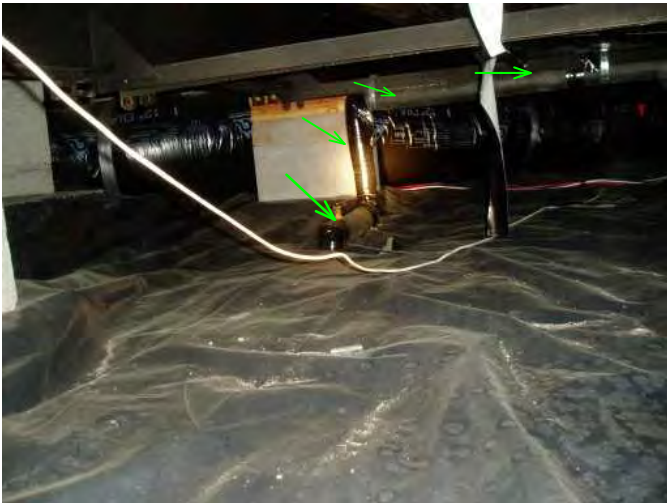
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under home is clean and dry and appears to be checked regular....good...



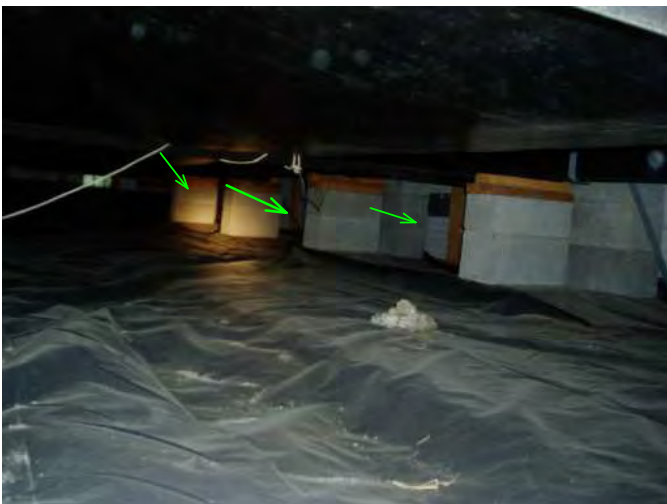
all of home is on blocks and wood levels...solid and sound...all of under home is clean and dry and insulated...good...



main water entry and main shut off is noted here and all water entry pipes are insulated....very good...



main sewer and clean out noted here and all drip free...good...



checked corner to corner under home and all is dry and clean...very well maintaine...good...



clean and dry again...good...

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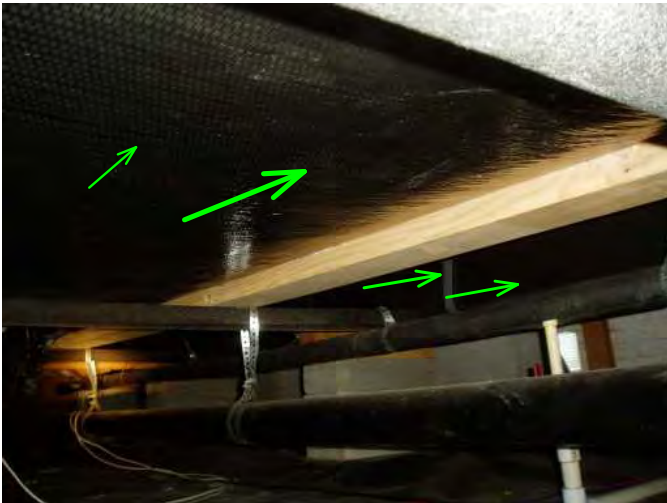
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main sewer access has outdoor access clean out hatch for easy access when/if needed....



main water entry shut off and pipes are C-PVC and are fine..insulated as well...good..



all of under home is insulated and dry and sealed closed up...good...leave like this....



this is pipe to supply to irrigation system for lawn...has shut off for winter...use to keep from freezing pipes...



all skirting framing is treated wood...all of this home is proving to be better quality than I normally find



sewer clean out access hatch...good...

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irrigation control valves....also...see brick pavers along skirting? Great! less of an issue to mow....



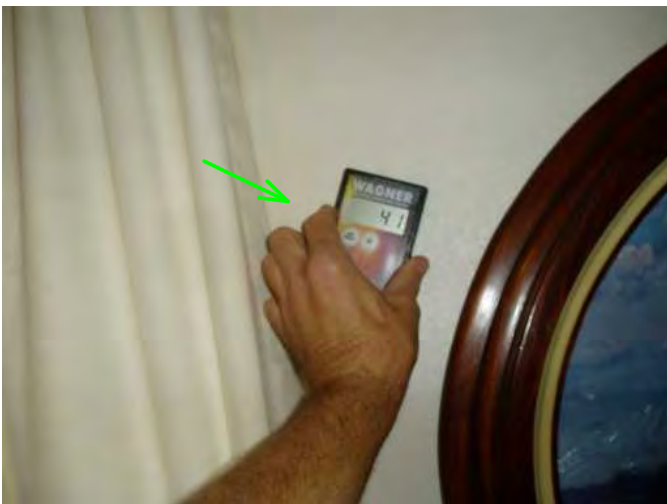
bed 3 windows and fixture and fan are operable..good...



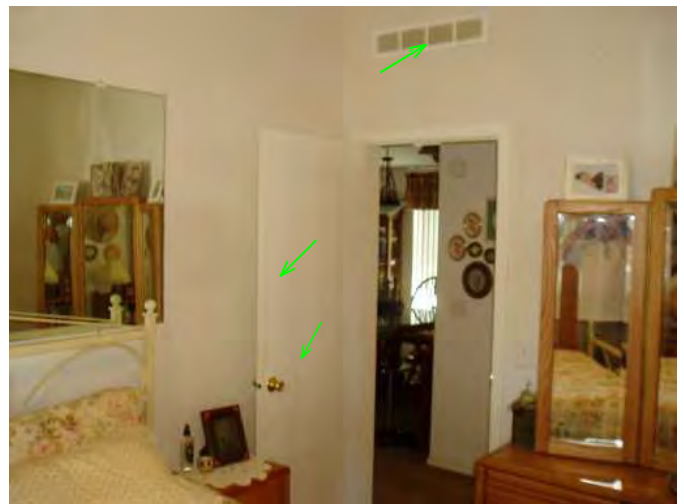
bed 3 walk in closet and door and shelves are solid and sound....good...



bed 3 entry door is operable...good...check all doors for door stops and add disc to wall if missing ...



did moisture check of all walls exterior and found no high moisture content noted....good...



bed 2 entry door is operable...good...both bed 2 and 3 have vents above doors to allow air to flow around home...good...

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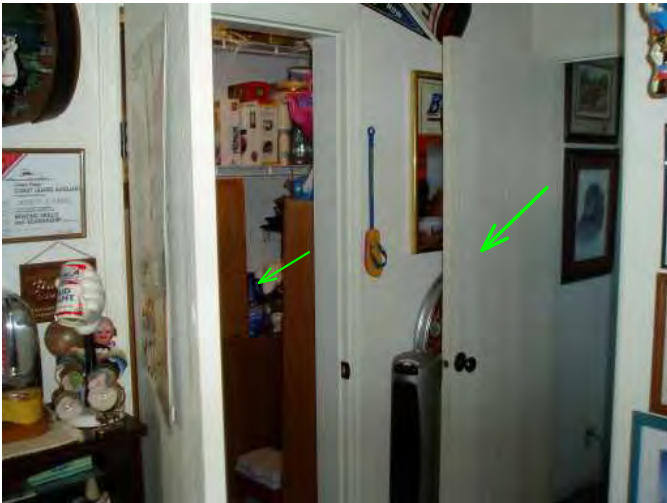
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bed 2 walk in closet entry door and shelves and fixture are operable....good...



bed 3 fixture and window are operable...good..



master bedroom entry and closet doors are operable...good...



master closet is being used as pantry type storage....



patio slider in master is operable..good...



no high moisture noted at slider door area....good...

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master closet is now being used for bar area...and doors are removed....



again, at random, checked for moisture in exterior walls and all is fine...good...



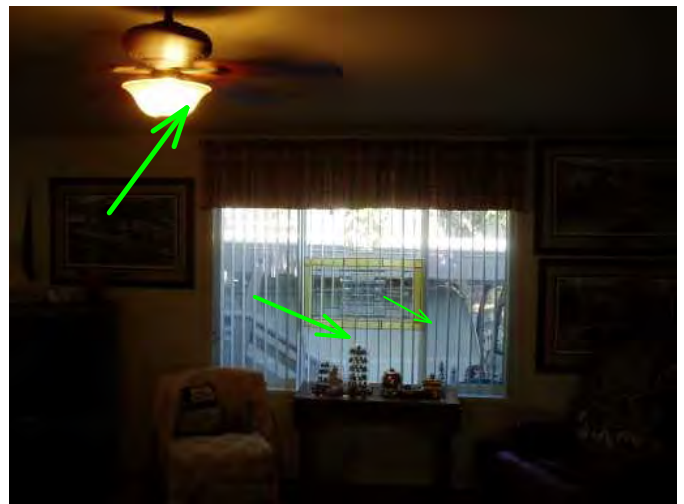
small hallway area has vents above doors to allow air flow around home...and noted smoke detector in hall...



front door is noted with low moisture content...good...threshold and weather stripping is good...at door....



fixture and entry and closet doors are operable...good...add door stop discs wherever needed....



living room fixture and fan are operable...did not check windows as there are decorations in way....

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window in dining room and fixture are operable....good....



dining room cabinets are operable..and counter is solid to cabinets....good...



entry door to front bath and cabinet doors are operable...good...



fixtures and exit fan are operable in bath as well....good...



toilet is operable and no high moisture at floor is noted...good...



no high moisture noted at floor area as well....good...

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shower head and shower walls are operable...walls are awesome! not noted in any other home in area!!



tub fixture and drain are operable...is better quality fixtures as well...good.....



no drips or leaks noted under sink area....good...



minor issue here needs to be caulked.....



faucet and drain and overflow are operable...good...



cabinets and entry doors to master bath area are operable..good...

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master bath sink faucet and drain and overflow are operable..good...



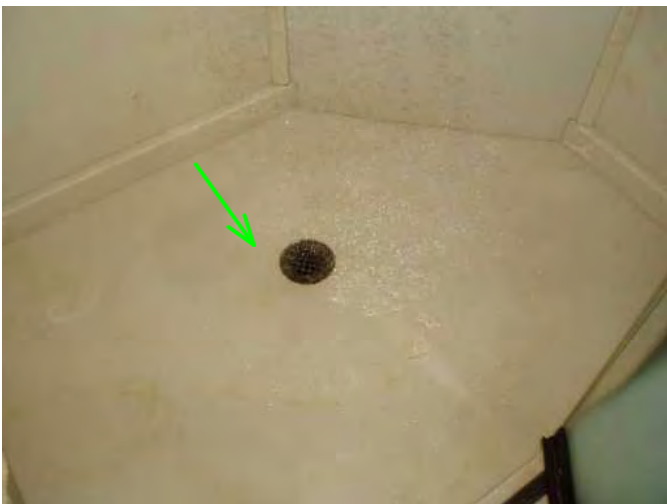
custom cabinets and lighting are amazing here....very nice!! Solid to walls and operable...good...



again, better quality found here under sink and no drips or leaks noted....very good...



shower and shower door are operable....good...



drain is operable...no leaks noted...



no high moisture noted at floor area....good...

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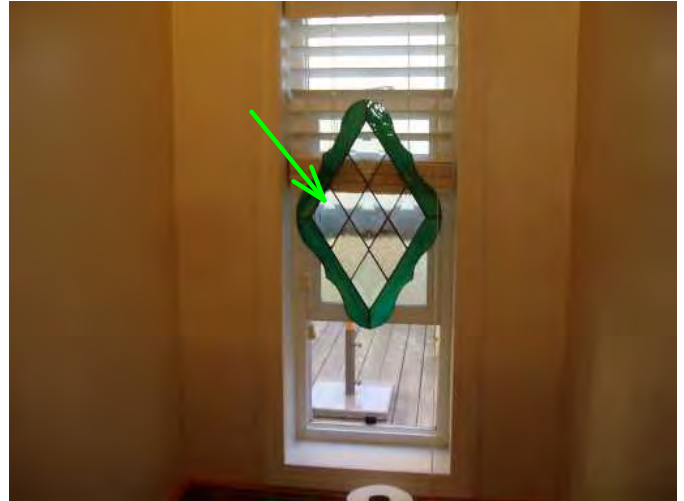
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toilet is operable...and no high moisture noted at floor area....good...



bath window is operable...good...



no high moisture noted at back door area flooring....good...



add door stop where ever not found...easy fix....



upper laundry cabinets are solid to walls and operable..good...



washer hook ups are fine..noted hot water heater has shut off in wall area....good....

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dryer hook ups are fine as well...good...



no high moisture noted at washer area....good...



no high moisture noted at floor area at water heater area...and noting old flooring was not as nice as wood new....



water heater is fine and is strapped in its own odd way...fine...



open view of electric furnace is noted here and has two filters....fine....



direct drive fan and electric breakers noted...fine...ran fine...

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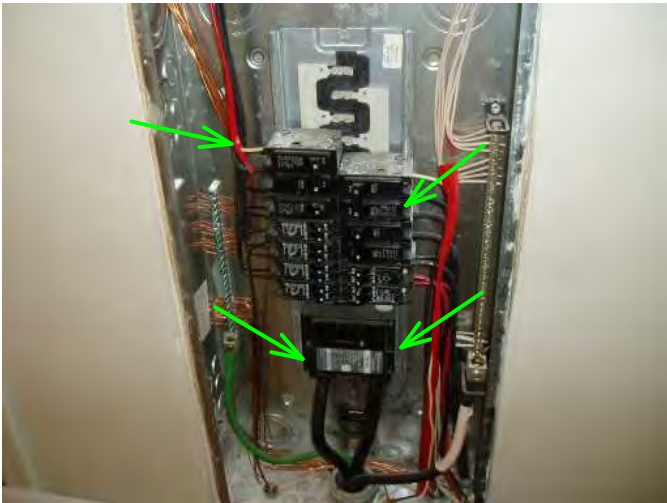
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thermostat is noted in center of home in dining area....change filters every 30-60 days when in use....



main breaker panel is noted behind back door area....



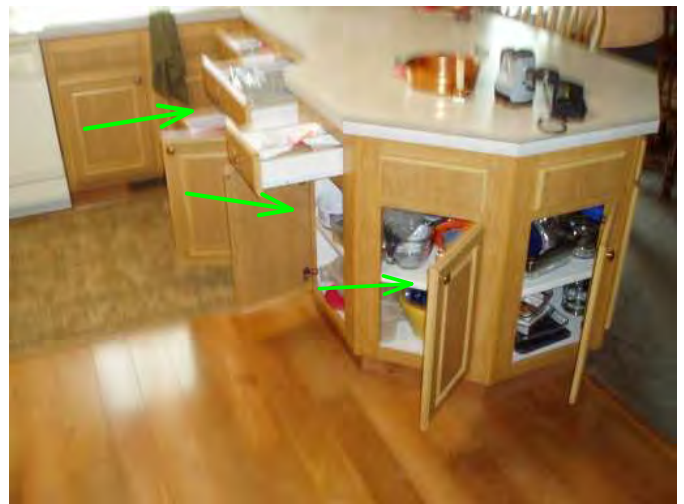
open view of breaker panel is noted here and is fine...good...



kitchen cabinets are operable and counter is solid to cabinets...good...



second view of same...all good here...operable..and solid to walls....



center island area is fine and solid to floor and counter is solid to cabinets and cabinets are operable...good...

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kitchen window and fixture and faucet are operable...good...



sprayer arm is operable...good...



garbage disposal and drains are fine...no drips or leaks noted...good..



stove is operable...good...



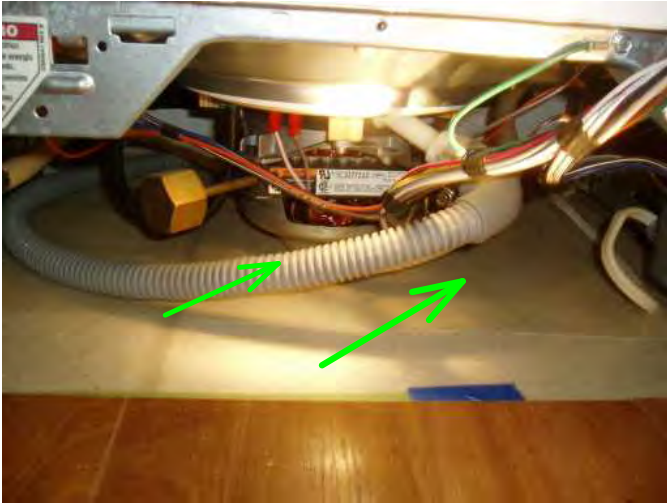
over stove cabinets and exit fan are operable...good...



noting skylight is operable..good...

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under dishwasher is all dry....good...

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18:02 March 14, 2010

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: Concrete/wood - clean & reseal wood

Steps/Stoops: Wood

Deck: wood - Clean and reseal wood

Porch: Wood - clean and reseal wood

Vegetation: Tree/shrubs - trim shrubs back from home..see photos...

Exterior Surface and Components

Trim: Wood - caulk at open gaps at trim/noted at south side lower windows...

Bathroom

1st Floor Hall - Bathroom - Counter/Cabinet: ceramic tile and wood - add clear sealant/caulk and back splash area at counter

Kitchen

1st Floor - Kitchen - Sink: Molded dual bowl - caulk around sink at rim...

Bedroom

1st Floor Master - Bedroom - Doors: painted wood - needs door stop

Living Space

entry - Living Space - Doors: painted wood - needs door stop

Client:

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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 1503 Hayden Island Drive #52

City Portland **State** Oregon **Zip** n/a

Contact Name Jedidia Kehrli

Phone 503-407-7995

Fax 503-258-8688

E-Mail jedidiahk@comcast.net

Client Information

Client Address 2401 W Southern Avenue Lot 377

City Tempe **State** Az **Zip** 85282

Phone 801-787-5626

Fax n/a

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

Fax 503-443-1819

E-Mail tester@coho.net

File Number address

Amount Received \$300.00

Conditions

Others Present Buyer's Agent

Estimated Age 2002

Inspection Date 09/25/09

Start Time 2:00p

Electric On Yes

Water On Yes

Temperature 75 degrees

Weather Sunny

Space Below Grade None

Building Type manufactured home

Sewage Disposal City

Water Source City

Property Occupied Yes

Entrance Faces West

End Time 5:00p

Soil Conditions Dry

Garage Carport

How Verified Visual Inspection

How Verified Visual Inspection

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18:02 March 14, 2010

Lots and Grounds

- | | |
|----------------|--|
| 1. Maintenance | Walks: Concrete/wood - clean & reseal wood |
| 2. Maintenance | Steps/Stoops: Wood |
| 3. Maintenance | Deck: wood - Clean and reseal wood |
| 4. Maintenance | Porch: Wood - clean and reseal wood |
| 5. Maintenance | Vegetation: Tree/shrubs - trim shrubs back from home..see photos... |
| 6. Acceptable | Grading: Flat |
| 7. Acceptable | Driveway: Asphalt |

Exterior Surface and Components

whole house Exterior Surface

- | | |
|----------------|---|
| 1. Acceptable | Type: fibrous/laminate |
| 2. Maintenance | Trim: Wood - caulk at open gaps at trim/noted at south side lower windows... |
| 3. Acceptable | Fascia: Wood |
| 4. Acceptable | Soffits: Wood |
| 5. Acceptable | Entry Doors: Metal |
| 6. Acceptable | Patio Door: Vinyl sliding |
| 7. Acceptable | Windows: all vinyl |
| 8. Acceptable | Window Screens: Vinyl mesh |
| 9. Acceptable | Exterior Lighting: Surface mount |
| 10. Acceptable | Exterior Electric Outlets: 120 VAC GFCI |
| 11. Acceptable | Hose Bibs: Rotary |

Outbuilding

North corner of lot Outbuilding

- | | |
|---------------|-----------------------------------|
| 1. Acceptable | Exterior Surface: wood |
| 2. Acceptable | Roof: Rolled roof material |
| 3. Acceptable | Walls: Exposed framing |
| 4. Acceptable | Floor: wood |

Roof

Main Roof Surface

- | | |
|----------------|--|
| 1. | Method of Inspection: On roof |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Material: 3 Tab comp |
| 4. | Type: Gable |
| 5. | Approx Age: 3-7 years old |
| 6. Acceptable | Flashing: Galvanized |
| 7. Acceptable | Valleys: Asphalt shingle |
| 8. Acceptable | Skylights: Insulated glass |
| 9. Acceptable | Plumbing Vents: ABS |
| 10. Acceptable | Gutters: Galvanized |
| 11. Acceptable | Downspouts: Galvanized |
| 12. Acceptable | Leader/Extension: Splash blocks |

center Chimney

- | | |
|----------------|-------------------------------------|
| 13. Acceptable | Chimney: Metal pipe |
| 14. Acceptable | Flue/Flue Cap: Metal |
| 15. Acceptable | Chimney Flashing: Galvanized |

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Garage/Carport

Side Garage

- | | | |
|---------------|------------------------------------|----------------------|
| 1. | Type of Structure: Detached | Car Spaces: 1 |
| 2. Acceptable | Exterior Surface: wood | |
| 3. Acceptable | Roof: Rolled roof material | |
| 4. Acceptable | Roof Structure: Rafter | |

Electrical

- | | | |
|---------------|---|-----------------------|
| 1. | Service Size Amps: 200 | Volts: 120-240 |
| 2. Acceptable | Service: Aluminum | |
| 3. Acceptable | 120 VAC Branch Circuits: Copper | |
| 4. Acceptable | 240 VAC Branch Circuits: Copper | |
| 5. Acceptable | Conductor Type: Romex | |
| 6. Acceptable | Ground: Rod in ground only. | |
| 7. Acceptable | Smoke Detectors: suggest one in each bedroom for safety...not an expensive fix...then check batteries often... | |
- in utility room Electric Panel
- | | | |
|----------------|------------------------------------|--|
| 8. Acceptable | Manufacturer: Cutler-Hammer | |
| 9. | Max Capacity: 200 Amps | |
| 10. Acceptable | Main Breaker Size: 200 Amps | |
| 11. Acceptable | Breakers: CU | |
| 12. | Is the panel bonded? Yes | |

Structure

- | | |
|---------------|-----------------------------------|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Block |
| 3. Acceptable | Beams: Steel I-Beam |
| 4. Acceptable | Bearing Walls: Frame |
| 5. Acceptable | Subfloor: Plywood |

Attic

Attic

- | | |
|-----------------|------------------------------|
| 1. | Method of Inspection: |
| 2. Not Present | Unable to Inspect: |
| 3. Not Present | Roof Framing: |
| 4. Not Present | Sheathing: |
| 5. Not Present | Ventilation: |
| 6. Not Present | Insulation: |
| 7. Not Present | Insulation Depth: |
| 8. Not Present | Vapor Barrier: |
| 9. Not Present | Attic Fan: |
| 10. Not Present | House Fan: |
| 11. Not Present | Wiring/Lighting: |
| 12. Not Present | Moisture Penetration: |
| 13. Not Present | Bathroom Fan Venting: |

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Crawl Space

Main Crawl Space

1. **Method of Inspection:** visual and physical corner to corner
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Access:** outdoor access hatch...
4. Acceptable **Moisture Penetration:** No
5. **Moisture Location:** none
6. Acceptable **Ventilation:** Vents
7. Acceptable **Insulation:** Batting
8. Acceptable **Vapor Barrier:** plastic over earth...
9. Acceptable **HVAC Source:** insulated flex ductwork

Heating System

utility room Heating System

1. Acceptable **Heating System Operation:** Adequate
2. **Manufacturer:** coleman
3. **Model Number:** eb15b **Serial Number:** 011115743
4. **Type:** Forced air **Capacity:** 50,000 BTU
5. **Area Served:** Whole building **Approximate Age:** 3-7 years old
6. **Fuel Type:** Electric
7. **Unable to Inspect:** 100%
8. Acceptable **Blower Fan/Filter:** Direct drive with disposable filter - 16 x 20 x 1 & 20 x 20 x 1-door
9. Acceptable **Distribution:** Insulflex duct
10. Acceptable **Flue Pipe:** Double wall
11. Acceptable **Thermostats:** Programmable

Plumbing

1. Acceptable **Service Line:** C -PVC
 2. Acceptable **Main Water Shutoff:** Crawl space
 3. Acceptable **Water Lines:** C - PVC
 4. Acceptable **Drain Pipes:** ABS
 5. Acceptable **Service Caps:** Accessible
 6. Acceptable **Vent Pipes:** ABS
- ### Utility Room Water Heater
7. Acceptable **Water Heater Operation:** Adequate
 8. **Manufacturer:** rheem
 9. **Model Number:** 71-40d-b **Serial Number:** 09011268022
 10. **Type:** Electric **Capacity:** 40 Gal.
 11. **Approximate Age:** New **Area Served:** Whole building
 12. Acceptable **TPRV and Drain Tube:** PVC

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Bathroom

1st Floor Hall Bathroom

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Acceptable **Floor:** Hardwood
4. Acceptable **Doors:** painted wood
5. Acceptable **Electrical:** 120 VAC GFCI
6. Maintenance **Counter/Cabinet:** ceramic tile and wood - add clear sealant/caulk and back splash area at counter
7. Acceptable **Sink/Basin:** Molded single bowl
8. Acceptable **Faucets/Traps:** Brand not known with PVC trap
9. Acceptable **Tub/Surround:** fiberglass tub and tile surround
10. Acceptable **Toilets:** toto
11. Acceptable **HVAC Source:** Air exchange ventilation
12. Acceptable **Ventilation:** Electric ventilation fan

Master Bathroom

13. Acceptable **Ceiling:** drywall
14. Acceptable **Walls:** drywall
15. Acceptable **Floor:** Hardwood
16. Acceptable **Doors:** painted wood
17. Acceptable **Windows:** all vinyl
18. Acceptable **Electrical:** 120 VAC GFCI
19. Acceptable **Counter/Cabinet:** formed marble/wood
20. Acceptable **Sink/Basin:** Molded single bowl
21. Acceptable **Faucets/Traps:** Brand not known with PVC trap
22. Acceptable **Shower/Surround:** marble tile
23. Acceptable **Toilets:** toto
24. Acceptable **HVAC Source:** Air exchange ventilation
25. Acceptable **Ventilation:** Electric ventilation fan

Kitchen

1st Floor Kitchen

1. Acceptable **Cooking Appliances:** maytag
2. Acceptable **Ventilator:** Kenmore
3. Acceptable **Disposal:** In-Sinkerator
4. Acceptable **Dishwasher:** maytag
5. **Air Gap Present?** Yes
6. Acceptable **Refrigerator:** Kenmore
7. Maintenance **Sink:** Molded dual bowl - caulk around sink at rim...
8. Acceptable **Electrical:** 120 VAC GFCI
9. Acceptable **Plumbing/Fixtures:** Brand not known with PVC trap
10. Acceptable **Counter Tops:** Formica
11. Acceptable **Cabinets:** Wood
12. Acceptable **Ceiling:** drywall
13. Acceptable **Walls:** drywall
14. Acceptable **Floor:** Hardwood
15. Acceptable **Windows:** all vinyl
16. Acceptable **HVAC Source:** Air exchange ventilation

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Bedroom

#3 Bedroom

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

#2 Bedroom

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

1st Floor Master Bedroom

17. Acceptable **Closet:** Walk In
18. Acceptable **Ceiling:** drywall
19. Acceptable **Walls:** drywall
20. Acceptable **Floor:** Hardwood
21. Maintenance **Doors:** painted wood - needs door stop
22. Acceptable **Windows:** Vinyl slider
23. Acceptable **Electrical:** 120 vac
24. Acceptable **HVAC Source:** Air exchange ventilation

Living Space

1st Floor Hall Living Space

1. Acceptable **Closet:** Single small
2. Acceptable **Ceiling:** drywall
3. Acceptable **Walls:** drywall
4. Acceptable **Floor:** carpet
5. Acceptable **Doors:** painted wood
6. Acceptable **Electrical:** 120 vac
7. Acceptable **HVAC Source:** gravity flow

entry Living Space

8. Acceptable **Closet:** Single small
9. Acceptable **Ceiling:** drywall
10. Acceptable **Walls:** drywall
11. Acceptable **Floor:** Hardwood
12. Maintenance **Doors:** painted wood - needs door stop
13. Acceptable **Electrical:** 120 vac

Living Room Living Space

14. Acceptable **Ceiling:** drywall
15. Acceptable **Walls:** drywall
16. Acceptable **Floor:** carpet
17. Acceptable **Windows:** all vinyl
18. Acceptable **Electrical:** 120 vac
19. Acceptable **HVAC Source:** Air exchange ventilation

Dining Room Living Space

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Living Space (continued)

- | | |
|----------------|--|
| 20. Acceptable | Closet: wall cabinet storage... |
| 21. Acceptable | Ceiling: drywall |
| 22. Acceptable | Walls: drywall |
| 23. Acceptable | Floor: carpet |
| 24. Acceptable | Windows: all vinyl |
| 25. Acceptable | Electrical: 120 vac |
| 26. Acceptable | HVAC Source: Air exchange ventilation |

Laundry Room/Area

1st Floor Laundry Room/Area

- | | |
|---------------|---|
| 1. Acceptable | Ceiling: drywall |
| 2. Acceptable | Walls: drywall |
| 3. Acceptable | Floors: Hardwood |
| 4. Acceptable | Doors: metal entry |
| 5. Acceptable | Electrical: 120 vac |
| 6. Acceptable | Washer Hose Bib: Gate |
| 7. Acceptable | Washer and Dryer Electrical: 120-240 VAC |
| 8. Acceptable | Dryer Vent: Rigid metal |
| 9. Acceptable | Washer Drain: Wall mounted drain |

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