

Home Inspection Report



18623 NW Reeder Road
Sauvies Island, Oregon

Broker/

Prepared for: Sample Report

Prepared by: The Home Tester
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Tigard, OR 97223

Ben Tester

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The Home Tester

18:23PM March 14, 2010

Photo Attachments



front view of home....



front of home has driveway that is sloped well for drainage....



oil tank and vent noted here at driveway...



red arrows signify issues to address...this is area of great concern for family room walls and drainage at outside....



all other downspouts are connected to exits...good..upper siding needs to be painted..trim back all vegetation from home



hose bib here at area works....good..

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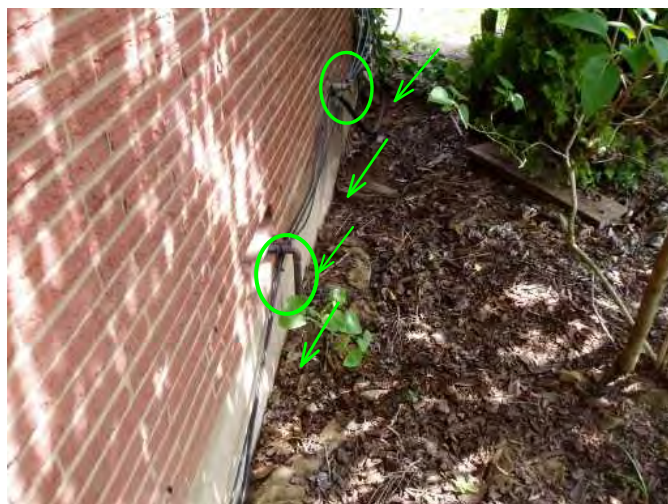
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earth to brick is not good, no weep holes noted at base..not good...vapor has no way to exit



upper area by porch is fine...earth is below brick, good...hose bib works...drain for water heater is noted here...



outlet at door by bed 3 exit is GFCI and is operable...porch area is sloped well and door threshold is raised...good..



downspout at left of door to bed 3 is connected and draining....good..



upper area is appearing solid...just needs some paint...handrails are solid....good..



slope at patio is not good for lower area in basement room...suggest adding surface drain or curb to exit water...

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fireplace is noted here, and roof appears to be flashed well above...could use better kickouts at base to gutters..



gutter here appears to be negative sloped...reslope for best drainage control...



mini metal ro over patio has downspout that dumps here and feeds into sloped area..re-think this...



backside of kitchen area brick is below grade and needs to have earth lowered...trim back vegetation...



hose bib need repair...see spalling at brick to earth contact?



appears this is not working here...does not appear to feed into pipe..and wet at earth area...re-think at back patio

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both garage doors are in poor condition...may need replaced....rest of structure is in pretty good shape...



remove or pull back vegetation and not sure where this exit drain exits to...



main electric is overhead and then enters into lateral service...appears to be newer meter...



appears newer hole is here..pole is full of rot...will need replacement...



drip loops are fine...but service from street is impeded by tre branches....



many tree branches will need to be removed to make safe to use

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front of garage is noted here and lights are operable...siding just needs a paint job...garage door is not operable yet...



downspout at front of home under living room main window has exit to driveway...



lower earth to brick contact here around planter in front of home...spalling noted...(wet brick)



pulled back earth to show wet brick and white substance is spalling(salt from wet brick mortar) pull back earth...



noted upper area of brick around window that has high moisture under window area is open here...re-seal...



any open gaps may be added cause for high moisture in window walls noted....

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up on roof showing that not all gutters are full of debris...but this is about the only one like this...



back area over upper bedrooms showing sewer vents in roof are solid...sleeves are good...roof fairly clean here...good..



other side (back) of roof needs cleaned and de mossed...



ditto here over front porch area...also noted heavy vegetation needs to be cut back to see home...(maintain)



cricket and valleys around chimney are good...



valleys and cricket here on other side of chimney are good as well...

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add solid rain cap with screen to keep out rain and critters...circle..arrows are pointing to needed new crown...



old crown is showing leaks that are staining chimney here at back over patio fireplace...



green is good step and counter flashing that are working well, blue is area that needs kickout to direct water to gutter



kickouts go over gutter area and deliver water into gutter and not behind siding...



back area over patio shows full gutters and they are reversed flow as well...not good..re-hang...



needs better kick out here as well...just stops and does not direct water into gutters...

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random tuck pointing needed at chimney area..not huge issue , but needs work,,,



main attic roof looks good here...areas that have no moss look pretty new...areas that have moss look older...



metal awning roof over patio needs cleaning..and is in good condition....good..



looks like abs, but is painted galvanized pipe...fine...over kitchen area....clean valleys...



over back area and breezeway to garage roof at back, just needs cleaned valley and some moss removal...



more full gutters mean leaks into home....clean gutters often...

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area over garage to right of front upper roof...trim back tree branches 6-12 feet above roof line...clean and de moss....



realy full gutters and trim back shrubs 12 18 inches from structure...



going up into attic in upper home area above bedrooms....in hall closet access...



upper rafters are fine..painted from old fire some time ago...insulation could be 8 inches deeper for best efficiency...



sewer vent and sheathing are good here...



roo fover bedrooms is hip type...rafters are solid and sound....good...painted after fire in past...

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drywall under insulation noted here....good..



attic is well vented and low voltage door bell converter is noted here in attic for front door...



attic access to lower attic over main home area....access in laundry room area....



upper attic over kitchen area, has double wide ceiling joists noted for extra strength...good..



insulation is 12 inches deep...suggest adding 8 inches more for bes efficiency....



old inactive staining noted here over chimney in main attic from past...most likley why newer roof is on now...

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strength is noted all through out attic area...good..



rafters are built in truss style with extra strong junctions...very good...



looking toward back of lot...above kitchen area...



bath vent needs to be ducted to attic vent to get hot damp air out...



kitchen hood vent exits side of home...good..



double thick walls in upepr gable area...good..

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sewer vent is noted here over bath at back of home....



master bedroom windows and fixtures are operable..all of home has sprinkler system installedgood..



checking all exterior walls for moisture...good here in master...



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



bed 2 windows and fixture and fan are operable needs trim at ceiling area..



bed 2 entry and closet doors are operable...good..

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bed 2 outlets are not grounded....is common find in older homes...



noted low moisture at bed 2 under windows....good...



basement bedroom windows and fixtures are operable...noted random missing screens needed....



bed 3 in basement entry and closet doors are operable...good..



exit door is operable..weather stripping is good...storm door needs work...



threshold is solid and sound...exit door at bed 3.....good..

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moisture at bed 3 walls are good...exterior walls are fine....good..



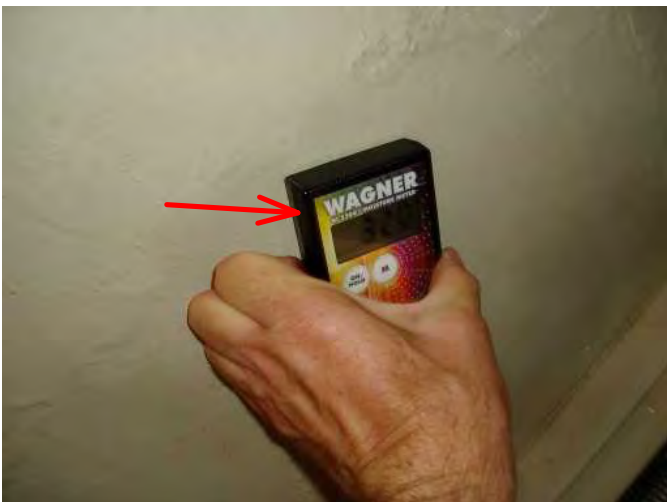
windows in family room are operable...good..as are fixtures....



here is issue with family room walls...lower area and at corner is noted with very high moisture content, will need work



really high here at lower areas...32% is very high...



again in lower area under downout area outside that should have been connected to exit extensions.....



here is moisture content at window area...fine here..just lower areas are affected in walls...

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this is area at center of wall on opposite side of room where patio slopes into center..and drains into wall...



doors to family room area operable....good...



upper hallway closet doors are operable...just needs some lower tracks installed....



large hole in closet was found..not in home before...not sure why..no leaks noted...



did acces into area to see if any leaks were noted...none found..but also tub drain was blocked



all dry....tub drain was blocked, so I did not run tub 2 hours like all other fixtures in bath and kitchen areas...

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upper hall windows and fixtures and closet doors are operable...good..



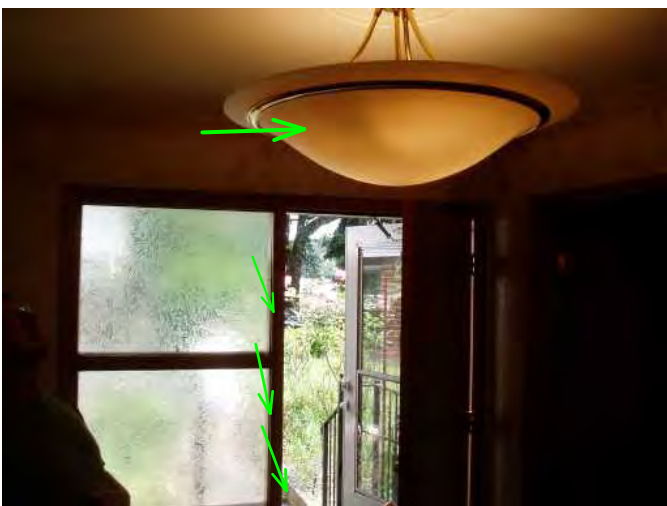
left closet doors need tracks like right one has...



handrails are solid and entry floor is solid as well...



entry hall closet door is operable..but needs door stop...



entry hall entry door is operable, and fixture is operable as well...



storm is operable, and threshold is solid...good..entry door area....good..

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door to basement is operable...



window in staiway is operable...handrail is solid...but needs repair...missing end piece...



under window area in stairway is high in moisture content...will ned repairs...



living room windows are operable...found high moisture in lower area of right window...



upper walls are fine....



area udner window is noted here as high and needs assessed....

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area under left main window is fine....good..



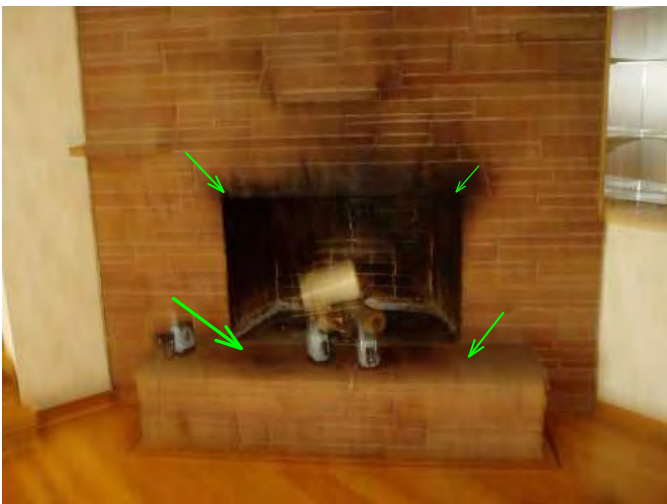
floor area at dining room slider to patio is fine...no high moisture noted....good..



fixture over dining room and slider are noted here as operable...



upper lights in dining room and living room are operable..as is door to kitchen area....



fireplace is noted here as solid and sound....raised hearth is fine....



damper is needing cleaned, and will need sealed at base....

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cracks in fire brick are needing sealed, but are not fire threat...repair...



lots of soot noted here and in chimey flu and smoke chamber..have cleaned...



outdoor fireplace is operable...pretty clean for age...



no damper noted...add top cap damper for best results...



fixture and window in dining area in kitchen are operable...



no high moisture is noted in area under dining area window...good..

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fixtures and cabinets are operable in area...good..



small area here is operable...good.



stove top is operable...good..



over stove hood is operable and is solid to ceiling...good..



lower cabinets in kitchen area are full of debris and hoted vermin droppings...



window over sink is operable...sink is operable..but faucet is reversed and on is down and off is up...really odd...

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dishwasher is operable...but needs to be attached to counter...cabinets are operable..but need work...



add cover plate to junction box under stove...shock hazard...



most likely vermin access entry area...seal up asap...



all area at cabinets at area under sink are very high moisture content...most likely wet under wood floor area at joists...



very high here as well in left area...by sink wall area...



close to under dishwasher area...very high content noted....

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lower her at far left at coner of cabinets..good..



back bathrom fixture and exit vent are operable...



window is operable at back of bathroom...good..



shower door and window at side of bath are operable...



wall hung sink is operable..but needs drain stop....



dripping at trap area under sink...

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toilet is operable...but floor around toilet is very high moisture content noted....



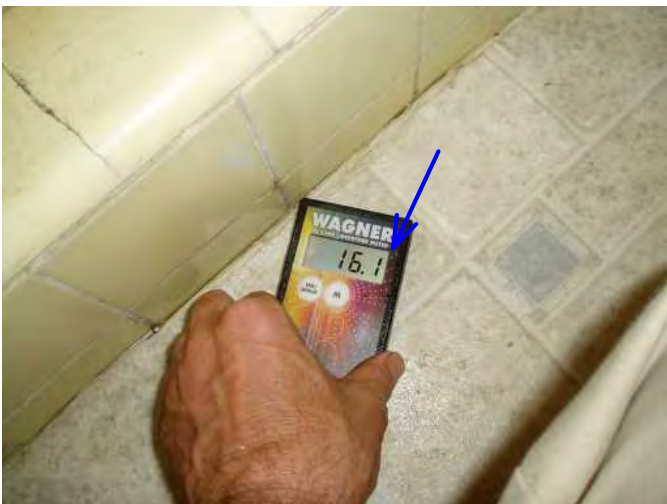
here at front of toilet is same...very high content noted....repair or replace flooring...



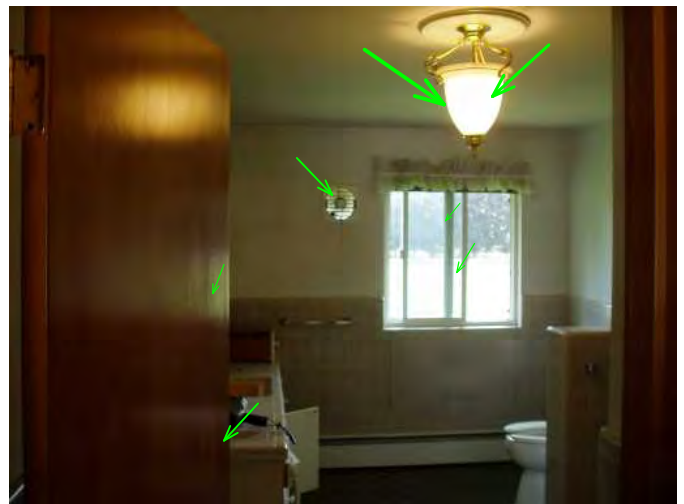
shower fixture and shower head are operable...



drain is operable...but ceramic tile needs grout work....



floor moisture content is high but not in danger zone yet, check grout at floor in shower....



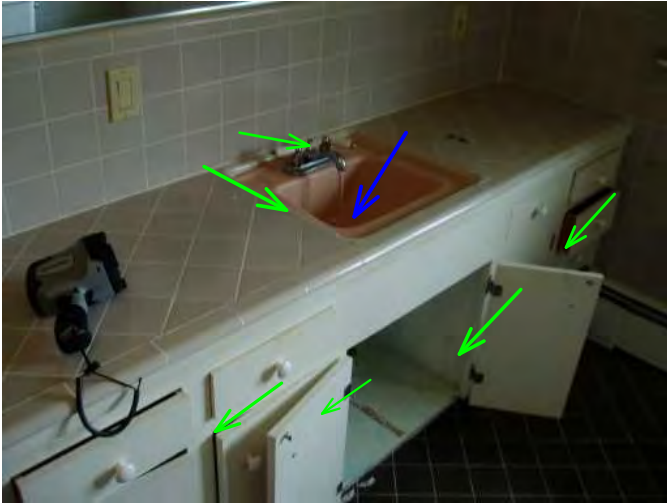
second floor bath in hall door, exit fan, fixture and window are operable...

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tiles at sink are solid and sink is operable....needs drain stop...



no drips or leaks under sink noted....



tub is blocked at drain..did not run like all others....may leak as well..not sure....



this is all wrong for wall wetness protection...needs tile to area at shower nozzle and enclosed to contain spray....



toilet is operable....



main breaker was shut off for this unit...did not turn on...may be a reason...

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windows, fixture and entry door are operable in basement bath....good..



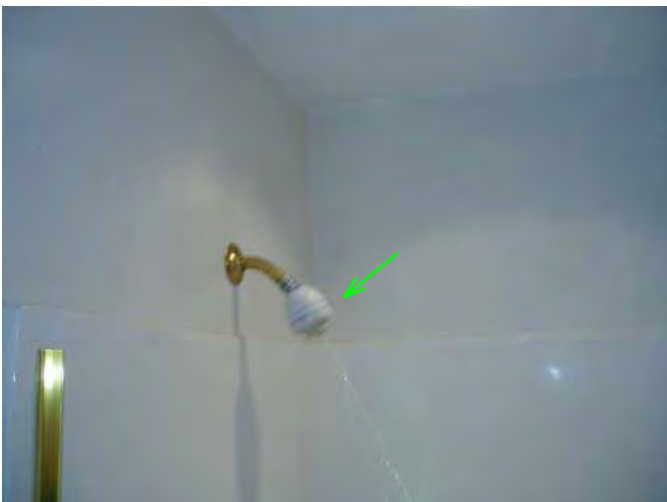
this counter is installed over old counter..and cabinet is showing lots of moisture issues...replace...



no drip sor leaks noted here under sink....good..



toilet is not flushing properly....repair or replace...



shower head is operable...good...basement bath...



drain works, as does door...just needs a gallon of bleach to clean up....

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water heater in basement utility room area is noted here as operable...strapped well to wall...about 10 years old...



none of furnace was inspected....appears to be in process of repalcing to gas unit....good..



appears to be really ready for change...



sub panel in utility room is noted here....appears to be well marked....



open view of panel shows a conflict of breaker sizes..this one is 60 amp...and breaker in main panel is 50 amp...assess...



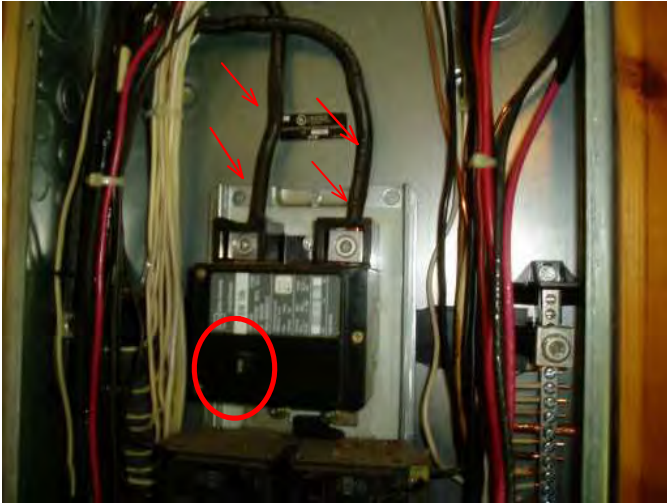
here is main service panel in back mud room area....noted well marked...any breakers taped off should be removed...

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125 amp service entry wires noted with 200 amp breaker ...needs attention now...upsizing service is best answer...



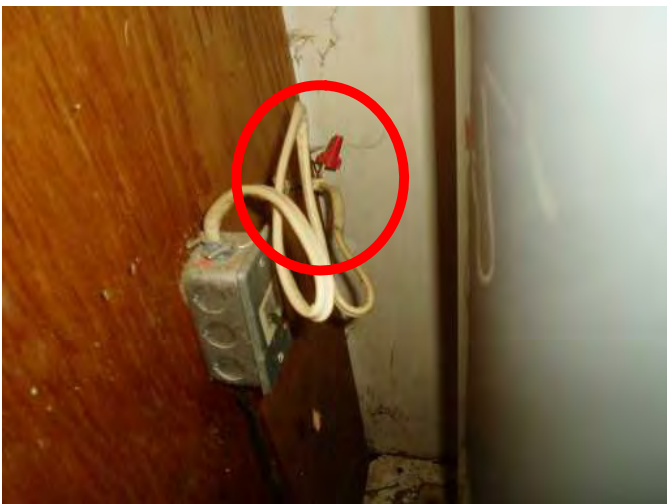
remove tape and identify breaker or remove breaker...after upsizing service, you will have lots of room for growth...



upper area of water heater in laundry room is noted as fine ..but needs strapped to wall...



appears to be old wet area from old water heater...strap water heater...



open wires like this need to be in junction box....repair for shock safety...



laundry room window and hook ups are all good here...

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cabinets in laudnry room are operable...



window and door in muc room are operable...



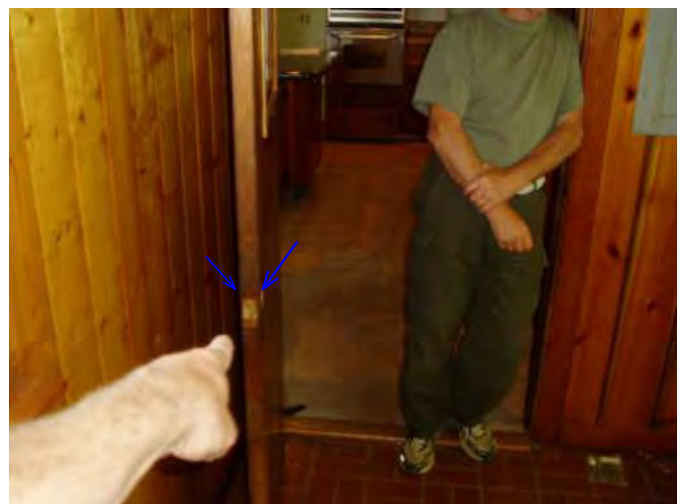
windows are operable in mud room here as well....needs trim repair...



outlet in mud room is not operable...



storm door is needing a bit of work to latch...threshold for mud room door is solid....good..



door to kitchen is operable...but needs hardware....

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garage door is operable...but needs new wall switch and needs repair to attach to door...



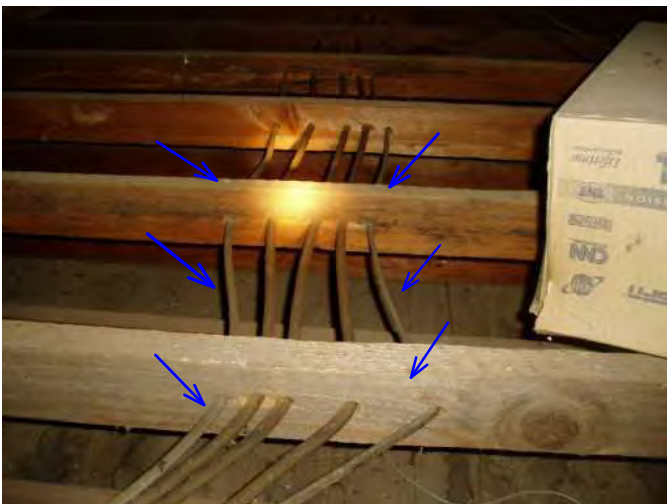
garage door is operable...but is not attached to opener...and is very heavy to operate, have repaired by door specialist



window and fixture are operable...door needs work...



other window is operable...aluminum windows in garage noted....



noting cloth wrapped wiring in attic over breazeway....not grounded...



upper attic over garage is noted with flooring for storage.....good..

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2 x 6 rafters and 2 x 4 truss supports noted in attic...good..no staining on sheathing noted...good..



old service box is noted here in garage..not sure what to make of it..have assessed by electrician...



just noting that outlets in garage have 3 prong outlets, but are not grounded....



no high moisture in garage walls noted....good,..



note that all outbuildings need paint and roofs cleaned and gutters and general regular maintenance....



noted major cleanup of breaker boxes in pump house...very good...all cleaned out for specific use now...very good..

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noted many new parts here in plumbing..very nice....



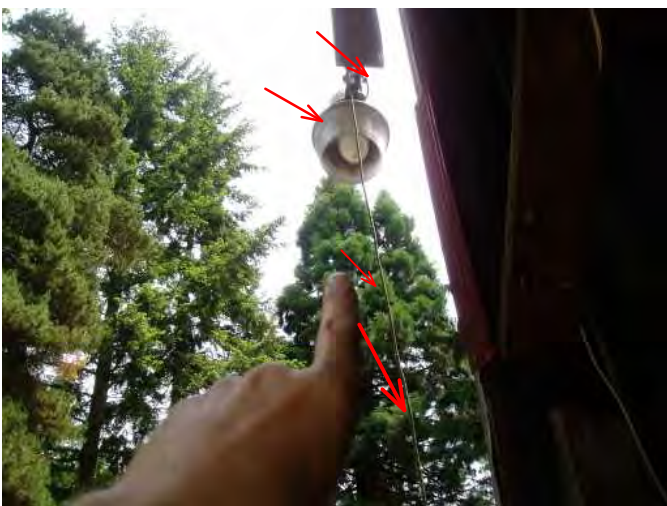
remove all vegetation that creeps onto structures..can not maintain and see what is going on with structure...



mini breaker panel at pole shed is noted here....sugest removing hand sanitizer from cover....



add any wiring into conduit...for shock safety...



remove wiring from light that is not connecting with conduit...



conduit is noted here...good..

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gutter at back of pole shed needs to be operable and cleaned regular...add downspout and extension...



pull back earth from back of structure..this is at pole shed...



clean all roofs of outbuildings often...keep al wood trim painted to extend useful life....



enclosed area flooring is noted here as rotting and needs repair at random....



mud sills need to be kept from earth..or will need repalcement as this area is noted at back of pole shed....



back of chicken coop needs gutter re-attached and downpout added adn extension as well...

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this is where downspout was and now is rotted wood area....chicken coop back area....maintain roofs...



good foundation note here at pump house...



clean pump house roof and add gutters to back of roof...



arbors are a great way to enjoy vines and vegetation without contact of living area structures...great!

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Not Inspected Summary

Heating System

basement - Heating System - Heating System Operation:

basement - Heating System - Heat Exchanger:

basement - Heating System - Blower Fan/Filter:

basement - Heating System - Distribution:

basement - Heating System - Circulator:

basement - Heating System - Draft Control:

basement - Heating System - Flue Pipe:

Thermostats:

Fuel Tank:

Suspected Asbestos:

Bathroom

first floor rear of home - Bathroom - HVAC Source: Radiant heat - not tested

2nd Floor Hall - Bathroom - HVAC Source: Radiant heat - not tested

Basement - Bathroom - HVAC Source: Radiant heat - not tested

Kitchen

1st Floor - Kitchen - HVAC Source: Radiant heat - not tested

Bedroom

2nd Floor Master - Bedroom - HVAC Source: Radiant heat - not tested

#2 - Bedroom - HVAC Source: Radiant heat - not tested

#3/basement - Bedroom - HVAC Source: Radiant heat - not tested

Living Space

Family Room/basement - Living Space - HVAC Source: Radiant heat - not tested

Stair entry tower - Living Space - HVAC Source: Radiant heat - not tested

Living Room - Living Space - HVAC Source: Radiant heat - not tested

Dining Room - Living Space - HVAC Source: Radiant heat - not tested

Dining area - Living Space - HVAC Source: Radiant heat - not tested

Laundry Room/Area

1st Floor - Laundry Room/Area - HVAC Source: Radiant heat - not tested

Client: xxx

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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.

Exterior Surface and Components

whole house - Exterior Surface - Type: Wood/brick front - pull earth back from brick around home...re-think any earth to brick contact...wood siding upper area needs paint...

Trim: Wood - needs paint

Entry Doors: Wood - de-lamination is noted at front door surface...will need re-finished or replaced...

Window Screens: Vinyl mesh - some missing at random noted

Hose Bibs: Rotary - back faucet handle is not operable...replace or repair...

Outbuilding

pump house... - Outbuilding - Exterior Surface: wood - needs paint

pump house... - Outbuilding - Roof: Asphalt shingle - needs cleaning...needs de mossed

pole shed - Outbuilding - Foundation: Block - Cracked with displacement

pole shed - Outbuilding - Gutters: Galvanized - Leaking, Loose, Need cleaning

pole shed - Outbuilding - Downspouts: none - add

pole shed - Outbuilding - Leader/Extension: none - add

hot house and chicken coop - Outbuilding - Exterior Surface: wood - needs paint, some rot noted...

hot house and chicken coop - Outbuilding - Roof: Asphalt shingle - needs cleaning...needs de mossed

hot house and chicken coop - Outbuilding - Floor: wood - Loose or damaged wood flooring

hot house and chicken coop - Outbuilding - Foundation: Block

hot house and chicken coop - Outbuilding - Gutters: Galvanized - add

hot house and chicken coop - Outbuilding - Downspouts: none - add

hot house and chicken coop - Outbuilding - Leader/Extension: none - add

Roof

Flashing: Galvanized - clean, add kick outs at exiting areas to get water into gutters and not behind siding...for best long term use...see photos

Valleys: galvanized - need cleaning

Gutters: Copper - always control water exiting around home... Random gutters have negative flow and are holding water, Need cleaning

Leader/Extension: Aluminum/plastic - area at family room was just recently connected to extensions...has been dumping in area all winter..is reason for wall damage...repair or replace affected wall areas shown in photos...

center - Chimney - Chimney: Brick - needs random tuck pointing to extend useful life...and needs new crown around tiles at top...see photos

center - Chimney - Flue/Flue Cap: tile - Add rain and snow cap to keep out critters and rain water...

Garage/Carport

Side - Garage - Door Operation: Mechanized - A qualified contractor is recommended to evaluate and estimate repairs

Side - Garage - Door Opener: stanley - A qualified contractor is recommended to evaluate and estimate repairs

Side - Garage - Roof: Asphalt shingle - needs cleaning, needs demossing

Side - Garage - Leader/Extensions: Plastic - Suspect below ground leaders leaking or plugged

Electrical

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

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Maintenance (continued)

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Structure

Joists/Trusses 2 x 8 - area under kitchen & bath wing appear to be about this size...may be affected by leaks noted at wet areas...

Attic

Main/upper - Attic - Insulation Depth: 12" - Recommend additional insulation be installed

Main - Attic - Insulation Depth: 12" - Recommend additional insulation be installed

Main - Attic - Bathroom Fan Venting: bath vents installed/no venting to roof vents - Bathroom improperly vents into attic and may cause moisture damage to the insulation

Fireplace/Wood Stove

Living Room - Fireplace - Smoke Chamber: Brick - needs cleaning

Living Room - Fireplace - Flue: brick - needs cleaning

Living Room - Fireplace - Damper: Metal - needs to be sealed at base of damper...see photo

Plumbing

laundry room - Water Heater - Water Heater Operation: Adequate - needs strapping to walls...

Bathroom

first floor rear of home - Bathroom - Faucets/Traps: Brand not known with PVC trap - Leaking trap, no drain stop noted...

first floor rear of home - Bathroom - Shower/Surround: all ceramic tile floor and walls - Replace old caulking at the shower pan, Loose grout

2nd Floor Hall - Bathroom - Doors: Hollow wood - needs door stop

2nd Floor Hall - Bathroom - Faucets/Traps: Brand not known with PVC trap - no drain stop noted...

Basement - Bathroom - Counter/Cabinet: formed marble/wood - Peeling laminate, Moisture damage, replace

Kitchen

1st Floor - Kitchen - Dishwasher: frigidare - attach to counter

1st Floor - Kitchen - Cabinets: Wood - adjust hardware

Bedroom

#2 - Bedroom - Electrical: 120 vac - not grounded

Living Space

2nd Floor Hall - Living Space - Closet: double doors x 4 - adjust hardware

Stair entry tower - Living Space - Doors: Hollow wood - needs door stop

Dining area - Living Space - Doors: Solid wood

Dining area - Living Space - Electrical: 120 vac - some grounded/some not/just be aware

Laundry Room/Area

1st Floor - Laundry Room/Area - Electrical: 120 vac - wires at junction box by water heater needs to be in junction box or removed...see photo

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Needs Attention Summary

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Lots and Grounds

- Patio:** Concrete - Evidence of poor drainage, suggest re-sloping or adding surface drain...is noted as wet in walls at lower area from patio in basement...see photo
- Vegetation:** Tree/shrubs - trim shrubs back from home..see photos... , Tree limbs over hang the roof and should be cut back, as well at main electric service entry is rubbing against tree branches...should be trimmed back as well..
- Swale:** Pooling due to improper drainage - at family room area..grading is to high and moisture is entering home walls see photos...pull back earth and seal concrete to avoid continued issues...

Outbuilding

- pump house... - Outbuilding - Gutters:** Galvanized - needs added to back
- pump house... - Outbuilding - Downspouts:** Galvanized - needs added to back
- pump house... - Outbuilding - Leader/Extension:** none - Extend runoff drains to move water away from foundation
- pole shed - Outbuilding - Floor:** wood - Loose or damaged wood flooring, Surface deterioration
- pole shed - Outbuilding - Electrical:** 120 vac - needs cover plates, Non-GFCI circuit, add conduit for safety

Roof

- Whole House - Roof Surface - Material:** Architectural comp - clean roof, needs de-mossing to extend useful life..single layer...

Garage/Carport

- Side - Garage - Electrical:** 120 vac - not grounded, panel in garage has open wires, not sure what is for...have electrician evaluate...
- Side - Garage - Gutters:** Copper - Gutters have negative flow and are holding water, Need cleaning

Electrical

- Service:** Aluminum - copper service entrance conductors are undersized for main breaker, Evaluation by a licensed electrician is recommended
- in utility room - Electric Panel - Main Breaker Size:** 200 Amps - undersized entry wires are noted...
- in utility room - Electric Panel - Breakers:** CU - other breakers are noted as undersized for wires, have licensed electrician assess and correct...

Fireplace/Wood Stove

- Patio - Fireplace - Damper:** none noted - add top cap damper to avoid water, critter and bird entry...

Bathroom

- first floor rear of home - Bathroom - Floor:** Vinyl floor covering - high moisture noted around toilet, assess and repair...
- 2nd Floor Hall - Bathroom - Tub/Surround:** Porcelain tub and ceramic tile surround - drains slow...or not at all...repair...
- Basement - Bathroom - Walls:** drywall - exterior lower wall is showing high moisture and will need to be repaired or replaced...
- Basement - Bathroom - Faucets/Traps:** Brand not known with PVC trap - no drain stop noted...toilet not draining...
- Basement - Bathroom - Toilets:** American Standard - does not flush/drain well

Kitchen

- 1st Floor - Kitchen - Electrical:** 120 VAC GFCI/X 2 - operable outlets, but needs cover plate of junction box under stove...

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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.

1st Floor - Kitchen - Floor: Vinyl floor covering - Water damage, needs flooring

Bedroom

#3/basement - Bedroom - Floor: carpet - Damaged carpet, replace

Living Space

Family Room/basement - Living Space - Walls: drywall - Water stains present, water damage present...repair or replace all affected areas...see photos

Family Room/basement - Living Space - Floor: carpet - Damaged carpet, replace

2nd Floor Hall - Living Space - Walls: drywall - open holes noted...repair..mostly cosmetic in closet to left of master...

Living Room - Living Space - Walls: drywall/wood - Water present, under right window at porch area...see photos...repair or replace affected areas...

Dining area - Living Space - Floor: Vinyl floor covering - floors need re-finished and trim replaced

Laundry Room/Area

1st Floor - Laundry Room/Area - Floors: Vinyl floor covering - appears to have been some water damage from old water heater in the area...high moisture noted...

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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 18623 NW Reeder Road
City Sauvies Island **State** Oregon **Zip** n/a
Contact Name xxx

Client Information

Client Name xxx
Client Address xxx
City xxx **State** xxx **Zip** 97302
E-Mail xxx

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 \$550.00

Conditions

Others Present Buyer's Agent and Buyer	Property Occupied No
Estimated Age late 40's	Entrance Faces south/southeast
Inspection Date 06/09/09	End Time 2:00p
Start Time 10:00a	
Electric On Yes	
Gas/Oil On No	
Water On Yes	
Temperature 70 degrees	
Weather Sunny	Soil Conditions Dry
Space Below Grade Basement	
Building Type Single family	Garage Detached
Sewage Disposal Septic	How Verified Visual Inspection
Water Source Well	How Verified Visual Inspection

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Lots and Grounds

1. Acceptable **Walks:** Concrete
2. Acceptable **Steps/Stoops:** Concrete
3. Needs Attention **Patio:** Concrete - Evidence of poor drainage, suggest re-sloping or adding surface drain...is noted as wet in walls at lower area from patio in basement...see photo
4. Acceptable **Porch:** Concrete
5. Needs Attention **Vegetation:** Tree/shrubs - trim shrubs back from home..see photos... , Tree limbs over hang the roof and should be cut back, as well at main electric service entry is rubbing against tree branches...should be trimmed back as well..
6. Acceptable **Retaining Walls:** Stone
7. Acceptable **Grading:** Moderate slope
8. Needs Attention **Swale:** Pooling due to improper drainage - at family room area..grading is to high and moisture is entering home walls see photos...pull back earth and seal concrete to avoid continued issues...
9. Acceptable **Driveway:** Asphalt

Exterior Surface and Components

whole house Exterior Surface

1. Maintenance **Type:** Wood/brick front - pull earth back from brick around home...re-think any earth to brick contact...wood siding upper area needs paint...
2. Maintenance **Trim:** Wood - needs paint
3. Acceptable **Fascia:** Wood
4. Acceptable **Soffits:** Wood
5. Acceptable **Door Bell:** Hard wired
6. Maintenance **Entry Doors:** Wood - de-lamination is noted at front door surface...will need re-finished of replaced...
7. Acceptable **Patio Door:** Vinyl sliding
8. Acceptable **Windows:** all vinyl
9. Maintenance **Window Screens:** Vinyl mesh - some missing at random noted
10. Acceptable **Basement Windows:** Vinyl slider
11. Acceptable **Exterior Lighting:** Surface mount
12. Acceptable **Exterior Electric Outlets:** 120 VAC GFCI
13. Maintenance **Hose Bibs:** Rotary - back faucet handle is not operable...replace or repair...

Outbuilding

pump house... Outbuilding

1. Maintenance **Exterior Surface:** wood - needs paint
2. Maintenance **Roof:** Asphalt shingle - needs cleaning...needs de mossed
3. Acceptable **Floor:** concrete
4. Acceptable **Foundation:** Poured slab
5. Acceptable **Doors:** Solid wood
6. Acceptable **Windows:** wood frame
7. Acceptable **Electrical:** 120 vac
8. Acceptable **Plumbing:** pvc and galvanized...
9. Needs Attention **Gutters:** Galvanized - needs added to back
10. Needs Attention **Downspouts:** Galvanized - needs added to back
11. Needs Attention **Leader/Extension:** none - Extend runoff drains to move water away from foundation

pole shed Outbuilding

12. Acceptable **Exterior Surface:** Metal
13. Acceptable **Roof:** metal
14. Acceptable **Roof Structure:** Rafter
15. Needs Attention **Floor:** wood - Loose or damaged wood flooring, Surface deterioration

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Outbuilding (continued)

16. Maintenance **Foundation:** Block - Cracked with displacement
17. Needs Attention **Electrical:** 120 vac - needs cover plates, Non-GFCI circuit, add conduit for safety
18. Maintenance **Gutters:** Galvanized - Leaking, Loose, Need cleaning
19. Maintenance **Downspouts:** none - add
20. Maintenance **Leader/Extension:** none - add
- hot house and chicken coop Outbuilding**
21. Maintenance **Exterior Surface:** wood - needs paint, some rot noted...
22. Maintenance **Roof:** Asphalt shingle - needs cleaning...needs de mossed
23. Maintenance **Floor:** wood - Loose or damaged wood flooring
24. Maintenance **Foundation:** Block
25. Maintenance **Gutters:** Galvanized - add
26. Maintenance **Downspouts:** none - add
27. Maintenance **Leader/Extension:** none - add

Roof

Whole House Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Unable to Inspect:** 0%
3. Needs Attention **Material:** Architectural comp - clean roof, needs de-mossing to extend useful life..single layer...
4. **Type:** gable and hip combination
5. **Approx Age:** Approximately 10-13 Years
6. Maintenance **Flashing:** Galvanized - clean, add kick outs at exiting areas to get water into gutters and not behind siding...for best long term use...see photos
7. Maintenance **Valleys:** galvanized - need cleaning
8. Acceptable **Plumbing Vents:** cast iron /galvanized
9. Maintenance **Gutters:** Copper - always control water exiting around home... Random gutters have negative flow and are holding water, Need cleaning
10. Acceptable **Downspouts:** Galvanized
11. Maintenance **Leader/Extension:** Aluminum/plastic - area at family room was just recently connected to extensions...has been dumping in area all winter...is reason for wall damage...repair or replace affected wall areas shown in photos...
- center Chimney**
12. Maintenance **Chimney:** Brick - needs random tuck pointing to extend useful life...and needs new crown around tiles at top...see photos
13. Maintenance **Flue/Flue Cap:** tile - Add rain and snow cap to keep out critters and rain water...
14. Acceptable **Chimney Flashing:** Galvanized

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Garage/Carport

Side Garage

1. **Type of Structure:** Detached **Car Spaces:** 2
2. Acceptable **Garage Doors:** Wood
3. Maintenance **Door Operation:** Mechanized - A qualified contractor is recommended to evaluate and estimate repairs
4. Maintenance **Door Opener:** stanley - A qualified contractor is recommended to evaluate and estimate repairs
5. Acceptable **Exterior Surface:** Brick veneer
6. Maintenance **Roof:** Asphalt shingle - needs cleaning, needs demossing
7. Acceptable **Roof Structure:** Wood truss
8. Acceptable **Service Doors:** Wood
9. Acceptable **Ceiling:** drywall
10. Acceptable **Walls:** panelling
11. Acceptable **Floor/Foundation:** Poured slab
12. Needs Attention **Electrical:** 120 vac - not grounded, panel in garage has open wires, not sure what is for...have electrician evaluate...
13. Acceptable **Windows:** Aluminum slider
14. Needs Attention **Gutters:** Copper - Gutters have negative flow and are holding water, Need cleaning
15. Acceptable **Downspouts:** Galvanized
16. Maintenance **Leader/Extensions:** Plastic - Suspect below ground leaders leaking or plugged

Electrical

1. **Service Size Amps:** 125 **Volts:** 120-240
 2. Needs Attention **Service:** Aluminum - copper service entrance conductors are undersized for main breaker, Evaluation by a licensed electrician is recommended
 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
 7. Acceptable **Ground:** Plumbing and rod in ground.
 8. Maintenance **Smoke Detectors:** suggest one in each bedroom for safety...not an expensive fix...then check batteries often... - safety concerns
- in utility room Electric Panel**
9. Acceptable **Manufacturer:** Cutler-Hammer
 10. **Max Capacity:** 125 Amps
 11. Needs Attention **Main Breaker Size:** 200 Amps - undersized entry wires are noted...
 12. Needs Attention **Breakers:** CU - other breakers are noted as undersized for wires, have licensed electrician assess and correct...
 13. **Is the panel bonded?** Yes
- Basement subpanel Electric Panel**
14. Acceptable **Manufacturer:** Cutler-Hammer
 15. **Max Capacity:** 60 Amps
 16. Acceptable **Main Breaker Size:** 60 Amps
 17. Acceptable **Breakers:** CU
 18. **Is the panel bonded?** Yes

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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..second floor
7. Maintenance	Joists/Trusses 2 x 8 - area under kitchen & bath wing appear to be about this size...may be affected by leaks noted at wet areas...
8. Acceptable	Floor/Slab: Poured slab/basement
9. Acceptable	Stairs/Handrails: Wood stairs with wood handrails
10. Acceptable	Subfloor: plank

Attic

Main/upper Attic

1.	Method of Inspection: In the attic
2. Acceptable	Unable to Inspect: 0%
3. Acceptable	Roof Framing: 2x6 Rafter
4. Acceptable	Sheathing: plank
5. Acceptable	Ventilation: Roof and soffit vents
6. Acceptable	Insulation: Blown in
7. Maintenance	Insulation Depth: 12" - Recommend additional insulation be installed
8. Acceptable	Moisture Penetration: no water penetration noted

Main Attic

9.	Method of Inspection: In the attic
10. Acceptable	Unable to Inspect: 0%
11. Acceptable	Roof Framing: 2x6 Rafter
12. Acceptable	Sheathing: plank
13. Acceptable	Ventilation: Roof and soffit vents
14. Acceptable	Insulation: Blown in
15. Maintenance	Insulation Depth: 12" - Recommend additional insulation be installed
16. Acceptable	Moisture Penetration: no water penetration noted
17. Maintenance	Bathroom Fan Venting: bath vents installed/no venting to roof vents - Bathroom improperly vents into attic and may cause moisture damage to the insulation

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Fireplace/Wood Stove

Living Room Fireplace

- | | |
|----------------|---|
| 1. Acceptable | Fireplace Construction: Brick |
| 2. | Type: Wood burning |
| 3. Maintenance | Smoke Chamber: Brick - needs cleaning |
| 4. Maintenance | Flue: brick - needs cleaning |
| 5. Maintenance | Damper: Metal - needs to be sealed at base of damper...see photo |
| 6. Acceptable | Hearth: Raised |

Patio Fireplace

- | | |
|---------------------|--|
| 7. Acceptable | Fireplace Construction: Brick |
| 8. | Type: Wood burning |
| 9. Acceptable | Smoke Chamber: Brick |
| 10. Acceptable | Flue: brick |
| 11. Needs Attention | Damper: none noted - add top cap damper to avoid water, critter and bird entry... |

Heating System

basement Heating System

- | | | |
|-------------------|----------------------------------|-----------------------------|
| 1. Not Inspected | Heating System Operation: | |
| 2. | Manufacturer: n/i | |
| 3. | Model Number: n/i | Serial Number: n/i |
| 4. | Type: n/i | Capacity: n/i |
| 5. | Area Served: n/i | Approximate Age: n/i |
| 6. | Fuel Type: oil | |
| 7. Not Inspected | Heat Exchanger: | |
| 8. Not Inspected | Blower Fan/Filter: | |
| 9. Not Inspected | Distribution: | |
| 10. Not Inspected | Circulator: | |
| 11. Not Inspected | Draft Control: | |
| 12. Not Inspected | Flue Pipe: | |
| 13. Not Inspected | Thermostats: | |
| 14. Not Inspected | Fuel Tank: | |
| 15. Not Inspected | Suspected Asbestos: | |

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Plumbing

1. Acceptable **Service Line:** Galvanized
 2. Acceptable **Main Water Shutoff:** Recessed in wall
 3. Acceptable **Water Lines:** Galvanized and copper
 4. Acceptable **Drain Pipes:** Cast iron/galvanized
 5. Acceptable **Service Caps:** Accessible
 6. Acceptable **Vent Pipes:** Cast iron/galvanized
- Utility Room/unit #2 Water Heater**
7. Acceptable **Water Heater Operation:** Adequate
 8. **Manufacturer:** rheem
 9. **Model Number:** rh09981352659 **Serial Number:** 81v52d c
 10. **Type:** Electric **Capacity:** 50 Gal.
 11. **Approximate Age:** Approximately 10-13 Years **Area Served:** area only
 12. Acceptable **TPRV and Drain Tube:** Copper
- laundry room Water Heater**
13. Maintenance **Water Heater Operation:** Adequate - needs strapping to walls...
 14. **Manufacturer:** American
 15. **Model Number:** e862-50h-045d **Serial Number:** 0148105907
 16. **Type:** Electric **Capacity:** 50 Gal.
 17. **Approximate Age:** New **Area Served:** area only
 18. Acceptable **TPRV and Drain Tube:** black pipe

Bathroom

first floor rear of home Bathroom

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Needs Attention **Floor:** Vinyl floor covering - high moisture noted around toilet, assess and repair...
4. Acceptable **Doors:** Hollow wood
5. Acceptable **Windows:** all vinyl
6. Acceptable **Electrical:** 120 VAC GFCI
7. Acceptable **Sink/Basin:** wall hung
8. Maintenance **Faucets/Traps:** Brand not known with PVC trap - Leaking trap, no drain stop noted...
9. Maintenance **Shower/Surround:** all ceramic tile floor and walls - Replace old caulking at the shower pan, Loose grout
10. Acceptable **Toilets:** American Standard
11. Not Inspected **HVAC Source:** Radiant heat - not tested
12. Acceptable **Ventilation:** Electric ventilation fan

2nd Floor Hall Bathroom

13. Acceptable **Ceiling:** drywall
14. Acceptable **Walls:** drywall
15. Acceptable **Floor:** Ceramic tile
16. Maintenance **Doors:** Hollow wood - needs door stop
17. Acceptable **Windows:** all vinyl
18. Acceptable **Electrical:** 120 VAC GFCI
19. Acceptable **Counter/Cabinet:** ceramic tile and wood
20. Acceptable **Sink/Basin:** Molded single bowl
21. Maintenance **Faucets/Traps:** Brand not known with PVC trap - no drain stop noted...
22. Needs Attention **Tub/Surround:** Porcelain tub and ceramic tile surround - drains slow...or not at all...repair...
23. Acceptable **Toilets:** Kohler
24. Not Inspected **HVAC Source:** Radiant heat - not tested
25. Acceptable **Ventilation:** Electric ventilation fan

Basement Bathroom

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Bathroom (continued)

- 26. Acceptable **Ceiling:** drywall
- 27. Needs Attention **Walls:** drywall - exterior lower wall is showing high moisture and will need to be repaired or replaced...
- 28. Acceptable **Floor:** Vinyl floor covering
- 29. Acceptable **Doors:** Hollow wood
- 30. Acceptable **Windows:** all vinyl
- 31. Acceptable **Electrical:** 120 VAC GFCI
- 32. Maintenance **Counter/Cabinet:** formed marble/wood - Peeling laminate, Moisture damage, replace
- 33. Acceptable **Sink/Basin:** Molded single bowl
- 34. Needs Attention **Faucets/Traps:** Brand not known with PVC trap - no drain stop noted...toilet not draining...
- 35. Acceptable **Shower/Surround:** Fiberglass pan and fiberglass surround
- 36. Needs Attention **Toilets:** American Standard - does not flush/drain well
- 37. Not Inspected **HVAC Source:** Radiant heat - not tested
- 38. Acceptable **Ventilation:** Electric ventilation fan

Kitchen

1st Floor Kitchen

- 1. Acceptable **Cooking Appliances:** Wolf Gourmet
- 2. Acceptable **Ventilator:** napoli
- 3. Maintenance **Dishwasher:** frigidare - attach to counter
- 4. **Air Gap Present?** Yes
- 5. Acceptable **Microwave:** G E
- 6. Acceptable **Sink:** Stainless double
- 7. Needs Attention **Electrical:** 120 VAC GFCI/X 2 - operable outlets, but needs cover plate of junction box under stove...
- 8. Acceptable **Plumbing/Fixtures:** Brand not known with PVC trap
- 9. Acceptable **Counter Tops:** Formica
- 10. Maintenance **Cabinets:** Wood - adjust hardware
- 11. Acceptable **Ceiling:** drywall
- 12. Acceptable **Walls:** drywall
- 13. Needs Attention **Floor:** Vinyl floor covering - Water damage, needs flooring
- 14. Acceptable **Doors:** Hollow wood
- 15. Acceptable **Windows:** all vinyl
- 16. Not Inspected **HVAC Source:** Radiant heat - not tested

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Bedroom

2nd Floor Master Bedroom

1. Acceptable **Closet:** Double wide with double door/walk in lower level
2. Acceptable **Ceiling:** drywall
3. Acceptable **Walls:** drywall
4. Acceptable **Floor:** Hardwood
5. Acceptable **Doors:** Hollow wood
6. Acceptable **Windows:** all vinyl
7. Acceptable **Electrical:** 120 vac
8. Not Inspected **HVAC Source:** Radiant heat - not tested

#2 Bedroom

9. Acceptable **Closet:** double doors
10. Acceptable **Ceiling:** drywall
11. Acceptable **Walls:** drywall
12. Acceptable **Floor:** Hardwood
13. Acceptable **Doors:** Hollow wood
14. Acceptable **Windows:** all vinyl
15. Maintenance **Electrical:** 120 vac - not grounded
16. Not Inspected **HVAC Source:** Radiant heat - not tested

#3/basement Bedroom

17. Acceptable **Closet:** double doors
18. Acceptable **Ceiling:** drywall
19. Acceptable **Walls:** panelling
20. Needs Attention **Floor:** carpet - Damaged carpet, replace
21. Acceptable **Doors:** Hollow wood
22. Acceptable **Windows:** all vinyl
23. Acceptable **Electrical:** 120 vac
24. Not Inspected **HVAC Source:** Radiant heat - not tested

Living Space

Family Room/basement Living Space

1. Acceptable **Ceiling:** drywall
2. Needs Attention **Walls:** drywall - Water stains present, water damage present...repair or replace all affected areas...see photos
3. Needs Attention **Floor:** carpet - Damaged carpet, replace
4. Acceptable **Doors:** Hollow wood
5. Acceptable **Windows:** all vinyl
6. Acceptable **Electrical:** 120 vac
7. Not Inspected **HVAC Source:** Radiant heat - not tested

2nd Floor Hall Living Space

8. Maintenance **Closet:** double doors x 4 - adjust hardware
9. Acceptable **Ceiling:** drywall
10. Needs Attention **Walls:** drywall - open holes noted...repair..mostly cosmetic in closet to left of master...
11. Acceptable **Floor:** Hardwood
12. Acceptable **Doors:** Hollow wood
13. Acceptable **Windows:** all vinyl
14. Acceptable **Electrical:** 120 vac

Stair entry tower Living Space

15. Acceptable **Closet:** Single small
16. Acceptable **Ceiling:** drywall
17. Acceptable **Walls:** drywall
18. Acceptable **Floor:** slate/hardwood

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Living Space (continued)

19. Maintenance **Doors:** Hollow wood - needs door stop
20. Acceptable **Windows:** all vinyl
21. Acceptable **Electrical:** 120 vac
22. Not Inspected **HVAC Source:** Radiant heat - not tested

Living Room Living Space

23. Acceptable **Ceiling:** drywall
24. Needs Attention **Walls:** drywall/wood - Water present, under right window at porch area...see photos...repair or replace affected areas...
25. Acceptable **Floor:** Hardwood
26. Acceptable **Windows:** all vinyl
27. Acceptable **Electrical:** 120 vac
28. Not Inspected **HVAC Source:** Radiant heat - not tested

Dining Room Living Space

29. Acceptable **Ceiling:** drywall
30. Acceptable **Walls:** drywall/wood
31. Acceptable **Floor:** Hardwood
32. Acceptable **Doors:** Hollow wood
33. Acceptable **Windows:** Vinyl slider
34. Acceptable **Electrical:** 120 vac
35. Not Inspected **HVAC Source:** Radiant heat - not tested

Dining area Living Space

36. Acceptable **Closet:** wall cabinet storage...
37. Acceptable **Ceiling:** drywall
38. Acceptable **Walls:** drywall
39. Needs Attention **Floor:** Vinyl floor covering - floors need re-finished and trim replaced
40. Maintenance **Doors:** Solid wood
41. Acceptable **Windows:** all vinyl
42. Maintenance **Electrical:** 120 vac - some grounded/some not/just be aware
43. Not Inspected **HVAC Source:** Radiant heat - not tested

Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Needs Attention **Floors:** Vinyl floor covering - appears to have been some water damage from old water heater in the area...high moisture noted...
4. Acceptable **Doors:** Hollow wood
5. Acceptable **Windows:** all vinyl
6. Maintenance **Electrical:** 120 vac - wires at junction box by water heater needs to be in junction box or removed...see photo
7. Not Inspected **HVAC Source:** Radiant heat - not tested
8. Acceptable **Washer Hose Bib:** Rotary
9. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
10. Acceptable **Dryer Vent:** Rigid metal
11. Acceptable **Washer Drain:** Wall mounted drain

Client: xxx

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