

Home Inspection Report



8170 SouthWest Maxine Lane #65
Wilsonville, Oregon

Broker/

Prepared for: Sample Report/ Actual Report / Condo

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

18:19PM March 14, 2010

Photo Attachments



front view of unit and garage....



roofs look fine....did not walk roofs...tile is slippery when wet, and fragile...flushed well at every intersection ...



side of unit...entire outside of unit appears well maintained...as does complex...



back view of unit appears fine as we...back patio has good slope and is very secure...



phone, electric meter and gas entry are all noted here at side back area of home...all good...



these are for drainage from attic furnace...good..side of exterior of home...

8170 sw Maxine ln #65 Wilsonville, Or..alb

The Home Tester

18:19PM March 14, 2010

Photo Attachments



direct vent gas fireplace is operable....



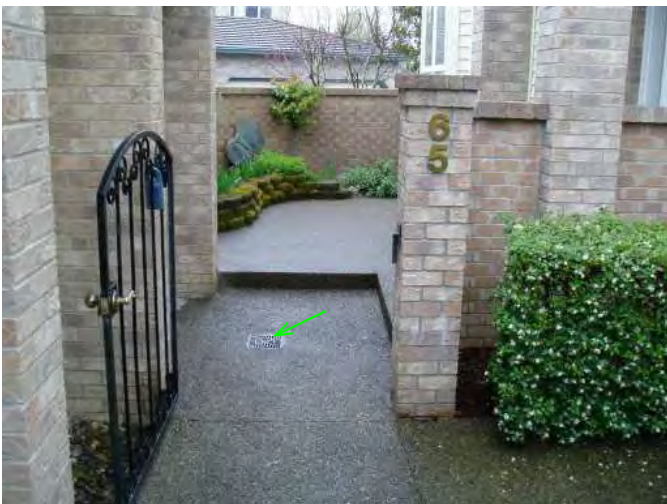
venting or kitchen, bath on first floor and laundry are noted here....good...



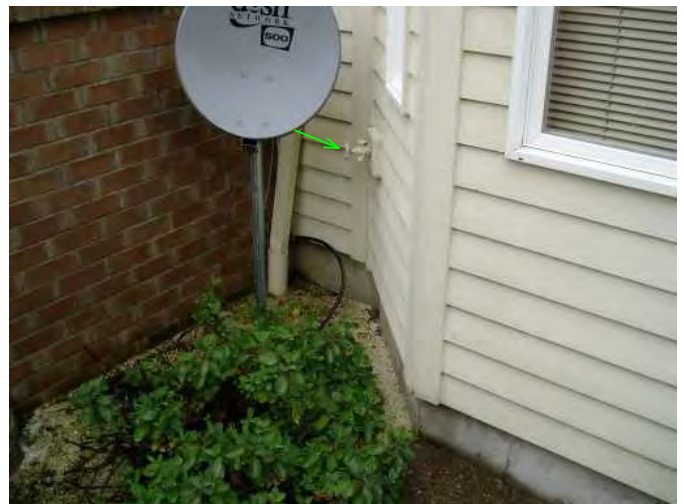
all windows have weep holes in proper place...good...just be sure and clean windows sills inside once a year...



garage has good slope at door for water drainage...



drain noted at entry sidewalk area...sidewalks are solid and sound...good..



hose bib at side of living room wall in courtyard.....

8170 sw Maxine ln #65 Wilsonville, Or..alb

Photo Attachments



entry stoop is sloped well for drainage...good..



all of units are noted with good ventilation...good..



air conditioner is noted here ...did not test...to cold...appears operable...breaker disconnect is noted here...



sewer cleanout is at back patio ...good...



very secure lock at back gate for private and secure area...



up in attic showing venting to roof from bathrooms...good..

Photo Attachments



back bathroom skylight is wrapped...good..keeps moisture from accumulating...



all ducts are insulated in attic....good...



furnace flu in attic is solid and no staining is noted at roof line...good..



attic access from attic view...



4 burner system is operational...in furnace...good...has draft inducer...good..

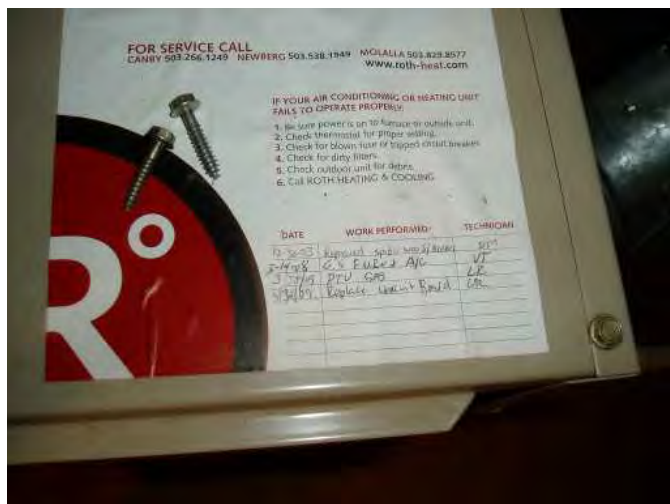


direct drive fan system is operable...filters are at return air vents in ceilings...(2) one upper and one lower...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



furnace has been serviced in spring...09



this is drip pan that feeds to outdoors...good...



thermostat is operable..on first floor by bathroom...



going into garage...



both garage door and opener are operable...good...



screens noted here in garage....may be for front windows...

8170 sw Maxine ln #65 Wilsonville, Or..alb

The Home Tester

18:19PM March 14, 2010

Photo Attachments



garage has good slope for drainage to outside...good..



garage entry door is weather stripped and threshold is solid...good..



upstairs utility room entry door and fixture are operable...water heater is connected well...



water heater is strapped and in drip pan...good...



upper furnace filter and return air vent cover...two easy twist screws to open and change...



main electric panel is in laundry room off of kitchen area...well marked...

8170 sw Maxine ln #65 Wilsonville, Or..alb

Photo Attachments



open view of panel is showing all is well...professionally installed..



laundry room has pocket door that is operable..



over dryer has cabinets that are operable...



over washer cabinet is operable...both cabinets are attached to wall well...



washer hook ups are good...



dryer hook ups are good...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



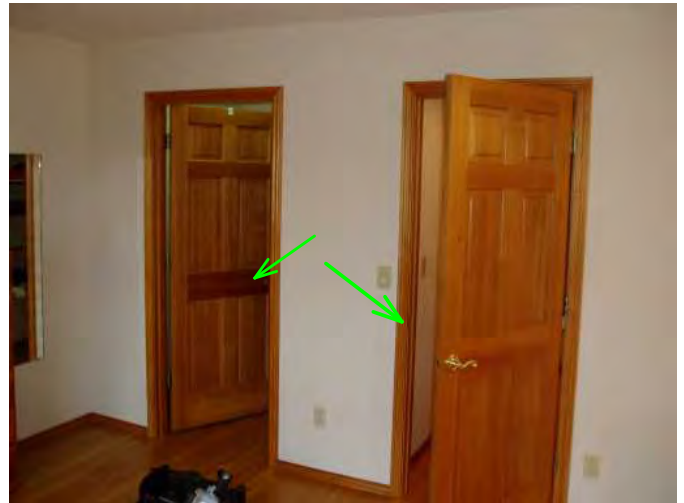
a good sign of well maintained home is to find a fire extinguisher in home....very good!



front master bedroom entry and closet doors and fixtures are operable...shelves in closets are solid...



front master bedroom windows are operable...



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



master closet shelves are solid....fixture is operable..



back bedroom windows are operable...

8170 sw Maxine ln #65 Wilsonville, Or..alb

The Home Tester

18:19PM March 14, 2010

Photo Attachments



pocket to back bath is operable...



hallway doors and fixtures are operable...



stairwy handrails are solid and steps are even...good...upper area...



fixture and window are operable at main entry up high...



lower handrails are solid and steps are even to first floor...



upper hallway closet door is operable..shelves are solid...

8170 sw Maxine ln #65 Wilsonville, Or..alb

The Home Tester

18:19PM March 14, 2010

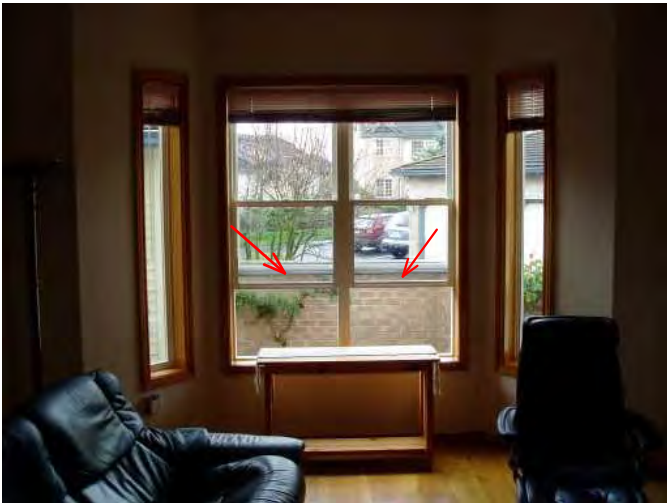
Photo Attachments



main entry door and windows are solid..good weather stripping noted...



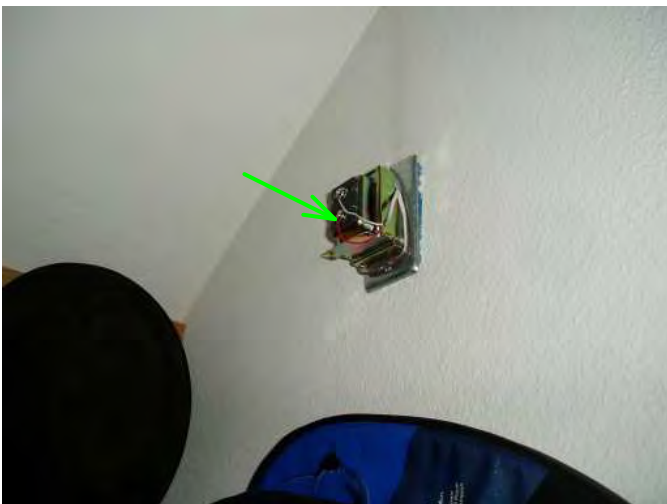
threshold is solid and sound...at main entry door...



living room windows are operable..but need screens...may be screens in garage...



dining room fixture and window are operable...



low voltage door bell converter is in under stairs closet...fine..

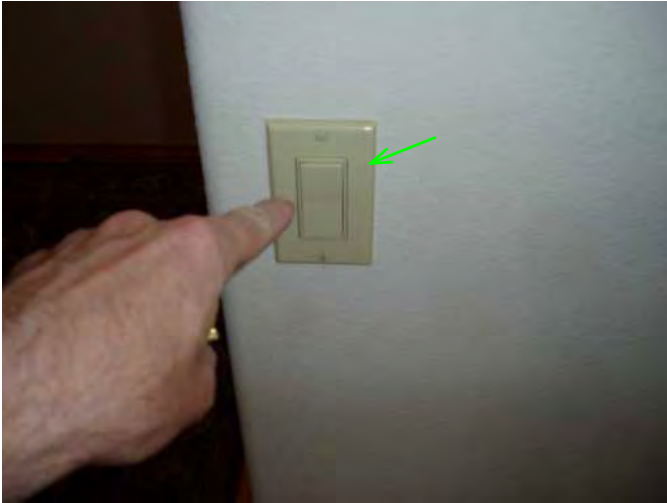


fireplace is operable..is on remote control...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



leave toggle at on position to operate remote to fireplace...



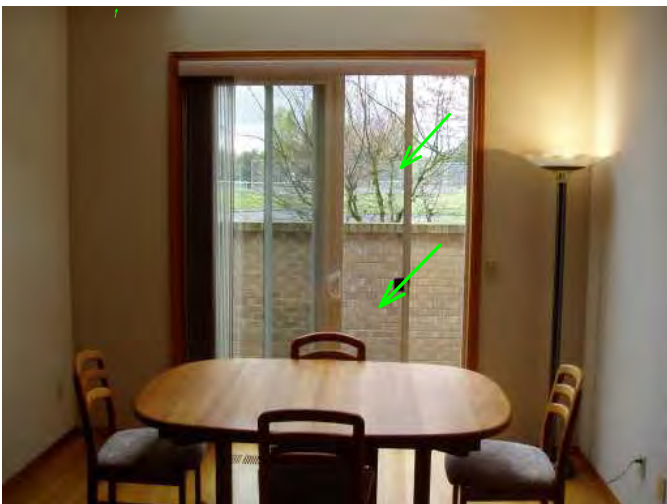
lower return air is filtered as well...



this retrun air has re-usable filter...good..



great room cabinets are operable...adjust hinges as needed...



back patio slider is operable...



skylight is operable...no staining noted at walls...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



moisture at patio slider is good...



moisture at skylight walls are good...



fixtures outdoors are operable..



back door has good weather stripping at door frame...fixture here works as well..



threshold is solid and no moisture issues noted...



all upper cabinets are operable as are fixtures and window...

8170 sw Maxine ln #65 Wilsonville, Or..alb

Photo Attachments



microwave and over stove exit fan are operable...and vented to outdoors...good...



stove is operable as is oven...



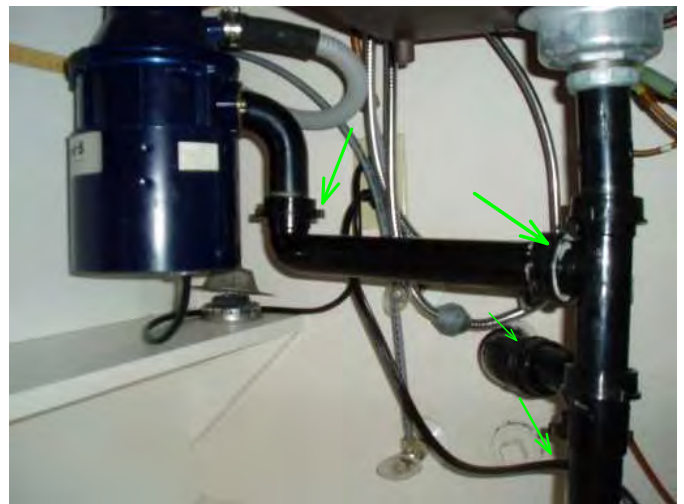
lower cabinets are operable..



sink faucet is sprayer arm as well...operable...



hot water dispenser is operable...



garbage disposer is operable...no drips or leaks noted at trap...good...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



dishwasher is operable..ran through complete cycle...good..



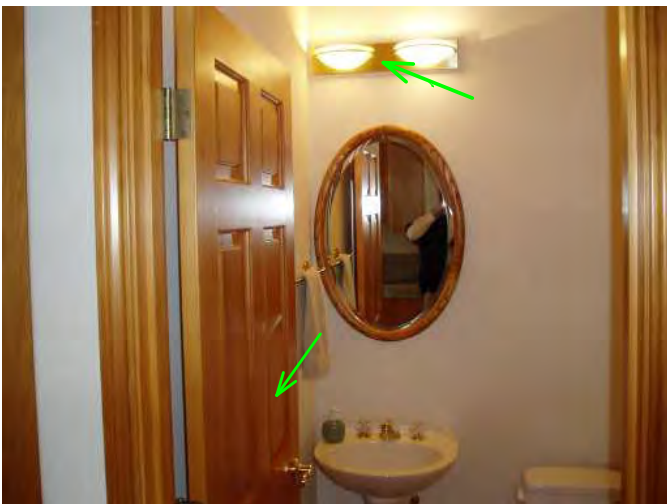
no drips or leaks at front of unit...good...



island cabinet doors are operable..



pantry closet and refrigerator are operable...



powder bath entry door, fixtures are operable..



toilet is operable...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



no high moisture at toilet is good....



no drips at trap under pedestal sink is noted...good..



faucet and overflow are operable..



front master entry door and window are operable...



cabinets and fixtures are operable...



smal leak noted at trap...run all faucets for 2 hours to detect any future issues..here is one...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



no moisture issues noted here at toilet area...



sink overflow and faucet are operable...



toilet flushed well...no flow changes in shower were noted when flushed...



shower is operable..



glass doors, faucet and drain are operable..good..



back master bath entry pocket and shower door are operable...

8170 sw Maxine ln #65 Wilsonville, Or..alb

The Home Tester

18:19PM March 14, 2010

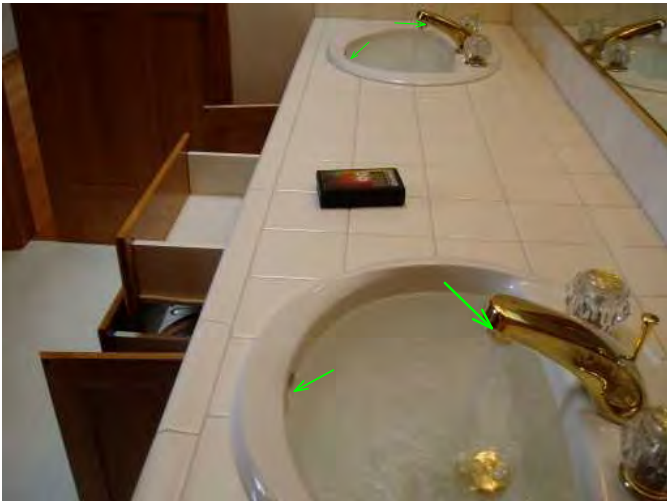
Photo Attachments



skylight is dry..no staining noted at walls...



moisture meter at walls shows all good...



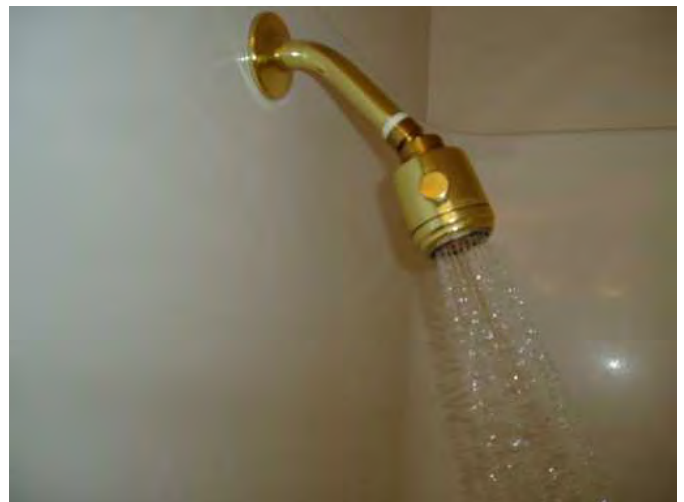
sinkd both overflows and faucets are operable...



no drips under left sink..cabinets are operable..



no drips under right sink..cabinets are operable...



shower head is operable...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



shower drain is operable...



entry door and window to toilet room are operable...as is fixture



toilet is operable...no flow change noted at shower when flushed...



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



tub faucet is operable as is drain...good...



minor grout repairs needed to keep out water at joints noted...

The Home Tester

18:19PM March 14, 2010

Photo Attachments



going into crawl space under stairs closet...



mini traps are set for nay vermin issues..none seen...whole crawl has been treated to prevent rodents...good..



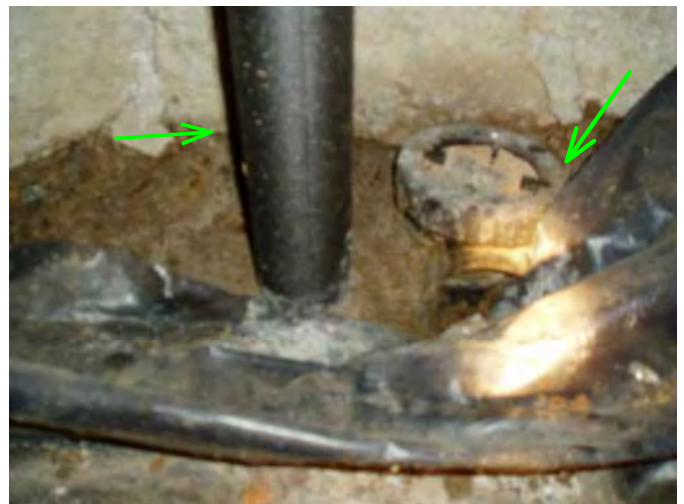
vapor barrier is on all areas of crawl space...good...



whole unit is earth quake proofed....



insulated floors and heat ducts are noted here...



right is exit gate..left is main water entry....

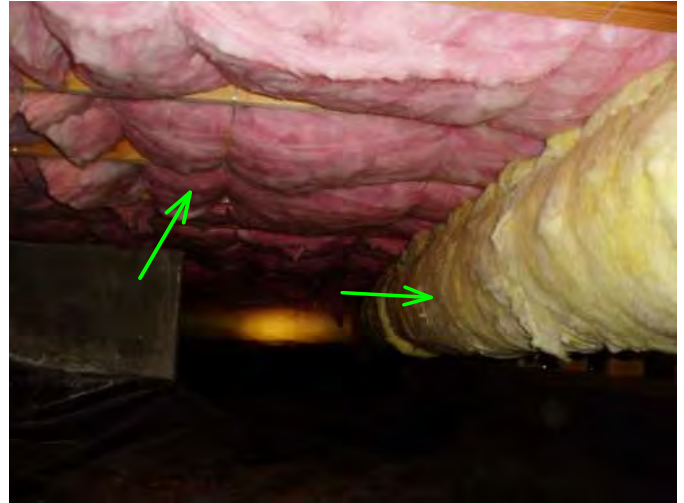
The Home Tester

18:19PM March 14, 2010

Photo Attachments



water pipes are copper...good...(all homes at farm field areas need to be protected from vermin...is common...not issue)



another view of insulated floors from another side of crawl area...and ducts are all insulated as well....good...



mai sewer eixt pipe has no drips or leaks detected....good...ran all faucets for 2 hours...



no drips or leaks noted here to exit of sewer pipes as well...good....crawl area...

The Home Tester

18:19 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.

Electrical

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

Crawl Space

Main - Crawl Space - Ventilation: Vents - vents should be kept open to allow damp air to escape...

Heating System

Attic - Heating System - Heating System Operation: Adequate - Furnace nearing the end of it's design life...is operable, and well maintained

Plumbing

Utility Room - Water Heater - Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, monitor at base for any leaks...then replace

Bathroom

Master/back - Bathroom - Tub/Surround: Fiberglass tub and ceramic tile surround - Loose grout at tube to tile area in front...seal up

Living Space

Living Room - Living Space - Windows: all vinyl - missing screens...noted screens in garage...may be the ones...

The Home Tester

18:19 March 14, 2010

Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bathroom

Master/front - Bathroom - Faucets/Traps: Brand not known with PVC trap - Leaking trap, minor leak, repair...

The Home Tester

18:19 March 14, 2010

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 8170 sw Maxine Lane #65
City Wilsonville **State** Oregon **Zip** 97070

Client Information

Client Name Sample/ Actual Report/ condo

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	Property Occupied Yes
Estimated Age 1995	Entrance Faces South
Inspection Date 04/17/09	
Start Time 10:00a	End Time 12:30p
Electric On Yes	
Gas/Oil On Yes	
Water On Yes	
Temperature 50 degrees	
Weather cloudy/rainy	Soil Conditions Wet
Space Below Grade Crawl Space	
Building Type Condo	Garage Detached
Sewage Disposal City	How Verified Visual Inspection
Water Source City	How Verified Visual Inspection

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Lots and Grounds

- | | |
|----------------|---|
| 1. Acceptable | Walks: Concrete |
| 2. Acceptable | Steps/Stoops: Concrete |
| 3. Acceptable | Patio: Concrete |
| 4. Acceptable | Porch: Concrete |
| 5. Acceptable | Vegetation: Tree/shrubs |
| 6. Acceptable | Grading: Flat |
| 7. Acceptable | Swale: Adequate slope and depth for drainage |
| 8. Acceptable | Exterior Surface Drain: Surface drain |
| 9. Acceptable | Driveway: Asphalt |
| 10. Acceptable | Fences: Brick |
| 11. Acceptable | Lawn Sprinklers: Front and back yard |

Exterior Surface and Components

3 sides Exterior Surface

- | | |
|----------------|--|
| 1. Acceptable | Type: Wood/brick front |
| 2. Acceptable | Trim: Wood |
| 3. Acceptable | Fascia: Wood |
| 4. Acceptable | Soffits: Wood |
| 5. Acceptable | Door Bell: Hard wired |
| 6. Acceptable | Entry Doors: Wood |
| 7. Acceptable | Patio Door: Vinyl sliding |
| 8. Acceptable | Windows: all vinyl |
| 9. Acceptable | Window Screens: Vinyl mesh |
| 10. Acceptable | Exterior Lighting: Surface mount |
| 11. Acceptable | Exterior Electric Outlets: 120 VAC |
| 12. Acceptable | Hose Bibs: Rotary with back flow protection |
| 13. Acceptable | Gas Meter: Exterior surface mount at side of home |
| 14. Acceptable | Main Gas Valve: Located at gas meter |

Roof

Main Roof Surface

- | | |
|----------------|--|
| 1. | Method of Inspection: Ground level |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Material: Cement tile |
| 4. | Type: Gable |
| 5. | Approx Age: Approximately 10-13 Years |
| 6. Acceptable | Flashing: Galvanized |
| 7. Acceptable | Valleys: galvanized |
| 8. Acceptable | Skylights: Insulated glass |
| 9. Acceptable | Plumbing Vents: ABS |
| 10. Acceptable | Gutters: Galvanized |
| 11. Acceptable | Downspouts: Galvanized |
| 12. Acceptable | Leader/Extension: Plastic |

center Chimney

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

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Garage/Carport

Front of Home Garage

- | | | |
|----------------|---|----------------------|
| 1. | Type of Structure: Detached | Car Spaces: 1 |
| 2. Acceptable | Garage Doors: Insulated aluminum | |
| 3. Acceptable | Door Operation: Mechanized | |
| 4. Acceptable | Door Opener: Lift Master | |
| 5. Acceptable | Exterior Surface: Wood/brick front | |
| 6. Acceptable | Roof: Cement tile | |
| 7. Acceptable | Roof Structure: Rafter | |
| 8. Acceptable | Service Doors: Wood | |
| 9. Acceptable | Ceiling: drywall | |
| 10. Acceptable | Walls: drywall | |
| 11. Acceptable | Floor/Foundation: Poured | |
| 12. Acceptable | Electrical: 120 vac | |
| 13. Acceptable | Gutters: Galvanized | |
| 14. Acceptable | Downspouts: Galvanized | |
| 15. Acceptable | Leader/Extensions: Plastic | |

Electrical

- | | | |
|----------------|--|-----------------------|
| 1. | Service Size Amps: 125 | 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 | |
| 6. Acceptable | GFCI: At GFCI receptacles only | |
| 7. Acceptable | Ground: Plumbing and rod in ground. | |
| 8. Maintenance | Smoke Detectors: Check batteries at the holiday season every year - safety concerns | |
-
- laundry rppm Electric Panel
- | | |
|----------------|------------------------------------|
| 9. Acceptable | Manufacturer: Cutler-Hammer |
| 10. | Max Capacity: 125 Amps |
| 11. Acceptable | Main Breaker Size: 125 Amps |
| 12. Acceptable | Breakers: CU/AL |
| 13. | Is the panel bonded? Yes |

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Structure

1. Acceptable	Structure Type: Wood frame
2. Acceptable	Foundation: Poured
3. Acceptable	Differential Movement: No movement or displacement noted
4. Acceptable	Beams: Solid wood
5. Acceptable	Bearing Walls: Frame
6. Acceptable	Joists/Trusses: 2x12
7. Acceptable	Floor/Slab: Poured slab/garage
8. Acceptable	Stairs/Handrails: Wood stairs with wood handrails
9. Acceptable	Subfloor: Plywood

Attic

Main/upper Attic

1.	Method of Inspection: In the attic
2. Acceptable	Unable to Inspect: 0%
3. Acceptable	Roof Framing: 2x4 Truss
4. Acceptable	Sheathing: Plywood
5. Acceptable	Ventilation: Roof and soffit vents
6. Acceptable	Insulation: Batts/blown
7. Acceptable	Insulation Depth: 18" R factor is 36
8. Acceptable	Wiring/Lighting: 120 VAC light
9. Acceptable	Moisture Penetration: no water penetration noted
10. Acceptable	Bathroom Fan Venting: vented to outdoors

Crawl Space

Main Crawl Space

1.	Method of Inspection: visual and physical corner to corner
2. Acceptable	Unable to Inspect: 0%
3. Acceptable	Access: scuttle hole access
4. Acceptable	Moisture Penetration: No
5.	Moisture Location: none
6. Maintenance	Ventilation: Vents - vents should be kept open to allow damp air to escape...
7. Acceptable	Insulation: Batting
8. Acceptable	Vapor Barrier: plastic over earth...
9. Acceptable	HVAC Source: metal duct work.../insulated

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Air Conditioning

Main AC System

- | | | |
|----------------|--|---|
| 1. Acceptable | A/C System Operation: Appears serviceable | |
| 2. Acceptable | Condensate Removal: PVC | |
| 3. Acceptable | Exterior Unit: Trane | |
| 4. | Model Number: hs25-261-1p | Serial Number: 5895f 09632 |
| 5. | Area Served: area only | Approximate Age: Approximately 13-15 years |
| 6. | Fuel Type: 120-240 VAC | Temperature Differential: not tested |
| 7. | Type: Central A/C | Capacity: 2.5 Ton |
| 8. Acceptable | Visible Coil: Aluminum | |
| 9. Acceptable | Refrigerant Lines: Serviceable condition | |
| 10. Acceptable | Electrical Disconnect: Breaker disconnect | |

Fireplace/Wood Stove

Living Room Fireplace

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

Heating System

Attic Heating System

- | | | |
|----------------|--|---|
| 1. Maintenance | Heating System Operation: Adequate - Furnace nearing the end of it's design life...is operable, and well maintained | |
| 2. | Manufacturer: Lennox | |
| 3. | Model Number: 624m3-60a-2 | Serial Number: 6394c74983 |
| 4. | Type: Forced air | Capacity: 60,000 |
| 5. | Area Served: area only | Approximate Age: Approximately 13-15 years |
| 6. | Fuel Type: Natural gas | |
| 7. Acceptable | Heat Exchanger: 4 Burner | |
| 8. | Unable to Inspect: 40% | |
| 9. Acceptable | Blower Fan/Filter: Direct drive with disposable filter | |
| 10. Acceptable | Distribution: Metal duct/insulated | |
| 11. Acceptable | Draft Control: draft inducer | |
| 12. Acceptable | Flue Pipe: Double wall | |
| 13. Acceptable | Thermostats: Programmable | |

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Plumbing

- | | |
|----------------------------------|---|
| 1. Acceptable | Service Line: Copper |
| 2. Acceptable | Water Lines: Copper |
| 3. Acceptable | Drain Pipes: ABS |
| 4. Acceptable | Service Caps: Accessible |
| 5. Acceptable | Vent Pipes: ABS |
| 6. Acceptable | Gas Service Lines: Cast iron |
| Utility Room Water Heater | |
| 7. Maintenance | Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, monitor at base for any leaks...then replace |
| 8. | Manufacturer: Bradford/White |
| 9. | Model Number: m2he65r6ds3 Serial Number: ab4237818 |
| 10. | Type: Electric Capacity: 65 gallon |
| 11. | Approximate Age: Approximately 13-15 years Area Served: area only |
| 12. Acceptable | TPRV and Drain Tube: PVC |

Bathroom

first floor powder Bathroom

- | | |
|----------------|---|
| 1. Acceptable | Ceiling: drywall |
| 2. Acceptable | Walls: drywall |
| 3. Acceptable | Floor: Hardwood |
| 4. Acceptable | Doors: wood |
| 5. Acceptable | Electrical: 120 vac |
| 6. Acceptable | Sink/Basin: pedistal style sink |
| 7. Acceptable | Faucets/Traps: Brand not known with PVC trap |
| 8. Acceptable | Toilets: toto |
| 9. Acceptable | HVAC Source: Air exchange ventilation |
| 10. Acceptable | Ventilation: Electric ventilation fan |

Master/front Bathroom

- | | |
|---------------------|---|
| 11. Acceptable | Ceiling: drywall |
| 12. Acceptable | Walls: drywall |
| 13. Acceptable | Floor: Vinyl floor covering |
| 14. Acceptable | Doors: wood |
| 15. Acceptable | Windows: all vinyl |
| 16. Acceptable | Electrical: 120 VAC GFCI |
| 17. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 18. Acceptable | Sink/Basin: Molded single bowl |
| 19. Needs Attention | Faucets/Traps: Brand not known with PVC trap - Leaking trap, minor leak, repair... |
| 20. Acceptable | Tub/Surround: Fiberglass tub and fiberglass surround |
| 21. Acceptable | Toilets: crane |
| 22. Acceptable | HVAC Source: Air exchange ventilation |
| 23. Acceptable | Ventilation: Electric ventilation fan |

Master/back Bathroom

- | | |
|----------------|---|
| 24. Acceptable | Ceiling: drywall |
| 25. Acceptable | Walls: drywall |
| 26. Acceptable | Floor: Vinyl floor covering |
| 27. Acceptable | Doors: wood |
| 28. Acceptable | Windows: all vinyl |
| 29. Acceptable | Electrical: 120 VAC GFCI |
| 30. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 31. Acceptable | Sink/Basin: Molded single bowl |
| 32. Acceptable | Faucets/Traps: Brand not known with PVC trap |

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Bathroom (continued)

33. Maintenance	Tub/Surround: Fiberglass tub and ceramic tile surround - Loose grout at tube to tile area in front...seal up
34. Acceptable	Shower/Surround: Fiberglass pan and fiberglass surround
35. Acceptable	Toilets: crane
36. Acceptable	HVAC Source: Air exchange ventilation
37. Acceptable	Ventilation: Electric ventilation fan

Kitchen

1st Floor Kitchen

1. Acceptable	Cooking Appliances: Jenn-Aire
2. Acceptable	Ventilator: Jenn-Aire
3. Acceptable	Disposal: In-Sinkerator
4. Acceptable	Dishwasher: Jenn-Aire
5.	Air Gap Present? Yes
6. Acceptable	Refrigerator: amana
7. Acceptable	Microwave: Jenn-Aire
8. Acceptable	Sink: Molded dual bowl
9. Acceptable	Electrical: 120 VAC GFCI/X 2
10. Acceptable	Plumbing/Fixtures: Brand not known with PVC trap
11. Acceptable	Counter Tops: Polished marble tile
12. Acceptable	Cabinets: Wood
13. Acceptable	Ceiling: drywall
14. Acceptable	Walls: drywall
15. Acceptable	Floor: Hardwood
16. Acceptable	Windows: all vinyl
17. Acceptable	HVAC Source: Air exchange ventilation

Bedroom

master/front Bedroom

1. Acceptable	Closet: Double wide with double door/walk in lower level
2. Acceptable	Ceiling: drywall
3. Acceptable	Walls: drywall
4. Acceptable	Floor: Carpet
5. Acceptable	Doors: wood
6. Acceptable	Windows: all vinyl
7. Acceptable	Electrical: 120 vac
8. Acceptable	HVAC Source: Air exchange ventilation

master/back Bedroom

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

Client: Sample/ Actual Report/ condo

8170 sw Maxine ln #65 Wilsonville, Or..hi4

The Home Tester

18:19 March 14, 2010

Living Space

2nd Floor Hall Living Space

- 1. Acceptable **Closet:** Single small
- 2. Acceptable **Ceiling:** drywall
- 3. Acceptable **Walls:** drywall
- 4. Acceptable **Floor:** Hardwood
- 5. Acceptable **Doors:** wood
- 6. Acceptable **Electrical:** 120 vac
- 7. Acceptable **HVAC Source:** return air

Stair entry tower Living Space

- 8. Acceptable **Closet:** under stairs closet
- 9. Acceptable **Ceiling:** drywall
- 10. Acceptable **Walls:** drywall
- 11. Acceptable **Floor:** Hardwood
- 12. Acceptable **Doors:** wood
- 13. Acceptable **Windows:** all vinyl
- 14. Acceptable **Electrical:** 120 vac
- 15. Acceptable **HVAC Source:** Air exchange ventilation

Living Room Living Space

- 16. Acceptable **Ceiling:** drywall
- 17. Acceptable **Walls:** drywall
- 18. Acceptable **Floor:** Hardwood
- 19. Maintenance **Windows:** all vinyl - missing screens...noted screens in garage...may be the ones...
- 20. Acceptable **Electrical:** 120 vac
- 21. Acceptable **HVAC Source:** Air exchange ventilation

Dining Room Living Space

- 22. Acceptable **Ceiling:** drywall
- 23. Acceptable **Walls:** drywall
- 24. Acceptable **Floor:** Hardwood
- 25. Acceptable **Windows:** all vinyl
- 26. Acceptable **Electrical:** 120 vac
- 27. Acceptable **HVAC Source:** return air

Great Room Living Space

- 28. Acceptable **Closet:** wall cabinet storage...
- 29. Acceptable **Ceiling:** drywall
- 30. Acceptable **Walls:** drywall
- 31. Acceptable **Floor:** Hardwood
- 32. Acceptable **Doors:** wood
- 33. Acceptable **Windows:** Vinyl slider
- 34. Acceptable **Electrical:** 120 vac
- 35. Acceptable **HVAC Source:** Air exchange ventilation

The Home Tester

18:19 March 14, 2010

Laundry Room/Area

1st Floor Laundry Room/Area

- | | |
|----------------|---|
| 1. Acceptable | Ceiling: drywall |
| 2. Acceptable | Walls: drywall |
| 3. Acceptable | Floors: Vinyl floor covering |
| 4. Acceptable | Doors: pocket |
| 5. Acceptable | Electrical: 120 vac |
| 6. Acceptable | HVAC Source: Air exchange ventilation |
| 7. Acceptable | Washer Hose Bib: Gate |
| 8. Acceptable | Washer and Dryer Electrical: 120-240 VAC |
| 9. Acceptable | Dryer Vent: Metal flex |
| 10. Acceptable | Washer Drain: Wall mounted drain |