

Home Inspection Report



1936 Sunburst Terrace
West Linn, Oregon

Broker/

Prepared for: Sample Inspection Report/ Actual Report / Large Ho

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

18:09PM March 14, 2010

Photo Attachments



street view of home...driveway is sloped well for drainage...good..



front porch and walks to porch are noted sloped well for drainage...good..



iron handrail and electric meter and hose bib and GFCI outlet are noted here at left side of homegood..



main gas meter is solid to home...PVC flues are noted for both furnaces and water heater...one needs to be re-sealed...



close up of affected flue that needs to be re-sealed to keepout water entry...



noted at random siding butt joints are loose and small gaps are forming to let in water, re-caulk as needed,ongoing item

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back mini deck is well built, but needs to be cleaned and treated to avoid very slippery steps...



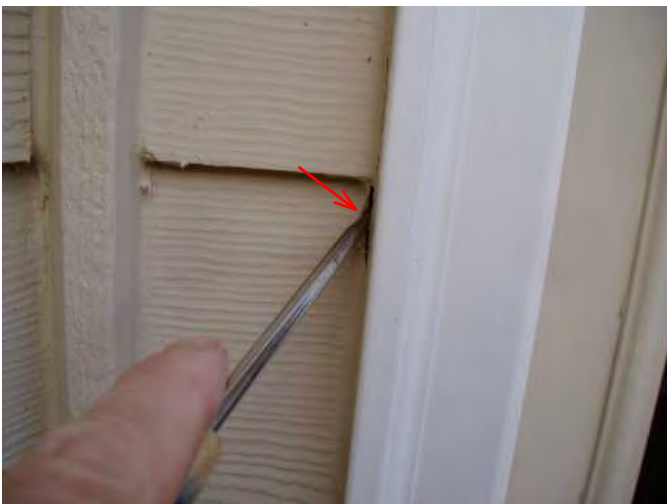
seal at siding here at deck joint into area here...is open gap for water entry...



deck joist are installed well....good..



any gaps noted around home that are working their way open are common and need to be caulked to extend life...



any gaps in caulking around siding to trim is noted and needs to be re-caulked to avoid water entry...



air conditioner system is noted here and appears operable...was not tested due to season and temperature...

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main back view of home is noted here....lower patio has good slope for drainage...good...breaker box is for future spa...



fill gaps here at lower balcony area that can allow water in in time and affect deck wood here...



trim here is filled well...and sealed water tight...good...



needs to be sealed here like photo before...



joint here at balcony column trim is noted caulked...good..



other trim at different areas are not caulked...correct to extend useful life...

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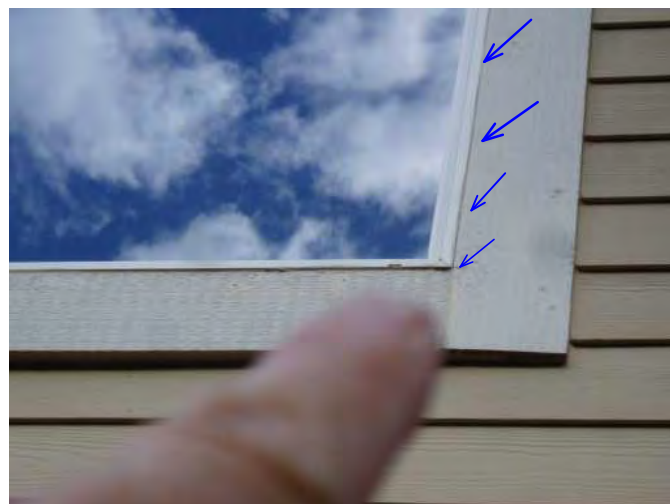
good slope of patio noted here at lower area of back yard...good..



gap under balcony is noted as venting to allow any potential water that is in area can dry out...good..



blue needs sealed at gaps...green is flashing at balcony edging and is good...



upper window at trim at dining area need caulk at window side of trim, as wood cures, monitor rest of window trim for same



right side of home is sloped well for drainage...good..siding is noted solid to structure...monitor joints for caulking...



crawl vents should be left open to allow crawl area to breathe and air flow through...

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on roof at front of home noting the valleys/gutters are solid and clean here, but need to be monitored in fall regular



valley here at upper area over garage and bed 2 is clean...roof is clean as well...good..



monitor ridge caps at random as noted here...some patching is noted and will need to be replaced...



great flashing here and valleys are clean at front of home...good..



this area at front of home over front porch is noted here and is flashed well...good..valley is clean...good..



upper valley at front of home over bed 2 is noted clean, gutter is clean here, but needs monitored in fall every 2 weeks

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more ridge caps at this area are failing and have been caulked...replace to ensure no water entry occurs...



great flashing here noted at front of home...good..



great flashing noted here at front of home as well...good valley noted as well...



fireplace flue is noted here and is operable...good..this is for the living room unit..the other two are side vented...



valley at the front of home above dining room is noted clean here...good..



flashing at the back of home below bedroom s 3 and 4 is noted coming loose and needs re-attached...

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back gutter is noted full of sludge and has standing water....clean all gutters..



on balcony area noting the slte tiles and grout are fine at this time...flashing is noted at siding areas...very good...



balcony is sloped well for drainage...monitor grouting and re-grout as needed...re-seal balcony every spring...



there are areas noted that gaps between trim and windows has been caulked...monitor and caulk any gaps found...



here is gap noted at column at balcony area..the wood cures and shrinks in time...monitor and seal all gaps...



in attic over dining room and kitchen area....insulated well...good..

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upper walls are batting insulationgood..



area over porch is not insulated as it is not needed...you can see recessed lights here....fine..



front area over dining room is noted here well insulated...good..



baffles are installed to keep insulation from filling in at vents at soffits...good..



access hatch is noted with batting insulation at about 12 inches....good...



bedroom 2 attic access is noted here and is used for storage area...with lights...good..

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area is vented....good...



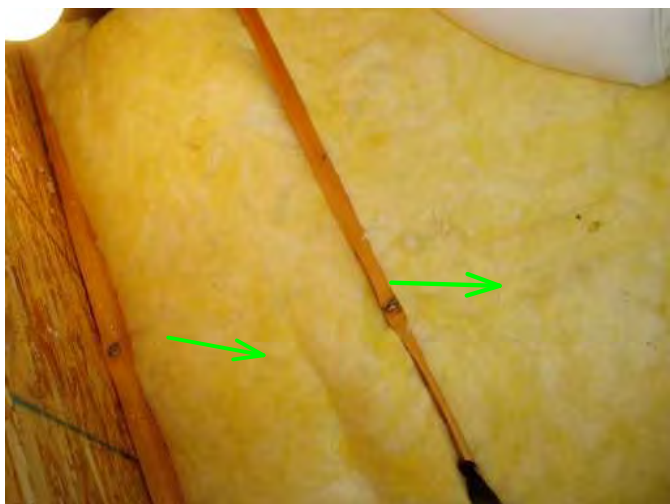
all attic rafters are 2 x 12 and are solid and sound....good..



smaller attic access is noted in bed 2 area opposite side....doors are weather strippedgood..



walls in attic here at noted insulated as well..good..



batting is used in walls to avoid shifting...good..



vents are noted here and are fine...good...this is upper attic area over main home area...

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sewer vents are noted here and no staining is noted at intersections...rafters are solid and sound....



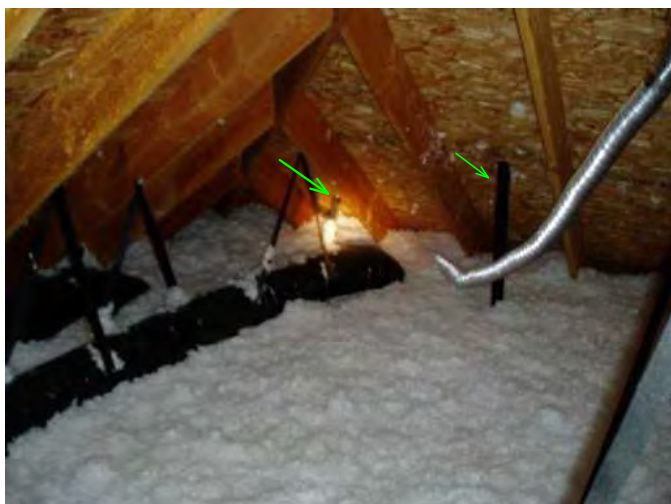
bath vents are vented to outdoors...good..



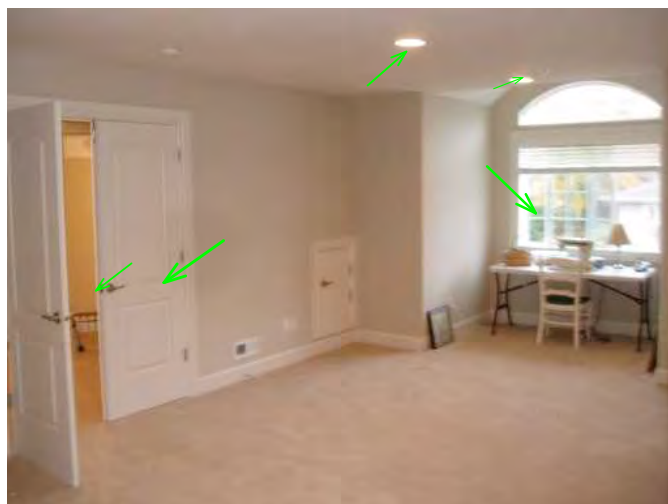
fireplace flue has attic shield to protect insulation...good..



heating distribution ducts are noted here and are insulated flex dcut work....good..see strapping at rafters...is good...



sewer vents here at area above baths is noted stain free at sheathing...good..



bed 2 windows and entry French doors and fixtures are noted operable...outlets are operable as well..

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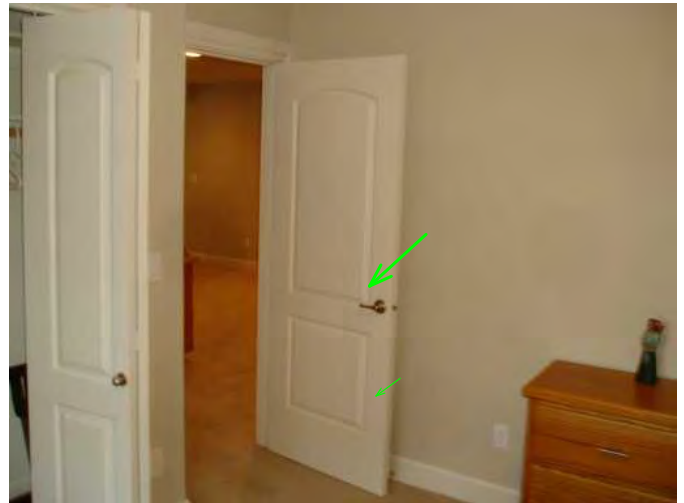
second window and closet doors and recessed fixture are noted operable...good..



check all exteriors walls around windows and doors and noted moisture is low...very good...20% or higher is issue...



bed 3 window and fixture and closet doors and shelves are operable and solid to walls...



bed 3 entry door and outlets are noted operable...good..



bed 4 window and fixtrue are noted operable...good..



bed 4 entry and closet doors are noted operable...shelves in closet are solid to walls...good..

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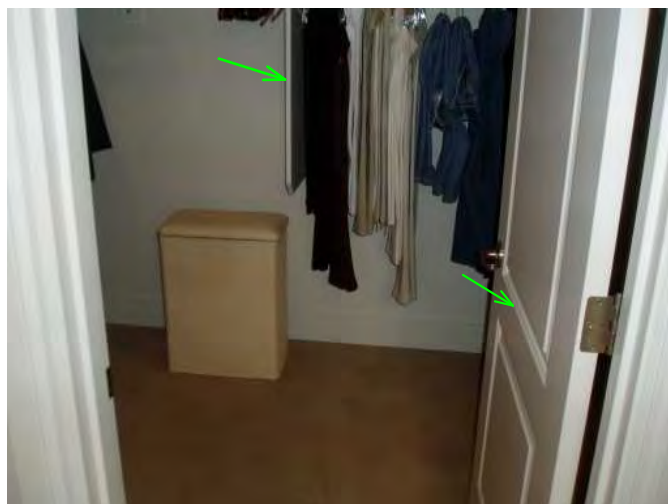
master bedroom entry door is noted operable here...good..



master bedroom exterior door and windows and fixture are noted operable...good...



checked all windows to ensure they are installed properly....weep holes at front bottom...good..



master closet entry door is operable...good..



fixtures and closet shelves are operable and solid to walls...



berdroom 5 /den windows and exit door and entry door are operable...good..

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bed 5/ den closet doors and fixture and fan are noted operable..good..



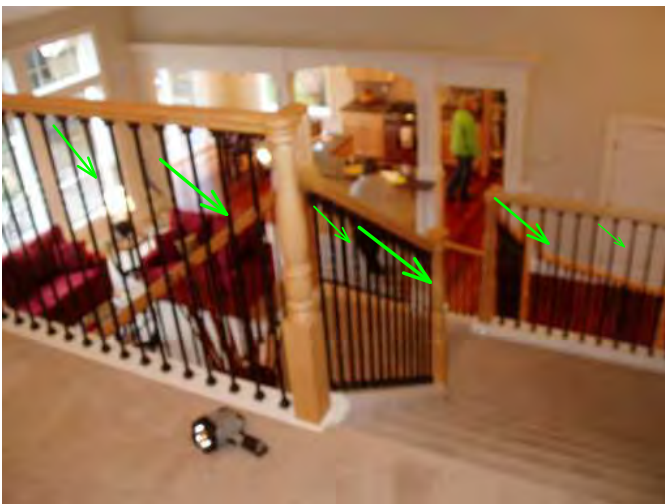
upper hallway study area and closet doors are noted operable as are recessed fixtures...good..



all fixtures are noted operable as are smoke detectors in bedrooms and in hall areas....check batteries often...



one of two furnace air returns are noted in upper hallway area...change filters every 3-60 days...14 x 24 x 1



upper handrails and stairway handrails to lower floor are noted solid and sound...good..



stairway to lower floor main area are noted solid and sound...fixtures above are operable..good.

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handrails to basement stairtower are noted solid to wall and in center area...good..



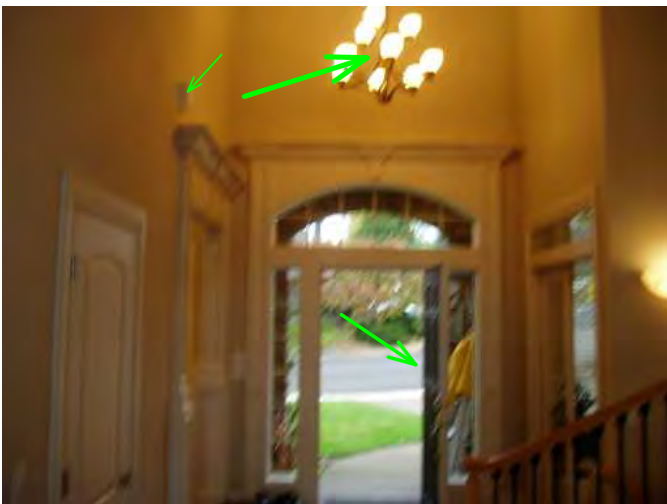
second air return is noted at lower landing to basement area, is 14 x 24 x 1 as well...check and change as needed...



bottom of stairs noted handrails are solid as well...good..



main entry hall closet door is operable...noted main furnace for first and second floor is noted in entry...operable...



main entry door is operable as is door bell and overhead fixtures...good...door has good weather stripping...



threshold is solid at entry door and floor has good moisture reading....good..

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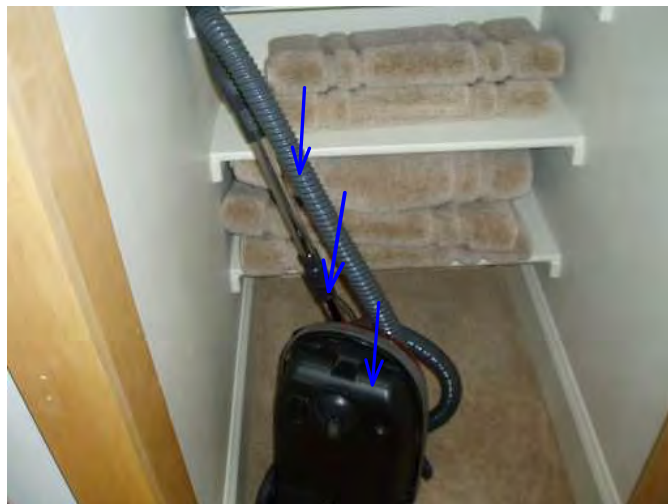
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mini hall under stairs closet is noted operable...fixture above is noted operable as well...good..



did not see central vacuum attachments, but did see mini vac in closet....suggest one set of attachments per floor...



first floor office French doors are operable...and windows are as well...good..



walk in closet in office door and shelves are operable as well...good..



no high moisture noted at exterior wall areas...good..



dining room fixture and windows and recessed lighting is noted operable in dining room area...good..

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doorway to butlers pantry area is operable..and doorway to entry hall has solid trim noted...good..outets in walls fine...



fixture over dining area 1 table is operable...slider to balcony is operable and has screen door...good..



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



living room windows are noted operable here...good...



side cabinets in living room are noted operable...good...



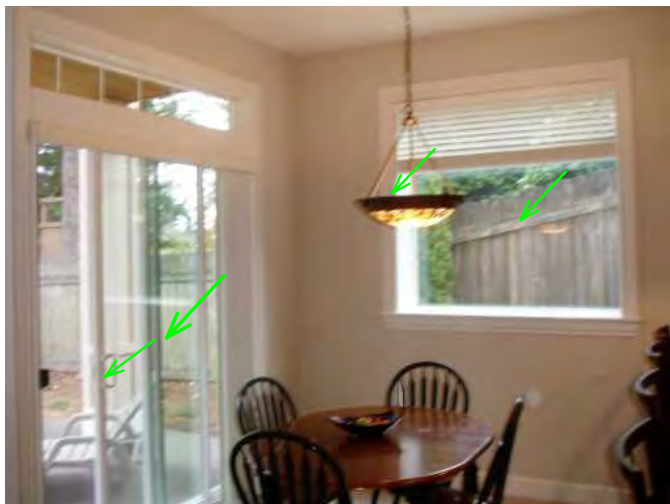
no high moisture noted at back exterior walls noted...good..

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dining area 2 windows and slider and fixture are noted operable...good..



family room windows are noted operable here as well...good..



ceiling fixture and fan and wall storage cabinets are noted operable in family room area...good..



thermostat for hydronic floor heating is noted here in family room ..is operable...good..



mini closet in family room to bath area doors are operable...good..



wine room entry door is noted operable and has weather stripping to seal door from rest of home...good..

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ask for operating instructions for wine room air control system..is vented into crawl space area..fine...keep vents open



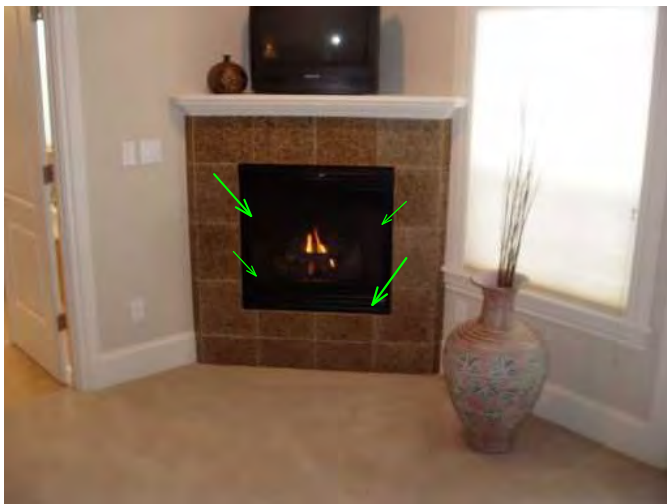
stove veneer and fixtures are operable...and solid to walls...



family room fireplace is operable....is fan ready if wanted...no fan noted...



living room fireplace is noted operable...is fan ready... most homes do not have fans in units...can install if wanted...



master bedroom fireplace is noted here and is operable...no fan is noted as well...can add fan if wanted...



this is direct vent that is for master and family room fireplaces and the living room is roof vented...fine...

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glass on fireplaces gets very hot...be careful...do not touch and clean only when cool...or will break glass....



main floor powder bath entry door is operable..good..



toilet is operable and floor shows no high moisture issues...good..



pedistall sink is noted with overflow and drain and faucet operable..good...



no drips or leaks at trap under sink...good..



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

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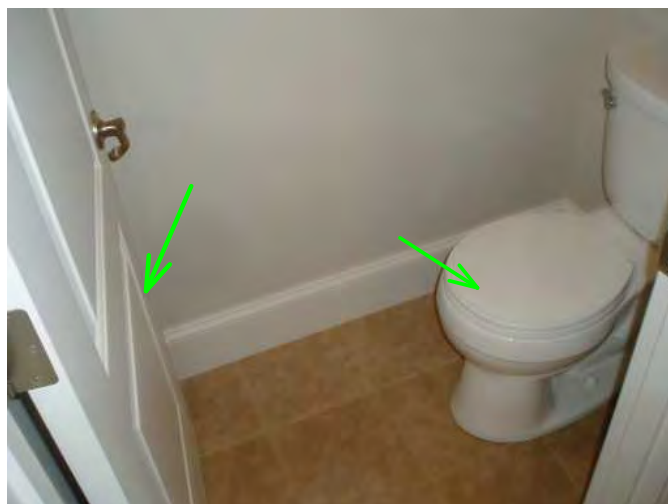
right sink at master bath overflow does not work and will overflow if left..correct drain and faucet are operable....



left sink trap is noted with no drips or leaks...fine...



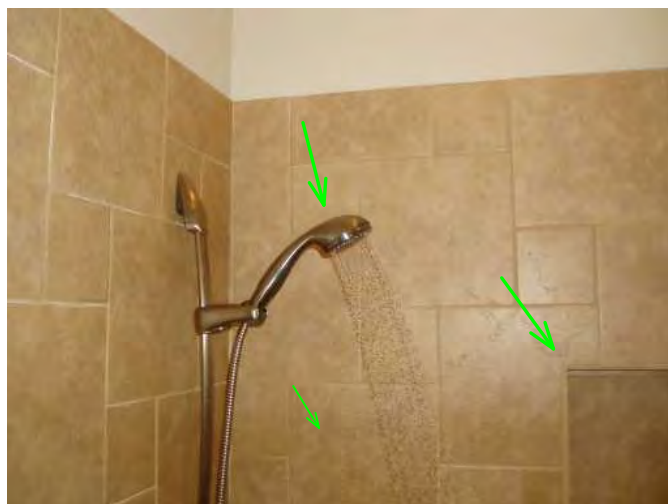
right sink is noted with no drips or leaks...good..



master toilet entry door and exhaust vent are noted operable...good..



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



left and right shower heads are operable...good..no grout gaps noted in walls of shower stall area....

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drain to shower is noted operable...ran all faucets in entire home for 2 hours..



floor at shower area is noted with no high moisture issues at this time...good..



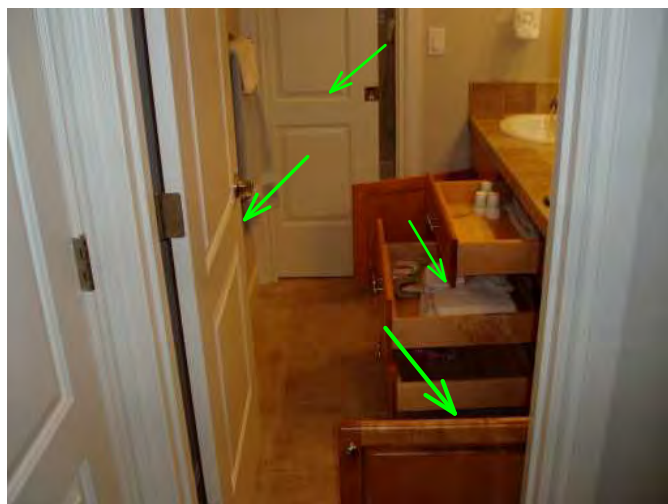
ran spa tub for one hour and all good....



no drips or leaks noted under spa tub noted...good...



spa tub window area is noted operable...good...grouting around tub is noted fine...good...



second floor main bath doors and cabinets are noted operable..good..

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lefts sink faucet and drain and overflow are checked and found operable...good..



right sink faucet and drain and overflow are noted operable...good..



left drain trap is noted operable...good....



right sink drain trap is noted operable as well...good..



bath window is noted operablegood..



shower head and overhead fixture are noted operable...good..

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tub faucet handle and faucet and drain are noted operable..good..



shower enclosure is noted operable..good...



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



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



basement fourth bathroom entry door and cabinets are noted operable ...good...



sink faucet and drain and overflow are noted operablegood...

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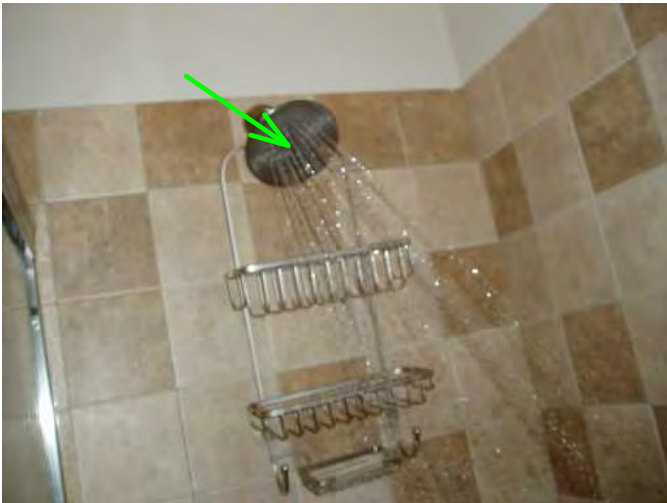
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drain trap under sink is noted with no drips or leaks
...good..



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



shower head is operable....and grout around shower
tiles are noted solid and sound...good...monitor as
years go by...



shower drain and pan are noted operable and
solid...slider doors are noted operable..good..



moisture here is fine...reads a bit higher due to
concrete floor under it....fine...



main kitchen area cabinets and bar area are noted
solid and sound...good...

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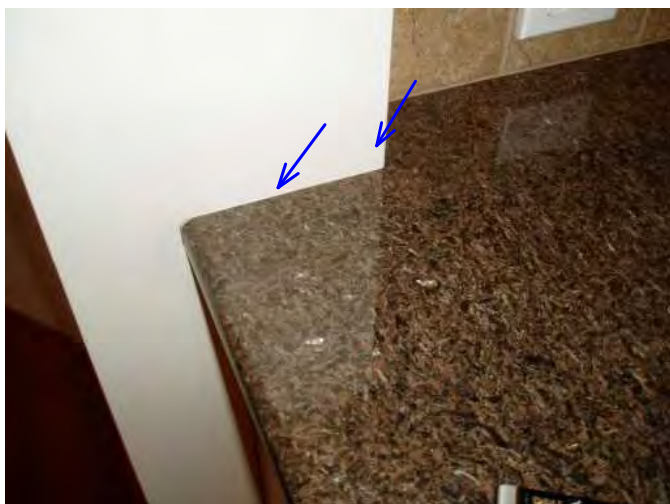
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cabinets here at sink area are noted operable..good..ran dishwahser through cycle and is operable ...good...



gaps noted around wood trim of columns at counter area and suggest adding grout to avoid build up and trapped water...



noted at all column areas...caulk at counter area to avoid water and grime build up...



upper areas at bar as well...



cabinets at outer wall area are solid to walls and counters are solid to cabinets...good...



over stove exit vent is operable and vented to outdoors...good...

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stove and oven are operable...but sparker keeps sparking after all burners are on and in operating positions...correct



cabinets at refrigerator area are solid to walls and operable..good..



water is operable...but ice maker is not on yet..this kitchen appears not to be in use....



back at spa tub noting unit has run for 1 hour and no leaks noted....hatch and walls in bath area are wonder board...



kitchen sink and faucet are operable..good..



no drips or leaks noted under sink and hot water dispenser is operable and garbage disposer is operable as well..good..

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ran hot on demand...good...



butlers pantry l;ower cabinets are noted operable..good..counter is solid to cabinets...good...



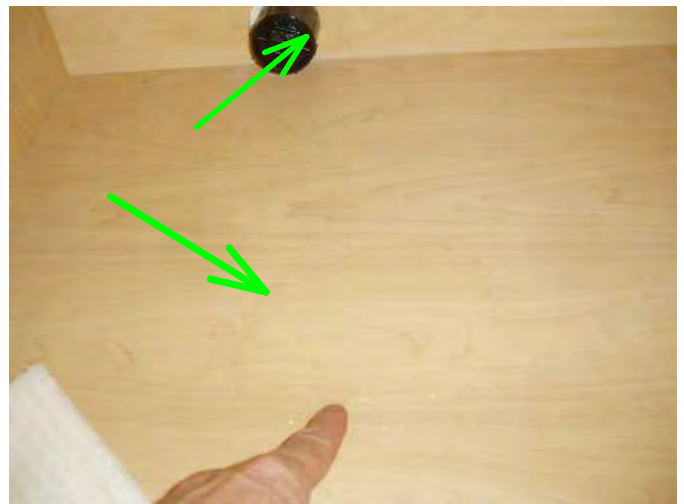
upper cabinets in butlers pantry are noted solid to walls..good...



pocket door to main pantry is noted operable....and shelves are solid to walls...good...fixture in area is operable..good..



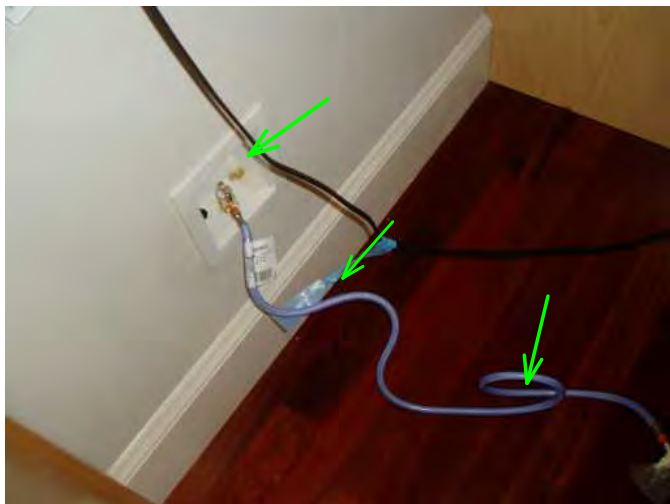
sink at butlers pantry is noted operable...



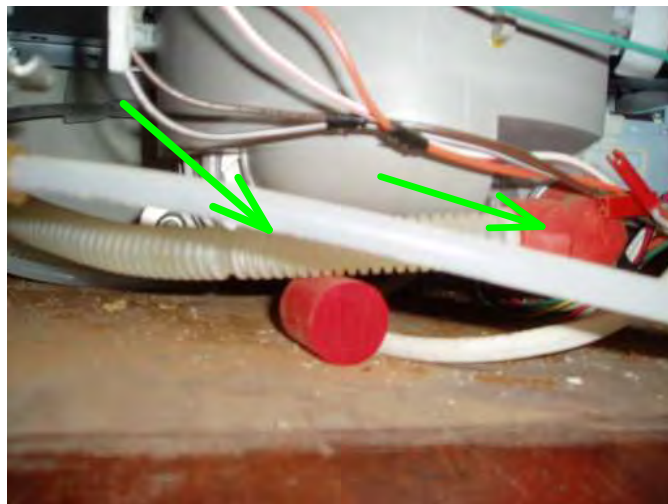
noted leak under sink in butlers pantry...will need repairs....

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pulled out refrigerator in main kitchen and found no leaks at floor area....good...water feed lines are dry...



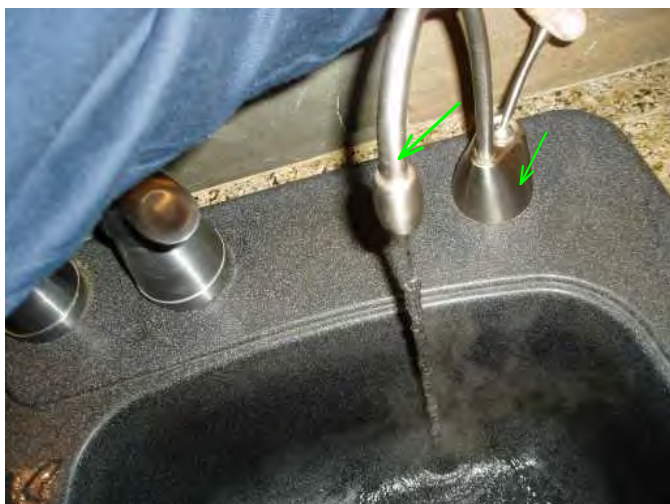
under dishwasher in main and lower kitchen are noted dry..this is main floor...



lower kitchen area noted here with cabinets are noted operable at center area...good..counter is solid to cabinets...



faucet is operable, but sprayer is noted stuck in faucet and needs repair....



instant hot water is operable..good...



hot water and filter are noted here and are operable...good...

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no drips or leaks detected in trap under sink area...and garbage disposer was run and is operable..good..



dishwasher was run and is noted operable with no leaks detected under unit...good...



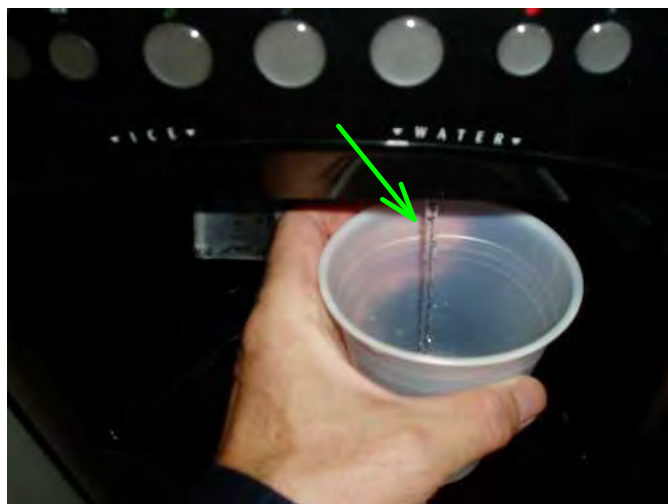
over stove microwave and exit vent are noted operable and vented to outdoors...good...



stove and oven are noted operable in lower kitchen area and is electric....fine...



cabinets and counters at back section area noted solid to walls and operable...good...



water is on and operable...

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ice maker is on and operable...



refrigerator is operable and noted here working....good...



no drips or leaks noted at connections at back of refrigerator...good..



suggest caulking around wood trim at counters to avoid water entry and grime build up....



basement laundry area is noted with doors and cabinets are operable...ran machines to check water/electric flow...fine...



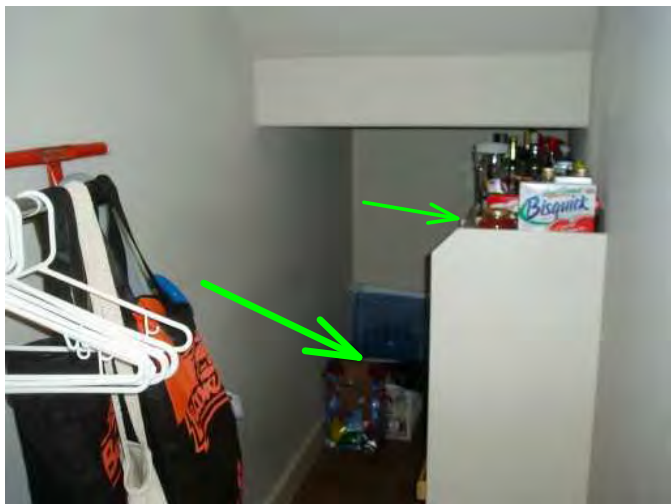
ceiling fixtures and exit fan are operable..good...

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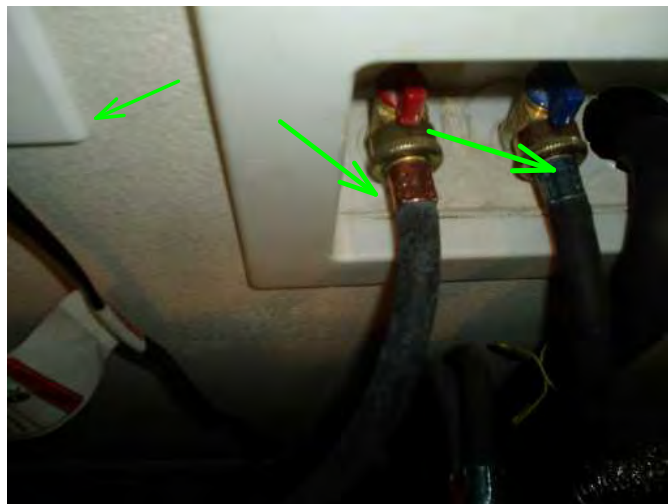
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under stairs storage is noted here...fine...a bit hard to access....



washer hook ups are noted here operable..and no drips noted....



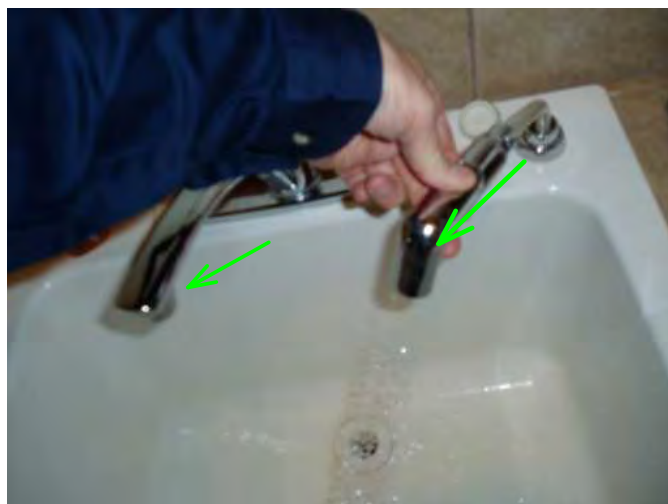
dryer hook ups are noted here and appear fine....



upper laundry area entry door and cabinets are noted operable...good...solid to walls...good...



fixtures and exit fan are operable...good...



laundry tub faucet and sprayer are noted operable..good...

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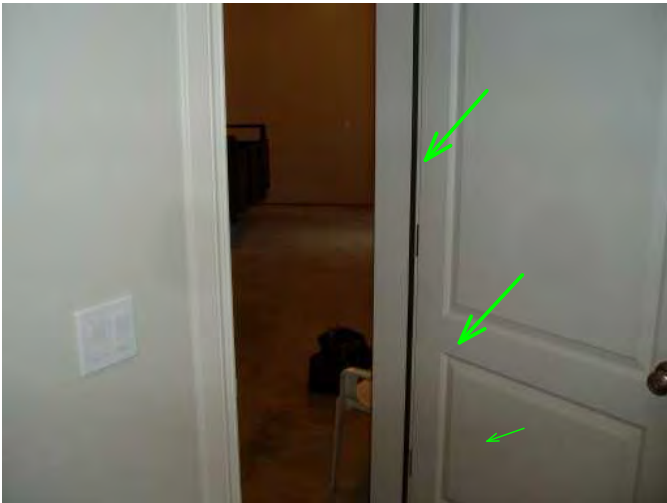
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no drips or leaks noted under laundry tub area in main laundry...good...



all hook ups appear operable heregood...dryer is shut off at breaker panel...if used, just turn on...



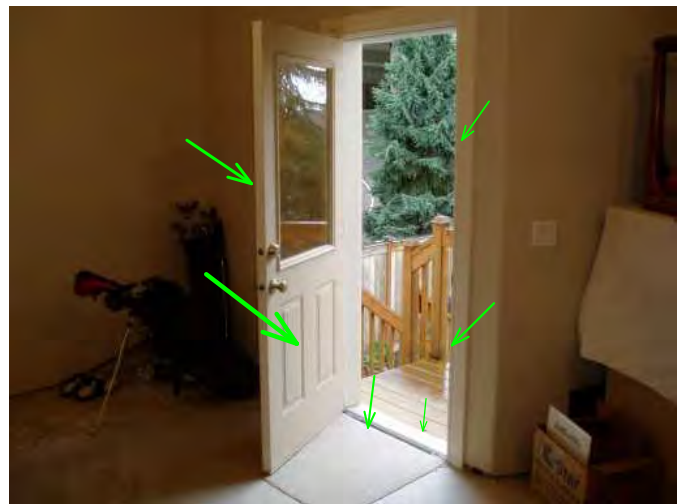
door to garage is noted here operable...and has weather stripping and solid threshold...good...solid door...



larger garage door is noted operable ...good..has auto reverse installed for safety....good...



single garage door is noted operable and auto reverse is noted operable as well...good...



side access door to lower area of property is noted weather stripped and threshold appears solid to floor area...good..

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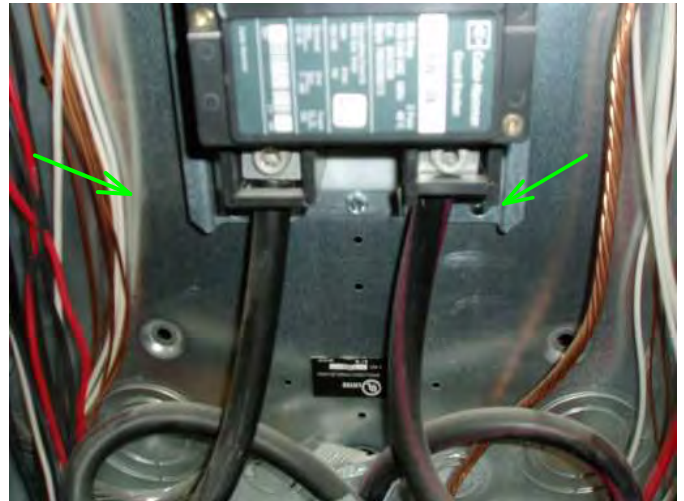
garage is set up for storage shelves at the back wall
if wanted...good...



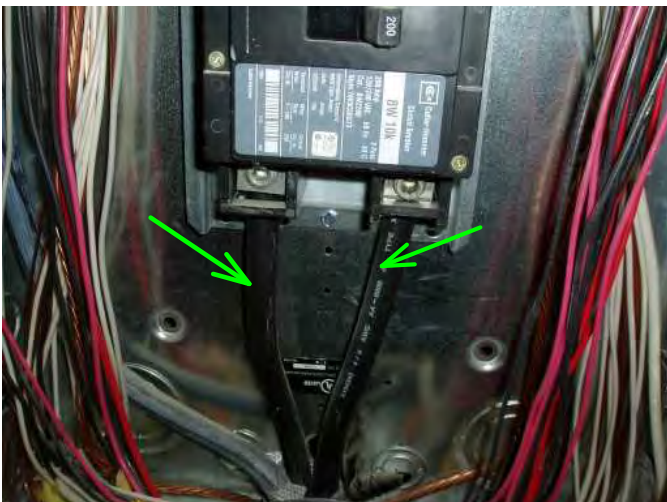
two breaker panels are noted in garage...very
good...200 amps x 2 is very nice...



pulled off panel covers and noted all installed
well...good....



service entry is fine here...good...right panel...



service entry is fine here at left panel...good...



in basement area noting vacuum system is in
place...and is on and operable at outlets throughou
thome..no attachments

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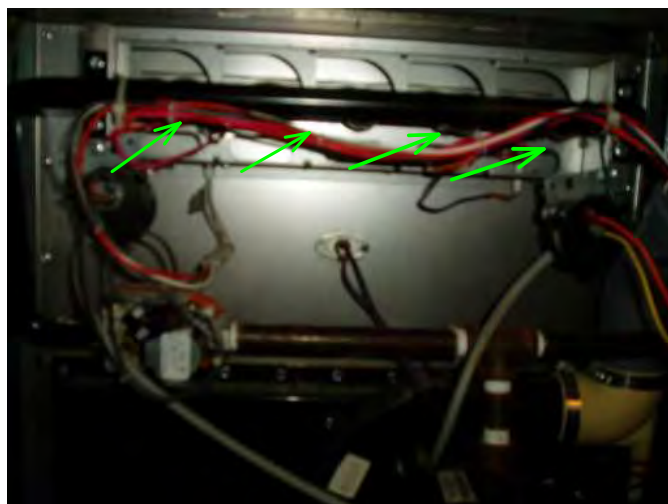
French doors to exterior area from basement area are noted operable here...good...



ladder is noted that tells me the home is most likely well maintained...good..ask if leaving ladder...



furnace is noted here in basement area and is noted well maintained...and has condensate pump...good...operable...



open view of 5 burner system and is noted operable..good...did not test a/c unit is to cold...can damage unit...



pump is noted as operable..good..check drain tube often....



munchkin hydronic heater is noted here and is operable...good...expansion tank is noted to control water noise

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open view of burner and draft control are noted here and operable...have unit serviced every fall....



pump and gages are looking good here...ask for operation instructions and read to understand maintenance of unit...



pex water supply system is noted here for pottable (drinking) water is clear color...



red pex is for munchklin system...water heater is noted here next to munchkin system...is noted operable..good...



water heater is operable and is strapped to wall is good...TPRV is noted in pvc and drains to outdoors...good..white



flues for water heater and munchkin are noted here and strapped to joists solid...good...

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pvc flues are run to side of home and are solid to joists...good...



noted all rim mud sill plates are treated wood and are bolted to foundaion for earrth quake protection...very good...



drain tube for furance is noted here....good...



grounding is noted here at re-bar to foundaion for electric system...good is also bonded to gas lines...good...



pottable pex system should be insulated....

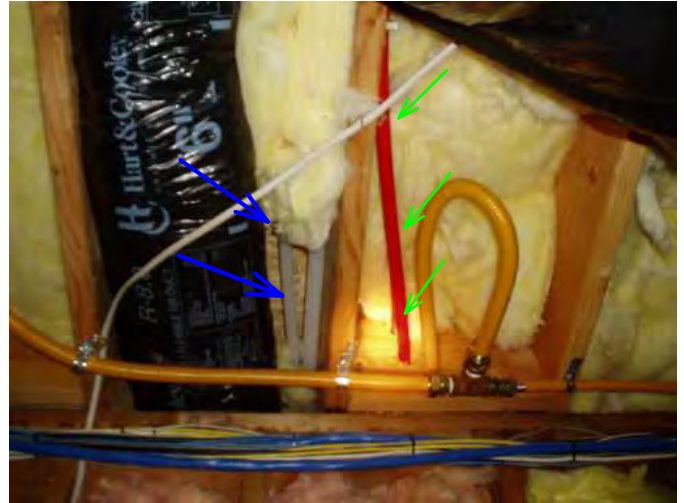


door to main crawl area is noted here in basement area...

Photo Attachments



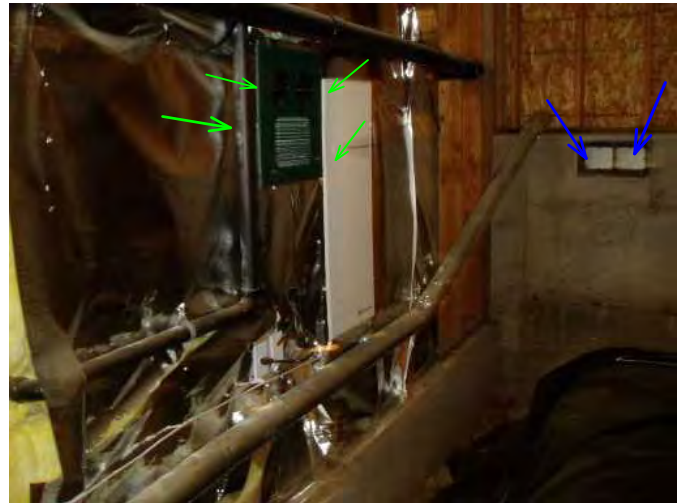
red pex is to in floor heating system in basement area...pex clear is needed to be insulated...see at green arrows...



better view of two systems...floor heat is red pex and clear is water system that needs insulated...



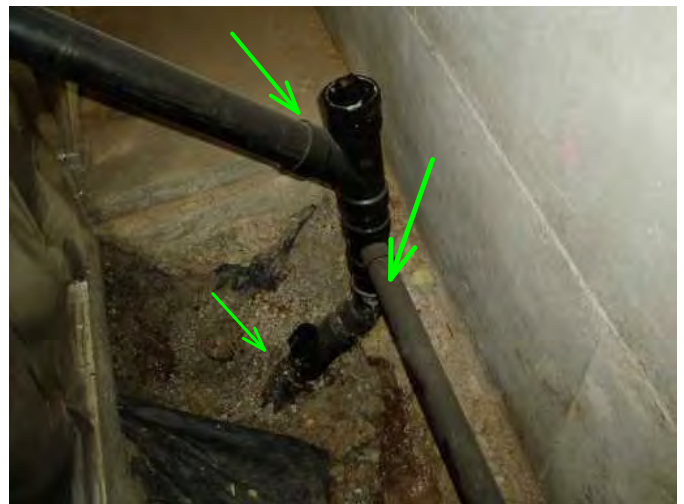
dark photo, but trying to show wine room air control system is venting into crawl area..if used..open crawl vents



here is better view of exit vents from wine room and closet crawl vents...open crawl vents if using wine air control...



plumbing sewer pipes are noted with good slope to lower area of exit and cleanouts are noted as well...good...



this is where sewer line exits into ground and into city sewer lines...access is noted for clean out...if needed...good

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Photo Attachments



main water entry is noted here and is pex service lines...with shut off noted here...good...



pulled back service line and showing is pex...fine...



seeing random areas that pex water supply lines need to be insulated....



walls to basement area are insulated fine...good...



noting mud sill is treated wood under dining room area and is bolted to foundation for earth quake protection...good..



main support wall is noted here and is solid and sound...under entry and dining room and office area....

1936 Sunburst Terrace West Linn, Or..alb

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Photo Attachments



front of home foundation is noted solid here and no staining of water noted...good...



small area here needs vapor barrier over it..install to control moist air issues...and open all crawl vents....



noting garage doors have gasket attached to floor at door area...very good to keep out drafts and vermin...



ran the water feed to over stove faucet and found the water became clean after running several buckets...



running clean and clear here....good...just appears was old water not used for while ...appears clean now....good...

1936 Sunburst Terrace West Linn, Or..alb

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Not Inspected Summary

Lots and Grounds

Lawn Sprinklers: Front and back yard - lawn sprinklers require yearly back flow testing by licensed back-flow specialist.. not tested, beyond scope of inspection...have assessed by licensed irrigation specialist

Air Conditioning

Main - AC System - A/C System Operation: Appears serviceable - not tested due to season..needs to be 65 degrees for 24 hours prior to not damage unit...

Main - AC System - Exterior Unit: Goodman - not tested

Living Space

wine storage room - Living Space - HVAC Source: wine control system - ask for operation manual for controlled room unit...

The Home Tester

18:09 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

Deck: Treated wood - Clean and reseal decking wood...small area to left of upper deck at siding that needs sealed with caulk to keep out moisture...see photos
Balcony: Slate tiles - trim around balcony needs caulked and sealed at random areas, gaps noted and will need sealed...slate tiles and grout are solid and sealed now, but will need regular monitoring and sealed at grout lines every year...see photos
Fences: Wood - regular maintenance needed

Exterior Surface and Components

whole house - Exterior Surface - Type: Fiber cement - Gaps not properly sealed at siding butt joints at random, around one PVC flue... regular maintenance issues...see photos..

Roof

Flashing: Galvanized - back section is lifting at bed 3 and 4 below windows at roof line, re-attach...see photo

Heating System

basement - Heating System - Heating System Operation: Adequate - have serviced regularly (yearly) unit is currently operable...
basement - Heating System - Heating System Operation: Adequate - This system is operable..be aware that water systems like this require up to 48 hours to heat areas at beginning of heating season...plan in fall to slowly start raising temperature to get heating started... have serviced regularly (yearly) unit is currently operable...

Plumbing

Water Lines: pex - a few short sections of water lines were noted not insulated in basement and crawl area..suggest insulation them to avoid potential freeze in cold winters...other sections were...see photos

Kitchen

1st Floor - Kitchen - Cooking Appliances: decore - after all burners are lit and handles are turned to operation zones, the sparker/igniter continues to run and spark...repair...

Bedroom

1st Floor Master - Bedroom - Doors: Entry door - Loose hardware at exterior door handle...correct...

The Home Tester

18:09 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.

Exterior Surface and Components

Trim: Wood - caulk at random open gaps at trim and noted at widows and balcony columns, see photos as examples of areas needed...

Roof

Ridge Caps peak caps of roof trim - noted sections that are cracked and patched...suggest replacing, as are only about 4-5 years old and will require patching in these cracked areas often.....suggest replacing affected patched sections noted in photos to reduce maintenance.....

Gutters: Galvanized - Need cleaning, always control water exiting around structures...

Crawl Space

front of home - Crawl Space - Vapor Barrier: plastic over earth... - Missing, pull vapor barrier over all earthen areas not covered...see photos...

Bathroom

Master - Bathroom - Faucets/Traps: Brand not known with PVC trap - right sink overflow not operable... please make operable...

Basement - Bathroom - Faucets/Traps: Brand not known with PVC trap - drain stop not operable, please make operable...

Kitchen

1st Floor - Kitchen - Plumbing/Fixtures: Brand not known with PVC trap - Leaking trap at butlers pantry sink...correct...

1st Floor - Kitchen - Counter Tops: Polished Granite/wood column trim - caulk around wood column trim to counters to avoid water access and grime build up..see photos

Basement - Kitchen - Plumbing/Fixtures: Brand not known with PVC trap - sprayer arm in faucet is stuck and will not access easily to operate...correct...

Basement - Kitchen - Counter Tops: Polished granite tile - caulk round wood column to avoid water access and grime build up....see photos

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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 1936 Sunburst Terrace

City West Linn **State** Oregon **Zip** 97068

Contact Name Lisa Thoele

Client Information

Client Name Sample Report/ Actual Report

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 \$500.00

Conditions

Others Present Buyer's Agent and Buyer

Estimated Age 2005

Inspection Date 11/05/09

Start Time 10:00a

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 50 degrees

Weather cloudy/rainy

Space Below Grade Basement/crawl space

Building Type Single family

Sewage Disposal City

Water Source City

Property Occupied Yes

Entrance Faces West

End Time 2:00p

Soil Conditions Damp

Garage Attached

How Verified Visual Inspection

How Verified Visual Inspection

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

The Home Tester

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Lots and Grounds

1. Acceptable	Walks: Concrete
2. Acceptable	Steps/Stoops: Stone
3. Acceptable	Patio: Concrete
4. Maintenance	Deck: Treated wood - Clean and reseal decking wood...small area to left of upper deck at siding that needs sealed with caulk to keep out moisture...see photos
5. Maintenance	Balcony: Slate tiles - trim around balcony needs caulked and sealed at random areas, gaps noted and will need sealed...slate tiles and grout are solid and sealed now, but will need regular monitoring and sealed at grout lines every year...see photos
6. Acceptable	Porch: Concrete
7. Acceptable	Vegetation: Tree/shrubs
8. Acceptable	Retaining Walls: Block
9. Acceptable	Grading: Moderate slope
10. Acceptable	Swale: Adequate slope and depth for drainage
11. Acceptable	Driveway: Concrete
12. Maintenance	Fences: Wood - regular maintenance needed
13. Not Inspected	Lawn Sprinklers: Front and back yard - lawn sprinklers require yearly back flow testing by licensed back-flow specialist.. not tested, beyond scope of inspection...have assessed by licensed irrigation specialist

Exterior Surface and Components

whole house Exterior Surface

1. Maintenance	Type: Fiber cement - Gaps not properly sealed at siding butt joints at random, around one PVC flue... regular maintenance issues...see photos..
2. Acceptable	Type Front stone veneer
3. Needs Attention	Trim: Wood - caulk at random open gaps at trim and noted at widows and balcony columns, see photos as examples of areas needed...
4. Acceptable	Fascia: Wood
5. Acceptable	Soffits: fiber cement
6. Acceptable	Door Bell: Hard wired
7. Acceptable	Entry Doors: fiberglass front 2 metal rear
8. Acceptable	Patio Door: Vinyl sliding
9. Acceptable	Windows: all vinyl
10. Acceptable	Window Screens: Vinyl mesh
11. Acceptable	Exterior Lighting: Surface mount
12. Acceptable	Exterior Electric Outlets: 120 VAC GFCI
13. Acceptable	Hose Bibs: Rotary with back flow protection
14. Acceptable	Gas Meter: Exterior surface mount at side of home
15. Acceptable	Main Gas Valve: Located at gas meter

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18:09 March 14, 2010

Roof

Whole House Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Material:** Architectural comp - roof appears to be 40 or 50 year roof, is better quality and is noted maintained well...good..
4. **Type:** Hip
5. **Approx Age:** 3-7 years old
6. Maintenance **Flashing:** Galvanized - back section is lifting at bed 3 and 4 below windows at roof line, re-attach...see photo
7. Needs Attention **Ridge Caps** peak caps of roof trim - noted sections that are cracked and patched...suggest replacing, as are only about 4-5 years old and will require patching in these cracked areas often....suggest replacing affected patched sections noted in photos to reduce maintenance.....
8. Acceptable **Valleys:** galvanized
9. Acceptable **Plumbing Vents:** ABS
10. Needs Attention **Gutters:** Galvanized - Need cleaning, always control water exiting around structures...
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

Garage/Carport

Side Garage

1. **Type of Structure:** Attached **Car Spaces:** 3
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Manual
4. Acceptable **Door Opener:** Lift Master
5. Acceptable **door opener 2** linear
6. Acceptable **Service Doors:** Metal
7. Acceptable **Ceiling:** drywall
8. Acceptable **Walls:** drywall
9. Acceptable **Floor/Foundation:** Poured
10. Acceptable **Electrical:** 120 VAC GFCI

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 **GFCI:** At GFCI receptacles only
7. Acceptable **Ground:** rod in ground and gas lines
8. Acceptable **Smoke Detectors:** Check batteries at the holiday season every year

Garage Electric Panel

9. Acceptable **Manufacturer:** Cutler-Hammer
10. **Max Capacity:** 200 Amps
11. Acceptable **Main Breaker Size:** 200 Amps
12. Acceptable **Breakers:** CU/AL

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

The Home Tester

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Electrical (continued)

13. Is the panel bonded? Yes
- Garage Electric Panel**
14. Acceptable **Manufacturer:** Cutler-Hammer
15. **Max Capacity:** 200 Amps
16. Acceptable **Main Breaker Size:** 200 Amps
17. Acceptable **Breakers:** CU
18. Is the panel bonded? Yes

Structure

1. Acceptable **Structure Type:** Wood frame
2. Acceptable **Foundation:** Poured
3. Acceptable **Differential Movement:** No movement or displacement noted
4. Acceptable **Beams:** Solid wood
5. Acceptable **Bearing Walls:** Frame
6. Acceptable **Joists/Trusses:** 2x12
7. Acceptable **Floor/Slab:** Poured slab
8. Acceptable **Subfloor:** plank

Attic

Main/ access in pantry area Attic

1. **Method of Inspection:** In the attic
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Roof Framing:** 2x12 Rafter
4. Acceptable **Sheathing:** Dimensional wood
5. Acceptable **Ventilation:** Soffit vents
6. Acceptable **Insulation:** Batts/blown
7. Acceptable **Insulation Depth:** 18" R factor is 36
8. Acceptable **Moisture Penetration:** no water penetration noted

Main/center off of bed 2 doors Attic

9. **Method of Inspection:** In the attic
10. Not Present **Unable to Inspect:** 0%
11. Acceptable **Roof Framing:** 2x12 Rafter
12. Acceptable **Sheathing:** Dimensional wood
13. Acceptable **Ventilation:** Roof and soffit vents
14. Acceptable **Insulation:** Batts
15. Acceptable **Insulation Depth:** 12"
16. Acceptable **Wiring/Lighting:** 120 VAC light
17. Acceptable **Moisture Penetration:** no water penetration noted

Main/upper access in upper hall Attic

18. **Method of Inspection:** In the attic
19. Acceptable **Unable to Inspect:** 0%
20. Acceptable **Roof Framing:** 2x12 Rafter
21. Acceptable **Sheathing:** Dimensional wood
22. Acceptable **Ventilation:** Roof and soffit vents
23. Acceptable **Insulation:** Blown in
24. Acceptable **Insulation Depth:** 18" R factor is 36
25. Acceptable **Moisture Penetration:** no water penetration noted
26. Acceptable **Bathroom Fan Venting:** vented to outdoors

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

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Basement

front 2/3 of home Basement

1. Acceptable **Unable to Inspect:** 0% - noted a ladder in basement for exterior regular maintenance...very good...
2. Acceptable **Ceiling:** Exposed framing
3. Acceptable **Walls:** drywall
4. Acceptable **Floors:** Poured
5. Acceptable **Doors:** French
6. Acceptable **Electrical:** 120 VAC GFCI
7. Acceptable **Ventilation:** Vents
8. Acceptable **Insulation:** Batting
9. Acceptable **Moisture Location:** none

Crawl Space

front of home Crawl Space

1. **Method of Inspection:** In the crawl space
2. Acceptable **Unable to Inspect:** 0%
3. Acceptable **Access:** Open
4. Acceptable **Moisture Penetration:** No
5. **Moisture Location:** none
6. Acceptable **Ventilation:** Vents
7. Acceptable **Insulation:** Batting
8. Needs Attention **Vapor Barrier:** plastic over earth... - Missing, pull vapor barrier over all earthen areas not covered...see photos...
9. Acceptable **Electrical:** 120 vac

Air Conditioning

Main AC System

1. Not Inspected **A/C System Operation:** Appears serviceable - not tested due to season..needs to be 65 degrees for 24 hours prior to not damage unit...
2. Acceptable **Condensate Removal:** Plastic tubing
3. Not Inspected **Exterior Unit:** Goodman - not tested
4. **Model Number:** clt60 1b **Serial Number:** 0504258596
5. **Area Served:** Whole building **Approximate Age:** 3-7 years old
6. **Fuel Type:** 120-240 VAC **Temperature Differential:** not tested, to cold
7. **Type:** Central A/C **Capacity:** 2.5 Ton
8. Acceptable **Visible Coil:** Aluminum
9. Acceptable **Refrigerant Lines:** Serviceable condition
10. Acceptable **Electrical Disconnect:** Breaker disconnect

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Fireplace/Wood Stove

Family Room Fireplace

1. Acceptable Fireplace Construction: Prefab
2. Type: gas heat type
3. Acceptable Flue: Metal/direct vent
4. Acceptable Hearth: Raised

Great Room Fireplace

5. Acceptable Fireplace Construction: Prefab
6. Type: gas heat type
7. Acceptable Flue: Metal/direct vent
8. Acceptable Hearth: Flush mounted

Master Bedroom Fireplace

9. Acceptable Fireplace Construction: Prefab
10. Type: gas heat type
11. Acceptable Flue: Metal/direct vent

Heating System

basement Heating System

1. Maintenance Heating System Operation: Adequate - have serviced regularly (yearly) unit is currently operable...
2. Manufacturer: goodman
3. Model Number: gms91155dxa Serial Number: 0412529219
4. Type: Forced air Capacity: 115000 btu
5. Area Served: 1st floor & 2nd floor Approximate Age: 1 - 5 years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 5 Burner
8. Unable to Inspect: 50%
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Insulflex duct
11. Acceptable Draft Control: draft inducer
12. Acceptable Flue Pipe: PVC
13. Acceptable Devices: condensate pump

basement Heating System

14. Maintenance Heating System Operation: Adequate - This system is operable..be aware that water systems like this require up to 48 hours to heat areas at beginning of heating season...plan in fall to slowly start raising temperature to get heating started... have serviced regularly (yearly) unit is currently operable...
15. Manufacturer: Munchkin
16. Model Number: t50masne Serial Number: 129k0395
17. Type: Boiler system Capacity: 50,000 BTU
18. Area Served: basement Approximate Age: 1 - 5 years
19. Fuel Type: Natural gas
20. Acceptable Heat Exchanger: 1 Burner
21. Unable to Inspect: 50%
22. Acceptable Distribution: pex system
23. Acceptable Circulator: Pump
24. Acceptable Draft Control: draft inducer
25. Acceptable Flue Pipe: PVC
26. Acceptable Controls: Relief valve
27. Acceptable Devices: condensate pump
28. Acceptable Thermostats: Programmable

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

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Plumbing

- | | |
|----------------|---|
| 1. Acceptable | Service Line: pex |
| 2. Acceptable | Main Water Shutoff: Crawl space |
| 3. Maintenance | Water Lines: pex - a few short sections of water lines were noted not insulated in basement and crawl area..suggest insulation them to avoid potential freeze in cold winters...other sections were...see photos |
| 4. Acceptable | Drain Pipes: ABS |
| 5. Acceptable | Service Caps: Accessible |
| 6. Acceptable | Vent Pipes: ABS |
| 7. Acceptable | Gas Service Lines: cast iron/yellow flex... |

Basement Water Heater

- | | | |
|----------------|---|------------------------------------|
| 8. Acceptable | Water Heater Operation: Adequate | |
| 9. | Manufacturer: A.O. Smith | |
| 10. | Model Number: gps 75 200 | Serial Number: 105a165416 |
| 11. | Type: Natural gas | Capacity: 75 Gal. |
| 12. | Approximate Age: 1 - 5 years | Area Served: Whole building |
| 13. Acceptable | Flue Pipe: PVC | |
| 14. Acceptable | TPRV and Drain Tube: PVC | |

Bathroom

1st Floor Hall Bathroom

- | | |
|----------------|---|
| 1. Acceptable | Ceiling: drywall |
| 2. Acceptable | Walls: drywall |
| 3. Acceptable | Floor: Ceramic tile |
| 4. Acceptable | Doors: painted wood |
| 5. Acceptable | Electrical: 120 VAC GFCI |
| 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 Bathroom

- | | |
|---------------------|---|
| 11. Acceptable | Ceiling: drywall |
| 12. Acceptable | Walls: drywall |
| 13. Acceptable | Floor: Ceramic tile |
| 14. Acceptable | Doors: French |
| 15. Acceptable | Windows: all vinyl |
| 16. Acceptable | Electrical: 120 VAC GFCI |
| 17. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 18. Acceptable | Sink/Basin: Molded dual bowl |
| 19. Needs Attention | Faucets/Traps: Brand not known with PVC trap - right sink overflow not operable... please make operable... |
| 20. Acceptable | Shower/Surround: all ceramic tile floor and walls |
| 21. Acceptable | Spa Tub/Surround: Porcelain tub and ceramic tile surround |
| 22. Acceptable | Toilets: toto |
| 23. Acceptable | HVAC Source: Air exchange ventilation |
| 24. Acceptable | Ventilation: Electric ventilation fan |

2nd Floor Hall Bathroom

- | | |
|----------------|----------------------------|
| 25. Acceptable | Ceiling: drywall |
| 26. Acceptable | Walls: drywall |
| 27. Acceptable | Floor: Ceramic tile |
| 28. Acceptable | Doors: painted wood |
| 29. Acceptable | Windows: all vinyl |

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

The Home Tester

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Bathroom (continued)

- | | |
|----------------|---|
| 30. Acceptable | Electrical: 120 VAC GFCI |
| 31. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 32. Acceptable | Sink/Basin: Molded dual bowl |
| 33. Acceptable | Faucets/Traps: Brand not known with PVC trap |
| 34. Acceptable | Tub/Surround: Fiberglass tub and fiberglass surround |
| 35. Acceptable | Toilets: toto |
| 36. Acceptable | HVAC Source: Air exchange ventilation |
| 37. Acceptable | Ventilation: Electric ventilation fan |

Basement Bathroom

- | | |
|---------------------|--|
| 38. Acceptable | Ceiling: drywall |
| 39. Acceptable | Walls: drywall |
| 40. Acceptable | Floor: Ceramic tile |
| 41. Acceptable | Doors: painted wood |
| 42. Acceptable | Electrical: 120 VAC GFCI |
| 43. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 44. Acceptable | Sink/Basin: Molded single bowl |
| 45. Needs Attention | Faucets/Traps: Brand not known with PVC trap - drain stop not operable, please make operable... |
| 46. Acceptable | Shower/Surround: Fiberglass pan and fiberglass surround |
| 47. Acceptable | Toilets: Kohler |
| 48. Acceptable | HVAC Source: Air exchange ventilation |
| 49. Acceptable | Ventilation: Electric ventilation fan |

Kitchen

1st Floor Kitchen

- | | |
|---------------------|---|
| 1. Maintenance | Cooking Appliances: decore - after all burners are lit and handles are turned to operation zones, the sparker/igniter continues to run and spark...repair... |
| 2. Acceptable | Ventilator: best |
| 3. Acceptable | Disposal: In-Sinkerator |
| 4. Acceptable | Dishwasher: kitchenaide |
| 5. | Air Gap Present? Yes |
| 6. Acceptable | Refrigerator: kitchenaid |
| 7. Acceptable | Microwave: dacor |
| 8. Acceptable | Sink: Molded dual bowl |
| 9. Acceptable | butlers sink single |
| 10. Acceptable | Electrical: 120 VAC GFCI/X 2 |
| 11. Needs Attention | Plumbing/Fixtures: Brand not known with PVC trap - Leaking trap at butlers pantry sink...correct... |
| 12. Needs Attention | Counter Tops: Polished Granite/wood column trim - caulk around wood column trim to counters to avoid water access and grime build up..see photos |
| 13. Acceptable | Cabinets: Wood |
| 14. Acceptable | Ceiling: drywall |
| 15. Acceptable | Walls: drywall |
| 16. Acceptable | Floor: Hardwood |
| 17. Acceptable | Doors: painted wood |

Basement Kitchen

- | | |
|----------------|--------------------------------------|
| 18. Acceptable | Cooking Appliances: Frigidare |
| 19. Acceptable | Ventilator: frigidare |
| 20. Acceptable | Disposal: In-Sinkerator |
| 21. Acceptable | Dishwasher: frigidare |
| 22. | Air Gap Present? Yes |
| 23. Acceptable | Refrigerator: Frigidaire |

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

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Kitchen (continued)

- | | |
|---------------------|---|
| 24. Acceptable | Microwave: frigidare |
| 25. Acceptable | Sink: Molded dual bowl |
| 26. Acceptable | Electrical: 120 VAC GFCI/X 2 |
| 27. Needs Attention | Plumbing/Fixtures: Brand not known with PVC trap - sprayer arm in faucet is stuck and will not access easily to operate...correct... |
| 28. Needs Attention | Counter Tops: Polished granite tile - caulk round wood column to avoid water access and grime build up....see photos |
| 29. Acceptable | Cabinets: Wood |
| 30. Acceptable | Ceiling: drywall |
| 31. Acceptable | Walls: drywall |
| 32. Acceptable | Floor: Ceramic tile |
| 33. Acceptable | Windows: all vinyl |

Bedroom

#2 Bedroom

- | | |
|---------------|--|
| 1. Acceptable | Closet: double doors |
| 2. Acceptable | Ceiling: drywall |
| 3. Acceptable | Walls: drywall |
| 4. Acceptable | Floor: carpet |
| 5. Acceptable | Doors: French |
| 6. Acceptable | Windows: all vinyl |
| 7. Acceptable | Electrical: 120 vac |
| 8. Acceptable | HVAC Source: Air exchange ventilation |

#3 Bedroom

- | | |
|----------------|--|
| 9. Acceptable | Closet: bi-fold doors/ 2 |
| 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 |

#4 Bedroom

- | | |
|----------------|--|
| 17. Acceptable | Closet: bi-fold doors/ 2 |
| 18. Acceptable | Ceiling: drywall |
| 19. Acceptable | Walls: drywall |
| 20. Acceptable | Floor: carpet |
| 21. Acceptable | Doors: painted wood |
| 22. Acceptable | Windows: all vinyl |
| 23. Acceptable | Electrical: 120 vac |
| 24. Acceptable | HVAC Source: Air exchange ventilation |

1st Floor Master Bedroom

- | | |
|-----------------|--|
| 25. Acceptable | Closet: Walk In |
| 26. Acceptable | Ceiling: drywall |
| 27. Acceptable | Walls: drywall |
| 28. Acceptable | Floor: carpet |
| 29. Maintenance | Doors: Entry door - Loose hardware at exterior door handle...correct... |
| 30. Acceptable | Windows: all vinyl |
| 31. Acceptable | Electrical: 120 vac |
| 32. Acceptable | HVAC Source: Air exchange ventilation |

#5/den Bedroom

- | | |
|----------------|-----------------------|
| 33. Acceptable | Closet: 2 full |
|----------------|-----------------------|

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

The Home Tester

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Bedroom (continued)

- | | |
|----------------|----------------------------------|
| 34. Acceptable | Ceiling: drywall |
| 35. Acceptable | Walls: drywall |
| 36. Acceptable | Floor: carpet |
| 37. Acceptable | Doors: Entry door |
| 38. Acceptable | Windows: all vinyl |
| 39. Acceptable | Electrical: 120 vac |
| 40. Acceptable | HVAC Source: Radiant heat |

Living Space

2nd 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: return air - 14 x 24 x 1 |

Stair entry tower Living Space

- | | |
|----------------|---|
| 8. Acceptable | Closet: Single small |
| 9. Acceptable | Ceiling: drywall |
| 10. Acceptable | Walls: drywall |
| 11. Acceptable | Floor: Hardwood entry/carpet lower level |
| 12. Acceptable | Doors: painted wood |
| 13. Acceptable | Windows: all vinyl |
| 14. Acceptable | Electrical: 120 vac |
| 15. Acceptable | HVAC Source: return air - 14 x 24 x 1 |

1st Floor Hall Living Space

- | | |
|----------------|------------------------------------|
| 16. Acceptable | Closet: under stairs closet |
| 17. Acceptable | Ceiling: drywall |
| 18. Acceptable | Walls: drywall |
| 19. Acceptable | Floor: carpet |
| 20. Acceptable | Doors: painted wood |
| 21. Acceptable | Electrical: 120 vac |

office Living Space

- | | |
|----------------|--|
| 22. Acceptable | Closet: Walk In |
| 23. Acceptable | Ceiling: drywall |
| 24. Acceptable | Walls: drywall/wood |
| 25. Acceptable | Floor: carpet |
| 26. Acceptable | Doors: French |
| 27. Acceptable | Windows: all vinyl |
| 28. Acceptable | Electrical: 120 vac |
| 29. Acceptable | HVAC Source: Air exchange ventilation |

Dining Room Living Space

- | | |
|----------------|--|
| 30. Acceptable | Ceiling: drywall |
| 31. Acceptable | Walls: drywall/wood |
| 32. Acceptable | Floor: Hardwood |
| 33. Acceptable | Doors: painted wood |
| 34. Acceptable | Windows: all vinyl |
| 35. Acceptable | Electrical: 120 vac |
| 36. Acceptable | HVAC Source: Air exchange ventilation |

Dining area 1 Living Space

- | | |
|----------------|-------------------------|
| 37. Acceptable | Ceiling: drywall |
|----------------|-------------------------|

Client: Sample Report/ Actual Report

1936 Sunburst Terrace West Linn, Or..hi4

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Living Space (continued)

- 38. Acceptable Walls: drywall
- 39. Acceptable Floor: Hardwood
- 40. Acceptable Windows: all vinyl
- 41. Acceptable Electrical: 120 vac
- 42. Acceptable HVAC Source: Air exchange ventilation

Great Room Living Space

- 43. Acceptable Closet: wall cabinet storage...
- 44. Acceptable Ceiling: drywall
- 45. Acceptable Walls: drywall
- 46. Acceptable Floor: carpet
- 47. Acceptable Windows: all vinyl
- 48. Acceptable Electrical: 120 vac
- 49. Acceptable HVAC Source: Air exchange ventilation

Dining area 2 Living Space

- 50. Acceptable Ceiling: drywall
- 51. Acceptable Walls: drywall
- 52. Acceptable Floor: carpet
- 53. Acceptable Doors: painted wood
- 54. Acceptable Windows: all vinyl
- 55. Acceptable Electrical: 120 vac
- 56. Acceptable HVAC Source: Radiant heat

Family Room Living Space

- 57. Acceptable Closet: wall cabinet storage...
- 58. Acceptable Ceiling: drywall
- 59. Acceptable Walls: drywall
- 60. Acceptable Floor: carpet
- 61. Acceptable Doors: painted wood
- 62. Acceptable Windows: all vinyl
- 63. Acceptable Electrical: 120 vac
- 64. Acceptable HVAC Source: Radiant heat

wine storage room Living Space

- 65. Acceptable Closet: wall cabinet storage...
- 66. Acceptable Ceiling: drywall
- 67. Acceptable Walls: drywall/stone
- 68. Acceptable Floor: Ceramic tile
- 69. Acceptable Doors: Solid wood
- 70. Acceptable Electrical: 120 vac
- 71. Not Inspected HVAC Source: wine control system - ask for operation manual for controlled room unit...

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Laundry Room/Area

Basement Laundry Room/Area

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Acceptable **Floors:** Ceramic tile
4. Acceptable **Doors:** Bi-fold
5. Acceptable **Electrical:** 120 vac
6. Acceptable **Washer Hose Bib:** Gate
7. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
8. Acceptable **Dryer Vent:** Metal flex
9. Acceptable **Washer Drain:** Wall mounted drain

1st Floor Laundry Room/Area

10. Acceptable **Ceiling:** drywall
11. Acceptable **Walls:** drywall
12. Acceptable **Floors:** Ceramic tile
13. Acceptable **Doors:** painted wood
14. Acceptable **Electrical:** 120 vac
15. Acceptable **HVAC Source:** Air exchange ventilation
16. Acceptable **Laundry Tub:** PVC
17. Acceptable **Laundry Tub Drain:** a b s
18. Acceptable **Washer Hose Bib:** Gate
19. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
20. Acceptable **Dryer Vent:** Rigid metal
21. Acceptable **Washer Drain:** Wall mounted drain