

Report: 001442Client416NW13thAveunit411 Address:

Confidential Inspection Report 416 NW 13th Ave Portland OR 97209



Prepared for: Client

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report Table of Contents

GENERAL INFORMATION	7
GROUNDS	9
EXTERIOR-FOUNDATION-BASEMENT	10
ROOF & ATTIC	11
INTERIOR	12
KITCHEN	14
Bathrooms:	18
ELECTRICAL SYSTEM	19
HEATING, VENTILATION & AIR CONDITIONING	21
PLUMBING	24



May 8, 2014

Client

RE: 416 NW 13th Ave Portland OR 97209

Dear Client:

A visual inspection of the above referenced property was conducted on 5/8/14. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

Overall the home was constructed in a workmanlike manor, consistent with the local building trades and codes in effect at the time of construction and has average maintenance over the years. However in accordance with the local real estate purchase agreements, the following items should be addressed:

GENERAL INFORMATION

Payment Information:

Total Fee:

400.00

Please be advised:

We do not charge for re inspections. The fee above covers inspection and return visits. Note that we can not comment on the quality of the repairs or their effectiveness. We merely comment whether or not the corrections have been completed.

Paid in full with check number 3387

Thank you!



EXTERIOR-FOUNDATION-BASEMENT

Walls

Conditions:

Walls are maintained in good condition. No staining is noted. Brick appears to be well sealed. Ensure building monitors all joints between different building materials for signs of deterioration. Brick needs to be sealed and re sealed about every eight years.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

This type of roofing material has a very short life expectancy and needs regular ongoing maintenance.

Consideration should be given to replacing rolled roofing/bitumen material with TPO/PVC liner type material in the future.

Ensure new material is installed with proper slope to prevent pooling water.

FLASHING TYPE: and conditions

Metal and rubber.

Monitor Caulking at joints and rubber gaskets at fasteners for damage.

Regular inspections of flashing are recommended. Make corrections as needed.

INTERIOR

WINDOWS: Type and Condition

Wood/metal clad older and newer windows are all operational.

Suggest re staining window trim.

Floors:

Type and Conditions:

Wood, Tile

Staining is noted in master bathroom. Staining is due to improperly sealed tile floor. Tile should have been sealed after installation to prevent staining from foot traffic and moisture. **Recommend consulting tile expert for potential ways to correct the issue.**

Smoke / Fire Detectors

Condition:

Smoke and Carbon monoxide detectors are installed and operational. **Test all detectors monthly**

Sprinkler system is installed and will be monitored by the Fire Marshal.

KITCHEN

Kitchen Sink:

Type and Condition:

Fiberglass sink is installed.

Faucet is operational

Monitor caulking at under mount sink for deterioration and replace as needed.

Range/Cook Top And Oven



Report: 001442Client416NW13thAveunit411 **Address:**

Type and Condition:

Gas, Free standing Appears to be serviceable Oven is operational.
Distance between top of burners to nearest combustible material has to be 16 inches by code. This was not observed at the time of construction.

Consider corrections. (safety)

Dishwasher:

Conditions

Dishwasher door does not open without getting stuck on trim below.
Improvements to high loop are recommended. Raise loop by about two to three inches so it is directly under counters

Corrections are recommended.

Refrigerator And Ice Maker

Fridge and Ice maker are serviceable

I recommend installing electronic shut off valve that would prevent flooding should the supply line ever leak.

Laundry:

Condition:

110 is grounded, **GFCI protected outlet is suggested at washing machine outlet.**

220 is provided.

Recommend installing pan under washing machine with plumbing draining to safe location at exterior of building or into plumbing drain. (Insure a trap is installed if plumbed into drain)

You may also want to consider a electronic shut off valve that detects moisture and automatically shuts water flow off.

Vent is kinked at base of dryer causing potential fire hazard. Overall length of vent is not posted and can not be determined. Suggest asking HOA about condition of vent runs. Runs can not exceed 25 feet with 90 degree angles counting as 5 feet. Any longer runs need to have a booster vent installed in order to prevent potential fire issues.

Further evaluation is needed.

Bathrooms:

Bathroom:

Sink

Appears to be serviceable

Recommend using tile and grout cleaner/sealer on a regular basis to prevent premature deterioration and staining.

Faucet is operational. Drain is serviceable. Older leak was note under master sink. Not active.

Shower pan Tub and wall conditions

Monitor fiberglass shower pan drain for leaks. Maintain caulking in good condition.

Improvements are needed at master shower. (Caulking)

ELECTRICAL SYSTEM

Electrical Panels:

Inspectors Notes:

Circuit and wire sizing correct so far a visible. Grounding system is noted and appears to be serviceable. Bond is noted.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning



Report: 001442Client416NW13thAveunit411 Address:

Recommendations and system conditions

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

System And Conditions

Filter

Filter is installed and is serviceable. Filters should be changed every 30 to 45 days, depending on conditions. Filter access is very difficult to get to. Suggest making improvements to cold air return. Contact HVAC contractor for changed to system so a high efficiency box filter can be installed. High Efficiency filter will need to be changed every year.

Corrections are recommended.

General Suggestions

Monitor for sing of leaks from drip pan. Float switch is installed but may fail under stress.

Recommend servicing the heating system annually. Consider starting a service contract with a HVAC contractor. This will insure proper operating conditions.

Duct System

Duct/Air Supply and Conditions

Proper air flow is noted throughout the building, Recommend Cleaning Ducts.

PLUMBING

Water Heater

Condition

TPR valve is installed and is in serviceable condition. (Tpr valves are not operated since they tend to remain open after operation) A shut off valve is noted and is in serviceable condition

Monitor Water Heater. We expect this type of system to last about 12 to 15 years. Look for rust staining and corrosion at top and at fitting. Monitor heater for minor leaks. Replace unit if damage is noted.

Recommend installing a drain pan under the system. Install plumbing draining, terminating to safe location.

Other minor items are also noted in the full inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Marc Trunz
3637 NE Ainsworth
Portland OR 97211
503 730-5250
OCHI 818



GENERAL INFORMATION

Client & Site Information:

Inspection Date: 5/8/14.
Time Of Inspection: 1:30.
Client: Client.
Mailing Address: 430 SW 13th Ave.
City and State/Zip: Portland OR 97205.
Inspection Site: 416 NW 13th Ave.
Inspection Site City State and Zip: Portland OR 97209.

Climatic Conditions:

Weather: Rain.
Soil Conditions: Wet.
Approximate outside temperatures: 50-60.

Building Characteristics:

Main Entry Faces: West.
Estimated Age: 1910.
Building Type: Condo.
Stories: 5.

Utility Services:

Water Source: Public.
Sewage Disposal: Public.
Utilities Status: All utilities on.

Other Information:

Area: City.
House Occupied? Staged.
Client Present: Yes.
People Present Buyers agent and client.
Helpful information and other notes: Recall checks on all your appliances can be ordered at <https://recallchek.com/recallchek/ConsumerSubmit?companyId=97541>
Simply write down serial numbers of any appliance and submit to the above website. The fee for this service is 29.99 payable directly to the online service. Due to liability issues we do not perform the service through THI.

Payment Information:

Total Fee: 400.00
Please be advised:
We do not charge for re inspections. The fee above covers inspection and return visits. Note that we can not comment on the



Report: 001442Client416NW13thAveunit411 Address:

quality of the repairs or their effectiveness. We merely comment whether or not the corrections have been completed.

Paid By:

Paid in full.
Thank you very much!
Check # 3387.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

Decks:

Type:

Synthetic materials.

Conditions

Appears serviceable.



EXTERIOR-FOUNDATION-BASEMENT

Walls

Material:

Brick and concrete.

Conditions:

Walls are maintained in good condition. No staining is noted. Brick appears to be well sealed.

Ensure building monitors all joints between different building materials for signs of deterioration.

Brick needs to be sealed and re sealed about every eight years.



Trim:

Material

Wood and metal.

Conditions:

Trim is in serviceable condition.



ROOF & ATTIC

Roofing:

Type Roof:

Flat.

Roof Covering Materials:

Rolled Composition/built up bitumen type.

Roof Access

Walked on roof.

Condition of Roof Covering Material:

This type of roofing material has a very short life expectancy and needs regular ongoing maintenance.



Consideration should be given to replacing rolled roofing/bitumen material with TPO/PVC liner type material in the future.

Ensure new material is installed with proper slope to prevent pooling water.

FLASHING TYPE: and conditions

Metal and rubber.

Monitor Caulking at joints and rubber gaskets at fasteners for damage.

Regular inspections of flashing are recommended. Make corrections as needed.



GUTTERS AND DOWNSPOUTS:

A drain system is properly installed and is operational. Insure drains are maintained clean.

INTERIOR

DOORS: Main Entry Door: Appears to be in good condition.



Other Exterior Doors: French Doors. Doors are serviceable.



Interior Doors: Serviceable.

WINDOWS: Type and Condition Wood/metal clad older and newer windows are all operational. Suggest re staining window trim.



Interior Walls

Material and Condition

Dry wall, concrete and brick. Appears to be serviceable.



Ceilings:

Material and condition:

Wood and open beams
Ceilings are in good condition.



Floors:

Type and Conditions:

Wood, Tile
Staining is noted in master bathroom. Staining is due to improperly sealed tile floor. Tile should have been sealed after installation to prevent staining from foot traffic and moisture. Recommend consulting tile expert for potential ways to correct the issue.



Stairs And Handrails:

Condition:

Stairs and handrails are in serviceable condition.

Smoke / Fire Detectors

Condition:

Smoke and Carbon monoxide detectors are installed and operational. Test all detectors monthly



Sprinkler system is installed and will be monitored by the Fire Marshal.



KITCHEN

Kitchen Sink:

Type and Condition:

Fiberglass sink is installed.
Faucet is operational
Monitor caulking at under mount sink for deterioration and replace as needed.



Range/Cook Top And Oven

Type and Condition:

Gas, Free standing
Appears to be serviceable
Oven is operational.
Distance between top of burners to nearest combustible material has to be 16 inches by code. This was not observed at the time of construction. Consider corrections. (safety)



Ventilation:

Type and Condition

Interior.
Fan and hood are serviceable.

Dishwasher:

Conditions

Dishwasher door does not open without getting stuck on trim below.
Improvements to high loop are recommended.
Raise loop by about two to three inches so it is directly under counters
Corrections are recommended.



Garbage Disposal

Conditions:

Unit is operational with proper wiring installed.



Other Built Ins

Microwave:

Serviceable.

Refrigerator And Ice Maker

Fridge and Ice maker are serviceable
I recommend installing electronic shut off valve that would prevent flooding should the supply line ever leak.



Interior Components:

Counters and Cabinets:

Solid surface material.
Counters are serviceable.
Wood Cabinets are in serviceable condition.



Walls/Ceilings and Floors

Walls and ceilings are serviceable
Floors are in serviceable condition.

Switches/Fixtures/Outlets and other Observations:

Outlets are serviceable.

Laundry:

Location: Bathroom.



Condition:

110 is grounded, GFCI protected outlet is suggested at washing machine outlet.

220 is provided.

Recommend installing pan under washing machine with plumbing draining to safe location at exterior of building or into plumbing drain. (Insure a trap is installed if plumbed into drain)

You may also want to consider a electronic shut off valve that detects moisture and automatically shuts water flow off.

Vent is kinked at base of dryer causing potential fire hazard. Overall length of vent is not posted and can not be determined. Suggest asking HOA about condition of vent runs. Runs can not exceed 25 feet with 90 degree angles counting as 5 feet. Any longer runs need to have a booster vent installed in order to prevent potential fire issues.

Further evaluation is





Report: 001442Client416NW13thAveunit411 **Address:**

needed.

Bathrooms:

Bathroom:

Location

Master, Main level.



Sink

Appears to be serviceable
 Recommend using tile and grout cleaner/sealer on a regular basis to prevent premature deterioration and staining.
 Faucet is operational.
 Drain is serviceable.
 Older leak was note under master sink. Not active.



Toilet

Appears to be serviceable.

Shower and Tub Faucets

Appear to be serviceable.
 Plumbing fixtures are operational at the time of the inspection.

Shower pan Tub and wall conditions

Monitor fiberglass shower pan drain for leaks. Maintain caulking in good condition.
 Improvements are needed at master shower. (Caulking)



Venting and other notes

Appears to be serviceable.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type and Condition: Underground, 110. 220. Circuit Breakers.

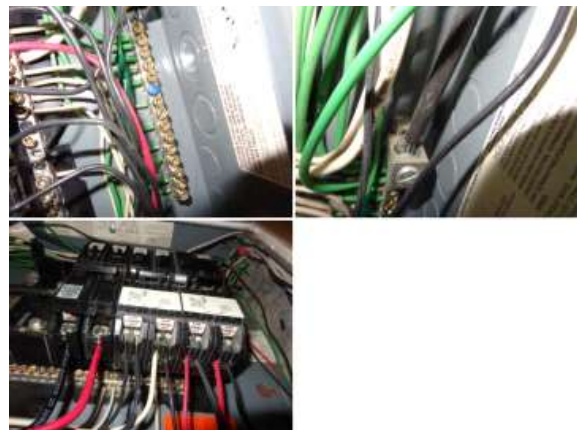
Electrical Panels:

Panel Location and Condition: Amp rating not known. A main breaker is not installed. (Appears to be 125 amp)



Inspectors Notes:

Circuit and wire sizing correct so far a visible. Grounding system is noted and appears to be serviceable. Bond is noted.



Of 110 Circuits

7.



Of 220 Circuits

4.

Conductors:

Entrance Cables:

Aluminum Appears serviceable.



Branch Wiring:

Copper.

Switches And Outlets:

Conditions:

A representative sampling of switches and outlets was tested. As a whole outlets and switches throughout the house are in serviceable condition.



Two loose outlets are noted. One on east wall of living room the other in hallway north wall near corner of living room. Minor corrections are recommended.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning

Type: Refrigerator/Split System. Electricity-powered.

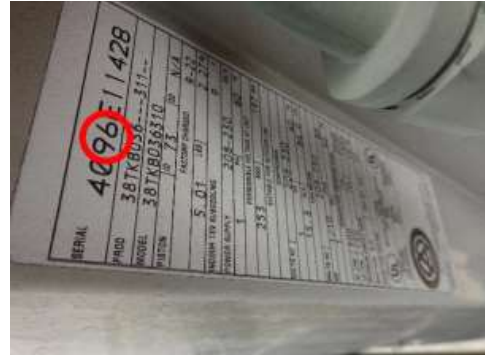
Unit Tested: Yes. However I am not able to test for proper temperature differential due to cool temperatures outside. System appears to be operational and in serviceable condition.

Power Source 220 Disconnect is present and in serviceable condition.

Compressor Age in Years 18.

Capacity of unit 3 ton.

Recommendations and system conditions For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.



Heating

Heating System Type: System is in ceiling of main level bathroom.

Fuel Source: The fuel source is electricity.

Capacity Of system 3 ton.

Age (Approximate) 18.

System And Conditions

Primary Unit

Appears Serviceable.

Pump and Blower

Appears to be operational.

Air Plenum

Air Plenum is serviceable.

Filter

Filter is installed and is serviceable. Filters should be changed every 30 to 45 days, depending on conditions.

Filter access is very difficult to get to. Suggest making improvements to cold air return. Contact HVAC contractor for changed to system so a high efficiency box filter can be installed. High Efficiency filter will need to be changed every year.



Corrections are recommended.

Normal Controls

System responded properly to the call for heart. Controls are serviceable.

General Suggestions

Monitor for sing of leaks from drip pan. Float switch is installed but may fail under stress.

Recommend servicing the heating system annually. Consider starting a service contract with a HVAC contractor. This will insure proper operating conditions.



Duct System

Type and Material

Flex Duct and metal.

Report: 001442Client416NW13thAveunit411 **Address:**

Duct/Air Supply and Conditions

Proper air flow is noted throughout the building, Recommend Cleaning Ducts.



PLUMBING

Main Line Material

Meter and material

Copper.

Supply Lines

Material

Copper.

Condition

Appears to be in serviceable condition.

Waste Lines

Material

Cast Iron, ABS Plastic.

Conditions

System is in operational condition.

Water Heater

Type

Electric.

Size

50.



Location

Under stairs.

Condition

TPR valve is installed and is in serviceable condition. (Tpr valves are not operated since they tend to remain open after operation) A shut off valve is noted and is in serviceable condition Monitor Water Heater. We expect this type of system to last about 12 to 15 years. Look for rust





Report: 001442Client416NW13thAveunit411 **Address:**

staining and corrosion at top and at fitting. Monitor heater for minor leaks. Replace unit if damage is noted.

Recommend installing a drain pan under the system. Install plumbing draining, terminating to safe location.

Fuel System

Meter, Tank, Location and condition

Exterior Location. Not inspected at this time.



Description and meaning of frequently used terms and words in the inspection Report.

"Appears to be serviceable"

"Serviceable"

Indicates that a system or component is without signs of damage that could lead to imminent failure or additional deterioration.

Cosmetic damage may be present. Cosmetic damage may have been caused by serviceman, tools, exterior forces, such as occupants, pets, or forces of nature, or may be age related.

But none hamper to proper functionality of the system or component.

"Needs to be corrected"

"Repairs are needed"

"Corrections are needed"

Any sentence or recommendation with the word "needs" or "needed"

All of the above indicate that the issue noted needs immediate attention in order to prevent further damage or hazardous conditions. Delaying repairs may result in unforeseen complications.

"Repairs are recommended"

"Suggest corrections"

"Consider repairs"

Corrections of identified area are recommended in the near future. Neglecting to complete repairs may eventually cause additional issues.

"Further evaluation is need"

"Contact licensed"

(any service man, electrician, roofer, HVAC, etc)

"Additional information is needed"

Please contact Marc if you find any other terms needing to be clarified at 503 730-5250

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