INSPECTION REPORT

REPORT INFORMATION

PROPERTY ADDRESS: 835 SE Klickitat Ave, Portland, OR 97213
PREPARED EXCLUSIVELY FOR: Fiona Quimby
INSPECTION REPORT ID: 2441
DATE AND TIME OF INSPECTION: 10/17/2017, 08:45 AM - 02:00 PM
REAL ESTATE PROFESSIONAL: Fish Troutman, Reel Estate

INSPECTION PERFORMED BY

INSPECTOR: Jay Hensleigh
INSPECTION FIRM: Associated Master Inspectors
LICENSE INFO: CCB# 146715, OCHI# 1061
CONTACT INFO: P.O. BOX 230966, Tigard, OR 97281
OFFICE: (503) 236-1812 **FAX:** (503) 345-6877

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INTRODUCTION

This report documents my findings during the visual, non-invasive inspection of the subject property. This inspection is bound by the terms and conditions of the attached inspection agreement, and has been prepared for the exclusive use of the client. Don't use this report without considering the terms and conditions of the contract. The purpose of this report is to alert you to major defects in the condition of the property. This report is not a warranty or any kind of insurance on the subject property.

In the body of this report, I may occasionally cite or refer to the building code. However, I am not a building code inspector and this is not a building code inspection with the purpose of finding code deficiencies. Oregon Certified Home Inspectors are required to follow the Oregon Standards of Practice for Home Inspectors (Oregon Revised Statutes 812-008-0201 thru 812-008-0214). The relevant sections of the Standards have been referenced at the header of each report section to help you interpret this inspection report.

HOW TO READ THIS REPORT

Major Sections: The report is organized into sections that each cover a major system of the home. Examples of these systems include Roofing, Exterior, Interior, Structural, Electrical, Plumbing, and Built-In Kitchen Appliances. Within these major sections are sub-sections called 1) Styles, Materials, and Methods, and 2) Components and Comments.

Styles, Materials and Methods: This section describes the styles and materials of some of the components that make up the major system. This section may also describe methods in which various systems or components were inspected. This section also describes conditions or other issues that limited my ability to inspect these components.

Components and Comments: This is where comments and/or specific recommendations are placed. Photos may be included with the comments to help clarify locations or details of the comments. All comments should be considered before purchasing this home.

General comments for each component are classified as follows:
Inspected: I visually observed the item, component or system. If no other comments were made then it was functioning as intended allowing for normal wear and tear.
Maintenance: This item, component or unit needs routine cleaning, lubrication, upkeep or other actions to maintain it in working order and extend its serviceable life.
Repair or Replace: The item, component or unit is not functioning as intended, and needs to be repaired or replaced, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
Not Inspected: I did not inspect this item, component or unit and make no representations of whether it was functioning as intended.
Not Present: This item, component or unit is not present in this home or building.

! - This icon is used throughout the report to indicate that this comment has been included in the report summary, and likely has been categorized as **Repair or Replace** as defined above.

Any recommendations to maintain, repair or replace, or obtain further evaluation by a qualified contractor for components of the home may incur additional costs for you either immediately or in the future. You should obtain cost estimates for any needed repairs or maintenance from properly licence and qualified contractors, and these costs should be considered before you purchase the property.

Age of Home (Approx. Yr Built):	**Style of Home:**	**Home Faces:**
1999	Traditional	East
People Present:	**Weather:**	**Temperature:**
Client, Client's Realtor, AMI Inspectors	Cloudy	40-50 F
Rain in last 3 days:	**Home Occupied:**	**Lot Grade/Slope:**
No	Realtor Staged	Level

1. Roofing

Oregon Standards of Practice for Roofing: ORS 812-008-0207

Styles & Materials

Viewed Roof and Components From:
Ladder
Binoculars

Roof Surface Materials:
Architectural/Laminated Asphalt Composition

Roof Layers:
One Layer

Number of Skylights:
None

Number of Chimneys:
One

Chimney Types:
Metal Flue Pipe

Gutter Style:
Fascia Style

Gutter Material:
Metal

Approximate Roof Installation Date:
1999

Limitations:
Some Areas Inacccessible Due to Pitch

Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

! The roof is nearing the end of its life. There are areas of widespread granule loose and exposed fiberglass fibers (examples Pictures 1-2). The ridge shingles are cracked indicating roof age and brittle conditions of the shingles. The roof was installed with roof staples which is an older installation method. Some staples are backing out which is lifting some shingles. With some maintenance and repair by a roofer, the roof may provide a few more years of service. You should plan to replace the roof surface within this time frame.

1.0 (Picture 1)

1.0 (Picture 2)

1.1 FLASHINGS

Comments: Inspected, Repair or Replace

(1) Kickout flashings are missing / improperly installed where the gutters meets the side walls of the home at several locations (examples Pictures 1-2). Kickout flashing directs water into the gutter and minimizes water penetration in the wall. Kickout flashings need to be installed on the house. This should be done when the roof is replaced in the foreseeable future.

1.1 (Picture 1)

1.1 (Picture 2)

(2) The step flashings used where the roof meets the back sidewall of the home do not properly align with the courses of the roofing (Picture 3). This is a installation error. Given the age of the roof, have the flashings replaced when the roof is replaced in the foreseeable future.

1.1 (Picture 3)

(3) Some of the apron flashings at dormers are loose/coming up (example Picture 4). This may allow wind to further damage the flashing. Have the flashings replaced/secured when the roof is replaced.

1.1 (Picture 4)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

(1) Gaps/cracks were observed on some of the plumbing vent boot flanges. This can allow water to penetrate the roof surface. Have a roofer replace/repair the plumbing vent flanges at this time.

(2) The metal flue has excessive corrosion (Picture 1). Have this metal flue replaced when the roof is replaced.

1.2 (Picture 1)

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

(1) The gutters are full of debris in areas. This can reduce the function of the gutters and cause them to sag. The debris in gutters can also conceal rust, deterioration or leaks. The gutters should be cleaned as part of regular maintenance.

(2) A downspout at the back of the home is misaligned with the rain drain (Picture 1). This can spill water at the home and lead to erosion/setting and water penetration in the crawlspace. Have the downspout repositioned/repaired.

1.3 (Picture 1)

(3) The gutters may be installed a little high in some areas which can lift the outside edge of the roof and lead to pooling and water penetration (example Picture 2). When the roof is replaced, have the elevation of the gutters adjusted as needed.

1.3 (Picture 2)

(4) The gutters "return to the roof" in some locations and terminate too close to the roof surface (example Picture 3). This is trapping debris and reducing gutter flow. The gutters can also damage the roof surface if they are in contact with the roof. Have the gutters trimmed back at these locations.

1.3 (Picture 3)

2. Exterior

Oregon Standards of Practice for Exterior and Site: ORS 812-008-0206

Styles & Materials

Siding Style(s):
Cement stucco
Lap

Siding Material(s):
Cement-Fiber
Concrete

Exterior Entry Doors:
Sliding Glass
Wood

Appurtenance:
Covered Entry
Covered Patio

Retaining Walls:
Concrete block

Driveway:
Concrete

Limitations:
Vegetation

Items

2.0 WALL CLADDING, FLASHING, AND TRIM

Comments: Inspected, Repair or Replace

(1) The siding on the front and side of the home is a type of single coat stucco with foam-backed trim details. There are some repaired cracks on various surfaces of the siding (Pictures 1-2). There are a few minor damaged areas along the bottom edge (Picture 3). Some of the trim details have minor impact damage and some may be delaminating a bit (examples Pictures 4-5). The details to prevent water penetration at the horizontal trims are not obvious (example Picture 6). Because this is a fairly unique siding installation for our area, and because water penetration can be problematic for all types of stucco, I recommend further evaluation of this siding installation by a building envelop specialist.


2.0 (Picture 1)


2.0 (Picture 2)

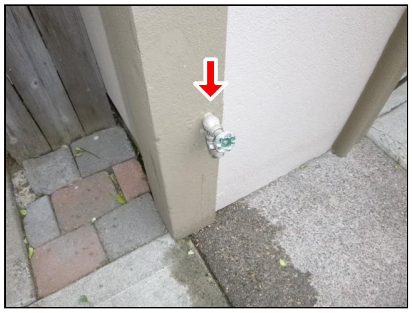

2.0 (Picture 3)


2.0 (Picture 4)


2.0 (Picture 5)

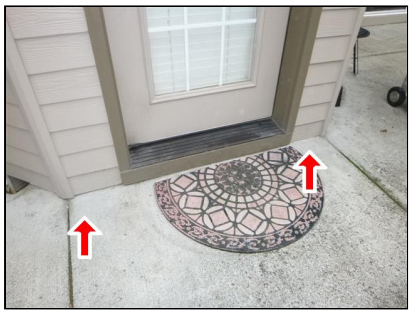

2.0 (Picture 6)

(2) The hose bib at the SE corner of the garage is not properly flashed/blocked where it comes through the siding (Picture 7). This poses a risk for water penetration. Have a siding contractor correct this installation.



2.0 (Picture 7)

(3) There is inadequate clearance from concrete to lap sideling and trim at back patio (Picture 8). This style of siding requires 2" to concrete surfaces. This could result in damage to siding and trim in the area over time. Monitor and repair as needed. Correction of this issue is probably not cost effective.



2.0 (Picture 8)

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS (Exterior)

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, BREEZEWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

(1) The back patio roof structure does not have a solid footing at the NE post (Picture 1). This could be an issue for uplift during strong winds. I recommend that some type of concrete foot is installed/poured and the post secured to it.

2.3 (Picture 1)

(2) The concrete front steps/entry was poured in contact with the siding (Picture 2). This can trap moisture against the siding/framing. Hidden damage may exist in the wall at this location. Monitor for evidence of regular water contact. Consider removing the concrete and having a different entry platform installed.

2.3 (Picture 2)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected, Repair or Replace

(1) The yard is saturated at the NE corner of the home (Picture 1) and the paver walkway is settled in this area (Pictures 2-3). This may be from over-watering the yard at this point in time, but I suspect that this area will be saturated with winter weather. Have a drainage contractor evaluate this area of the yard and install a drainage system as needed.

2.4 (Picture 1)

2.4 (Picture 2)

2.4 (Picture 3)

(2) Inadequate clearance soil to siding at the NE corner of the home (Picture 4). Regrade at this area to provide 4-6" of clearance.

2.4 (Picture 4)

(3) Vegetation was observed in contact with the home in a few locations. Vegetation can cause abrasive damage to the home and may be a route for insect entry to the home. It also limits our ability to inspect the exterior of the home. I recommend that all vegetation is trimmed 4-6" away from the home.

(4) Uneven areas are present in the city sidewalk where is has settled. Several tripping hazards are present (examples Pictures 5-6). There is also a hole in the sidewalk presumably where an old sign post or mail box post has rotted off (Picture 7). Maintenance and repair of city sidewalks usually falls to the homeowner, and homeowners can be held liable for injuries suffered by passersby. Have these trip hazards repaired.

2.4 (Picture 5)

2.4 (Picture 6)

2.4 (Picture 7)

(5) Some of the small retaining walls in the front yard are settling (Picture 8). Have these walls rebuilt as part of ongoing yard maintenance.

2.4 (Picture 8)

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

3. Garage

Oregon Standards of Practice for Garage: ORS 812-008-0206 (1)(c), (2)(b), (2)(c), (3)(b).

Styles & Materials

Garage Type:
Attached

Garage Size:
Three Car

Garage Door Type:
Two automatic

Garage Door Material:
Metal

Auto-Opener Manufacturer:
CHAMBERLAIN

Limitations:
Appliances
Shelving/Cabinets

Items

3.0 GARAGE WALLS

Comments: Inspected

3.1 GARAGE CEILINGS

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected, Maintenance

Common concrete shrinkage cracks were observed in the garage floor slab. These are typical cracks (<1/16") that occur as concrete cures through time. Some larger cracks are present indicating some settling has occurred. If the cracks increase in width, become uneven, or water seeps up through them, consult with a licensed concrete contractor.

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 GARAGE DOOR OPERATORS

Comments: Inspected, Repair or Replace

(1) The east garage door opener did not reverse when met with resistance at the floor (Picture 1). This is an important safety issue that needs to be corrected. I recommend that an overhead door contractor adjust the door as needed to reverse properly.

3.4 (Picture 1)

(2) The electronic sensors for both garage doors are 8-10" above the floor surface (Pictures 1-2). This can be hazardous for people and pets. The sensors should be lowered to about 4-6" above the floor surface for safety.

3.4 (Picture 2)

3.4 (Picture 3)

3.5 OCCUPANT DOOR TO HOUSE OR EXTERIOR

Comments: Inspected, Repair or Replace

(1) The door into the house only has a deadbolt lock installed at this time (Picture 1). This poses a risk for egress and is a nuisance. Have a locking style door knob installed.

3.5 (Picture 1)

(2) The side door from the garage has a pet door installed. This poses a security risk. Have the door repaired or replaced as desired.

4. Interiors

Oregon Standards of Practice for Interiors: ORS 812-008-0212

Styles & Materials

Ceiling Materials:
Drywall

Wall Materials:
Drywall

Wall Structure:
2 X 6 Wood

Floor Coverings:
Carpet
Hardwood T&G
Tile
Vinyl

Door Materials:
Hollow core

Window Glazing:
Double pane/Insulated

Window Materials:
Vinyl

Cabinetry:
Wood
Veneer
Melamine

Countertop:
Granite

Limitations:
Furniture
Shelving/Cabinets
Appliances

Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected, Repair or Replace

! (1) A moisture meter was used and it detected elevated moisture in the floor near the toilet at the upstairs hall bathroom (Picture 1). The floor is a little swollen in this area as well. Damage to the floor underlayment is present and there is some possibility that the sub-floor is also damaged. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

4.2 (Picture 1)

(2) A moisture meter was used and it detected elevated moisture in the floor near the toilet at the master bathroom (Picture 2). Damage to the floor underlayment and subfloor may be present. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

4.2 (Picture 2)

(3) A moisture meter was used and it detected elevated moisture in the floor around the toilet at the entry bathroom. Damage to the floor underlayment and subfloor may be present, but I did not see evidence of damage from the crawlspace. The floor tiles just outside the bathroom make some popping sounds at times that could indicated some subfloor damage. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERTOPS AND CABINETS

Comments: Inspected

4.5 DOORS

Comments: Inspected, Maintenance

THe lower hinge on the master bedroom door is loose. Have this secured.

4.6 WINDOWS

Comments: Inspected, Repair or Replace

(1) The glazing between glass panes are failing at some windows (also known as a broken seal): upper pane of north dining nook window. This clouds the view through the window. Replace the panes as desired.

4.6 (Picture 1)

(2) Several of the windows have worn out bug screens. Repair screens as desired.

(3) There are some small cracks in the master bathroom block window (Picture 2). This is primarily a cosmetic issue. Repair as desired.

4.6 (Picture 2)

5. Attic Areas

Styles & Materials

Attic Access:
Ceiling Hatch

Method Used to Inspect Attic:
Walked
Partially Inaccessible

Roof Type:
Gable

Roof Structure:
Engineered Wood Truss
TJI Joists

Roof Sheathing:
OSB

Attic Ventilation:
Roof Vents
Soffit Vents

Ceiling Structure:
Engineered Wood Truss
Not visible

Attic Insulation:
Cellulose

Limitations:
Ductwork
Insulation
Low Pitched Areas at Eaves
Some Attic Areas Not Accessible

Items

5.0 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Repair or Replace

! Some of the roof structure consists of TJI rafters. The TJI rafter are not properly supported at the ridge in the attic (Picture 1). The ends should be fully supported from below and should have stiffeners installed at the webbing. Have a framing contractor experience with TJI rafters evaluate and upgrade/repair the installation as needed.

5.0 (Picture 1)

5.1 INSULATION IN ATTIC

Comments: Inspected

5.2 VENTILATION OF ATTIC AREAS

Comments: Inspected

6. Foundation Areas

Styles & Materials

Foundation Type:
Poured concrete

Columns or Piers:
Wood posts on concrete pads

Method used to observe crawlspace:
Crawled

Floor System Insulation:
Unfaced Fiberglass Batt

Floor Structure:
Engineered floor joists

Limitations:
Ductwork, Plumbing, and/or Wiring Insulation

Items

6.0 FOUNDATIONS

Comments: Inspected

Common concrete shrinkage cracks were observed in the concrete foundation. These are typical cracks (<1/16") that occur as concrete cures through time. If the cracks increase in width, become uneven, or bulge, consult with a licensed contractor.

6.1 CRAWLSPACES

Comments: Inspected, Repair or Replace

! (1) Pooling water is present in the NE area of the crawlspace (examples Pictures 1-3). A drainage system consisting of slotted drain piping and gravel has been installed around the crawlspace (examples Pictures 4-5). With a properly installed drainage system, no pooling water should be present, especially during the dry season. I suspect additional water penetration and pooling will occur during winter months.You should have a drainage specialist evaluate and upgrade/improve the crawlspace drainage.

6.1 (Picture 1)

6.1 (Picture 2)

6.1 (Picture 3)

6.1 (Picture 4)

6.1 (Picture 5)

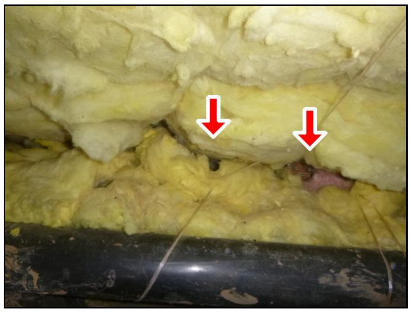
(2) Wood debris was observed in the crawlspace (Pictures 6-7). This can trap moisture and attract wood destroying insects. I recommend removing all construction debris from the crawlspace.

6.1 (Picture 6)

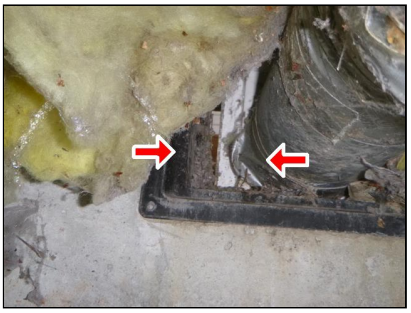
6.1 (Picture 7)

(3) Some evidence of rodent pests was observed in the crawlspace: bait stations, droppings (Picture 8), tunnels in insulation (Picture 9). Additional evidence of rodents is present under the dishwasher and kitchen sink cabinet.Mice can enter a home through a hole the size of a dime. You should carefully search for and seal up any potential points of entry. There is a large gap in the foundation vent at the dryer vent (Picture 10). Contract with a pest control contractor to bait and trap as needed. Search for and seal up additional entry points as needed.

6.1 (Picture 8)



6.1 (Picture 9)



6.1 (Picture 10)

6.2 BASEMENTS

Comments: Not Present

6.3 POSTS, PIERS, FLOOR STRUCTURE

Comments: Inspected

6.4 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

6.5 VENTILATION OF FOUNDATION AREAS

Comments: Inspected, Repair or Replace

Some of the foundation vents are at or below ground level (examples Pictures 1-4). There is some evidence of debris build-up (Picture 5) and water penetration (Picture 6) at the foundation vents. Have the soil dug down and vent wells installed to provide at least 2-4" of clearance between the soil and the foundation vents.

6.5 (Picture 1)

6.5 (Picture 2)

6.5 (Picture 3)

6.5 (Picture 4)

6.5 (Picture 5)

6.5 (Picture 6)

6.6 VAPOR BARRIER

Comments: Inspected

7. Plumbing System

Oregon Standards of Practice for Plumbing: ORS 812-008-0208

Styles & Materials

Water Filters:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
PEX

Plumbing Waste:
Copper

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
50 Gallon

Water Heater Manufacturer:
GE

Water Heater Age (Yr Manufactured):
1999

Water Pressure (normal 40-80 PSI):
76-80 PSI

Fuel piping:
Natural gas - black iron

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

The master bathroom features a jetted tub. I filled the tub, ran the jets, and tested the GFCI protection. I did not check the tub or jets for leaks.

7.2 PLUMBING ROOM VENTILATION

Comments: Inspected, Maintenance

(1) The ventilation fan in the upper hall bathroom is loud when running. Have the fan repaired/replaced to encourage its use.

(2) The ventilation fan in the master bathroom was dirty. Lint and dirt can reduce the efficiency of the fan and reduce its life. I recommend that the fan cover(s), box(es) and motor(s) are cleaned.

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Repair or Replace

! (1) The water heater has exceeded its designed life span. The water heater is working now, and may continue to work for some time. It is impossible to predict when it will stop working or leak. You should plan on replacing the water heater in the foreseeable future, although with all the additional issues listed below, it would be pragmatic to have it replaced at this time.

! (2) The temperature pressure relief valve piping should be secured at the base of the water heater (Picture 1). A plumber or handyman can secure the piping to the water heater using a pipe bracket or plumbers tape and small sheet metal screws.

7.3 (Picture 1)

(3) The thermal expansion tank is waterlogged (Picture 2). The tank is also not well supported at the end of a fairly long horizontal offset in the copper tubing (Picture 3). Have a plumber replace the expansion tank and properly secure the new one.

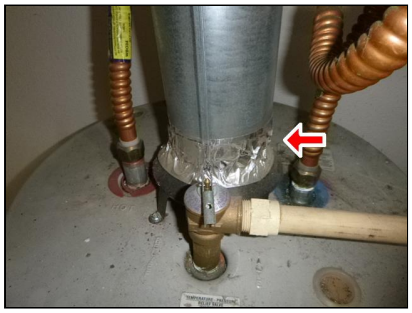
7.3 (Picture 2)

7.3 (Picture 3)

(4) The water heater drain valve has been replaced (Picture 4). I cannot tell if this valve is lead-free and therefore rated for potable water systems. Have a plumber evaluate and replace the valve if needed. Alternatively, if you replace the aged water heater, this issue will be resolved.

7.3 (Picture 4)

(5) There is some adhesive duct tape on the water heater flue (Picture 5). Have this removed.



7.3 (Picture 5)

(6) The water heater is bearing very little weight on the stand and must be hanging from the wall (Picture 6). This is a very unusual occurrence. I suspect the garage floor has settled some. No repairs are recommended, although caution should be exercised when the water heater is replaced.

7.3 (Picture 6)

(7) The water heater is not fully protected from vehicles in the garage by the existing bollard pole. You may want to have a second bollard pole installed to protect the water heater.

7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments: Inspected, Repair or Replace

! No drip leg is present at the water heater or furnace. A drip leg traps moisture and debris in the gas before it enters the gas appliance. A drip leg should be installed.

8. Electrical System

Oregon Standards of Practice for Electrical: ORS 812-008-0209

Styles & Materials

Electrical Service Conductors:
Below ground
Aluminum

Service Capacity:
200 AMP

Panel Type(s):
Circuit breakers

Electric Panel Manufacturer(s):
POWERMASTER

Branch wire 15 and 20 AMP:
Copper

Visible Wiring Methods:
Non-metallic cable
Conduit

Panel Voltage:
240 Volt

Permit Sticker:
Not Found

Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

! The panel cover is missing two cover screws. Cover screws should be installed on the panel cover as needed.

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.3 CONNECTED ELECTRICAL DEVICES AND FIXTURES

Comments: Inspected, Repair or Replace

! (1) Exterior outlet broken covers: SE corner (Picture 1), west side (Picture 2) . These covers are an older style (example Picture 2). Have these upgraded to the newer "in-use, bubble-style" outlet covers.

8.3 (Picture 1)

8.3 (Picture 2)

! (2) Several light fixtures in the home did not work when tested in the locations listed below. Burned out lightbulbs are suspected. Replace the lightbulbs and test the fixtures. Contact as electrician if the light fixtures still do not work. Locations: garage, entry bathroom vanity, upper bonus room, SE attic storage in bonus room.

(3) Improperly terminated wires were observed in the crawlspace (Picture 3). The wires were tested were not energized. Have these wires removed if not being used, or terminated in an enclosed junction box.

8.3 (Picture 3)

8.4 PRESENCE AND OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

Outlets are missing GFCI protection in these locations: north wall of garage, laundry room. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. I recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.

8.5 PRESENCE AND OPERATION OF AFCI (ARC FAULT CIRCUIT INTERUPTORS)

Comments: Not Present

The home predates AFCI's.

8.6 LOCATION OF SERVICE PANEL AND DISTRIBUTION PANELS

Comments: Inspected

The service panel box is located in the garage.

9. Heating / Central Air Conditioning

Oregon Standards of Practice for Heating: ORS 812-008-0210

Styles & Materials

Heat Type(s):
Forced Air

Energy Source(s):
Natural gas

Number of Heat Systems (excluding wood):
One

Heat System Brand(s):
YORK

Heat System Age (Yr of Manufacture):
1999

Ductwork:
Flex Duct

Filter Type:
Washable

Filter Condition:
Dirty (clean or replace)

Filter Size:
Size Not Determined

Operable Fireplaces:
Two

Types of Fireplaces:
Vented gas logs

Fireplace Brand(s):
ARCHGARD
UNKNOWN

Number of Woodstoves:
None

Cooling Equipment Type:
Ducted Split System

Cooling Equipment Brand:
GOODMAN

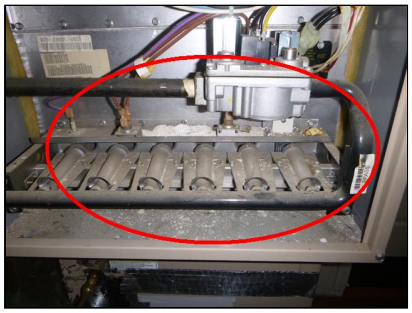
AC System Age (Year of Manufacture):
1999

Items

9.0 HEATING EQUIPMENT AND CONTROLS

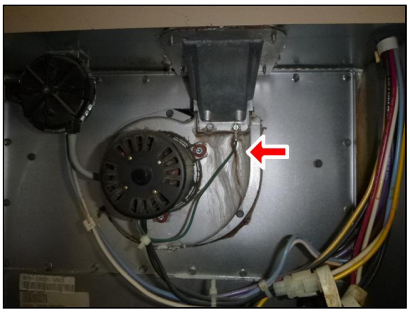
Comments: Inspected, Repair or Replace

! The furnace is original to the home and nearing the end of its useful life. No recent service records were observed for the furnace. Some white deposits in burner compartment indicate that the furnace may be burning inefficiently (Picture 1). The induction fan housing is severely pitted at the bottom (Picture 2) and may leak condensates and exhaust at that location and where it connects to the flue (Picture 3). I recommend that as part of regular maintenance, an HVAC contractor inspect, service and clean the furnace. The furnace will need to be replaced in the foreseeable future.



9.0 (Picture 1)

9.0 (Picture 2)



9.0 (Picture 3)

9.1 COOLING / HEAT PUMP EQUIPMENT AND CONTROLS

Comments: Inspected, Repair or Replace

! The AC unit has exceeded its designed life span. While working at this time, you should plan on replacing the unit in the foreseeable future.

9.2 HEATING AND COOLING DISTRIBUTION SYSTEMS

Comments: Inspected, Repair or Replace

(1) There are some gaps at the front of the furnace where the AC lines enter the case (Pictures 1-2). Have these sealed up for efficiency.

9.2 (Picture 1)

9.2 (Picture 2)

(2) Some ducts in the crawlspace are in contact with the ground (Picture 3) . Other ducts have been partially crushed from previous work in the crawlspace. The outer jacket of one larger duct is loose (Picture 4). Crushed lengths of duct should be replaced. Ductwork on the ground should be strapped up to the house framing. Have any loose connections of inner and outer jackets reconnected properly tensioned zip ties.

9.2 (Picture 3)

9.2 (Picture 4)

(3) The filter in the furnace is dirty (Picture 5). Have the filter cleaned or replaced.

9.2 (Picture 5)

9.3 PRESENCE OF HEATING AND COOLING SOURCES IN EACH ROOM

Comments: Inspected

9.4 CHIMNEYS, FLUE CONNECTORS AND VENTS

Comments: Inspected

9.5 SOLID FUEL HEATING DEVICES

Comments: Not Present

9.6 NATURAL GAS/PROPANE FIRELOGS AND FIREPLACES

Comments: Inspected, Maintenance

The gas fireplace in the family room has a build-up of deposits on the glass. The fireplace is dirty underneath. Have the blower compartment and glass cleaned.

10. Household Appliances

Oregon Standards of Practice for Built-in Kitchen Appliances: ORS 812-008-0214

Styles & Materials

Dishwasher Brand:
KENMORE

Disposer Brand:
IN SINK ERATOR

Exhaust/Range Hood Brand:
KENMORE

Built in Microwave Brand:
KENMORE

Range/Oven Brand:
KENMORE

Refrigerator Brand:
FRIGIDAIRE

Cooktop:
KENMORE

Instant Hot Water:
EVERHOT

Washer Drain Connection:
2" Standpipe

Dryer Power Source:
220 V Electric - 4 Prong
Natural Gas

Dryer Vent:
Metal

Items

10.0 DISHWASHER

Comments: Inspected

10.1 FOOD WASTE DISPOSER

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected, Maintenance
(1) The button is broken/worn out. Have the button repaired.
(2) The filters on the range hood are dirty. This can reduce the efficiency of the unit. Replace or clean the filters.
(3) The range hood vent flappers are weathered and do not open feely (Picture 1), Have the vent termination repaired.

10.2 (Picture 1)

10.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

10.4 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

10.6 INSTANT HOT WATER DISPENSER

Comments: Inspected

10.7 LAUNDRY CONNECTIONS

Comments: Inspected, Maintenance

The dryer duct has a very long run (Picture 1). The dryer vent termination is constrained by the concrete patio (Picture 2). These two conditions make build-up of lint more likely. Have the duct cleaned out as part of regular maintenance. You might consider changing the route and location of the dryer duct to shorten its length and improve air flow.

10.7 (Picture 1)

10.7 (Picture 2)

11. Utility Shut-Off's and Cleanouts

The location of shut-offs for electrical, water and fuel sources are important to know for emergency purposes as well as for service. The sewer cleanout location is important for inspection and service of the sewer line.

Items

11.0 ELECTRICAL SHUT-OFF

Comments: Inspected

The main electrical shut-off for the home is located in the service panel located in the garage (Picture 1). This is for your information.

11.0 (Picture 1)

11.1 WATER SHUT-OFF

Comments: Inspected

The main shut off is the valve located in the garage (Picture 1). This is for your information.

11.1 (Picture 1)

11.2 FUEL GAS SHUT-OFF

Comments: Inspected

The main fuel shut off is located at the meter outside the home at the SW corner of the home (Picture 1). A wrench or pliers will be needed to turn the gas off.

11.2 (Picture 1)

11.3 SEWER CLEANOUT

Comments: Inspected

The sewer cleanout is located at the east side of the home (Picture 1). This is for your information.

11.3 (Picture 1)

11.4 BACK-FLOW DEVICES

Comments: Inspected

A back-flow prevention device is present for the irrigation system at the back of the home (Picture 1). This device will need to be certified annually. This is for your information.

11.4 (Picture 1)

12. Safety Alarms and Systems

Styles & Materials

Radon System:	Radon Test Performed:	Smoke Detector Types:
Not Present	Yes - AMI	Hardwired Ionization

Items

12.0 SMOKE ALARMS

Comments: Inspected, Repair or Replace

! (1) Current recommendations from smoke alarm manufacturers and the State Fire Marshall are that any smoke alarm 10 years and older should be replaced. The smoke alarms in this home are original equipment and are therefore more than 10 years old. One smoke alarm in the upper west bedroom is disconnected. Have new hard-wired smoke alarms installed throughout the home in the same locations as the original hard-wired smoke alarms..

(2) Smoke alarms come in two types, ionization and photoelectric. Ionization alarms are inferior to photoelectric alarms in nearly every regard. In addition to their slow response to real fires, ionization alarms are more susceptible to false alarms, a trait that makes people tend to disable them. I recommend replacing the existing ionization smoke alarms in this house with photoelectric smoke alarms. To learn more about this topic, read this article: www.ashireporter.org/HomeInspection/Articles/Silent-Alarms-Deadly-Differences/2537

12.1 CARBON MONOXIDE ALARMS

Comments: Inspected, Repair or Replace

! One on the main level of the home. None in the upper level of the home near the bedrooms. Have an additional CO alarm installed in the central areas of the upper hallway.

12.2 SECURITY SYSTEM

Comments: Not Present

13. Wood Destroying Organisms (Pest and Dryrot)

Complete Wood Destroying Organism Report (Pest and Dryrot).
Inspection Firm: Associated Master Inspectors, Inspector: Jay Hensleigh, CCB# 146715, OCHI# 1061

This report is indicative of the condition of the inspected structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Insect pests may be present but hidden from view, or may be absent due to seasonal or daily movements in and out of the home. The findings are based on a careful non-invasive, visual inspection of the readily accessible areas of the structure(s) inspected.

Inspector's Statement: Neither I nor the company have had, presently have, or contemplate having any interest in the property.

Styles & Materials

Evidence of Previous Treament:

No

Items

13.0 Carpenter Ants, Damp Wood Termites, Subterranean Termites, Wood Boring Beetles

Comments: Not Observed

13.1 Fungus Wood Rot

Comments: Not Observed

13.2 Conducive Conditions

Comments: Observed

Vegetation in contact with the structure. Wood and insulation on ground in crawlspace. The front entry is in contact with the siding.

13.3 Recommendations

Comments: Observed

Repair conducive conditions observed and reported above.

13.4 Obstructions and Inaccessible Areas

Comments: Observed

Crawlspace: Insulation, Duct work, plumbing, and/or wiring.
Living Areas: Fixed ceiling, Fixed wall covering, Floor covering, Cabinets or shelving, Stored items, Furnishings, Appliances.
Attic: Insulation, Limited access, Duct work, plumbing, and/or wiring, Garage: Fixed ceiling, Fixed wall covering, Appliances.
Exterior: Dense vegetation.
Roof: not walked due to height and pitch.

General Summary

Associated Master Inspectors
PO Box 230966
Tigard, OR 97281

Customer
Fiona Quimby

Address
835 SE Klickitat Ave
Portland OR 97213

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

The roof is nearing the end of its life. There are areas of widespread granule loose and exposed fiberglass fibers (examples Pictures 1-2). The ridge shingles are cracked indicating roof age and brittle conditions of the shingles. The roof was installed with roof staples which is an older installation method. Some staples are backing out which is lifting some shingles. With some maintenance and repair by a roofer, the roof may provide a few more years of service. You should plan to replace the roof surface within this time frame.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

(1) Gaps/cracks were observed on some of the plumbing vent boot flanges. This can allow water to penetrate the roof surface. Have a roofer replace/repair the plumbing vent flanges at this time.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

(2) A downspout at the back of the home is misaligned with the rain drain (Picture 1). This can spill water at the home and lead to erosion/setting and water penetration in the crawlspace. Have the downspout repositioned/ repaired.

2. Exterior

2.0 WALL CLADDING, FLASHING, AND TRIM

Inspected, Repair or Replace

(1) The siding on the front and side of the home is a type of single coat stucco with foam-backed trim details. There are some repaired cracks on various surfaces of the siding (Pictures 1-2). There are a few minor damaged areas along the bottom edge (Picture 3). Some of the trim details have minor impact damage and some may be

delaminating a bit (examples Pictures 4-5). The details to prevent water penetration at the horizontal trims are not obvious (example Picture 6). Because this is a fairly unique siding installation for our area, and because water penetration can be problematic for all types of stucco, I recommend further evaluation of this siding installation by a building envelop specialist.

(2) The hose bib at the SE corner of the garage is not properly flashed/blocked where it comes through the siding (Picture 7). This poses a risk for water penetration. Have a siding contractor correct this installation.

2.3 DECKS, BALCONIES, STOOPS, STEPS, BREEZEWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

(1) The back patio roof structure does not have a solid footing at the NE post (Picture 1). This could be an issue for uplift during strong winds. I recommend that some type of concrete foot is installed/poured and the post secured to it.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Inspected, Repair or Replace

(1) The yard is saturated at the NE corner of the home (Picture 1) and the paver walkway is settled in this area (Pictures 2-3). This may be from over-watering the yard at this point in time, but I suspect that this area will be saturated with winter weather. Have a drainage contractor evaluate this area of the yard and install a drainage system as needed.

(2) Inadequate clearance soil to siding at the NE corner of the home (Picture 4). Regrade at this area to provide 4-6" of clearance.

(4) Uneven areas are present in the city sidewalk where is has settled. Several tripping hazards are present (examples Pictures 5-6). There is also a hole in the sidewalk presumably where an old sign post or mail box post has rotted off (Picture 7). Maintenance and repair of city sidewalks usually falls to the homeowner, and homeowners can be held liable for injuries suffered by passersby. Have these trip hazards repaired.

3. Garage

3.4 GARAGE DOOR OPERATORS

Inspected, Repair or Replace

(1) The east garage door opener did not reverse when met with resistance at the floor (Picture 1). This is an important safety issue that needs to be corrected. I recommend that an overhead door contractor adjust the door as needed to reverse properly.

(2) The electronic sensors for both garage doors are 8-10" above the floor surface (Pictures 1-2). This can be hazardous for people and pets. The sensors should be lowered to about 4-6" above the floor surface for safety.

3.5 OCCUPANT DOOR TO HOUSE OR EXTERIOR

Inspected, Repair or Replace

(1) The door into the house only has a deadbolt lock installed at this time (Picture 1). This poses a risk for egress and is a nuisance. Have a locking style door knob installed.

(2) The side door from the garage has a pet door installed. This poses a security risk. Have the door repaired or replaced as desired.

4. Interiors

4.2 FLOORS

Inspected, Repair or Replace

(1) A moisture meter was used and it detected elevated moisture in the floor near the toilet at the upstairs hall bathroom (Picture 1). The floor is a little swollen in this area as well. Damage to the floor underlayment is present and there is some possibility that the sub-floor is also damaged. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

! (2) A moisture meter was used and it detected elevated moisture in the floor near the toilet at the master bathroom (Picture 2). Damage to the floor underlayment and subfloor may be present. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

! (3) A moisture meter was used and it detected elevated moisture in the floor around the toilet at the entry bathroom. Damage to the floor underlayment and subfloor may be present, but I did not see evidence of damage from the crawlspace. The floor tiles just outside the bathroom make some popping sounds at times that could indicated some subfloor damage. A qualified contractor should inspect and repair as needed. The toilet will need a new wax ring.

4.6 WINDOWS

Inspected, Repair or Replace

! (1) The glazing between glass panes are failing at some windows (also known as a broken seal): upper pane of north dining nook window. This clouds the view through the window. Replace the panes as desired.

5. Attic Areas

5.0 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

! Some of the roof structure consists of TJI rafters. The TJI rafter are not properly supported at the ridge in the attic (Picture 1). The ends should be fully supported from below and should have stiffeners installed at the webbing. Have a framing contractor experience with TJI rafters evaluate and upgrade/repair the installation as needed.

6. Foundation Areas

6.1 CRAWLSPACES

Inspected, Repair or Replace

! (1) Pooling water is present in the NE area of the crawlspace (examples Pictures 1-3). A drainage system consisting of slotted drain piping and gravel has been installed around the crawlspace (examples Pictures 4-5). With a properly installed drainage system, no pooling water should be present, especially during the dry season. I suspect additional water penetration and pooling will occur during winter months.You should have a drainage specialist evaluate and upgrade/improve the crawlspace drainage.

! (2) Wood debris was observed in the crawlspace (Pictures 6-7). This can trap moisture and attract wood destroying insects. I recommend removing all construction debris from the crawlspace.

! (3) Some evidence of rodent pests was observed in the crawlspace: bait stations, droppings (Picture 8), tunnels in insulation (Picture 9). Additional evidence of rodents is present under the dishwasher and kitchen sink cabinet.Mice can enter a home through a hole the size of a dime. You should carefully search for and seal up any potential points of entry. There is a large gap in the foundation vent at the dryer vent (Picture 10). Contract with a pest control contractor to bait and trap as needed. Search for and seal up additional entry points as needed.

6.5 VENTILATION OF FOUNDATION AREAS

Inspected, Repair or Replace

! Some of the foundation vents are at or below ground level (examples Pictures 1-4). There is some evidence of debris build-up (Picture 5) and water penetration (Picture 6) at the foundation vents. Have the soil dug down and vent wells installed to provide at least 2-4" of clearance between the soil and the foundation vents.

7. Plumbing System

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

! (1) The water heater has exceeded its designed life span. The water heater is working now, and may continue to work for some time. It is impossible to predict when it will stop working or leak. You should plan on replacing the water heater in the foreseeable future, although with all the additional issues listed below, it would be pragmatic to have it replaced at this time.

- (2) The temperature pressure relief valve piping should be secured at the base of the water heater (Picture 1). A plumber or handyman can secure the piping to the water heater using a pipe bracket or plumbers tape and small sheet metal screws.
- (3) The thermal expansion tank is waterlogged (Picture 2). The tank is also not well supported at the end of a fairly long horizontal offset in the copper tubing (Picture 3). Have a plumber replace the expansion tank and properly secure the new one.
- (4) The water heater drain valve has been replaced (Picture 4). I cannot tell if this valve is lead-free and therefore rated for potable water systems. Have a plumber evaluate and replace the valve if needed. Alternatively, if you replace the aged water heater, this issue will be resolved.
- (5) There is some adhesive duct tape on the water heater flue (Picture 5). Have this removed.
- (6) The water heater is bearing very little weight on the stand and must be hanging from the wall (Picture 6). This is a very unusual occurrence. I suspect the garage floor has settled some. No repairs are recommended, although caution should be exercised when the water heater is replaced.
- (7) The water heater is not fully protected from vehicles in the garage by the existing bollard pole. You may want to have a second bollard pole installed to protect the water heater.

7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

- No drip leg is present at the water heater or furnace. A drip leg traps moisture and debris in the gas before it enters the gas appliance. A drip leg should be installed.

8. Electrical System

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

- The panel cover is missing two cover screws. Cover screws should be installed on the panel cover as needed.

8.3 CONNECTED ELECTRICAL DEVICES AND FIXTURES

Inspected, Repair or Replace

- (1) Exterior outlet broken covers: SE corner (Picture 1), west side (Picture 2) . These covers are an older style (example Picture 2). Have these upgraded to the newer "in-use, bubble-style" outlet covers.
- (2) Several light fixtures in the home did not work when tested in the locations listed below. Burned out lightbulbs are suspected. Replace the lightbulbs and test the fixtures. Contact as electrician if the light fixtures still do not work. Locations: garage, entry bathroom vanity, upper bonus room, SE attic storage in bonus room.
- (3) Improperly terminated wires were observed in the crawlspace (Picture 3). The wires were tested were not energized. Have these wires removed if not being used, or terminated in an enclosed junction box.

8.4 PRESENCE AND OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

- Outlets are missing GFCI protection in these locations: north wall of garage, laundry room. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. I recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT AND CONTROLS

Inspected, Repair or Replace

- The furnace is original to the home and nearing the end of its useful life. No recent service records were observed for the furnace. Some white deposits in burner compartment indicate that the furnace may be burning inefficiently (Picture 1). The induction fan housing is severely pitted at the bottom (Picture 2) and may leak condensates and exhaust at that location and where it connects to the flue (Picture 3). I recommend that as part of regular

maintenance, an HVAC contractor inspect, service and clean the furnace. The furnace will need to be replaced in the foreseeable future.

9.1 COOLING / HEAT PUMP EQUIPMENT AND CONTROLS

Inspected, Repair or Replace

The AC unit has exceeded its designed life span. While working at this time, you should plan on replacing the unit in the foreseeable future.

9.2 HEATING AND COOLING DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

(1) There are some gaps at the front of the furnace where the AC lines enter the case (Pictures 1-2). Have these sealed up for efficiency.

(2) Some ducts in the crawlspace are in contact with the ground (Picture 3) . Other ducts have been partially crushed from previous work in the crawlspace. The outer jacket of one larger duct is loose (Picture 4). Crushed lengths of duct should be replaced. Ductwork on the ground should be strapped up to the house framing. Have any loose connections of inner and outer jackets reconnected properly tensioned zip ties.

(3) The filter in the furnace is dirty (Picture 5). Have the filter cleaned or replaced.

12. Safety Alarms and Systems

12.0 SMOKE ALARMS

Inspected, Repair or Replace

(1) Current recommendations from smoke alarm manufacturers and the State Fire Marshall are that any smoke alarm 10 years and older should be replaced. The smoke alarms in this home are original equipment and are therefore more than 10 years old. One smoke alarm in the upper west bedroom is disconnected. Have new hard-wired smoke alarms installed throughout the home in the same locations as the original hard-wired smoke alarms..

12.1 CARBON MONOXIDE ALARMS

Inspected, Repair or Replace

One on the main level of the home. None in the upper level of the home near the bedrooms. Have an additional CO alarm installed in the central areas of the upper hallway.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

Associated Master Inspectors
PO Box 2111
Hillsboro, OR 97123
Inspected By: Jay Hensleigh

Inspection Date: 10/17/2017
Report ID: 2441

Customer Info:	**Inspection Property:**
Fiona Quimby **Customer's Real Estate Professional:** Fish Troutman Reel Estate	835 SE Klickitat Ave Portland OR 97213

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection	0.00	1	0.00

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note: