

INSPECTION REPORT



For the Property at:
2720 NE SKIDMORE ST
PORTLAND, OR 97211

Prepared for: PETE DAVIS
Inspection Date: Tuesday, November 18, 2014
Prepared by: Shelter Home Inspection



Shelter Home Inspection CCB 125985
2005 NE Bryant
Portland, OR 97211
Michael - 503-384-8612
Jesse - 503-260-5223

www.shelterhomeinspection.com
info@shelterhomeinspection.com

Inspection performed by Michael Sheridan



November 19, 2014

Dear Pete Davis,

RE: Report No. 1008
2720 NE Skidmore St
Portland, OR
97211

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Shelter Home Inspection
on behalf of
Shelter Home Inspection CCB 125985

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INVOICE

November 19, 2014

Client: Pete Davis

Report No. 1008

For inspection at:

2720 NE Skidmore St

Portland, OR

97211

on: Tuesday, November 18, 2014

Home inspection

\$400.00

Total

\$400.00

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SUMMARY

2720 NE Skidmore St, Portland, OR November 18, 2014

Report No. 1008

www.shelterhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Heating

OIL FURNACE \ Life expectancy

Condition: • Considering the age of the furnace, I would recommend getting it serviced by a qualified technician.

OIL FURNACE \ Oil tank

Condition: • Recommend getting oil tank inspected by a qualified technician.

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Location: Attic

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • Composition shingles

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof • From the ground

Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • Excessive Moss growing on shingles

Location: Throughout

Task: Service

Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout type: • [Eave mounted](#)
- Gutter & downspout discharge: • [Below grade](#)
- Lot slope: • [Away from building](#)
- Wall surfaces - wood: • [Boards](#)
- Soffit and fascia: • [Wood](#)
- Driveway: • Concrete
- Walkway: • Concrete
- Porch: • Wood
- Exterior steps: • Concrete • Wood
- Garage: • Detached garage is not part of inspection

Limitations

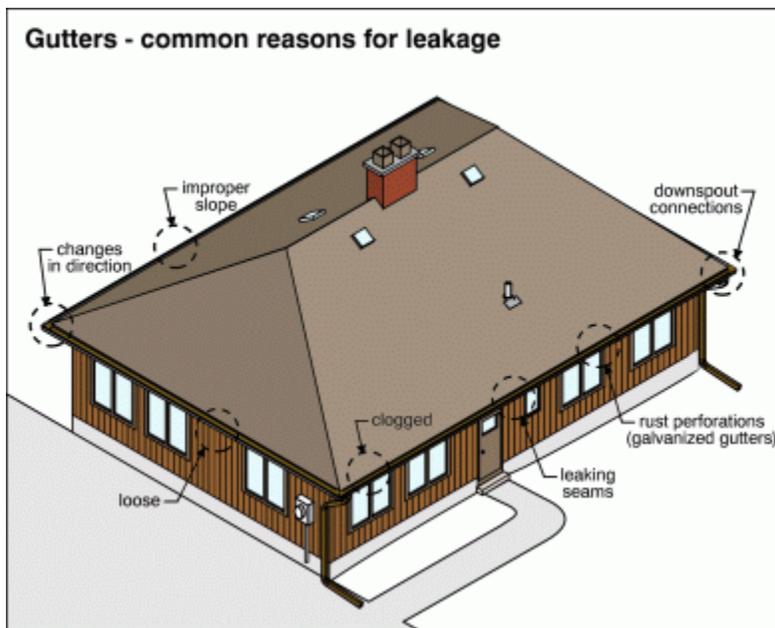
- Inspection limited/prevented by: • Poor access under steps, deck, porch
- No or limited access to: • Area below steps, deck, porches
- Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Improper slope, ponding](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



[Click on image to enlarge.](#)

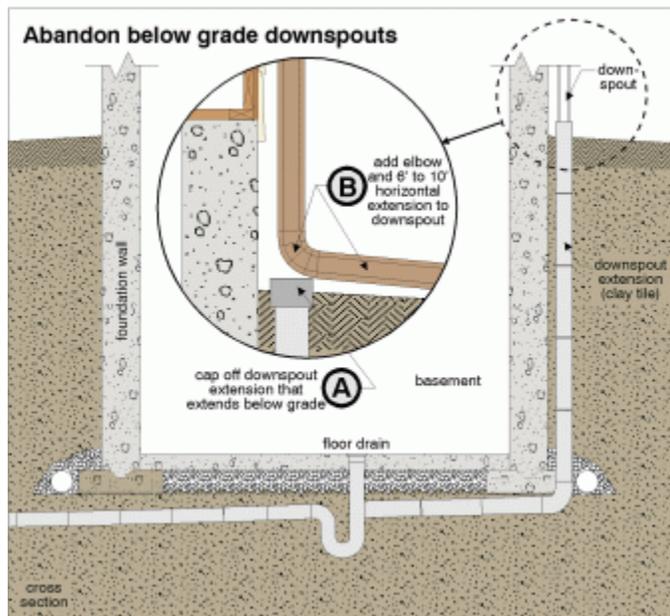


Click on image to enlarge.

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts discharging below grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



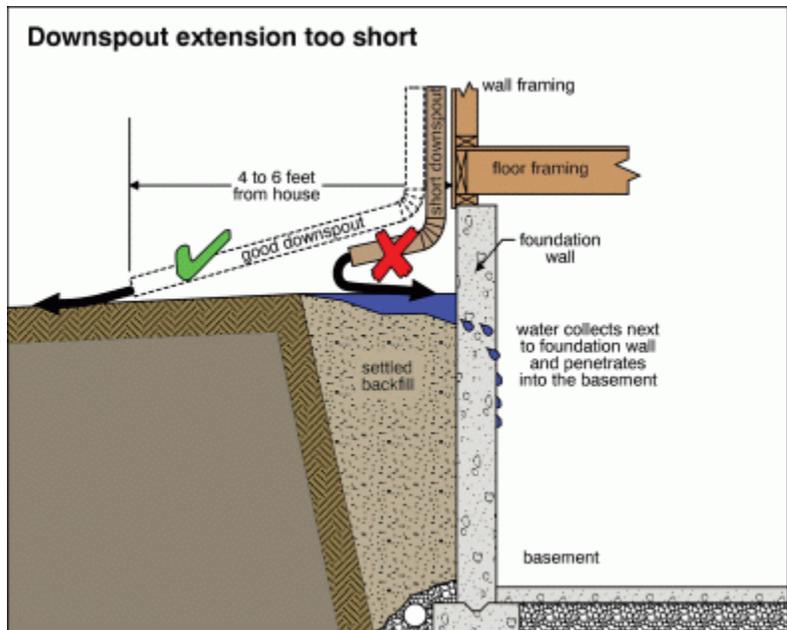
Click on image to enlarge.

4. Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

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1. Downspouts end too close to building

WALLS \ Wood siding

5. Condition: • [Paint or stain - needed](#)

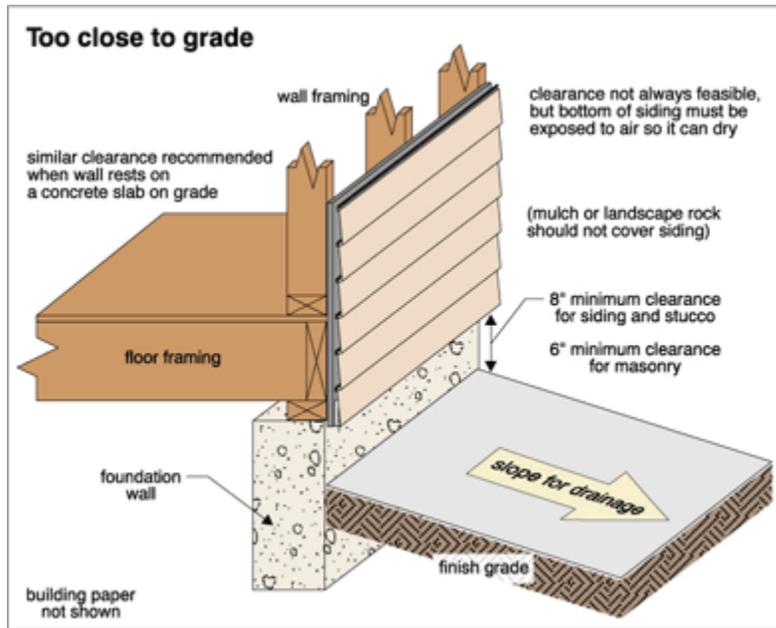
Implication(s): Shortened life expectancy of material



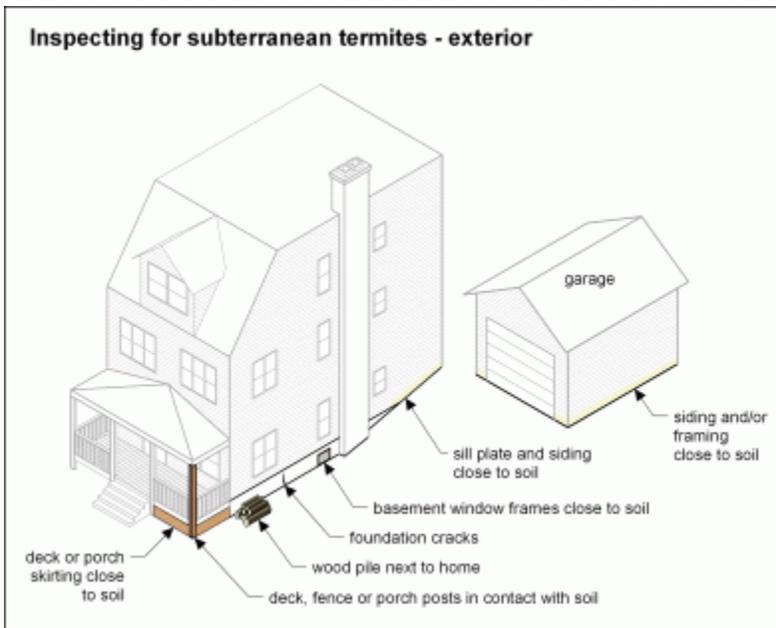
2. Paint or stain - needed

6. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

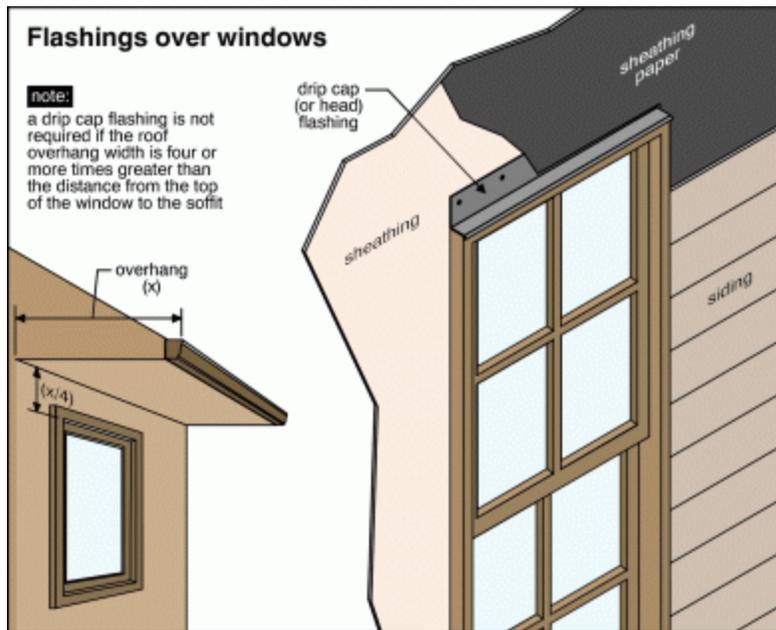


3. Too close to grade

EXTERIOR GLASS \ Exterior drip caps

7. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



Click on image to enlarge.

DOORS \ General

8. Condition: • [Air leaks](#)

Implication(s): Chance of damage to finishes and structure | Increased heating and cooling costs

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

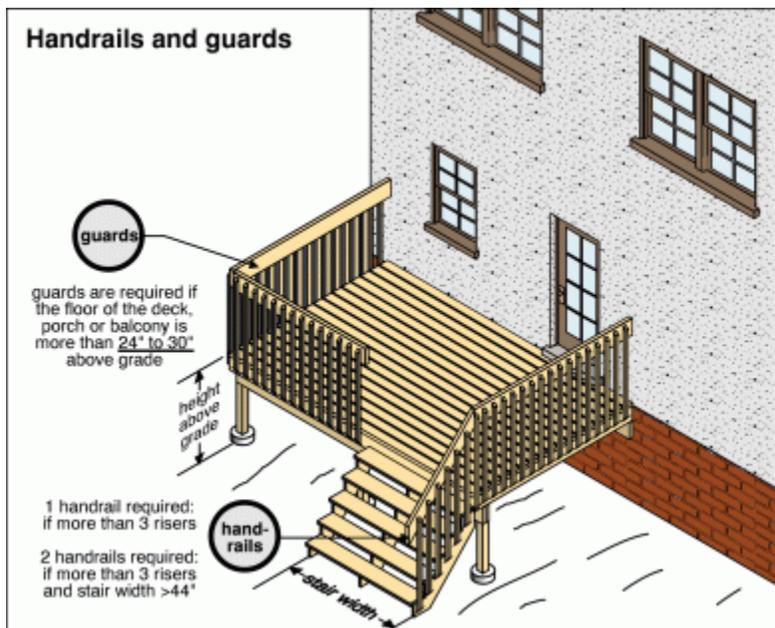
9. Condition: • Porch stairs need handrail

Task: Provide

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

10. Condition: • [Missing](#)

Implication(s): Fall hazard



[Click on image to enlarge.](#)

LANDSCAPING \ Driveway

11. Condition: • Typical cracks throughout

GARAGE \ General

12. Condition: • Extensive rot

Implication(s): Chance of damage to structure

Description

Configuration:

- [Basement](#)
- [Crawl space](#)



4. Crawl space

Foundation material:

- [Poured concrete](#)

Most of the foundation is not visible due to the basement being finished



5. Poured concrete

Floor construction:

- [Joists](#)

Most of the first floor framing is not visible due to the basement being finished



6. Joists

- Wood columns
- Subfloor - plank

Exterior wall construction: • [Wood frame](#) • Not visible

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Crawl space: • Entered but access was limited

Percent of foundation not visible: • The small amount of foundation that was exposed was newly painted white, which makes it difficult to recognize some signs of damage.

Percent of foundation not visible: • 90 %

Description

Service entrance cable and location: • [Overhead copper](#)

Service size:

- [100 Amps \(240 Volts\)](#)



7. 100 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - other](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - knob and tube](#)

Type and number of outlets (receptacles): • [Grounded and ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

Inspection limited/prevented by: • Finished basement

System ground: • Continuity not verified • Quality of ground not determined

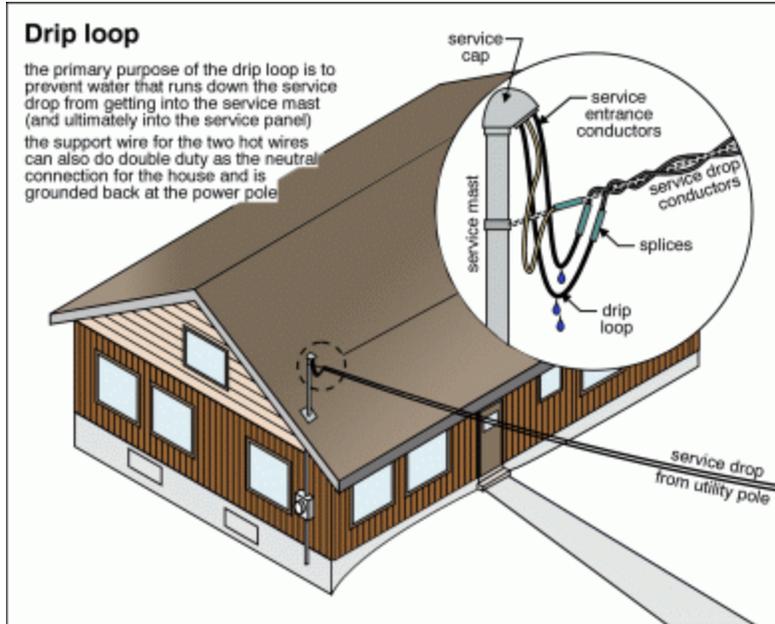
Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

13. Condition: • [No drip loop](#)

Implication(s): Shock hazard or interruption of electrical service



[Click on image to enlarge.](#)

SERVICE DROP AND SERVICE ENTRANCE \ Service size

14. Condition: • [Inadequate service size](#)

Implication(s): Interruption of electrical service

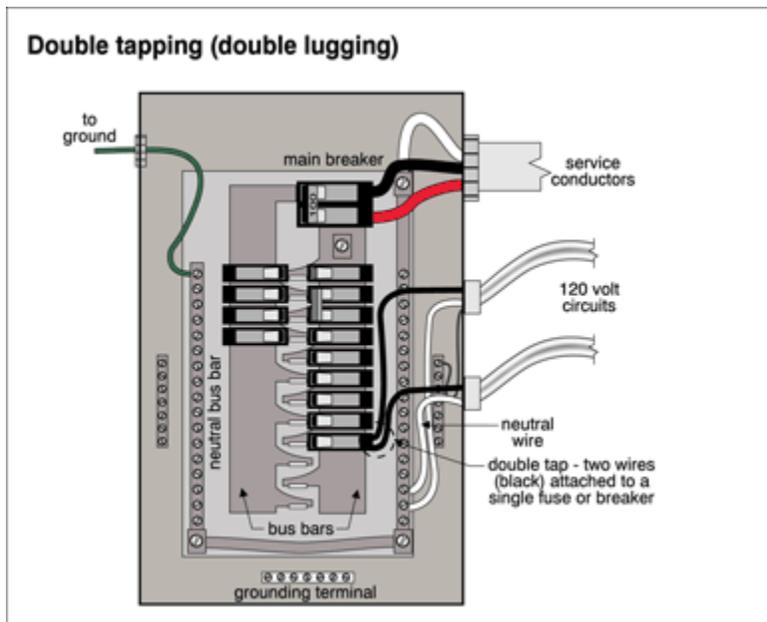
SERVICE BOX, GROUNDING AND PANEL \ System grounding

15. Condition: • System appears to be grounded to steel, gas pipe. Unknown if it is also grounded to water supply since main shut off is hidden behind walls of finished basement

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

16. Condition: • [Double taps](#)

Implication(s): Fire hazard



[Click on image to enlarge.](#)

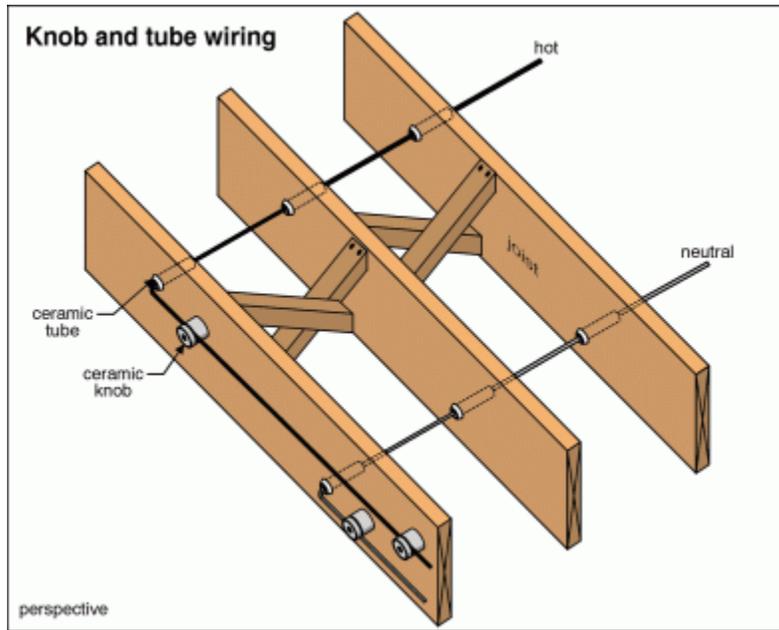


8. Double taps

DISTRIBUTION SYSTEM \ Knob-and-tube

17. Condition: • [Replace when renovating](#)

Implication(s): Nuisance | Potential problem when obtaining home insurance



[Click on image to enlarge.](#)

HEATING

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SUMMARY

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Description

Fuel/energy source: • [Oil](#)

System type: • [Furnace](#) • [Fireplace](#)

Furnace manufacturer: • Fraser-Johnston

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • Past life expectancy

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Not found

Oil tank type/age: • Unknown

Exhaust pipe (vent connector): • Single wall

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#)

Combustion air source: • Interior of building

Limitations

Inspection prevented/limited by: • Oil tank was not visible

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not accessible

Electronic air cleaner: • Outside the scope of a building inspection

Recommendations

OIL FURNACE \ Life expectancy

18. Condition: • Considering the age of the furnace, I would recommend getting it serviced by a qualified technician.

19. Condition: • [Old](#)

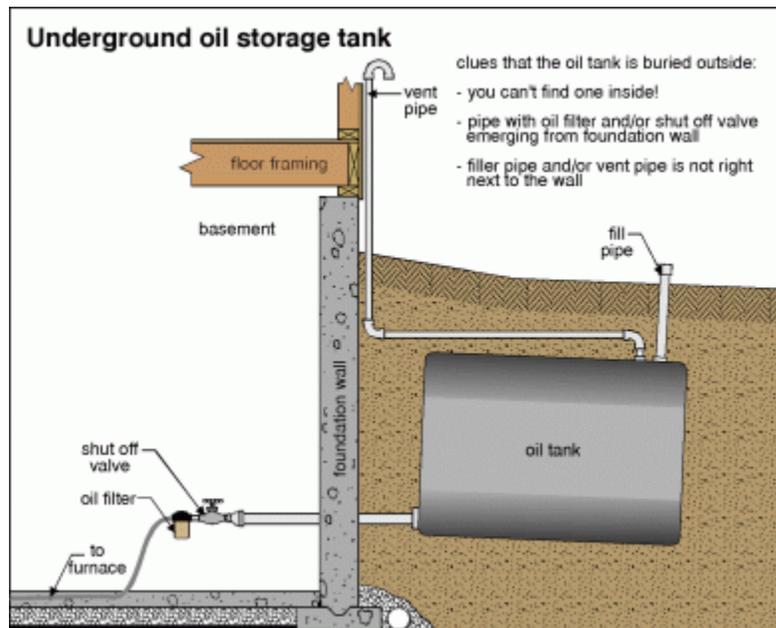
Implication(s): Equipment failure | No heat for building

OIL FURNACE \ Oil tank

20. Condition: • Recommend getting oil tank inspected by a qualified technician.

21. Condition: • [Underground](#)

Implication(s): Leakage | Environmental contamination



OIL FURNACE \ Fill and vent pipes

22. Condition: • Could not locate

FIREPLACE \ Hearth and extension

23. Condition: • [Too small](#)

Implication(s): Fire hazard

CHIMNEY AND VENT \ Inspect/sweep chimney

24. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

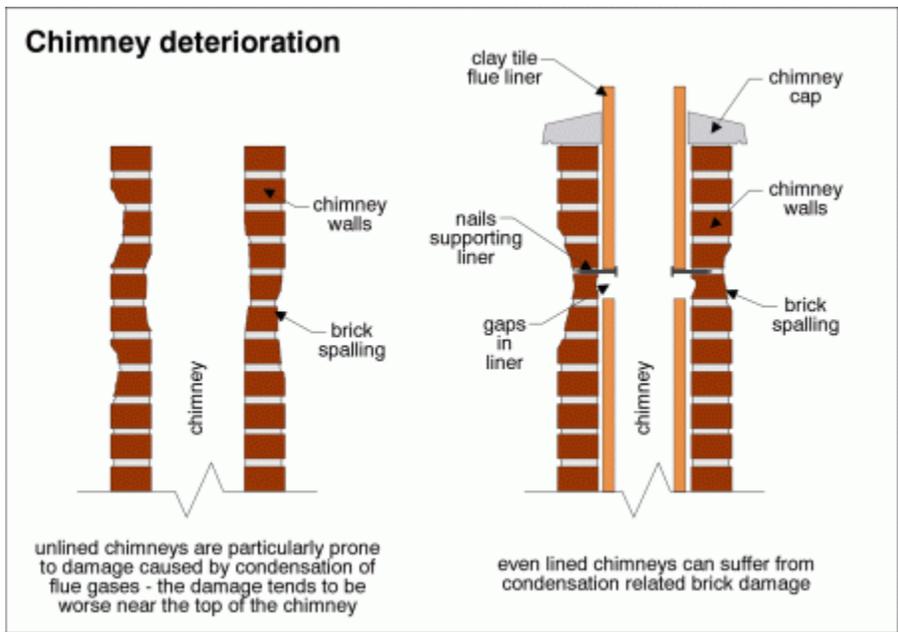
CHIMNEY AND VENT \ Masonry chimney

25. Condition: • [Spalling](#)

Mortar spalling around bricks just under the roofline

Implication(s): Material deterioration

Task: Further evaluation



[Click on image to enlarge.](#)

26. Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects | Material deterioration

Location: Attic

Description

General: • blank note

General: • blank note



9.

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof vent](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • [None Found](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • In attic that size should have more roof vents

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

27. Condition: • blank note

28. Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Location: Attic

29. Condition: • [Gaps or voids](#)

Insulation missing in the attic

Implication(s): Increased heating and cooling costs | Reduced comfort

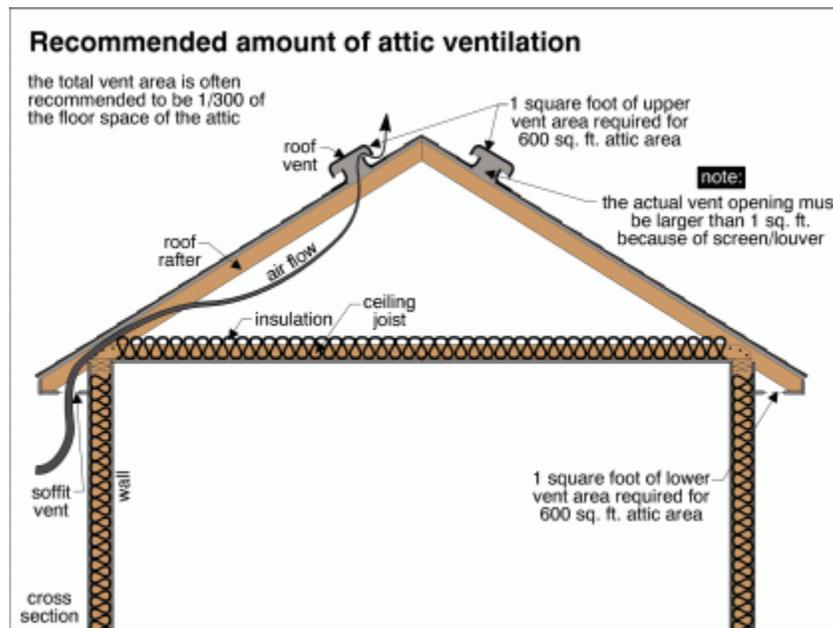
Location: Attic

ATTIC/ROOF \ Roof vents

30. Condition: • [Inadequate](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic



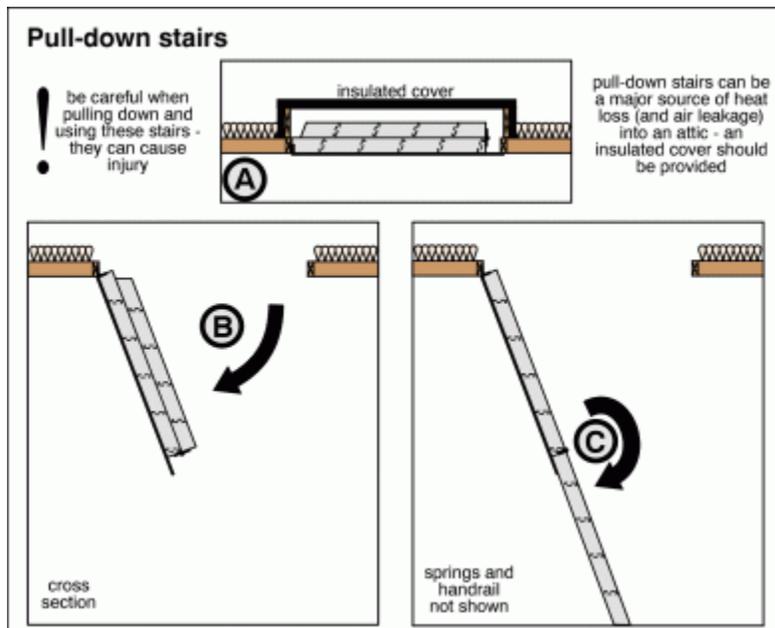
[Click on image to enlarge.](#)

ATTIC/ROOF \ Pull-down stairs/ladder

31. Condition: • [Unsafe to climb](#)

Attic ladder does not reach the floor. it is unsafe to climb

Implication(s): Physical injury



[Click on image to enlarge.](#)

FLOORS \ Floors over unheated areas

32. Condition: • No insulation under floor that sits above crawlspace

Location: Crawl Space

Description

Water supply source: • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Not visible](#)

Main water shut off valve at the:

• Front of the basement

Main water shut off is located behind the pegboard



10. Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater fuel/energy source: • [Electric](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • Bradford White

Tank capacity: • 50 gallons

Water heater approximate age: • 5 years

Typical life expectancy: • 8 to 12 years

Waste piping in building: • [Not visible](#)

Floor drain location: • Floor drain located in basement bathroom



11.

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Shut off valve

33. Condition: • Not easily accessed

WATER HEATER \ Insulation

34. Condition: • No Insulation on Tank

WASTE PLUMBING \ Drain piping - performance

35. Condition: • Most of the waste plumbing is not accessible due to finished basement

Description

Major floor finishes: • Marmoleum

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Fixed](#)
- [Single/double hung](#)
- [Sliders](#)

In kitchen

- Wood
- Vinyl

Glazing:

- [Single](#)

Old wooden windows in dining room and living room are single pane glass

- [Double](#)

Windows in the kitchen and bedrooms have been replaced with double pane, vinyl windows

Exterior doors - type/material: • [Wood](#)

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Dryer • Vented to outside • Gas piping

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide detectors

Recommendations

FLOORS \ Wood/laminate floors

36. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

Location: Throughout

WINDOWS \ Sashes

37. Condition: • [Loose fit](#)

Implication(s): Chance of damage to finishes and structure

Location: First Floor Bedroom

DOORS \ Doors and frames

38. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: North South First Floor

STAIRS \ Height

39. Condition: • [Headroom - less than ideal](#)

Low clearance when descending into basement

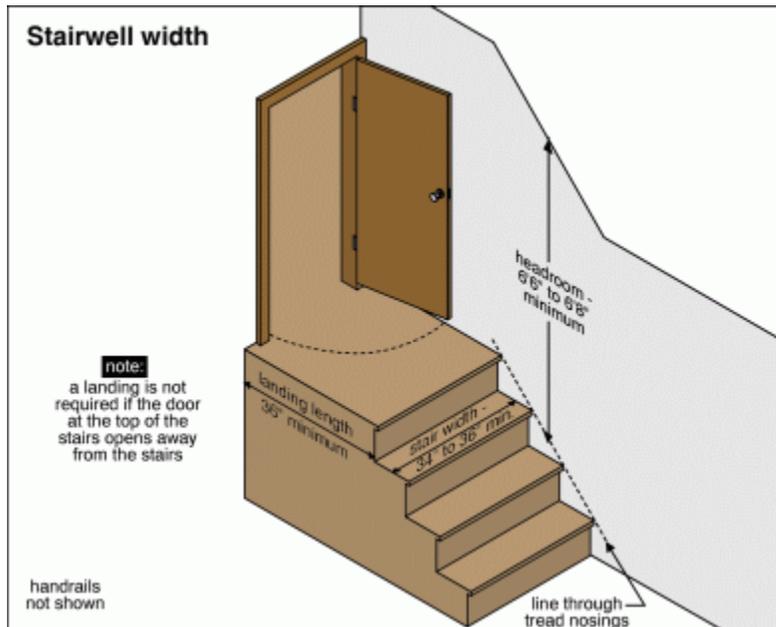
Implication(s): Physical injury

STAIRS \ Width

40. Condition: • [Too narrow](#)

Stairs narrow from kitchen to basement

Implication(s): Physical injury



[Click on image to enlarge.](#)

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS