

INSPECTION REPORT



For the Property at:
2533 SE 34TH AVE
PORTLAND, OR 97202

Prepared for: JESSE LICHTENSTEIN
Inspection Date: Monday, December 8, 2014
Prepared by: Shelter Home Inspection



Shelter Home Inspection CCB #204443
2005 NE Bryant
Portland, OR 97211
Michael -971-263-1698
Jesse - 503-260-5223

www.shelterhomeinspection.com
info@shelterhomeinspection.com



December 9, 2014

Dear Jesse Lichtenstein ,

RE: Report No. 1010
2533 SE 34th Ave
Portland, OR
97202

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 #204443

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SUMMARY

2533 SE 34th Ave, Portland, OR December 8, 2014

Report No. 1010

www.shelterhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

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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 for more detailed information and photographs of the items mentioned below.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Roll roofing

Condition: • [Leak](#)

Roof over rear addition is in need of immediate repair. Evidence of water infiltration on interior ceiling and significant rot around the area.

Recommend further evaluation by qualified contractor.

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

Location: Rear First Floor Kitchen

Task: Repair

Time: Immediate

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • [Leak](#)

Existing or potential water damage.

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

Location: Northwest Second Floor Exterior Master Bedroom Deck

Task: Repair

Exterior

WALLS \ Trim

Condition: • Rot

Maintenance on wood trim has been neglected over the years. Needs attention. However, the trim on the backside of house has significant rot due to poorly constructed addition and rooftop deck.

Location: Various Exterior

Task: Repair

Time: Immediate

WALLS \ Wood siding

Condition: • [Rot](#)

Most notable rot on siding exists around the rear addition. Recommend immediate evaluation by a qualified contractor to determine the amount of water infiltration behind siding and possibility of sheathing and/or structural damage.

Implication(s): Cosmetic defects | Weakened structure | Material deterioration

Location: Throughout

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

Condition: • [Loose](#)

Rear, exterior basement stairs have extremely loose railing.

Implication(s): Fall hazard

Location: Rear Exterior

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Task: Repair

Time: Immediate

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

Large tree in back yard too close to house and neighbors house. Could be a liability.

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

Location: Rear

Task: Further evaluation

Structure

FOUNDATIONS \ Foundation

Condition: • [Typical minor settlement](#)

1/8th inch crack in foundation under front porch. I recommend further evaluation by qualified contractor.

Location: East Exterior Wall

Task: Further evaluation

Heating

General

• Furnace seems to be functioning, although it is well beyond its design life. As with all indirect fired, forced air furnaces, carbon monoxide detectors are highly recommended throughout the house in case the heat exchanger should fail and products of combustion get into the house ducts. Recommend evaluation of system by qualified contractor.

Location: Basement

Task: Further evaluation

Time: Immediate

Insulation and Ventilation

General

• Evidence of pests behind knee walls. Further evaluation by qualified exterminator recommended.

Location: Second Floor

Task: Further evaluation

Time: Immediate

Interior

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Interior water damage. Recommend further evaluation by qualified contractor.

Implication(s): Cosmetic defects

Location: West First Floor Kitchen

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Task: Repair

Time: Immediate

STAIRS \ Handrails

Condition: • [Missing](#)

Staircase balusters are too far apart. 4" is the maximum between balusters. This is a safety issue for young children.

Implication(s): Fall hazard

Location: First Floor Staircase

Task: Improve

Time: Immediate

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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Sloped roofing material:

- Composition shingles

- [Roll roofing](#)

Roofing over addition and under master bedroom deck, is asphalt, rolled roofing.

Sloped roof flashing material: • Metal • Metal

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge • From the ground

Recommendations

General

1. • Gutters need to be cleaned out.



1.

SLOPED ROOFING \ Roll roofing

2. **Condition:** • [Leak](#)

Roof over rear addition is in need of immediate repair. Evidence of water infiltration on interior ceiling and significant rot around the area.

Recommend further evaluation by qualified contractor.

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

Location: Rear First Floor Kitchen

Task: Repair

Time: Immediate

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SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

3. Condition: • [Leak](#)

Existing or potential water damage.

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

Location: Northwest Second Floor Exterior Master Bedroom Deck

Task: Repair



2. Leak

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Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - wood:

• [Shingles](#)

Rake cedar shingles

Driveway: • Concrete

Walkway: • Concrete • Pavers

Deck: • Raised • Wood • Railings

Porch: • Wood

Exterior steps: • Wood

Fence: • Wood

Limitations

Inspection limited/prevented by: • Car/storage in garage

No or limited access to:

• West wall

Crawlspace under addition was not accessible.



3. West wall

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Recommendations

ROOF DRAINAGE \ Gutters

4. Condition: • Hole in gutter from previous downspout



4.

ROOF DRAINAGE \ Downspouts

5. Condition: • Downspout in rear, NW corner has very long run and poor slope



5.

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

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

WALLS \ Trim

7. Condition: • Rot

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Maintenance on wood trim has been neglected over the years. Needs attention. However, the trim on the backside of house has significant rot due to poorly constructed addition and rooftop deck.

Location: Various Exterior

Task: Repair

Time: Immediate



6. Rot



7. Rot or insect damage

WALLS \ Flashings and caulking

8. Condition: • [Flashings missing](#)

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

Location: West First Floor Exterior Wall

Task: Repair

Time: Immediate

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8. *Flashings missing*

9. Condition: • [Caulking missing or ineffective](#)

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

WALLS \ Wood siding

10. Condition: • [Cracked, split or broken](#)

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



9. *Cracked, split or broken*

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

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

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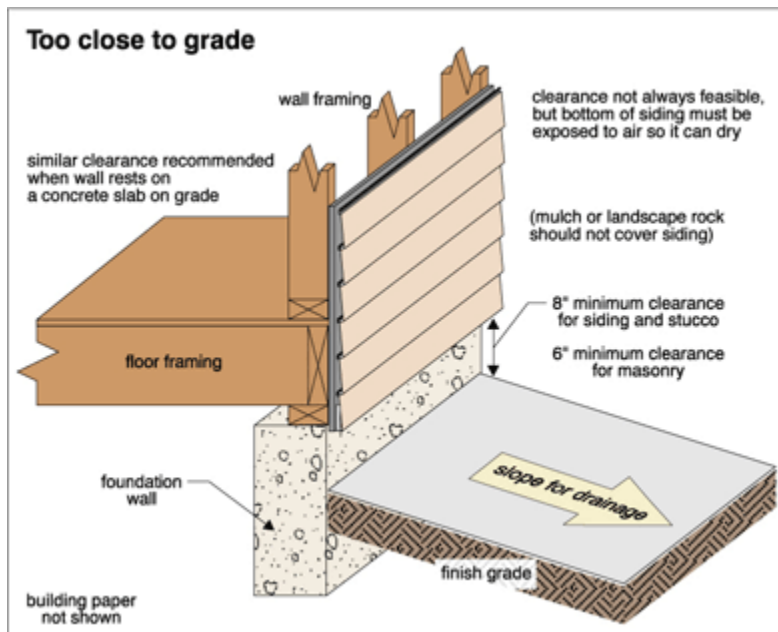
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[Click on image to enlarge.](#)



10. Too close to grade

12. Condition: • [Rot](#)

Most notable rot on siding exists around the rear addition. Recommend immediate evaluation by a qualified contractor to determine the amount of water infiltration behind siding and possibility of sheathing and/or structural damage.

Implication(s): Cosmetic defects | Weakened structure | Material deterioration

Location: Throughout

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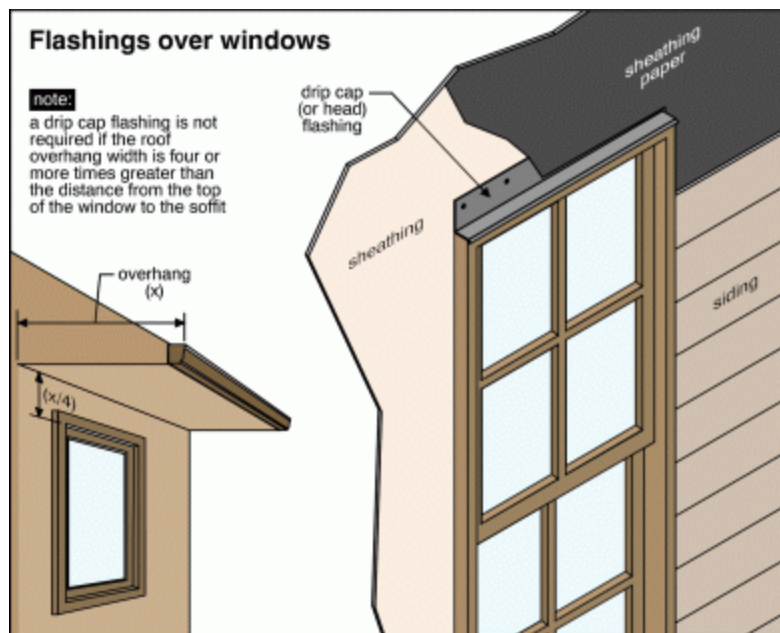


11. Rot

EXTERIOR GLASS \ Exterior drip caps

13. Condition: • [Missing](#)

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



[Click on image to enlarge.](#)

DOORS \ General

14. Condition: • Rear door is swollen and does not open/close easily.

Location: Rear First Floor Kitchen

Task: Repair

DOORS \ Doors and frames

15. Condition: • [Rot](#)

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

Location: Rear

Task: Repair or replace



12. Rot

DOORS \ Glass

16. Condition: • Glass on either side of front door is loose

Location: Front

Task: Further evaluation

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

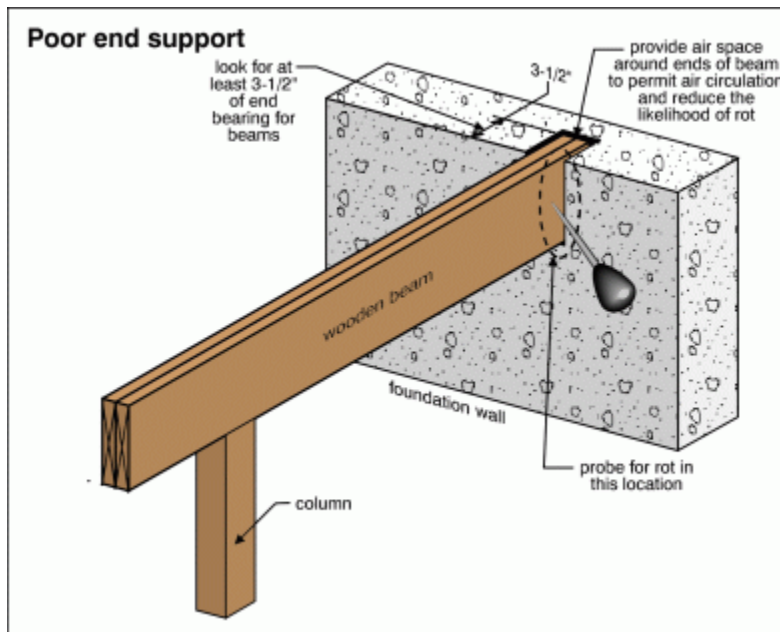
17. Condition: • [End support inadequate](#)

Beam under front porch supported by a 2x4 nailed into the end of the main basement beam.

Implication(s): Weakened structure | Chance of movement

Location: Front

Task: Further evaluate



[Click on image to enlarge.](#)



13. End support inadequate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

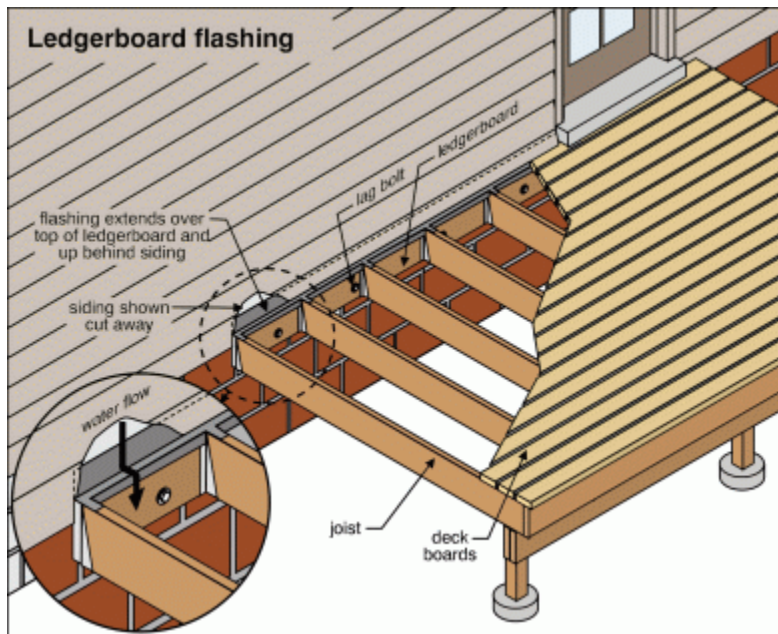
18. Condition: • [Ledgerboard problems](#)

Ledger board on rear deck should be lag bolted to house

Implication(s): Weakened structure | Chance of movement

Location: Rear

Task: Repair or replace



[Click on image to enlarge.](#)



14. Ledgerboard problems

19. Condition: • [Missing flashing at deck connection](#)

Implication(s): Weakened structure | Chance of movement

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

20. Condition: • [Rot or insect damage](#)

Decking on rear deck is rotting underneath

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Rear

Task: Repair or replace

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15. Rot or insect damage

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

21. Condition: • [Wood/soil contact](#)

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Front



16. Wood/soil contact

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

22. Condition: • [Loose](#)

Rear, exterior basement stairs have extremely loose railing.

Implication(s): Fall hazard

Location: Rear Exterior

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Task: Repair

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

23. Condition: • [Rot](#)

Implication(s): Weakened structure

Location: Front



17. Rot

LANDSCAPING \ Lot grading

24. Condition: • [Improper slope](#)

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

LANDSCAPING \ Driveway

25. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

LANDSCAPING \ Walkway

26. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

LANDSCAPING \ General

27. Condition: • [Trees or shrubs too close to building](#)

Large tree in back yard too close to house and neighbors house. Could be a liability.

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

Material deterioration

Location: Rear

Task: Further evaluation

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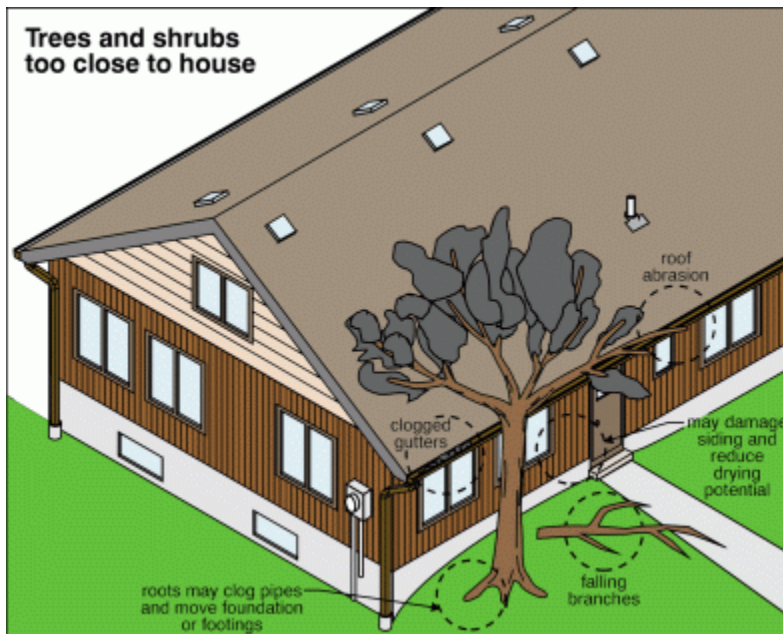
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[Click on image to enlarge.](#)



18. Trees or shrubs too close to building

GARAGE \ General

28. Condition: • Significant settling of garage structure

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19.

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood beams

Exterior wall construction: • [Wood frame](#)

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

Limitations

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

Attic/roof space:

• No access

No access to attic space due to vaulted ceiling.

Knee wall areas:

• Entered but access was limited

• No access

South side of house has no access to knee walls.

Recommendations

FOUNDATIONS \ Foundation

29. Condition: • [Typical minor settlement](#)

1/8th inch crack in foundation under front porch. I recommend further evaluation by qualified contractor.

Location: East Exterior Wall

Task: Further evaluation



20. *Typical minor settlement*

FLOORS \ Joists

30. Condition: • [Missing](#)

Needs joist hangers.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

Time: Discretionary



21. *Missing hangers*

Description

Service entrance cable and location:

- [Overhead](#)

Electrical service and meter located on south side of house.



22. Overhead

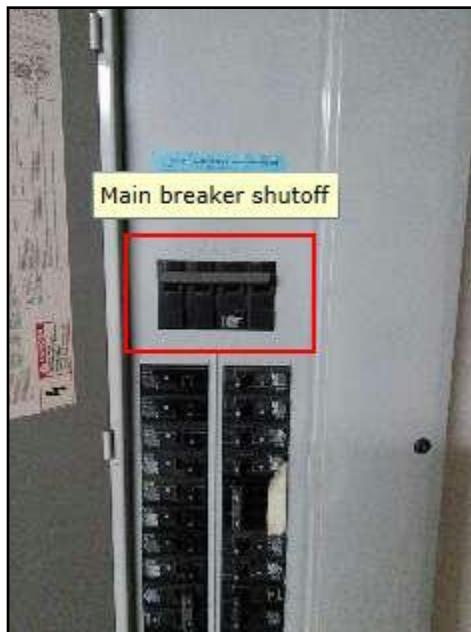
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)

Main breaker located in distribution panel.



23. Breakers - basement

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

Distribution panel rating: • [200 Amps](#)

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)
- [GFCI - outside](#)
- [GFCI - basement](#)
- [GFCI - kitchen](#)

All countertop receptacles should be GFCI protected. The receptacles to the left of the kitchen sink are not. Those should be updated.

Smoke detectors:

- [Present](#)

This website by NFPA provides current standards for residential smoke alarm locations.

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>

Limitations

Inspection limited/prevented by: • Electrical access was limited due to wall and ceiling covers.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

31. Condition: • [Abandoned wires in panel](#)

Large gauge wire abandoned in panel.

Implication(s): Electric shock

Location: Basement

Task: Further evaluation



24. *Abandoned wires in panel*

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Description

Fuel/energy source:

- [Gas](#)
- [Electricity](#)

Second floor bathroom and additional bedroom have electric, wall mounted heaters with individual thermostats. Both seem to be functioning.

System type: • [Furnace](#)

Furnace manufacturer: • Armstrong Air-ease

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

Approximate capacity: • [85,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [Old](#)

Main fuel shut off at: • Furnace also has a gas shut off at the appliance.

Main fuel shut off at:

- Meter

Gas meter and shut off is on south side of house



25. Meter

Exhaust pipe (vent connector): • Double wall

Fireplace:

- [Gas fireplace](#)

Not functional

Chimney/vent: • [Masonry](#)

Chimney liner: • [Not visible](#)

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Combustion air source: • Interior of building

Limitations

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

Heat exchanger: • Not visible

Recommendations

General

32. • Furnace seems to be functioning, although it is well beyond its design life. As with all indirect fired, forced air furnaces, carbon monoxide detectors are highly recommended throughout the house in case the heat exchanger should fail and products of combustion get into the house ducts. Recommend evaluation of system by qualified contractor.

Location: Basement

Task: Further evaluation

Time: Immediate

GAS FURNACE \ Life expectancy

33. Condition: • [Near end of life expectancy](#)

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

GAS FURNACE \ Ducts, registers and grilles

34. Condition: • Asbestos tape on ducts in basement

Location: Basement



26.

GAS FURNACE \ Mechanical air filter

35. Condition: • Filters for furnace, located on both sides of furnace. Inspect and replace regularly.

Location: Basement

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27.

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • Not determined

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

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

Wall insulation material: • [Glass fiber](#)

Limitations

Attic inspection performed: • Upstairs ceilings are vaulted but there is limited access to space behind knee walls. Because the roof rafters are covered by sheetrock, the condition of the roof sheathing is unable to be determined.

Recommendations

General

36. • Evidence of pests behind knee walls. Further evaluation by qualified exterminator recommended.

Location: Second Floor

Task: Further evaluation

Time: Immediate



28.

ATTIC/ROOF \ Insulation

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

Poorly insulated behind knee walls.

Implication(s): Increased heating and cooling costs

INSULATION AND VENTILATION

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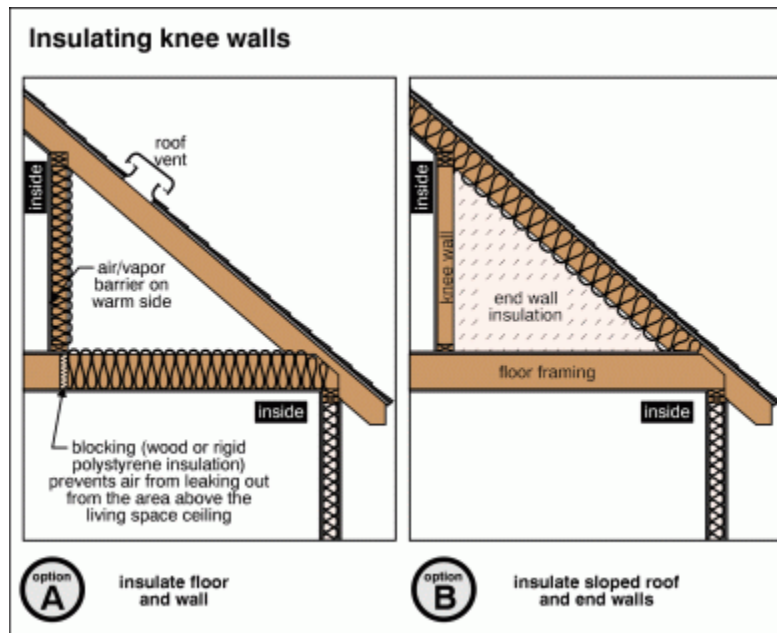
REFERENCE



29. Amount inadequate

38. Condition: • [Inadequate in knee wall areas](#)

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



[Click on image to enlarge.](#)

ATTIC/ROOF \ Roof vents

39. Condition: • [Inadequate](#)

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

Location: Throughout

INSULATION AND VENTILATION

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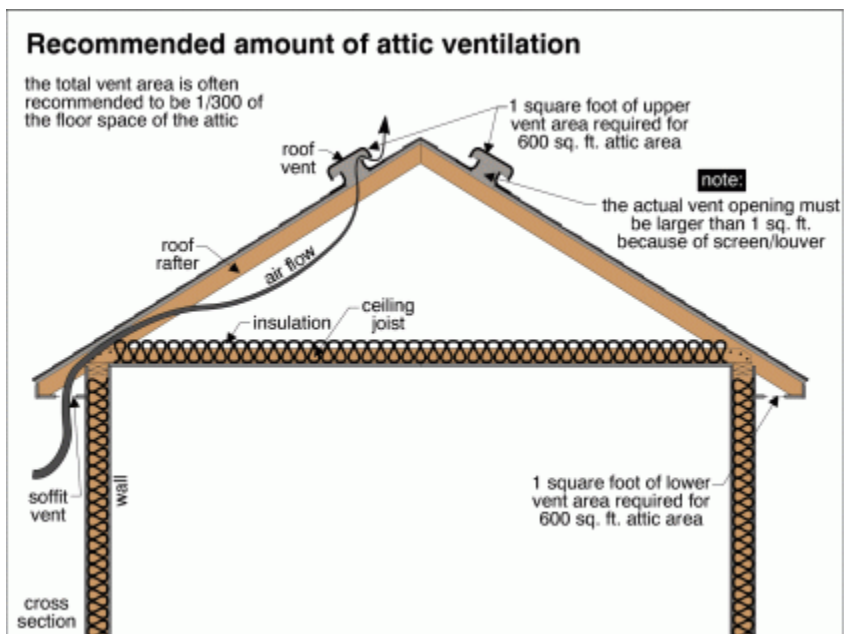
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PLUMBING

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Water supply source: • Public

Service piping into building: • [Plastic](#) • [Galvanized steel](#)

Supply piping in building: • [Copper](#) • [Plastic](#)

Main water shut off valve at the:

• Basement



30. *Plastic*

Water flow and pressure: • [Functional](#)

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

Water heater type:

• [Conventional](#)



31. Conventional

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • General Electric

Tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Waste disposal system: • [Public](#)

Waste piping in building: • [ABS plastic](#) • [Cast Iron](#)

Floor drain location: • Near laundry area

Gas piping: • Steel

Limitations

Inspection limited/prevented by: • Limited access due to all covering and ceiling coverings.

Items excluded from a building inspection: • Water quality • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

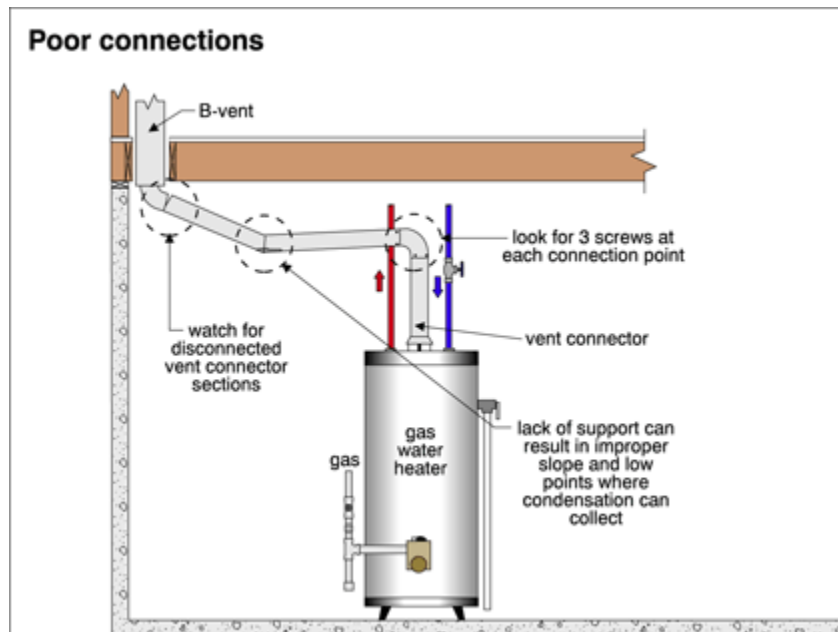
Recommendations

WATER HEATER - GAS BURNER AND VENTING \ Venting system

40. Condition: • [Poor slope](#)

Vent pipes should slope up toward chimney.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home



[Click on image to enlarge.](#)



32. Poor slope

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

41. Condition: • [Slow drains](#)

Second floor bathroom sink drains slowly.

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

Location: Second Floor

FIXTURES AND FAUCETS \ Hose bibb

42. Condition: • Be sure to winterize all exterior hose bibs.

Location: Throughout Exterior

INTERIOR

2533 SE 34th Ave, Portland, OR December 8, 2014

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www.shelterhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Exterior doors - type/material: • [French](#) • [Solid wood](#)

Oven fuel: • Gas

Range fuel: • Gas

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Security systems and intercoms

Recommendations

WALLS \ Plaster or drywall

43. Condition: • [Water damage](#)

Interior water damage. Recommend further evaluation by qualified contractor.

Implication(s): Cosmetic defects

Location: West First Floor Kitchen

Task: Repair

Time: Immediate



33. Water damage

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WINDOWS \ Glass (glazing)

44. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Location: First Floor, front window



34. Cracked

45. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Location: First Floor Kitchen



35. Cracked

WINDOWS \ Interior trim

46. Condition: • [Rot](#)

Water damage on trim around sink area

Implication(s): Cosmetic defects | Material deterioration

Location: Kitchen



36. Rot

STAIRS \ Handrails

47. **Condition:** • [Missing](#)

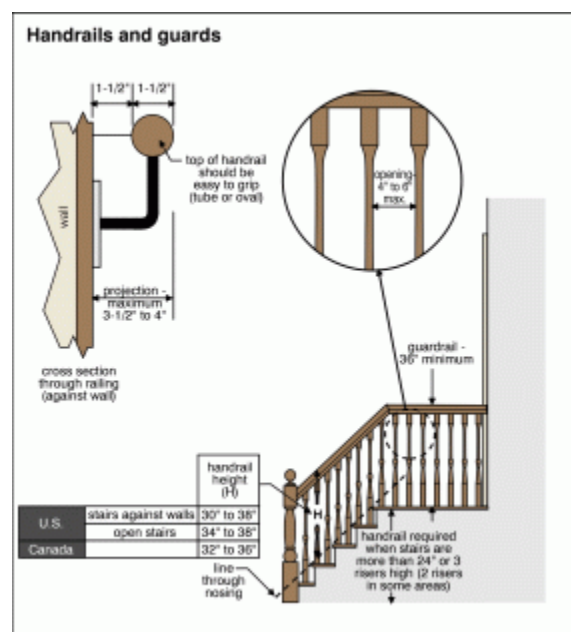
Staircase balusters are too far apart. 4" is the maximum between balusters. This is a safety issue for young children.

Implication(s): Fall hazard

Location: First Floor Staircase

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

INTERIOR

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SUMMARY

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37. Missing

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