

Home Inspection Report



3829 SE Harrison Street
Portland, 97214

Prepared for: Landon Bright

Prepared by: Browning Inspections LLC
9803 SE Hillcrest Rd
Happy Valley, 97086

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety	

General Information

Property Information

Property Address 3829 SE Harrison Street
City Portland Oregon 97214 Zip
Contact Name Krystal Foote

Client Information

Client Name Landon Bright
Client Address 9803 SE Hillcrest Rd
City Happy Valley Oregon 97086 Zip
Phone 503-750-9161
E-Mail lbright@gmail.com

Inspection Company

Inspector Name David Browning
Company Name Browning Inspections LLC
Address 9803 SE Hillcrest Rd
City Happy Valley State 97086 Zip
Phone 503-750-9171
E-Mail browninginspections@gmail.com

Conditions

Others Present Home Owner Property Occupied
Estimated Age 80 yrs Entrance Faces
Inspection Date 02/08/2017
Start Time 9:00 End Time 11:15
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 35
Weather Rain Soil Conditions Damp
Space Below Grade Basement, Crawl Space
Building Type Single family Garage

General Information (Continued)

Sewage Disposal City How Verified
Water Source City How Verified

Lots and Grounds

Marginal

Driveway: Concrete - Differential cracking do to settling.



Acceptable
Acceptable
Acceptable
Acceptable

Walks: Concrete
Steps/Stoops: Wood
Porch: Wood - Porch boards showing wear but appear to be well maintained
Patio: Paver - Patio Pavers are new and in excellent condition



Acceptable
Marginal

Grading: Minor slope
Vegetation: Shrubs, Trees, Vines - Rose bushes on west side of house need to be trimmed away from the house 12"



Acceptable

Retaining Walls: Block - Retaining wall surrounding patio is in excellent condition.



Marginal

Fences: Wood - Moss growing on west side gate. Recommend cleaning and sealing.



Exterior

Whole House Exterior Surface

Marginal

Type: Wood - Siding is generally in good condition with the exception of some small cracks. One on the west side and one on the east. Recommend filling and painting to prevent water intrusion.



Acceptable

Trim: Wood

Acceptable

Fascia: Wood

Acceptable

Soffits: Wood

Defective

Door Bell: Hard wired - Inoperative

Acceptable

Entry Doors: Wood

Acceptable

Windows: Wood double hung

Not Present

Storm Windows:

Defective

Window Screens: Missing

Acceptable

Basement Windows: Non-opening, Wood

Acceptable

Exterior Lighting: Surface mounted lamps front and rear

Not Present

Exterior Electric Outlets:

Acceptable

Hose Bibs: Rotary, East side and NW Corner

Acceptable

Gas Meter: West side of house

Acceptable

Main Gas Valve: Located at gas meter



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Roof

Main Roof Surface

Method of Inspection: Ladder at eaves

Marginal Unable to Inspect: 25% - **Roof has significant sagging in the middle. Recommend further evaluation by a specialist.**



Marginal Material: Asphalt shingle - **Roof near end of useful life, recommend evaluation by a roofing contractor.**

Type: Gable

Approximate Age: 10-15 years

Not Inspected Flashing: Galvanized

Acceptable Plumbing Vents: Galvanized, Cast Iron

Acceptable Electrical Mast: Surface mounted to east side of house tethered to fascia board

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

West side of house Chimney

Acceptable Chimney: Brick

Acceptable Flue/Flue Cap: Metal

Not Inspected Chimney Flashing: Galvanized

Garage/Carport

Detached, Rear Garage

Type of Structure: Detached Car Spaces:

Defective Garage Doors: Wood sliders - **Wood rotting at the base of the doors.**



Acceptable Door Operation: Manual

Acceptable Exterior Surface: Wood

Acceptable Roof: Membrane

Acceptable Ceiling: 1x4 T&G fir

Acceptable Walls: 1x4 T&G fir

Acceptable Floor/Foundation: Poured concrete

Not Present Hose Bibs:

Acceptable Electrical: 110 VAC

Not Present Smoke Detector:

Not Present Heating:

Garage/Carport (Continued)

Defective Windows: Non-opening wood - **Cracked glass**



Acceptable Gutters: Aluminum
Acceptable Downspouts: Aluminum
Acceptable Leader/Extensions:

Electrical

Service Size Amps: 200 Volts: 110-240 VAC
Acceptable Service: Copper and aluminum



Acceptable 120 VAC Branch Circuits: Copper
Acceptable 240 VAC Branch Circuits: Copper and aluminum
Acceptable Aluminum Wiring: Dryer branch circuit
Acceptable Conductor Type: Non-metallic sheathed cable, Romex 3 wire
Acceptable Ground: Plumbing and rod in ground
Not Present Smoke Detectors:
Basement, East wall Electric Panel
Acceptable Manufacturer: I-T-E
Maximum Capacity: 200 Amps
Not Present Main Breaker Size:
Acceptable Breakers: Copper
Not Present Fuses:
Not Present AFCI:
Not Present GFCI:
Is the panel bonded? Yes

Structure

Acceptable Structure Type: Wood frame
 Acceptable Foundation: Poured
 Not Present Differential Movement:
 Acceptable Beams: Solid wood
 Acceptable Bearing Walls: Frame
 Acceptable Joists/Trusses: 2x8
 Acceptable Piers/Posts: Poured piers and wood posts
 Acceptable Floor/Slab: Dimensional wood
 Safety Stairs/Handrails: Wood stairs with wood handrails - **Basement stair hand rail loose and undersized. Stair risers vary in heights beyond acceptable standards. This is a trip hazard. Recommend evaluation and repair by a carpenter.**



Acceptable Subfloor: Dimensional wood

Attic

Whole house Attic
 Not Inspected Unable to Inspect: 100% - **Unable to inspect attic due to access being blocked.**



Basement

Half basement north end of house Basement
 Acceptable Ceiling: Exposed framing
 Defective Walls: Concrete - **NE corner of basement is wet. Differential horizontal cracks and spalling in foundation wall below grade. Moisture may be related to roof runoff. Recommend evaluation by a foundation specialist and a roofing contractor to diagnose problem and recommend a fix.**



Acceptable Floor: Poured
 Acceptable Floor Drain: Surface drain
 Not Present Doors:

Basement (Continued)

Acceptable	Windows: Wood casement, Non-opening
Acceptable	Electrical: 110 VAC/220 VAC, 110 VAC GFCI
Not Present	Smoke Detector:
Not Present	HVAC Source:
Not Present	Vapor Barrier:
Not Present	Insulation: Recommend the client consider putting insulation between the floor joists to reduce heat loss from the living space.
Not Present	Ventilation:
Defective	Moisture Location: NW Corner

Crawl Space

South half of basement Crawl Space	
Method of Inspection: In the crawl space	
Acceptable	Unable to Inspect: 10%
Acceptable	Access: Open
Acceptable	Moisture Penetration: No moisture present at time of inspection
Defective	Moisture Barrier: Plastic sheeting - Moisture barrier missing in SW end of crawl space. Recommend covering with plastic.
Not Present	Ventilation:
Not Present	Insulation: Recommend the client consider putting insulation between the floor joists to reduce heat loss from the living space.
Not Present	Vapor Barrier:
Defective	Electrical: 110 VAC - Loose hanging romex wire. Needs to be secured to the bottom of each floor joist. Recommend securing.
Not Present	HVAC Source:



Fireplace/Wood Stove

Living Room Fireplace

Acceptable Fireplace Construction: Brick

Type: Wood burning

Acceptable Smoke Chamber: Brick

Acceptable Flue: Tile

Acceptable Damper: None

Safety Hearth: Flush mounted - **Hearth needs to extend 16" from the front of the fireplace opening. This is a fire safety issue. Recommend evaluation by a specialist to extend hearth.**

Heating System

Basement Heating System

Acceptable Heating System Operation: Adequate

Manufacturer: Trane

Model Number: UH-A9V-V

Type: Forced air Capacity: 91,000 BTUHR

Area Served: 1st floor Approximate Age:

Fuel Type: Natural gas

Acceptable Heat Exchanger: closed system

Unable to Inspect: 25%

Acceptable Blower Fan/Filter: Direct drive with reusable filter

Acceptable Distribution: Metal duct

Acceptable Circulator: N/A

Acceptable Draft Control: Automatic

Acceptable Flue Pipe: PVC

Not Present Humidifier:

Acceptable Thermostats: Programmable

Suspected Asbestos: No

Plumbing

Acceptable Service Line: Pex

Acceptable Main Water Shutoff: Basement



Acceptable Water Lines: PVC, Pex

Acceptable Drain Pipes: Cast iron, Galvanized, ABS

Acceptable Vent Pipes: Cast iron, Galvanized

Acceptable Gas Service Lines: Black iron pipe

Plumbing (Continued)

Basement Water Heater

Acceptable Water Heater Operation: Adequate
Manufacturer: Rheem
Model Number: PROE50 T2 RH95 Serial Number: M321619066
Type: Electric Capacity: 50 Gal.
Acceptable TPRV and Drain Tube: Copper

Bathroom

Bathroom

Acceptable Closet: Single small
Acceptable Ceiling: Paneling
Acceptable Walls: Tile and plaster
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC GFCI, 110 VAC
Marginal Counter/Cabinet: Laminate - [Laminate coming loose along right edge.](#)



Acceptable Sink/Basin: Porcelain
Acceptable Faucets/Traps: Chrome faucet with PVC trap
Defective Tub/Surround: Porcelan tub with laminate surround - **Tub surround heavily caulked around tub and in the corners indicating past leakage. Recommend further evaluation by a plumber or bath contractor.**
Acceptable Shower/Surround: Part of tub
Acceptable Toilets: American Standard
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan and window

Kitchen

1st Floor Kitchen

Acceptable Cooking Appliances: Frigidaire
Acceptable Ventilator: Wood cover concealing make
Acceptable Disposal: In-Sinkerator
Acceptable Dishwasher: Kitchenaid
Air Gap Present? No
Acceptable Refrigerator: Frigidaire
Acceptable Microwave: Emerson
Acceptable Sink: Porcelain
Acceptable Electrical: 110 VAC/220 VAC, 110 VAC GFCI
Acceptable Plumbing/Fixtures: PVC, Pex
Acceptable Counter Tops: Marble
Defective Cabinets: Wood - **Hinge loose on base cabinet door to the right of the range.**



Acceptable Ceiling: Painted texture
Acceptable Walls: Painter plaster
Acceptable Floor: Ceramic tile
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable HVAC Source: Heating system register

Bedroom

1st Floor Master Bedroom

Acceptable Closet: Single small
Defective Ceiling: Texture paint - **Cracks present. paint is pulling away from ceiling in several areas. Recommend evaluation by a sheetrock or plaster contractor.**



Acceptable Walls: Painter plaster
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Heating system register
Not Present Smoke Detector:

Bedroom (Continued)

Rear Bedroom

Acceptable Closet: Single small
Defective Ceiling: Texture paint - **Cracks present. paint is pulling away from ceiling in several areas. Recommend evaluation by a sheetrock or plaster contractor.**



Acceptable Walls: Painter plaster
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Heating system register
Acceptable Smoke Detector: Battery operated

Living Space

Living Room, Family Room Living Space

Not Present Closet:
Acceptable Ceiling: Texture paint
Acceptable Walls: Painter plaster
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Marginal Windows: Wood casement, Non-opening - **Left north wall window in dining room is stuck shut. Other two function well. Windows above fireplace are non functioning.**



Defective Electrical: 110 VAC - **Open or missing ground. 3 pronged outlets with open grounds. Recommend evaluation by an electrician.**
Acceptable HVAC Source: Heating system register
Acceptable Smoke Detector: Battery operated

Laundry Room/Area

Laundry Room/Area

Not Present	Closet:
Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Exposed framing, Concrete
Acceptable	Floor: Poured
Acceptable	Doors: Solid wood
Acceptable	Windows: Non-opening
Acceptable	Electrical: 110 VAC/220 VAC
Not Present	Smoke Detector:
Not Present	HVAC Source:
Acceptable	Laundry Tub: Concrete
Acceptable	Laundry Tub Drain: Galvanized
Acceptable	Washer Hose Bib: Rotary
Safety	Washer and Dryer Electrical: 110-240 VAC - Non GFCI outlet near sink and washer. An electric motor on a concrete floor with water present is a shock hazard. Recommend replacing with GFCI outlet.
Acceptable	Washer Drain: Drains to laundry tub
Acceptable	Floor Drain: Surface drain



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete - Differential cracking do to settling.



2. Vegetation: Shrubs, Trees, Vines - Rose bushes on west side of house need to be trimmed away from the house 12"



3. Fences: Wood - Moss growing on west side gate. Recommend cleaning and sealing.



Exterior

4. Whole House Exterior Surface Type: Wood - Siding is generally in good condition with the exception of some small cracks. One on the west side and one on the east. Recommend filling and painting to prevent water intrusion.



Roof

5. Main Roof Surface Unable to Inspect: 25% - Roof has significant sagging in the middle. Recommend further evaluation by a specialist.



Marginal Summary (Continued)

6. Main Roof Surface Material: Asphalt shingle - [Roof near end of useful life, recommend evaluation by a roofing contractor.](#)

Bathroom

7. Bathroom Counter/Cabinet: Laminate - [Laminate coming loose along right edge.](#)



Living Space

8. Living Room, Family Room Living Space Windows: Wood casement, Non-opening - [Left north wall window in dining room is stuck shut. Other two function well. Windows above fireplace are non functioning.](#)



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Door Bell: Hard wired - **Inoperative**
2. Window Screens: **Missing**

Garage/Carport

3. Detached, Rear Garage Garage Doors: Wood sliders - **Wood rotting at the base of the doors.**
4. Detached, Rear Garage Windows: Non-opening wood - **Cracked glass**



Basement

5. Half basement north end of house Basement Walls: Concrete - **NE corner of basement is wet. Differential horizontal cracks and spalling in foundation wall below grade. Moisture may be related to roof runoff. Recommend evaluation by a foundation specialist and a roofing contractor to diagnose problem and recommend a fix.**



6. Half basement north end of house Basement Moisture Location: NW Corner
Crawl Space

7. South half of basement Crawl Space Moisture Barrier: Plastic sheeting - **Moisture barrier missing in SW end of crawl space. Recommend covering with plastic.**
8. South half of basement Crawl Space Electrical: 110 VAC - **Loose hanging romex wire. Needs to be secured to the bottom of each floor joist. Recommend securing.**



Defective Summary (Continued)

Bathroom

9. Bathroom Tub/Surround: Porcelan tub with laminate surround - **Tub surround heavily caulked around tub and in the corners indicating past leakage. Recommend further evaluation by a plumber or bath contractor.**

Kitchen

10. 1st Floor Kitchen Cabinets: Wood - **Hinge loose on base cabinet door to the right of the range.**



Bedroom

11. 1st Floor Master Bedroom Ceiling: Texture paint - **Cracks present. paint is pulling away from ceiling in several areas. Recommend evaluation by a sheetrock or plaster contractor.**



12. Rear Bedroom Ceiling: Texture paint - **Cracks present. paint is pulling away from ceiling in several areas. Recommend evaluation by a sheetrock or plaster contractor.**



Living Space

13. Living Room, Family Room Living Space Electrical: 110 VAC - **Open or missing ground. 3 pronged outlets with open grounds. Recommend evaluation by an electrician.**

Safety Summary

Structure

1. Stairs/Handrails: Wood stairs with wood handrails - **Basement stair hand rail loose and undersized. Stair risers vary in heights beyond acceptable standards. This is a trip hazard. Recommend evaluation and repair by a carpenter.**



Fireplace/Wood Stove

2. Living Room Fireplace Hearth: Flush mounted - **Hearth needs to extend 16" from the front of the fireplace opening. This is a fire safety issue. Recommend evaluation by a specialist to extend hearth.**

Laundry Room/Area

3. Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC - **Non GFCI outlet near sink and washer. An electric motor on a concrete floor with water present is a shock hazard. Recommend replacing with GFCI outlet.**

