

Hawkeye Home Inspections  
[www.HawkeyeHomeInspections.net](http://www.HawkeyeHomeInspections.net)  
OCHI#265 WA#1493 CCB#225525 PH#503-341-3522 EMAIL  
hawkeyeoregon@gmail.com

Inspection date: 04/20/2022 Inspector: Chris Bernhardt  
Address: 1234 N 1st St Client: John Smith  
Beaverton , OR 97007

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## Home Inspection Report



### General Information (per Zillow)

Year Built	1990
Square Footage	1504
Bedrooms	3
Bathrooms	2

InterNACHI member  
OCHI#265 WA Lic# 1493

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

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### Roof Issues

***Old roof, leaks in multiple areas along left side predominantly***

Has 2 layers. Has mold and moisture damage to roof sheathing where roof has been leaking.

**1) Replace the roof.**

**2) Remediate mold on roof decking not replaced during the reroofing.**

### Plumbing Issues

***Bathtub drain leaking into crawlspace***

**Location/s:**

- Hallway bathroom

**3) Repair leaky bathtub drain.**

***Cracked drainage fitting leaking in crawlspace***

**Location/s:**

- Under master bedroom bathroom sinks in crawlspace

**4) Have a plumber repair the cracked drainage fitting on the branch drain line indicated above.**

***Trap arm to branch drain connection leaks***

**Location/s:**

- 1st sink in master bedroom bathroom

**5) Repair leaky drain connection indicated above.**

***Accordion trap***

Oregon's plumbing code prohibits accordion type drain fittings.

**Location/s:**

- Hallway bathroom

**6) Replace the accordion trap with a standard trap for the sink or sinks indicated above.**

### **Exterior Issues**

***Rot/moisture damaged plywood wall sheathing***

Siding and sheathing too close to roof.

**Location/s:**

- On back of home along the roof to sidewall interface

**7) Remove wall coverings, waterproofing etc. to the extent of the damage and replace damaged materials. Then re-waterproof, install new wall coverings and caulk and paint to match.**

***Split caulking on chimney chase, peeling paint***

**8) Repair split caulking and peeling paint on the chimney chase.**

### **Electrical Issues**

***Receptacle hanging by wiring***

Safety hazard.

**Location/s:**

- One in family room

**9) Have an electrician make repairs.**

***Some dead receptacles***

**Location/s:**

- Family room

**10) Have an electrician repair non functioning receptacles indicated above.**

***Light fixture not working***

**Location/s:**

- Hallway bathroom

**11) Have an electrician troubleshoot and repair.**

***Bathroom exhaust fan not working***

**Location/s:**

- Hallway bathroom

**12) Repair or replace the bathroom exhaust fan/s not working in the locations indicated above.**

***Improperly wired in receptacle***

**Location/s:**

- In attic over the garage

**13) Have an electrician properly wire in the receptacle indicated above.**

***Mis-wired two way lighting circuit***

**Location/s:**

- For kitchen ceiling light fixtures

**14) Have an electrician repair the mis-wired two way lighting circuit/s at the locations above.**

***Loose receptacle***

**Location/s:**

- Under window in the 2nd bedroom

**15) Repair the loose receptacle or receptacles indicated above.**

***Unidentified wall switch purpose***

**16) Investigate further or inquire with seller to identify purpose of switch or switches indicated above.**

***View of electrical panel***

**17) FYI**

**HVAC Issues**

***Collapsed filter over blower in furnace***

Installed wrong

**18) Replace the collapsed filter.**

***View of gas furnace***

**19) FYI**

***Odor of gas at the gas meter***

**20) Have the gas company check it out.**

***Too cold to test A/C system***

At temperatures below 65, I can't properly evaluate the performance of the A/C system. Running the compressor at low temps can even damage it.

**21) FYI**

***A/C system age is beyond its expected service life***

Manufactured in 1993 making it about 28- 29 years old. Its expected service life is 15 years.

**22) Be prepared to replace the A/C system at any time.**

**Crawlspace Issues**

***Silt on vapor barrier in crawlspace***

Indicates repeated water intrusion into the crawlspace. Professionally installed crawlspace drainage systems run anywhere from a few thousand dollars to \$10k and more. Anything over a few thousand dollars is overkill in our opinion in our area. Water intrusion causing problematic conditions

absolutely should be remedied, but in non problematic situations then evaluating further and correcting grading/drainage around the home may be a more prudent and cost-effective cure of the issue.

**23) Evaluate over the next rainy season. If water doesn't drain away within a few days after rains, then install a drainage system. In most cases that will be a sump pump and trenching adjacent the foundation about a foot away on those sides if not all where water bleeds under the footer or thru joints and cracks in the foundation.**

#### ***Lumber mold on subflooring in crawlspace***

Mold that was already on the subflooring at the time the house was constructed. As long as the moisture content of the wood stays below 16%, the mold will remain inactive.

**24) If you want to remove the mold stains, bleach them with MMR or RMR-86.**

#### ***Carpenter Ant activity***

Frass and dead bodies

**Location/s:**

- Dining area

**25) Treat for carpenter ants.**

### **Garage Door Issues**

#### ***Daylight through garage door bottom seal***

Will let weather, mice, and insects in.

**26) Repair or replace garage bottom door seal.**

#### ***Unbalanced garage door***

**27) Have a garage door contractor adjust or replace garage door springs.**

### **Floor Issues**

#### ***Some cracked floor tiles***

**Location/s:**

- Kitchen
- Master bedroom bathroom

**28) Replace cracked floor tiles.**

#### ***Popped grout floor tile joint***

**Location/s:**

- Master bedroom bathroom

**29) Repair as a part of planned maintenance.**

#### ***Loose floor tiles***

Others may loosen with time.

**30) Have a qualified contractor repair loose floor tiles.**

## Wall & Ceiling Facings

### ***Evidence of repairs to ceiling/s***

There's evidence of past repairs to the ceiling/s in the locations indicated below.

#### **Location/s:**

- 2nd bedroom ceiling

**31) If the appearance of the repair is bothersome, have a professional drywall contractor make repairs. Consider getting as much history concerning these past repairs as is available from the seller.**

### ***Drywall nail pops -ceilings***

The condition is cosmetic.

#### **Location/s:**

- Hallway outside of hallway bathroom

**32) Repair as part of planned maintenance.**

## Dishwasher Issues

### ***Dishwasher leaking at door***

**33) Repair leaks at dishwasher door.**

## Minor Repairs/Deferred Maintenance

### ***Loose gutter***

Self-drilling pole barn screws are perfect for securing the back of the gutter to fascias or rafter tails where gutter nails have lost their bite.

#### **Location/s:**

- Front right corner

**34) Resecure any loose gutters.**

### ***Disturbed insulation in the attic***

**35) For improved energy efficiency and comfort, consider adding more insulation in the attic to even out coverage.**

### ***Joint separation in cabinet door***

**36) Have cabinet door repaired.**

### ***Door not locking***

#### **Location/s:**

- Hallway bathroom

**37) Repair or replace lockset.**

## Ventilation/Exhaust Issues

### ***Clothes dryer duct disconnected***

**38) Repair disconnected clothes dryer duct.**

***Gaps/openings in crawlspace vent around clothes dryer duct***  
39) Seal up gaps to prevent rodent entry.

#### Site Issues

***Cracked concrete front porch***

40) FYI.

***Vegetation contact***

41) Maintain vegetation trimmed away from the house.

***Cracked driveway***

42) FYI.

#### Chimney/Fireplace Issues

***Get a chimney inspection***

We do not inspect the flue or flues of chimneys. There could be problems.

43) Have a chimney sweep or chimney/fireplace contractor inspect the flue of the chimney.

#### FYI

***Common shrinkage cracks in foundation***

These usually occur at common stress points such as anchor bolts, beam pockets and corners of crawlspace vents. They are not caused by settlement, but by shrinkage or thermal expansion of the concrete.

44) Monitor.

***Main water shutoff location***

**Location/s:**

- In ground left side of home

45) FYI.

***Location of switched receptacles***

**Location/s:**

- See photos

46) FYI

***GFCI location for master bedroom bathroom***

Is in hallway bathroom, even though both receptacles in master bedroom bathroom are GFCI type receptacles. It's due to sensitivity differences between GFCI receptacles. Not a concern.

47) FYI

***Moisture stains in cabinet***

They are dry.



**Location/s:**

- In hallway bathroom sink cabinet

**48) FYI**

***Moisture stains on window sill***

Stains consistent with condensation common to aluminum framed windows.

**49) FYI.**

***Window screens missing***

They appear to be stored in the garage

**50) FYI**

***Abandoned gas line for a clothes dryer***

It cannot be reconnected. because it is not proper.

**51) If you want to install a gas clothes dryer, you'll need to have a plumber or HVAC contractor install a gas line for it.**

**End of Observations**

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Item 1.1 - Granule loss



Item 1.2 - Granule loss



Item 1.3 - Moss buildup



Item 1.4 - Split plumbing vent seal leaking



Item 1.5 - Mold and deterioration to OSB roof sheathing



Item 1.6 - Mold and deterioration to OSB roof sheathing





Item 1.7 - Mold and deterioration to OSB roof sheathing



Item 1.8 - Mold and deterioration to OSB roof sheathing



Item 1.9 - Old roof, leaks at some plumbing vents



Item 1.10 - Old roof, leaks at some plumbing vents



Item 1.11 - Mold and deterioration to OSB roof sheathing

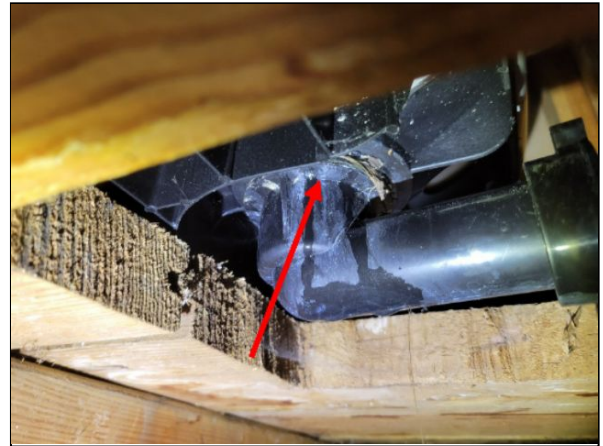


Item 1.12 - Mold and deterioration to OSB roof sheathing





Item 1.13 - Mold and deterioration to OSB roof sheathing



Item 3.1 - Bathtub drain leaking into crawlspace.



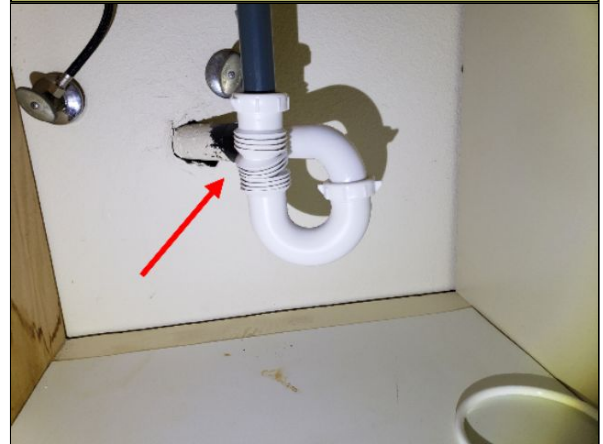
Item 4.1 - Cracked drainage fitting in crawlspace.



Item 4.2 - Cracked drainage fitting in crawlspace.



Item 5.1 - Trap arm to branch drain connection leaks: 1st sink in master bedroom bathroom.



Item 6.1 - Accordion trap: Hallway bathroom.





Item 7.1 - Rot/moisture damaged plywood wall sheathing.



Item 7.2 - Rot/moisture damaged plywood wall sheathing.



Item 7.3 - Siding and sheathing too close to roof: On back of home along



Item 8.1 - Split caulking on chimney chase, peeling paint.



Item 8.2 - Split caulking on chimney chase, peeling paint.



Item 9.1 - Receptacle hanging by wiring: One in family room.



Item 9.2 - Receptacle hanging by wiring: One in family room.



Item 10.1 - Dead receptacle: Family room.



Item 10.2 - Dead receptacle: Family room.



Item 11.1 - Light fixture not working: Hallway bathroom.



Item 12.1 - Bathroom exhaust fan not working: Hallway bathroom.



Item 13.1 - Improperly wired in receptacle: In attic over the garage.





Item 14.1 - Mis-wired two way lighting circuit: For kitchen ceiling



Item 14.3 - Mis-wired two way lighting circuit: For kitchen ceiling



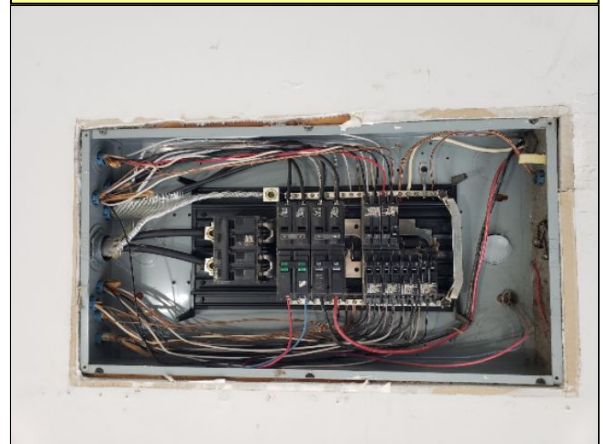
Item 16.1 - Unidentified wall switch purpose.



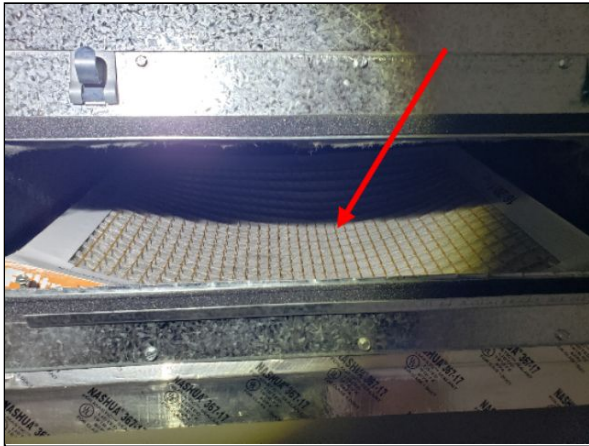
Item 14.2 - Mis-wired two way lighting circuit: For kitchen ceiling



Item 15.1 - Loose receptacle: Under window in the 2nd bedroom.



Item 17.1 - View of electrical panel.



Item 18.1 - Collapsed filter over blower in furnace.



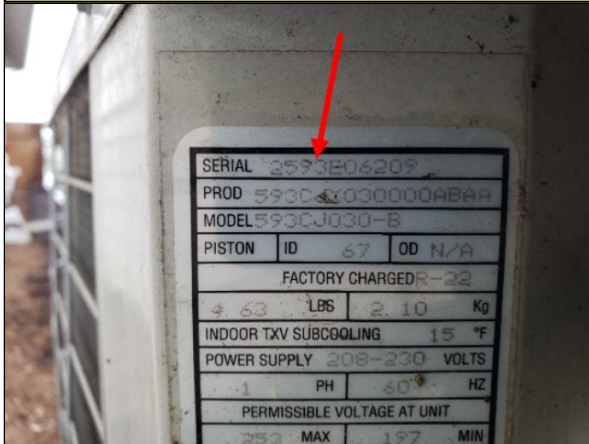
Item 19.1 - View of gas furnace.



Item 20.1 - Odor of gas at the gas meter.



Item 21.1 - Too cold to test A/C system.



Item 22.1 - A/C system age is beyond its expected service life.



Item 23.1 - Silt on vapor barrier in crawlspace.





Item 23.2 - Silt on vapor barrier in crawlspace.



Item 23.3 - Silt on vapor barrier in crawlspace.



Item 24.1 - Lumber mold on beams in crawlspace.



Item 24.2 - Lumber mold on subflooring in crawlspace.



Item 25.1 - Carpenter Ant activity.



Item 25.2 - Carpenter Ant activity.





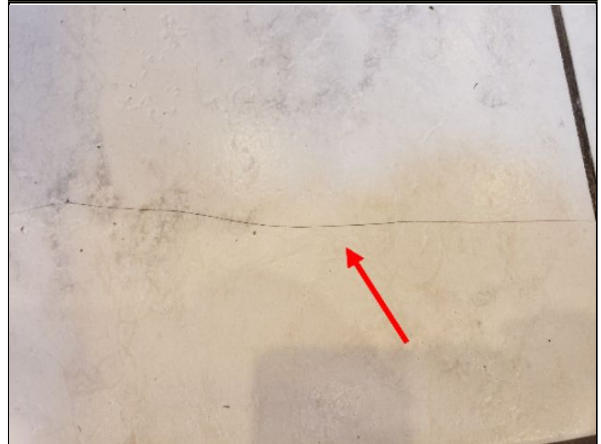
Item 25.3 - Carpenter Ant activity.



Item 26.1 - Daylight through garage door bottom seal.



Item 27.1 - Unbalanced garage door.



Item 28.1 - Cracked floor tiles: Kitchen.



Item 28.2 - Cracked floor tiles: Kitchen.



Item 28.3 - Cracked floor tiles: Kitchen.



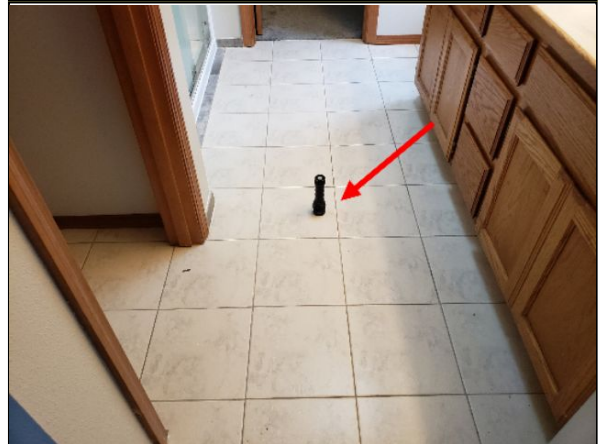
Item 28.4 - Cracked floor tiles:  
Kitchen.



Item 28.5 - Cracked floor tiles:  
Kitchen.



Item 28.6 - Cracked floor tiles: Master  
bedroom bathroom.



Item 28.7 - Some cracked floor tiles:  
Master bedroom bathroom.



Item 29.1 - Popped grout floor tile  
joint: Master bedroom bathroom.



Item 29.2 - Popped grout floor tile  
joint: Master bedroom bathroom.





Item 30.1 - Loose floor tiles.



Item 32.1 - Drywall nail pops - ceilings: Hallway outside of hallway



Item 34.1 - Loose gutter: Front right corner.



Item 31.1 - Evidence of repairs to ceiling/s: 2nd bedroom ceiling.



Item 33.1 - Dishwasher leaking at door.



Item 35.1 - Disturbed insulation in the attic.



Item 36.1 - Joint separation in cabinet door.



Item 36.2 - Joint separation in cabinet door.



Item 37.1 - Door not locking: Hallway bathroom.



Item 38.1 - Clothes dryer duct disconnected.



Item 39.1 - Gaps/openings in crawlspace vent around clothes dryer duct.



Item 40.1 - Cracked concrete front porch.





Item 41.1 - Vegetation contact.



Item 42.1 - Cracked driveway.



Item 44.1 - Common shrinkage cracks in foundation.



Item 45.1 - Main water shutoff location: In ground left side of home.



Item 46.1 - Location of switched receptacle. Master bedroom.



Item 48.1 - Moisture stains in cabinet: In hallway bathroom sink cabinet.





Item 49.1 - Moisture stains on window sill.



Item 50.1 - Some window screens missing.



Item 50.2 - Some window screens missing.



Item 50.3 - Some window screens missing.



Item 51.1 - Abandoned gas line for a clothes dryer.



Item 51.2 - Abandoned gas line for a clothes dryer.

Inspection date:	04/20/2022	Inspector:	Chris Bernhardt
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### Items of the Inspection

- **INCLUDED** means inspected under the standards of practice set forth and in the opinion of the inspector appeared to be satisfactory with respect to its normally intended function under the conditions present at the time of the inspection. **Only the items listed below have been inspected.** For more information on the scope of the inspection go to [www.HawkeyeHomeInspections.net/notices.htm](http://www.HawkeyeHomeInspections.net/notices.htm).
- ~~Strike~~ indicates that these items were not present, nor applicable or were not included for the inspection.
- **N** indicates a cross reference to the list of findings (Observations & Recommendations) commenting on this item of inspection.

Structure	<b>Foundation systems:</b> Materials: Concrete Types: Crawlspace <b>Floor Assemblies:</b> Beams: 4"x8" Subflooring: 2"x T&G <b>Wall Assemblies:</b> 2"x4" <b>Roof &amp; ceiling Assemblies:</b> Trusses: 2"x4" Trusses Decking: Plywood <b>Columns &amp; piers Assemblies:</b> 4"x6" posts, 4"x4" posts <b>For evidence of abnormal or harmful moisture on building components:</b> <b>Attic observation methods:</b> Traversed down middle of attic <b>Crawlspace observation methods:</b> Crawled to plumbing and around perimeter	<b>23, 44</b> <b>24</b> <b>7</b> <b>Included</b> <b>Included</b> <b>23</b> <b>Included</b> <b>Included</b>
Roof	<b>Roof coverings:</b> Types: Laminate Layers: 2 <b>Roof drainage systems:</b> Metal <b>Roof flashings:</b> Drip, Rake, Step, Sidewall <b>Skylights:</b> Thermopane Fixed Curb <b>Chimneys:</b> Chased <b>Roof penetrations:</b> Plumbing Vents, Roof Vents <b>Roof observation methods:</b> On top	<b>1, 2</b> <b>34</b> <b>Included</b> <b>Included</b> <b>Included</b> <b>Included</b> <b>Included</b>
Exterior	<b>Exterior wall covering assemblies:</b> Lap: Fiber Cement <b>Windows:</b> Aluminum double pane <b>Entry/exit doors:</b> Steel Insulating <b>Garage door:</b> Type: Belt Sensors: Yes Safety Reverse: Yes <b>Structures serving entry exit doors:</b> Concrete, Wood Framed <b>Eaves:</b> Open <b>For adverse conditions affecting building:</b> Sloping	<b>8</b> <b>Included</b> <b>Included</b> <b>26, 27</b> <b>Included</b> <b>Included</b> <b>40, 41, 42</b>
Plumbing	<b>Fixtures and faucets:</b> <b>Main Water Service Shutoff Location:</b> In ground left side of home <b>Interior water supply and distribution system piping:</b> Main: Copper <b>Distribution:</b> Copper <b>Interior drain, waste, and vent system piping:</b> Building Drain: ABS <b>DWV:</b> ABS	<b>3, 5, 6</b> <b>Included</b> <b>45</b> <b>4</b>



Electrical	Water heating systems: Type: Gas Water Heater Size: 50 gal Age: 2012	Included
	Location: Garage	
	Service type: Underground	Included
	Amperage & voltage: 150	Included
	SEC material type: Aluminum	Included
	Service equipment:	Included
	Grounding equipment:	Included
	Main disconnects: Garage	Included
	Electrical panels: Type: Main Size: 150 amp Overcurrent Protection	17
	Type: Breakers Location: Garage	
HVAC	Branch circuit conductors, their overvoltage devices, and the compatibility of their amperages and voltages: Wiring Types: NM-Copper	Included
	The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles location in the house, garage and on the dwellings exterior walls:	9, 10, 11, 13, 14, 15, 16, 46, 47
	The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures:	Included
	The operation of ground fault and arc fault circuit interruptors:	Included
	Smoke alarms: Hallways, 2nd bedroom	Included
	CO alarms: Family room, 2nd bedroom	Included
	Heating equipment: Type: Gas Forced Air Furnace	18, 19, 20
	Normal operating controls:	Included
	Automatic safety controls, based on visual inspection only and where exposed to view:	Included
	Chimneys, flues, vents, where readily visible:	43
Insulation	Solid fuel heating devices: Type: Metal Fireplace	Included
	HVAC distribution systems:	Included
	For the presence of an installed heat source in habitable rooms:	Included
	Central air conditioning systems: Type: Standard Split System Age: 1993	21, 22
	Size: 2.5 ton	
	Insulation in exposed to view unfinished spaces: 10" of loose fill in the attic. Solid foamboard insulation on perimeter foundation walls in the crawlspace	35
	For the absence of insulation in exposed to view unfinished spaces:	Included
	Kitchen ventilation equipment: Vented Range Hood	Included
	Bathroom exhaust systems: Both	12
	Laundry exhaust systems: Ceiling exhaust fan	38
Ventilation	Attic ventilation systems: Soffit Vents, Roof Vents	Included
	Crawlspace ventilation systems: Crawlspace vents	39
	Vapor retarders/barriers in exposed to view unfinished spaces adjacent heated living spaces: Black plastic	Included
	Walls: Drywall	Included
	Ceilings: Drywall	31, 32
	Floors: Tile, Carpeting	28, 29, 30
	Steps, stairways, balconies, and railings: Steps	Included
	Counters: Laminate	Included
	Cabinets: Wood	36, 48
	Doors: Flush Hollow Core	37
Interior	Windows:	49
		33
	Appliances	
	Other	25, 50, 51
	Other:	

**Note** - Sewer line, Yard sprinkler systems, water features, water filtration systems, water softeners, fire protection systems, telephone, cable, security and internet systems are not inspected.

**Vinyl\*** - It's impossible for me to indentify visually what the base composition of the sheet or tile goods are. Any thin manufactured floor covering is thus referred to as vinyl\* in this report.

**Environmental Hazards** - Understand that this inspection and report is not a risk assesement and excludes reporting on the presence or absence of potentially hazardous materials or matter such as Asbestos, Radon, Mold, Lead, Allergens, etc. in, on, under, etc. the buildings, structures, systems, components, etc. inspected.

**Warranties** - Understand that this inspection and report does not constitute a warranty that any item of the inspection will continue to work without problems or that any such items are free of hidden defects.

**Insurability** - Understand that this inspection and report excludes reporting on the insurability or uninsurability or any items of the inspection.

**Risk of economic loss** - Understand that this inspection is not designed to alert one to potentially increased costs of repair, remediation or remodeling due to the defects and deficiencies that any of the items of the inspection may have with respect to their quality, workmanship, code conformance or environmental risks.

**End of Report**