

Shipshape Property

Full service Commercial and Residential Property Assessment

8415 SE 33rd Ave., Portland, OR, 97222

Office: 503-679-7184

PROPERTY CONDITION REPORT

Prepared For:

SOMEONE

INSPECTION ADDRESS

496 SW 257th St., Troutdale, OR,

INSPECTION DATE

12/18/2007 from 9:00 AM to 5:43 PM



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Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

General Information

Property Photo:



Inspection Address: 496 SW 257th St.
Troutdale, OR

Inspection Date: 12/18/2007 from 9:00 AM to 5:43 PM

Client Information: Someone
714-630-2737 - Office

Shipshape Property

Full service Commercial and Residential Property Assessment

8415 SE 33rd Ave., Portland, OR, 97222
Office: 503-679-7184

Executive Summary

Overall the condition of this structure, it's associated land and hard scape, equipment and ancillary systems are in serviceable condition. It has obviously been well maintained. There are some defects that call for immediate attention. There are some maintenance and preventive maintenance issues that call for attention in a timely manner. There are many items noted in this report that individually do not account for major expenditures to bring about their correction. However, sweeping changes taken on all at once can be significant. Some of the items brought forth in this report may be non consequential within the confines of potential renovation to the property. Regardless, this inspection and report address the condition of the property in it's present condition and issues of functionality, serviceability, and safety in it's current condition. The big ticket items are estimated but that does not include the many under \$2000 items called for. Many of these individually smaller items are however, very necessary for the safe practical use of this facility. A general estimate of all the immediate needs combined is about \$25,000.00.

Some of the items discussed may be addressed by current plans to renovate or change usage. Others may be more practically addressed within the scope of upgrades and renovation. However, the scope of my inspection and reporting is to address the current condition of the property and what may be needed to preserve it, as is for the immediate future.

I will make myself available to further explain or elaborate on any information set forth in this report. I will also make myself available to meet with the buyer, seller and/or their representatives to facilitate the clarification and repercussions of these findings.

Please feel free to contact me at any time.

Sincerely,

Scott Harris
Chief Inspector
Shipshape Property

Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

Termite & Pest Assessment

Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

Code Compliance Assessment

Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment

Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted. We will determine the current condition of the structure and make recommendations if retrofitting is advisable.

Hurricane Vulnerability Assessment

Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment

There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality,

which can be adversely affected by multiple contaminants that have been described by the Environmental Protection Agency. You can learn more about these on the web at [insert the web address].

Fire Suppression Assessment

Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public. We will review the existing equipment and the Fire Marshall's report made last year. We will base recommendations upon these findings and your intended use.

Tele-communications Assessment

Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment

Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment

We will describe the overall condition of recreational equipment. However, we do not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

Americans with Disabilities Act Assessment

The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones. We will advise you as to the current condition of the structure and property accessibility and the potential need for upgrades or further evaluation.

Inspection Address: 496 SW 257th St., Troutdale, OR,
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Hampton Heights bldg. 496: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 2
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1995
Approx. Area 44,800

Weather Conditions: General Conditions Rainy

Hampton Heights bldg. 496: 4

Site

General Topography

Grading

General Comments

Informational

- 1.1.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Int. & Ext. Elevations

Informational

- 1.1.2 There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage

Drainage Mode

Informational

- 1.1.3 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

Drains & Swales

Informational

- 1.1.4 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Needs Service

- 1.1.5 There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. There is an drain access open at the rear of the building that should be covered. It is currently a hazard for small children, a trip hazard and is open for debris contamination and blockage.



Parking Facilities

Ground Level

Parking Spaces

Informational

- 1.1.6 Based on occupancy status, the current parking space should be adequate.

Surface Condition

Needs Service

- 1.1.7 The parking surfaces have been evaluated and found to be in serviceable condition. Overall for the facility the parking will need sealant service within 3 years.

ADA Compliant

Informational

- 1.1.8 Based on current occupancy status, the handicapped parking should be adequate.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 1.1.9 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Vegetation

General Comments

Informational

- 1.1.10 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

- 1.1.11 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Enclosures

Yard Walls

Informational

- 1.1.12 The yard walls have some cosmetic damage but are functional.

Hardscape

Concrete Paving

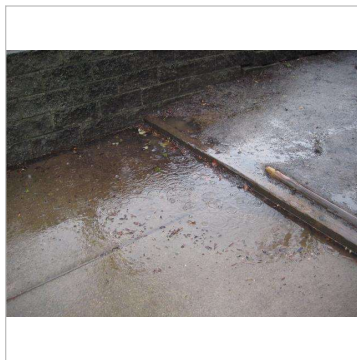
Walkways

Informational

- 1.1.13 The walkways are in acceptable condition.

Needs Service

- 1.1.14 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. At the lower entry there is standing water. A drain should be installed or the walkway repoured to bring it back to a level surface.



Asphalt Paving

Driveways

Needs Service

- 1.1.15 Asphalt surfaces are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service. There are predictable cracks. The asphalt surfaces throughout the facility are soon due for sealant maintenance.

Structural

Foundation Type

Raised Over Crawlspace

General Comments

Informational

- 1.1.16 The building has a raised foundation with a crawlspace. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the building onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to ASTM standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational

- 1.1.17 We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Specific Observations

Informational

- 1.1.18 The foundation is raised and bolted, and has no significant deficiencies.

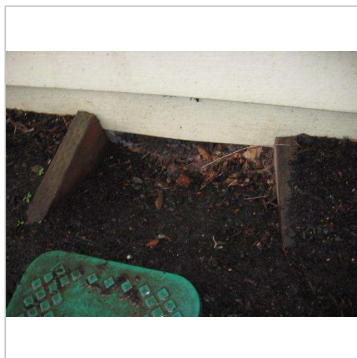
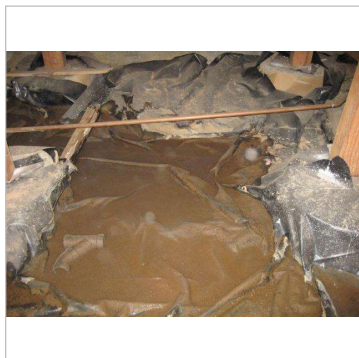
Crawlspace Area

Informational

- 1.1.19 The crawlspace is accessible and in acceptable condition.

Needs Service

- 1.1.20 There is evidence that moisture has migrated under or through the stem walls of the raised foundation and stood in the crawlspace. This is apparent from standing water in the crawlspace. The crawlspace vent openings are below grade and water is flowing through them. They should be cleaned and serviced.



Floor Framing

Informational

- 1.1.21 The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that has structural significance.

Passive Ventilation

Needs Service

- 1.1.22 Ventilation in the crawlspace appears to be standard and adequate.

Superstructure

Wall Type

Wood Framed

Informational

- 1.1.23 The building walls are comprised of conventional wooden studs.

Floor Type

Wood Framed

Informational

- 1.1.24 The building floors are comprised of conventional wooden joists.

Roof Type

Wood Framed

Informational

- 1.1.25 The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Siding

General Comments

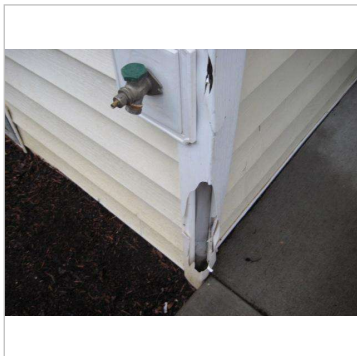
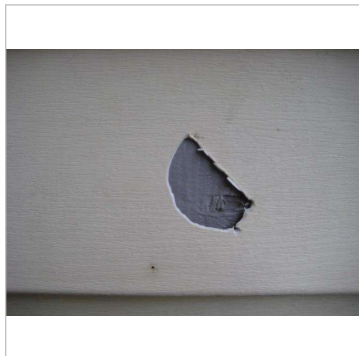
Informational

- 1.1.26 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Vinyl Siding

Needs Service

- 1.1.27 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion.



Openings

Ingress & Egress

General Comments

Informational

- 1.1.28 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Doors

Informational

- 1.1.29 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

- 1.1.30 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

Informational

- 1.1.31 We have evaluated the stairwells, and found them to be in acceptable condition.

Handrails & Guardrails

Needs Service

- 1.1.32 One handrail is loose and should be secured for safety reasons. Most of the exterior handrails are wooden and weathered. All require stain service, some should be replaced.

Lights

Informational

- 1.1.33 The lights are functional.

Balconies

Standing Surfaces

Needs Service

- 1.1.34 The balconies need to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Guardrails

Informational

- 1.1.35 The guardrails are functional, but the standards for guardrails are not uniform. However, common safety standards require them to be a minimum of thirty-two inches high with no more than a four-inch space between the pickets.

Insulation

Walls

Type & Thermal Value

Informational

- 1.1.36 Given the age of the building, the walls are assumed to contain approximately three inches of insulation. There is a small area where the insulation is probably missing as determined by Thermography.

Floors

Type & Thermal Value

Informational

- 1.1.37 There is approximately five inches of bat insulation between the floor joists.

Attics

Blown-In Cellulose

Informational

- 1.1.38 The attic is adequately insulated, but not necessarily to a maximum standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the building was constructed.

Batt Insulation

Informational

- 1.1.39 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

Trim

Roof Trim

Facia

Needs Service

- 1.1.40 Facia deteriorated allong top of building. Needs paint service

Roofing

Specific Roof Type

Composition Shingle

General Comments

Informational

- 1.1.41 There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with ASTM standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

- 1.1.42 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 1.1.43 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

- 1.1.44 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 1.1.45 The roof needs to be cleaned to promote positive drainage, which is essential.

- 1.1.46 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.

Metal Flashings

Needs Service

- 1.1.47 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Informational

- 1.1.48 The gutters and drainage system are in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Needs Service

- 1.1.49 The gutters need to be cleaned and serviced to drain properly. There are some small places where the gutter screens are missing as well that should be replaced, where uncovered the gutters are filled with debris.

Primary Attic

Attic Space

General Comments

Informational

- 1.1.50 We evaluated the attic by direct access to the attic. The fire break wall in all the buildings has been damaged. There have been 12"X18" holes punched through for the passage of electrical low voltage wire (alarm system).

Framing

Truss System

Informational

- 1.1.51 The visible portions of the framing appear to be in acceptable condition

Insulation

Batt insulation

Informational

- 1.1.52 The attic floor is well insulated with approximately 18-inches of fiberglass, batt insulation.

Vents & Ventilation

Passive Ventilation

Informational

- 1.1.53 Ventilation in the attic is standard and should be adequate.

Plumbing Vents

Informational

- 1.1.54 The plumbing vents are in acceptable condition.

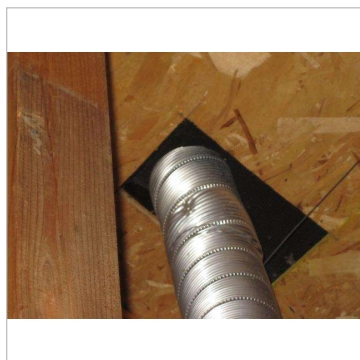
Exhaust Vents

Informational

- 1.1.55 The visible portions of the exhaust ducts are functional.

Needs Service

- 1.1.56 A bathroom exhaust duct vents within the attic, extended to an exterior port. **The vent ducting for all vents, in all buildings is flush with the roof vent. They are usually a foot or so away from the vent. This is allowing water, during blowing rain conditions to enter the duct and pass to the vent fan (Unit 64 has mold from this condition). Overall this is not showing to be a problem but it is a cuation that should be monitored and if moisture intrusion issues appear at the exhaust vents, this is probably the issue and the ducting should be moved.**



Electrical

Single Phase Power

Main Service Panels

General Comments

Informational

- 1.1.57 There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

Size & Location

Informational

- 1.1.58 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 1.1.59 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 1.1.60 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 1.1.61 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Mechanical

Heat Only

Wall Furnaces

General Comments

Informational

- 1.1.62 Wall furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually. You should also be aware the metal frames of such furnaces can get hot enough to burn the skin.

Age & Location

Informational

- 1.1.63 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 1.1.64 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 1.1.65 Fire Extinguishers There is one unit on the ground floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Residential Interior

Living Areas

Living Room

No Recommended Service

Informational

- 1.1.66 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Cabinets

Needs Service

- 1.1.67 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 1.1.68 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

- 1.1.69 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

- 1.1.70 The master bathroom is a three-quarter and is located in the hallway

Cabinets

Needs Service

- 1.1.71 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Utility Rooms

Laundry Area

No Recommended Service

Informational

- 1.1.72 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 496: 6

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 1.2.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 1.2.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 1.2.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 1.2.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 1.2.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

General Comments

Informational

- 1.2.6 Wall furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually. You should also be aware the metal frames of such furnaces can get hot enough to burn the skin.

Age & Location

Informational

- 1.2.7 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 1.2.8 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 1.2.9 Entry door threshold seal broken

Living Room

No Recommended Service

Informational

- 1.2.10 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

General Observations

Informational

- 1.2.11 We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

No Recommended Service

Informational

- 1.2.12 We have evaluated the kitchen, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 1.2.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

- 1.2.14 The master bathroom is a three-quarter and is located in the hallway

Tub-Shower

Informational

- 1.2.15 The tub/shower is functional.

Needs Service

- 1.2.16 The tub-shower fixtures need caulk

Utility Rooms

Laundry Area

No Recommended Service

Informational

- 1.2.17 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 496: 7

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 1.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 1.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 1.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 1.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 1.3.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 1.3.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 1.3.7 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 1.3.8 We have evaluated the entry, and found it to be in acceptable condition. Unit 7 is under renovation and is almost complete. The work is being done in a professional manner. All that is left is to install some missing items.

Living Room

No Recommended Service

Informational

- 1.3.9 We have evaluated the living room, and found it to be in acceptable condition.

Closets

Needs Service

- 1.3.10 The closet door needs typical hardware service. needs new doors

Kitchen

Kitchen

Cabinets

Needs Service

- 1.3.11 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc. missing cabinet doors.

Garbage Disposal

Informational

- 1.3.12 The garbage disposal is functional, it needs a new throat

Bedrooms

Master Bedroom

Closets

Needs Service

1.3.13 The closet door needs typical hardware service. Doors need to be hung

1st Guest Bedroom

No Recommended Service

Informational

1.3.14 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

1.3.15 The master bathroom is a three-quarter and is located in the hallway

Cabinets

Needs Service

1.3.16 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides. missing doors.

Tub-Shower

Needs Service

1.3.17 The tub/shower valves are loose or missing components, and should be serviced. the shower head is missing.

Utility Rooms

Laundry Area

No Recommended Service

Informational

1.3.18 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 496: 8

Site

Environmental Issues

Indoor Air Quality

Specific Comments

Informational

- 1.4.1 A domestic animal occupies the residence, which can have an adverse influence on air quality, and could require the cleaning of floors, walls, ducts, etc. Very strong odor in unit #8

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 1.4.2 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 1.4.3 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 1.4.4 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Waste Disposal System

Public

Waste Pipes

Informational

- 1.4.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 1.4.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Needs Service

- 1.4.7 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled. The living room unit is not working.

Thermostat

Needs Service

- 1.4.8 The thermostat is worn or defective or has missing parts and should be replaced.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 1.4.9 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 1.4.10 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Cabinets

Needs Service

- 1.4.11 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 1.4.12 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

1.4.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

1.4.14 The master bathroom is a three-quarter and is located in the hallway

Cabinets

Needs Service

1.4.15 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

1.4.16 The tub-shower fixtures need caulk

Exhaust Fan

Needs Service

1.4.17 The exhaust fan did not respond, and should be serviced. The switch for the exhaust fan and heat lamp is taped over.

Outlets

Needs Service

1.4.18 A broken outlet on the wall should be replaced. It is scorched from a previous short.

Utility Rooms

Laundry Area

No Recommended Service

Informational

1.4.19 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 496: 2

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 1.5.1 Unit 2 under renovation, not assessed. Work proceeding in a professional manner, near completion.

Hampton Heights bldg. 496: Cost Estimates

4

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
1.1.7	Parking surfaces in serviceable condition	1.00	4,500.00	4,500.00
1.1.9	Wood deck needs maintenance-type service	8.00	150.00	1,200.00
1.1.14	There are offsets in the walkways that could prove to be trip-hazards	1.00	1,200.00	1,200.00
1.1.27	The siding is damaged in places	1.00	650.00	650.00
			4 Total:	7,550.00
<hr/> Total for Building				7,550.00

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg 518: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 2
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1997

Hampton Heights bldg 518: Office

Site

Parking Facilities

Ground Level

Parking Spaces

Informational

- 2.1.1 Based on occupancy status, the current parking space should be adequate.

ADA Compliant

Informational

- 2.1.2 Based on current occupancy status, the handicapped parking should be adequate.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 2.1.3 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Hardscape

Concrete Paving

Walkways

Informational

- 2.1.4 The walkways are in acceptable condition.

Building Envelope

Cladding

Siding

Vinyl Siding

Informational

- 2.1.5 The siding is in acceptable condition

Needs Service

- 2.1.6 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion.

Openings

Ingress & Egress

General Comments

Informational

- 2.1.7 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

ADA Compliant

General Comments

Informational

- 2.1.8 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act. There is a ramp leading up to the office that serves for ADA compliance.

Doors

Informational

- 2.1.9 The main building doors were examined, and found to be in acceptable condition.

Balconies

Standing Surfaces

Needs Service

- 2.1.10 The balcony needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Guardrails

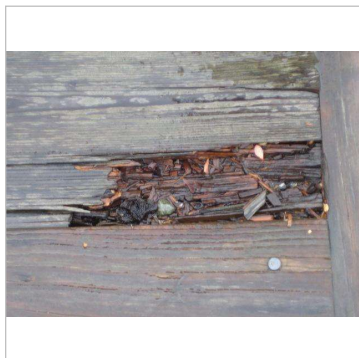
Informational

- 2.1.11 The guardrails are functional, but the standards for guardrails are not uniform. However, common safety standards require them to be a minimum of thirty-two inches high with no more than a four-inch space between the pickets.

Entry components

Needs Service

- 2.1.12 Entry components need service. The wooden entry steps, deck and ramp are weathered and need maintenance service. Stain/sealant service and carpentry maintenance will keep them up for a while but the entire system will need to be rebuilt within 3 years, it is already coming apart and there is early dry rot.



Insulation

Attics

Batt Insulation

Informational

- 2.1.13 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

Roofing

Specific Roof Type

Composition Shingle

Estimated Age

Informational

- 2.1.14 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

- 2.1.15 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 2.1.16 The roof needs to be cleaned to promote positive drainage, which is essential.

- 2.1.17 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.

Mechanical

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 2.1.18 Fire Extinguishers There is one unit on the ground floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Commercial Interior

Offices

Office 1

Name and/or Location

Informational

- 2.1.19 Office 1: ____.

No Recommended Service

Informational

- 2.1.20 We have evaluated the office, and found it to be in acceptable condition.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 2.1.21 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 2.1.22 We have evaluated the living room, and found it to be in acceptable condition.

Office or Library

No Recommended Service

Informational

- 2.1.23 We have evaluated the office or library, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

No Recommended Service

Informational

2.1.24 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

2.1.25 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

2.1.26 The master bathroom is a three-quarter and is located in the hallway

Tub-Shower

Needs Service

2.1.27 The tub-shower fixtures need caulk

Outlets

Needs Service

2.1.28 We have tested the countertop outlets, which are functional and include ground fault protection. They are loose and should be secured

Utility Rooms

Laundry Area

No Recommended Service

Informational

2.1.29 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg 518: 10

Site

General Topography

Grading

General Comments

Informational

- 2.2.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Int. & Ext. Elevations

Informational

- 2.2.2 There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage

Drainage Mode

Informational

- 2.2.3 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

Structural

Foundation Type

Raised Over Crawlspace

General Comments

Informational

- 2.2.4 The building has a raised foundation with a crawlspace. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the building onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to ASTM standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational

- 2.2.5 We cannot access all areas of the foundation crawlspace, due to the obstruction of entry in one unit. The crawlspace is in 3 sections. It is assumed to be in the same condition as the others.

Specific Observations

Informational

- 2.2.6 The foundation is raised and bolted, and has no significant deficiencies.

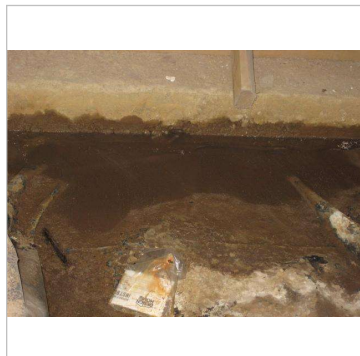
Crawlspace Area

Informational

- 2.2.7 The crawlspace is accessible and in acceptable condition.

Needs Service

- 2.2.8 There is evidence that moisture has migrated under or through the stem walls of the raised foundation and stood in the crawlspace. This is apparent from standing water. It is likely a similar cause as building 496 and the damaged downspouts.



Floor Framing

Informational

- 2.2.9 The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that has structural significance.

Passive Ventilation

Informational

- 2.2.10 Ventilation in the crawlspace appears to be standard and adequate.

Building Envelope

Cladding

Siding

General Comments

Informational

- 2.2.11 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Vinyl Siding

Informational

- 2.2.12 The siding is in acceptable condition

Needs Service

- 2.2.13 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion.

Openings

Ingress & Egress

Doors

Informational

2.2.14 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

2.2.15 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

Informational

2.2.16 We have evaluated the stairwells, and found them to be in acceptable condition.

Handrails & Guardrails

Needs Service

2.2.17 One handrail is loose and should be secured for safety reasons. Most of the exterior handrails are wooden and weathered. All require stain service, some should be replaced.

Lights

Informational

2.2.18 The lights are functional.

Balconies

Standing Surfaces

Needs Service

2.2.19 The balcony needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Guardrails

Informational

2.2.20 The guardrails are functional, but the standards for guardrails are not uniform. However, common safety standards require them to be a minimum of thirty-two inches high with no more than a four-inch space between the pickets.

Insulation

Roofs

Type & Thermal Value

Needs Service

- 2.2.21 The Roof is insulated with 3" insulation. Some of it is falling down however, it is primarily in satisfactory condition.

Walls

Type & Thermal Value

Informational

- 2.2.22 Given the age of the building, the walls are assumed to contain approximately three inches of insulation. It cannot be accessed non destructively

Floors

Type & Thermal Value

Informational

- 2.2.23 There is approximately five inches of bat insulation between the floor joists.

Attics

Blown-In Cellulose

Informational

- 2.2.24 The attic is adequately insulated, but not necessarily to a maximum standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the building was constructed.

Trim

Roof Trim

Facia

Needs Service

- 2.2.25 Facia deteriorated allong top of building. Needs paint service

Roofing

Specific Roof Type

Composition Shingle

General Comments

Informational

- 2.2.26 There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with ASTM standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

- 2.2.27 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 2.2.28 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

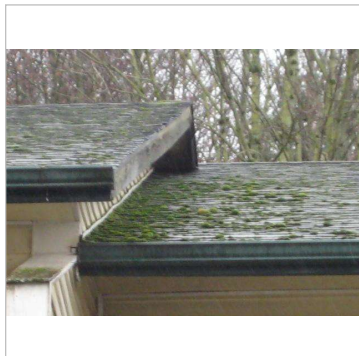
Informational

- 2.2.29 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 2.2.30 The roof needs to be cleaned to promote positive drainage, which is essential.

- 2.2.31 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.



Metal Flashings

Informational

- 2.2.32 The flashings appear to be in acceptable condition.

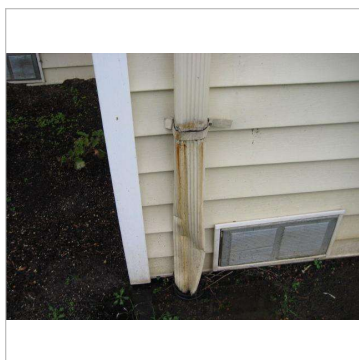
Needs Service

- 2.2.33 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Needs Service

- 2.2.34 The gutters need to be cleaned and serviced to drain properly. Most of the downspouts from the gutter system on this building are damaged and should be replaced.



Primary Attic

Attic Space

General Comments

Informational

- 2.2.35 We evaluated the attic by direct access to the attic. The fire break wall in all the buildings has been damaged. There have been 12"X18" holes punched through for the passage of electrical low voltage wire (alarm system).

Framing

Truss System

Informational

- 2.2.36 The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Insulation

Batt insulation

Informational

- 2.2.37 The attic floor is insulated with approximately 12-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 2.2.38 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 2.2.39 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

2.2.40 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

2.2.41 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

2.2.42 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

2.2.43 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

2.2.44 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Kitchen

Kitchen

General Observations

Informational

- 2.2.45 We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

No Recommended Service

Informational

- 2.2.46 We have evaluated the kitchen, and found it to be in acceptable condition.

Cabinets

Needs Service

- 2.2.47 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Hampton Heights bldg 518: 14

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 2.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 2.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 2.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 2.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 2.3.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

General Comments

Informational

- 2.3.6 Wall furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually. You should also be aware the metal frames of such furnaces can get hot enough to burn the skin.

Age & Location

Informational

- 2.3.7 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms. Living room unit dirty and burnt. Should be cleaned.

Residential Interior

Living Areas

Entry or Foyer

Doors

Informational

- 2.3.8 The doors are functional.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 2.3.9 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

Location

Informational

- 2.3.10 The 1st guest bedroom is located ____.

Doors

Needs Service

- 2.3.11 Door defective, door frame cracked at latch plate.

Bathrooms

Master Bathroom

Walls & Ceiling

Informational

- 2.3.12 The walls have typical cosmetic damage that is commensurate with time and use. There is a crack along the soffet at the left side of the sink.

Cabinets

Needs Service

- 2.3.13 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

- 2.3.14 Tub enamel is chipped & rust stained.

- 2.3.15 The tub-shower fixtures need caulk

Exhaust Fan

Informational

- 2.3.16 The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

Utility Rooms

Laundry Area

No Recommended Service

Informational

- 2.3.17 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg 518: 16

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 2.4.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 2.4.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 2.4.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 2.4.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 2.4.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 2.4.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 2.4.7 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 2.4.8 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Faucet

Informational

- 2.4.9 The faucet is old, and you anticipate replacing it.

Electric Range

Informational

- 2.4.10 The electric range is functional, but was neither calibrated nor tested for its performance. It is very dirty and smokes.

Electric Cooktop

Informational

- 2.4.11 The electrical cooktop is functional. It is very dirty and smokes.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 2.4.12 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

2.4.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

No Recommended Service

Informational

2.4.14 We have evaluated the bathroom, and found it to be in acceptable condition.

Utility Rooms

Laundry Area

No Recommended Service

Informational

2.4.15 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg 518: Cost Estimates

Office

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
2.1.3	Wood deck needs maintenance-type service	8.00	150.00	1,200.00
2.1.6	The siding is damaged in places	1.00	650.00	650.00
2.1.12	Entry componants need service.	1.00	2,500.00	2,500.00

Office Total: 4,350.00

Total for Building

4,350.00

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampten Heights bldg. 540: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 3
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1997
Approx. Area 8400

Weather Conditions: General Conditions Rainy

Hampten Heights bldg. 540: 19

Site

General Topography

Grading

General Comments

Informational

- 3.1.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Drainage
Drainage Mode
Informational

3.1.2 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

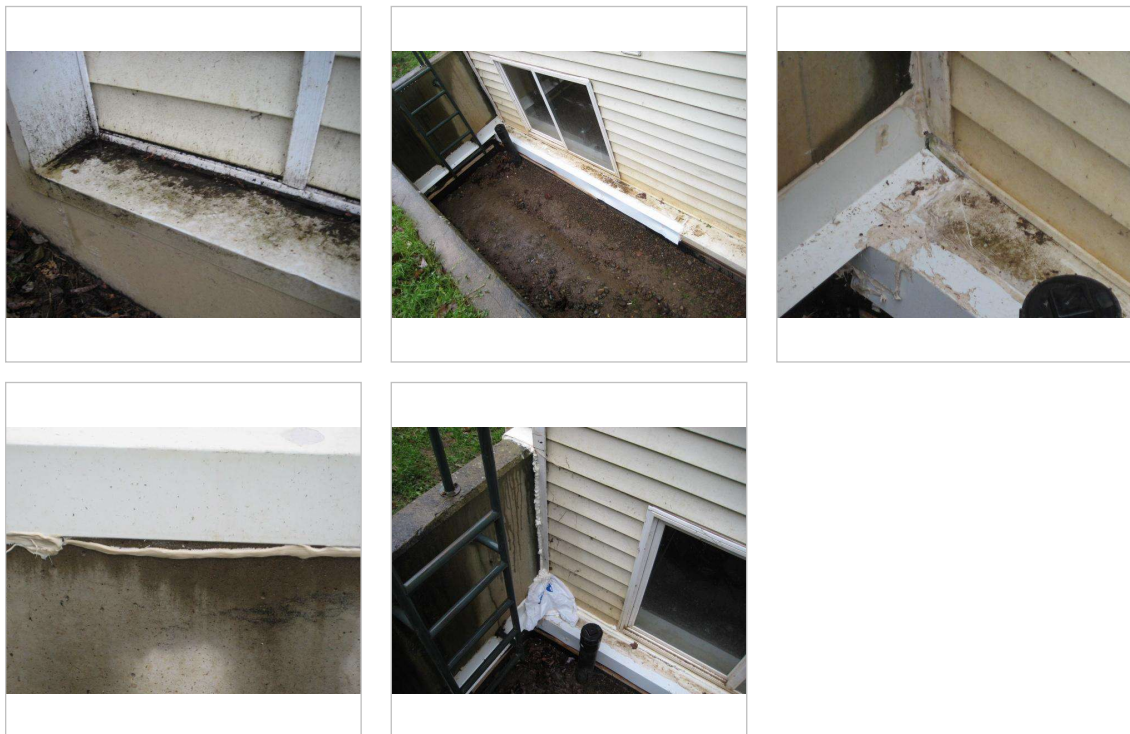
There are moisture intrusion issues with this building at the base of a hill.

There was inadequate provisions made for the drainage of water coming down the hill, much of it below the surface. The foundation and retaining wall that provide egress space, come together at a "cold joint" concrete pore. This is a likely area of moisture intrusion. The flashing around the foundation walls is incomplete at these areas and may be cut back around the window for Unit 26, allowing moisture penetration.

There was an attempt made to repair the moisture intrusion recently to this area, but it was obviously unsuccessful. While the inspection was taking place, a workman came by and attempted a very poor repair of the flashing to siding seal with foam. This will not be a lasting repair and it will unlikely accomplish anything at all.

My recommendation is to pull off the siding in this area, replace the flashing and seal the area. Dig out the egress trench and seal the wall, replacing the wall treatment and gravel to provide drainage in an approved manner. Additionally, install french drains around the outside of the egress retaining wall across the back of the building and down the side.

If this should prove inadequate the entire wall exterior would need to be dugout and the wall sealed, then a drain system installed to provide drainage from the area.



Drains & Swales

Informational

- 3.1.3 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Parking Facilities

Ground Level

Parking Spaces

Informational

- 3.1.4 Based on occupancy status, the current parking space should be adequate.

Surface Condition

Informational

- 3.1.5 The parking surfaces have been evaluated and found to be in serviceable condition.

Needs Service

- 3.1.6 The parking stripes are worn and not as distinct as they could be, and should be scheduled for service.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 3.1.7 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Vegetation

General Comments

Informational

- 3.1.8 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

- 3.1.9 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Hardscape

Concrete Paving

Walkways

Informational

- 3.1.10 The walkways are in acceptable condition.

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

- 3.1.11 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

- 3.1.12 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

Specific Comments

Informational

- 3.1.13 The building has a bolted, slab foundation with no visible or significant abnormalities.

Foundation Walls

Informational

- 3.1.14 There are relatively insignificant curing cracks in the visible portions of the stem walls.

Superstructure

Wall Type

Wood Framed

Informational

- 3.1.15 The building walls are comprised of conventional wooden studs.

Floor Type

Wood Framed

Informational

- 3.1.16 The building floors are comprised of conventional wooden joists.

Roof Type

Wood Framed

Informational

- 3.1.17 The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Siding

Vinyl Siding

Informational

- 3.1.18 The siding is in acceptable condition

Needs Service

- 3.1.19 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion. There is also moss growing on the siding in places.



Openings

Ingress & Egress

General Comments

Informational

- 3.1.20 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Doors

Informational

- 3.1.21 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

- 3.1.22 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

Informational

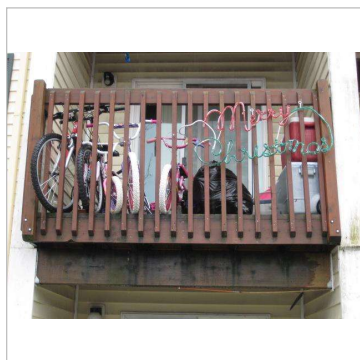
- 3.1.23 We have evaluated the stairwells, and found them to be in acceptable condition.

Balconies

Standing Surfaces

Needs Service

- 3.1.24 The balcony needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service. The water passing through the decking is accumulating on the exterior and causing mold to grow and otherwise damage the building finish.



Guardrails

Needs Service

- 3.1.25 The guard rails are not secure and should be serviced as soon as it is conveniently possible. Several of the balcony guard rails on this building have been repaired. However, the guard rails are attached by "toe nailing" with nails as opposed to the use of steel plates and bolting to the structural members of the exterior as approved.

Insulation

Attics

Batt Insulation

Informational

- 3.1.26 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

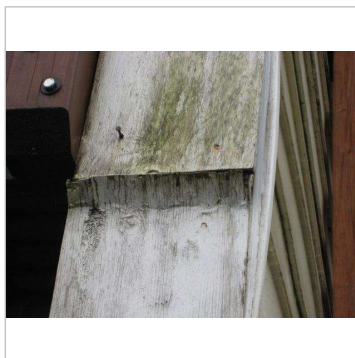
Trim

building trim

wood trim

Needs Service

- 3.1.27 The wood trim is weathered and has dry rot.



Roofing

Specific Roof Type

Composition Shingle

General Comments

Informational

- 3.1.28 There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with ASTM standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

- 3.1.29 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 3.1.30 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

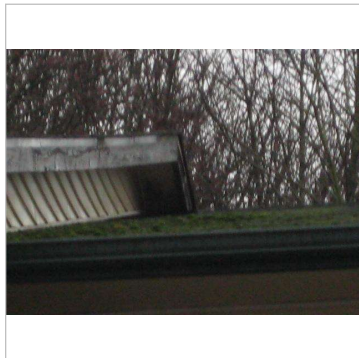
Specific Comments

Needs Service

- 3.1.31 The roof needs to be cleaned to promote positive drainage, which is essential.

- 3.1.32 Although there are no apparent deficiencies with the roofing material, there are moisture stains within the structure that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

There is water coming into the roof and is apparent in the attic space over unit 22 & 25. The soffit is damaged (see photo) where the staggered roof comes together. This can probably be repaired by repairing the metal flashing, fixing the soffit and sealing the roof. Also refer to the Thermographic report on this building.



- 3.1.33 fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned and killed with fungicide, will reduce the service life of the roof materials

Metal Flashings

Needs Service

- 3.1.34 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Needs Service

- 3.1.35 The gutters need to be cleaned and serviced to drain properly. There are some small places where the gutter screens are missing as well that should be replaced, where uncovered the gutters are filled with debris.

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 3.1.36 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 3.1.37 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 3.1.38 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 3.1.39 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 3.1.40 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 3.1.41 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 3.1.42 Fire Extinguishers There is one unit on the median floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

3.1.43 We have evaluated the entry, and found it to be in acceptable condition.

Closets

Needs Service

3.1.44 The closet door needs typical hardware service.

Living Room

No Recommended Service

Informational

3.1.45 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

No Recommended Service

Informational

3.1.46 We have evaluated the kitchen, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

Closets

Needs Service

3.1.47 The closet door needs typical hardware service.

1st Guest Bedroom

No Recommended Service

Informational

3.1.48 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Cabinets

Needs Service

3.1.49 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Exhaust Fan

Informational

- 3.1.50 The exhaust fan is functional but noisy & has poor suction. You may wish to consider upgrading it for a quieter one.

Utility Rooms

Laundry Area

No Recommended Service

Informational

- 3.1.51 We have evaluated the laundry area, and found it to be in acceptable condition. There is a hole in the access door.

Hampten Heights bldg. 540: 25

Roofing

Primary Attic

Vents & Ventilation

Exhaust Vents

Needs Service

- 3.2.1 A bathroom exhaust duct vents within the attic, extended to an exterior port (this one vent duct is 2' from the exterior port, promoting moisture vapor in the attic space.

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 3.2.2 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 3.2.3 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 3.2.4 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 3.2.5 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 3.2.6 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 3.2.7 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Residential Interior

Living Areas

Entry or Foyer

Closets

Needs Service

- 3.2.8 The closet door needs typical hardware service.

Living Room

No Recommended Service

Informational

- 3.2.9 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Faucet

Needs Service

- 3.2.10 The faucet drips, and should be repaired or replaced.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 3.2.11 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

Closets

Needs Service

3.2.12 The closet door needs typical hardware service.

Bathrooms

Master Bathroom

Size and Location

Informational

3.2.13 The master bathroom is a three-quarter and is located in the hallway

Tub-Shower

Needs Service

3.2.14 The tub-shower fixtures need caulk

Hampten Heights bldg. 540: 27

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 3.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 3.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 3.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 3.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 3.3.5 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Residential Interior

Living Areas

Entry or Foyer

Closets

Needs Service

3.3.6 The closet door needs typical hardware service.

Living Room

No Recommended Service

Informational

3.3.7 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Dishwasher

Needs Service

3.3.8 We could not activate the dishwasher, which should be serviced or demonstrated to be functional. It was being used for storage at the time of inspection.

Bedrooms

Master Bedroom

Closets

Needs Service

3.3.9 The closet door needs typical hardware service.

1st Guest Bedroom

Closets

Needs Service

3.3.10 The closet door needs typical hardware service.

Bathrooms

Master Bathroom

Cabinets

Needs Service

3.3.11 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

3.3.12 The tub-shower fixtures need caulk

Hampten Heights bldg. 540: Cost Estimates

19

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
3.1.2	Hard surfaces area drains and gutters	1.00	12,000.00	12,000.00
3.1.7	Wood deck needs maintenance-type service	12.00	150.00	1,800.00
3.1.19	The siding is damaged in places	1.00	650.00	650.00
3.1.27	The wood trim is weathered and has dry rot	1.00	800.00	800.00
3.1.32	There are moisture stains within that should be explained	1.00	3,500.00	3,500.00
				<hr/> 19 Total: 18,750.00
<hr/> Total for Building				18,750.00

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg. 562: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 3
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1997
Approx. Area 8400

Weather Conditions: General Conditions Rainy

Hampton Heights bldg. 562: 31

Site

General Topography

Grading

General Comments

Informational

- 4.1.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Drainage

Drainage Mode

Informational

- 4.1.2 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

There has been

Drains & Swales

Needs Service

- 4.1.3 **Area drains may have been installed after the original construction, which could confirm drainage problems on this site, and you should ask the sellers about this.**

Parking Facilities

Ground Level

Parking Spaces

Informational

- 4.1.4 Based on occupancy status, the current parking space should be adequate.

Surface Condition

Informational

- 4.1.5 The parking surfaces have been evaluated and found to be in serviceable condition.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 4.1.6 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Vegetation

General Comments

Informational

- 4.1.7 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

- 4.1.8 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Enclosures

Yard Walls

Informational

- 4.1.9 The yard walls have some cosmetic damage but are functional.

Hardscape

Concrete Paving

Walkways

Informational

- 4.1.10 The walkways are in acceptable condition.

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

- 4.1.11 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

- 4.1.12 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

Specific Comments

Informational

- 4.1.13 The building has a bolted, slab foundation with no visible or significant abnormalities.

Structural Framework

Informational

- 4.1.14 The structure is comprised of reinforced concrete supported by steel framing and concrete shear walls.

Foundation Walls

Informational

- 4.1.15 There are relatively insignificant curing cracks in the visible portions of the stem walls.

Superstructure

Wall Type

Wood Framed

Informational

4.1.16 The building walls are comprised of conventional wooden studs.

Floor Type

Wood Framed

Informational

4.1.17 The building floors are comprised of conventional wooden joists.

Roof Type

Wood Framed

Informational

4.1.18 The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Siding

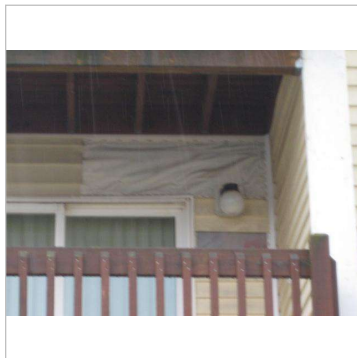
Vinyl Siding

Informational

4.1.19 The siding is in acceptable condition

Needs Service

4.1.20 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion. There are 2 areas of missing siding in front of one 2nd floor unit.



Openings

Ingress & Egress

Doors

Informational

- 4.1.21 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

- 4.1.22 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

Informational

- 4.1.23 We have evaluated the stairwells, and found them to be in acceptable condition.

Walls & Ceiling

Informational

- 4.1.24 The walls and ceiling have no significant defects.

Lights

Informational

- 4.1.25 The lights are functional.

Balconies

Standing Surfaces

Needs Service

- 4.1.26 The balcony needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Insulation

Walls

Type & Thermal Value

Informational

- 4.1.27 Given the age of the building, the walls are assumed to contain approximately three inches of insulation. It cannot be accessed non destructively

Floors

Type & Thermal Value

Informational

- 4.1.28 There is approximately five inches of bat insulation between the floor joists.

Attics

Batt Insulation

Informational

- 4.1.29 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

Trim

Roof Trim

Facia

Needs Service

- 4.1.30 Facia deteriorated allong top of building. Needs paint service

building trim

wood trim

Needs Service

- 4.1.31 The wood trim is weathered and needs paint service.

Roofing

Specific Roof Type

Composition Shingle

General Comments

Informational

- 4.1.32 There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with ASTM standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

- 4.1.33 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 4.1.34 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

- 4.1.35 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 4.1.36 The roof needs to be cleaned to promote positive drainage, which is essential.
- 4.1.37 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.



Metal Flashings

Needs Service

- 4.1.38 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Informational

- 4.1.39 The gutters and drainage system are in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Needs Service

- 4.1.40 The gutters need to be cleaned and serviced to drain properly. There are some small places where the gutter screens are missing as well that should be replaced, where uncovered the gutters are filled with debris.
- 4.1.41 The gutters over the laundry room are in poor condition, and should be replaced.

Primary Attic

Attic Space

General Comments

Informational

- 4.1.42 We evaluated the attic by direct access to the attic. The fire break wall in all the buildings has been damaged. There have been 12"X18" holes punched through for the passage of electrical low voltage wire (alarm system).

Framing

Truss System

Informational

- 4.1.43 The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Insulation

Batt insulation

Informational

- 4.1.44 The attic floor is insulated with approximately 12-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Vents & Ventilation

Passive Ventilation

Informational

- 4.1.45 Ventilation in the attic is standard and should be adequate.

Plumbing Vents

Informational

- 4.1.46 The plumbing vents are in acceptable condition.

Exhaust Vents

Informational

- 4.1.47 The visible portions of the exhaust ducts are functional.

Needs Service

- 4.1.48 A bathroom exhaust duct vents within the attic, extended to an exterior port. **The vent ducting for most vents, in all buildings is flush with the roof vent. They are usually a foot or so away from the vent. This is allowing water, during blowing rain conditions to enter the duct and pass to the vent fan (Unit 64 has mold from this condition). Overall this is not showing to be a problem but it is a ciation that should be monitered and if moisture intrution issues appear at the exhaust vents, this is probably the issue and the ducting should be moved.**

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 4.1.49 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 4.1.50 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 4.1.51 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 4.1.52 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 4.1.53 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

FAU Systems

Thermostat

Needs Service

- 4.1.54 The thermostat is worn or defective or has missing parts and should be replaced. in the game room the cover is missing.

Wall Furnaces

General Comments

Informational

- 4.1.55 Wall furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually. You should also be aware the metal frames of such furnaces can get hot enough to burn the skin.

Age & Location

Informational

- 4.1.56 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 4.1.57 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 4.1.58 Fire Extinguishers There is one unit on the median floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Residential Interior

Living Areas

Entry or Foyer

Closets

Needs Service

- 4.1.59 The closet door needs typical hardware service.

Living Room

No Recommended Service

Informational

4.1.60 We have evaluated the living room, and found it to be in acceptable condition.

Game Room

A Renovation or Addition

Informational

4.1.61 The game room appears to have been remodeled or part of an addition.

No Recommended Service

Informational

4.1.62 We have evaluated the game room, and found it to be in acceptable condition. The recreation room is being renovated. The work is being done professionally and nears completion. One broken window, missing outlet covers. bathroom needs door replacement, poor drywall patch in bath.

Dual-Glazed Windows

Needs Service

4.1.63 A window pane is cracked, which you may wish to have repaired.

Kitchen

Kitchen

Cabinets

Needs Service

4.1.64 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

No Recommended Service

Informational

4.1.65 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

4.1.66 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Doors

Needs Service

4.1.67 The door striker plate needs to be adjusted for the striker pin to engage.

Tub-Shower

Needs Service

4.1.68 The tub-shower fixtures need caulk

Utility Rooms

Laundry Rooms

No Recommended Service

Informational

4.1.69 We have evaluated the laundry room, and found it to be in acceptable condition.

Laundry Area

No Recommended Service

Informational

4.1.70 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 562: 36

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 4.2.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 4.2.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 4.2.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 4.2.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 4.2.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 4.2.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 4.2.7 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled. The bedroom units did not respond and should be serviced.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 4.2.8 The door rubs, and needs to be serviced to work smoothly.

Closets

Needs Service

- 4.2.9 The closet door needs typical hardware service.

Outlets

Needs Service

- 4.2.10 An outlet on the laundry wall is defective, and should be serviced. Needs plate cover

Kitchen

Kitchen

No Recommended Service

Informational

- 4.2.11 We have evaluated the kitchen, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

Location

Informational

- 4.2.12 The master bedroom is located ____.

No Recommended Service

Informational

4.2.13 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

Closets

Needs Service

4.2.14 The closet door needs typical hardware service.

Bathrooms

Master Bathroom

Cabinets

Needs Service

4.2.15 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides. Also missing drawer.

Hampton Heights bldg. 562: 40

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 4.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 4.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 4.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 4.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 4.3.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 4.3.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 4.3.7 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 4.3.8 The door rubs, and needs to be serviced to work smoothly.
- 4.3.9 Entry door threshold seal broken

Living Room

No Recommended Service

Informational

- 4.3.10 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Faucet

Needs Service

- 4.3.11 The faucet is loose, and should be secured.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 4.3.12 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Sink Faucet Valves & Drain

Needs Service

4.3.13 The mechanical sink stopper is incomplete and should be serviced.

Cabinets

Needs Service

4.3.14 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

4.3.15 The tub-shower fixtures need caulk

Utility Rooms

Laundry Area

No Recommended Service

Informational

4.3.16 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 562: Cost Estimates

31

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
4.1.6	Wood deck needs maintenance-type service	12.00	150.00	1,800.00
4.1.20	The siding is damaged in places	1.00	650.00	650.00
				31 Total: 2,450.00

Total for Building

2,450.00

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg. 606: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 3
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1997
Approx. Area 8400

Weather Conditions: General Conditions Rainy

Hampton Heights bldg. 606: 44

Site

General Topography

Grading

General Comments

Informational

- 5.1.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Drainage

Drainage Mode

Informational

- 5.1.2 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

Drains & Swales

Informational

- 5.1.3 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Parking Facilities

Ground Level

Parking Spaces

Needs Service

- 5.1.4 Based on occupancy status, the current parking space should be adequate. There are parking areas for this building that are covered. The metal roof is in good overall condition but the drainage is blocked in places it should be cleaned. Also the pressure treated wood posts for the awning have moss growing on the base. They should be cleaned off and sealed in order to preserve their service life.



Surface Condition

Informational

- 5.1.5 The parking surfaces have been evaluated and found to be in serviceable condition.

Needs Service

- 5.1.6 The parking stripes are worn and not as distinct as they could be, and should be scheduled for service.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 5.1.7 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Vegetation

General Comments

Informational

- 5.1.8 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

- 5.1.9 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Hardscape

Concrete Paving

Walkways

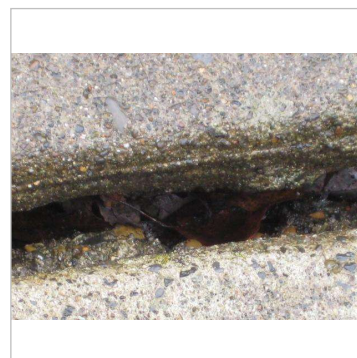
Needs Service

- 5.1.10 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. The walkway leading up from the lower units is lifted from moisture intrusion. It should be lifted, undercut, replaced and resealed. Otherwise it should be repoured.

The left entry has considerable settling, has broken, and is a trip hazard. It is recommended that this section be demolished and repoured.

The Right entry has the same problem but is not as severe. It will undoubtedly need to be done as well but that can be monitored and put off for some time.

There are also concrete steps leading into both entries to this building that are beginning to settle and lean down. The upper crack/opening should be sealed to keep water out and exacerbating the problem and the level of the steps monitored. If the level or tilt down drops further the steps will have to be re poured at considerable expense.



Asphalt Paving

Driveways

Informational

- 5.1.11 The driveway is in acceptable condition. However, the grade is quite steep going up to the rear units. In the winter months, when the weather is cold it is likely to be a serious hazard. If there were ice on the driveway it is unlikely that the hill can be safely traversed by most vehicles. The current maintenance of this condition is to close off the hill with rubber cones in the event of slippery conditions and warn the vehicle owners in the lower lot to move. This is a contentious effort but seems unlikely to prevent a potential accident.

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

- 5.1.12 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

- 5.1.13 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

Specific Comments

Informational

- 5.1.14 The building has a bolted, slab foundation with no visible or significant abnormalities.

Foundation Walls

Informational

- 5.1.15 There are relatively insignificant curing cracks in the visible portions of the stem walls.

Superstructure

Wall Type

Wood Framed

Informational

5.1.16 The building walls are comprised of conventional wooden studs.

Floor Type

Wood Framed

Informational

5.1.17 The building floors are comprised of conventional wooden joists.

Roof Type

Wood Framed

Informational

5.1.18 The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Siding

General Comments

Informational

5.1.19 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Vinyl Siding

Informational

5.1.20 The siding is in acceptable condition

Needs Service

5.1.21 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion.

Openings

Ingress & Egress

General Comments

Informational

- 5.1.22 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Doors

Informational

- 5.1.23 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

- 5.1.24 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

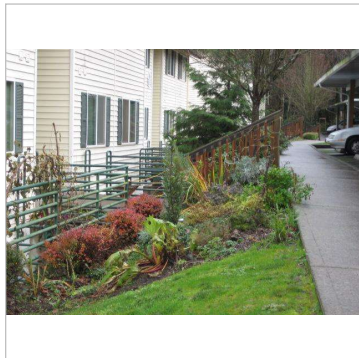
Informational

- 5.1.25 We have evaluated the stairwells, and found them to be in acceptable condition.

Handrails & Guardrails

Needs Service

- 5.1.26 One handrail is loose and should be secured for safety reasons. most of the exterior handrails are wooden and weathered. All require stain service, some should be replaiced. There is an area in front of this building and the next Bld. 628 as well that slopes steeply away from the walkway and there should be a safety guardrail installed.



Lights

Informational

5.1.27 The lights are functional.

Balconies

Standing Surfaces

Needs Service

5.1.28 The balconies needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Insulation

Walls

Type & Thermal Value

Informational

5.1.29 Given the age of the building, the walls are assumed to contain approximately three inches of insulation. It cannot be accessed non destructively

Floors

Type & Thermal Value

Informational

5.1.30 There is approximately five inches of bat insulation between the floor joists.

Attics

Batt Insulation

Informational

5.1.31 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

Trim

Roof Trim

Facia

Needs Service

5.1.32 Facia deteriorated allong top of building. Needs paint service

building trim

wood trim

Needs Service

5.1.33 The wood trim is weathered and needs paint service.

Roofing

Specific Roof Type

Composition Shingle

Method of Evaluation

Informational

- 5.1.34 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 5.1.35 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

- 5.1.36 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 5.1.37 The roof needs to be cleaned to promote positive drainage, which is essential.
- 5.1.38 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.

Metal Flashings

Needs Service

- 5.1.39 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Needs Service

- 5.1.40 The gutters need to be cleaned and serviced to drain properly. There are some small places where the gutter screens are missing as well that should be replaced, where uncovered the gutters are filled with debris.

Primary Attic

Attic Space

General Comments

Informational

- 5.1.41 We evaluated the attic by direct access to the attic. The fire break wall in all the buildings has been damaged. There have been 12"X18" holes punched through for the passage of electrical low voltage wire (alarm system).

Framing

Truss System

Informational

- 5.1.42 The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Insulation

Batt insulation

Informational

- 5.1.43 The attic floor is insulated with approximately 12-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Vents & Ventilation

Passive Ventilation

Informational

- 5.1.44 Ventilation in the attic is standard and should be adequate.

Plumbing Vents

Informational

- 5.1.45 The plumbing vents are in acceptable condition.

Exhaust Vents

Informational

- 5.1.46 The visible portions of the exhaust ducts are functional.

Needs Service

- 5.1.47 A bathroom exhaust duct vents within the attic, extended to an exterior port. **The vent ducting for most vents, in all buildings is flush with the roof vent. They are usually a foot or so away from the vent. This is allowing water, during blowing rain conditions to enter the duct and pass to the vent fan (Unit 64 has mold from this condition). Overall this is not showing to be a problem but it is a situation that should be monitored and if moisture intrusion issues appear at the exhaust vents, this is probably the issue and the ducting should be moved.**

Electrical

Single Phase Power

Main Service Panels

General Comments

Informational

- 5.1.48 There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

Size & Location

Informational

- 5.1.49 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 5.1.50 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 5.1.51 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 5.1.52 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 5.1.53 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 5.1.54 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 5.1.55 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 5.1.56 Fire Extinguishers There is one unit on the median floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 5.1.57 The door rubs, and needs to be serviced to work smoothly.

Closets

Needs Service

- 5.1.58 The closet door needs typical hardware service.

Living Room

No Recommended Service

Informational

5.1.59 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Electric Range

Needs Service

5.1.60 One of the elements in the electric range is missing, and should be replaced.

Bedrooms

Master Bedroom

Closets

Needs Service

5.1.61 The closet door needs typical hardware service.

1st Guest Bedroom

Closets

Needs Service

5.1.62 The closet door needs typical hardware service.

Bathrooms

Master Bathroom

Size and Location

Informational

5.1.63 The master bathroom is a three-quarter and is located in the hallway

Cabinets

Needs Service

5.1.64 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

5.1.65 The tub-shower fixtures need caulk

Utility Rooms

Laundry Area

No Recommended Service

Needs Service

5.1.66 We have evaluated the laundry area, and found it to be in acceptable condition. doors damaged.

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg. 606: 46

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 5.2.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 5.2.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 5.2.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 5.2.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Water Shut-off & Connectors

Needs Service

- 5.2.5 The water shut-off valve is leaking, and should be repaired.

Waste Disposal System

Public

Waste Pipes

Informational

- 5.2.6 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 5.2.7 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 5.2.8 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 5.2.9 The door rubs, and needs to be serviced to work smoothly.

Living Room

No Recommended Service

Informational

- 5.2.10 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

No Recommended Service

Informational

- 5.2.11 We have evaluated the kitchen, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

Outlets

Needs Service

- 5.2.12 An outlet on the wall is defective, and should be serviced. Needs plate cover.

1st Guest Bedroom

No Recommended Service

Informational

- 5.2.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

5.2.14 The master bathroom is a three-quarter and is located in the hallway

Doors

Needs Service

5.2.15 The door rubs, and needs to be serviced to work smoothly.

Tub-Shower

Needs Service

5.2.16 The tub-shower fixtures need caulk

Toilet

Needs Service

5.2.17 The toilet is loose, and should be secured.

Utility Rooms

Laundry Area

No Recommended Service

Informational

5.2.18 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 606: 47

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 5.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 5.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 5.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 5.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 5.3.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 5.3.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 5.3.7 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 5.3.8 We have evaluated the living room, and found it to be in acceptable condition.

Hallway

Primary Hallway

Walls & Ceilings

Functional

- 5.3.9 The ceiling has typical cosmetic damage.

Kitchen

Kitchen

Cabinets

Needs Service

- 5.3.10 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Informational

- 5.3.11 The floor of the sink cabinet is functional, but moisture damaged, which should be brought to the attention of the termite inspector.

Bedrooms

Master Bedroom

No Recommended Service

Informational

5.3.12 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

5.3.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

Informational

5.3.14 The master bathroom is a three-quarter and is located in the hallway

Sink Faucet Valves & Drain

Needs Service

5.3.15 The mechanical sink stopper is incomplete and should be serviced.

Tub-Shower

Needs Service

5.3.16 The tub/shower valves are loose or missing components, and should be serviced.

Utility Rooms

Laundry Area

No Recommended Service

Informational

5.3.17 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 606: Cost Estimates

44

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
5.1.7	Wood deck needs maintenance-type service	12.00	150.00	1,800.00
5.1.10	There are offsets in the walkways that could prove to be trip-hazards	1.00	6,500.00	6,500.00
5.1.20	The siding is in acceptable condition	1.00	650.00	650.00
				44 Total: 8,950.00

Total for Building **8,950.00**

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg. 628: General Information

Building Address: 496 SW 257th St.
Troutdale, OR

Structural Details: Floors 3
Style Apartment
Construction Type Wood Frame
Approx. Year Built 1997
Approx. Area 8400

Hampton Heights bldg. 628: 52

Site

General Topography

Grading

General Comments

Informational

- 6.1.1 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Drainage

Drainage Mode

Informational

- 6.1.2 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

Drains & Swales

Informational

- 6.1.3 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Parking Facilities

Ground Level

Parking Spaces

Needs Service

- 6.1.4 Based on occupancy status, the current parking space should be adequate. Based on occupancy status, the current parking space should be adequate. There are parking areas for this building that are covered. The metal roof is in good overall condition but the drainage is blocked in places it should be cleaned. Also the pressure treated wood posts for the awning have moss growing on the base. They should be cleaned off and sealed in order to preserve their service life. Much the same as building 606. Additionally there is strike damage to the awning in front of building 628 that should be repaired.

Landscape

Ancillary Features

Wood Decks

Needs Service

- 6.1.5 The wood decks on patios for all units, all buildings, need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck. They all need deck sealant. The guardrail/walls need paint service. Some units have recently had new treated lumber guardrails installed. The guardrails are toenailed into place, this is not an acceptable installation. They will not remain strong (able to withstand 200 lbs. of pressure). They should be attached to the wall framing members with steel plates and bolts.

Hardscape

Concrete Paving

Walkways

Informational

- 6.1.6 The walkways are in acceptable condition.

Needs Service

- 6.1.7 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. There is a makeshift walkway between 606 and 628 consisting of narrow concrete blocks. As they are they encourage people to use them but they are incomplete and constitute a trip hazard. The blocks should be removed or the walkway completed.



- 6.1.8 The walkways are variously damaged and should be repaired or replaced. The 2 entry steps are tipping down toward the building the same as building 606. The upper edge crack should be sealed and the situation monitored as with 606.

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

- 6.1.9 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

- 6.1.10 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

Specific Comments

Informational

- 6.1.11 The building has a bolted, slab foundation with no visible or significant abnormalities.

Foundation Walls

Informational

- 6.1.12 There are relatively insignificant curing cracks in the visible portions of the stem walls.

Superstructure

Wall Type

Wood Framed

Informational

6.1.13 The building walls are comprised of conventional wooden studs.

Floor Type

Wood Framed

Informational

6.1.14 The building floors are comprised of conventional wooden joists.

Roof Type

Wood Framed

Informational

6.1.15 The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Siding

Vinyl Siding

Informational

6.1.16 The siding is in acceptable condition

Needs Service

6.1.17 The siding is damaged in places and should be serviced. Overall the damage is minor but should be repaired because it poses an opportunity for moisture intrusion.

Openings

Ingress & Egress

General Comments

Informational

6.1.18 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Doors

Informational

6.1.19 The main building doors were examined, and found to be in acceptable condition.

Windows

Informational

- 6.1.20 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

Stairwells

No recommended service

Informational

- 6.1.21 We have evaluated the stairwells, and found them to be in acceptable condition.

Handrails & Guardrails

Needs Service

- 6.1.22 One handrail is loose and should be secured for safety reasons. Most of the exterior handrails are wooden and weathered. All require stain service, some should be replaced.

Balconies

Standing Surfaces

Needs Service

- 6.1.23 The balconies need to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

Guardrails

Needs Service

- 6.1.24 The guard rails are not secure and should be serviced as soon as it is conveniently possible. Several of the balcony guard rails on this building have been repaired. However, the guard rails are attached by "toe nailing" with nails as opposed to the use of steel plates and bolting to the structural members of the exterior as approved.

Insulation

Walls

Type & Thermal Value

Informational

- 6.1.25 Given the age of the building, the walls are assumed to contain approximately three inches of insulation. It cannot be accessed non destructively

Floors

Type & Thermal Value

Informational

- 6.1.26 There is approximately five inches of bat insulation between the floor joists.

Attics

Batt Insulation

Informational

- 6.1.27 The attic floor is well insulated with approximately 12-inches of fiberglass, batt insulation.

Trim

Roof Trim

Facia

Needs Service

- 6.1.28 Facia deteriorated allong top of building. Needs paint service

building trim

wood trim

Needs Service

- 6.1.29 The wood trim is weathered and needs paint service.

Roofing

Specific Roof Type

Composition Shingle

General Comments

Informational

- 6.1.30 There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with ASTM standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

- 6.1.31 We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with binoculars and a ladder.

Estimated Age

Informational

- 6.1.32 The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

- 6.1.33 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Needs Service

- 6.1.34 The roof needs to be cleaned to promote positive drainage, which is essential.
- 6.1.35 Fungus found on roof. This is a perennial problem in the Pacific Northwest and if not periodically cleaned off will reduce the service life of the roof materials. It is recommended that the roof be treated with and killed with fungicide (zinc sulfide), This will prevent moss from growing on the roof for some time.

Metal Flashings

Needs Service

- 6.1.36 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Informational

- 6.1.37 The gutters and drainage system are in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Needs Service

- 6.1.38 The gutters need to be cleaned and serviced to drain properly. There are some small places where the gutter screens are missing as well that should be replaced, where uncovered the gutters are filled with debris.

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 6.1.39 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 6.1.40 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 6.1.41 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 6.1.42 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismically attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 6.1.43 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

General Comments

Informational

- 6.1.44 Wall furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually. You should also be aware the metal frames of such furnaces can get hot enough to burn the skin.

Age & Location

Informational

- 6.1.45 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 6.1.46 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Fire Suppression

Fire Extinguishers

Fire Extinguishers

Needs Service

- 6.1.47 Fire Extinguishers There is one unit on the median floor in each of the two stairwells. They are within service date. One unit on each level would be better.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 6.1.48 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 6.1.49 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Dual-Glazed Windows

Needs Service

- 6.1.50 A window is moisture damaged, and should be evaluated by a termite inspector.

Cabinets

Needs Service

- 6.1.51 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

Flooring

Informational

- 6.1.52 The floor is worn or cosmetically damaged, which you should view for yourself.

1st Guest Bedroom

No Recommended Service

Informational

6.1.53 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Cabinets

Needs Service

6.1.54 The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Tub-Shower

Needs Service

6.1.55 The tub-shower fixtures need caulk

Utility Rooms

Laundry Area

No Recommended Service

Informational

6.1.56 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 628: 55

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 6.2.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 6.2.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 6.2.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 6.2.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

- 6.2.5 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 6.2.6 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 6.2.7 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 6.2.8 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational

- 6.2.9 We have evaluated the living room, and found it to be in acceptable condition.

Kitchen

Kitchen

Cabinets

Informational

- 6.2.10 The cabinets have typical, cosmetic damage, or that which is commensurate with their age. There is a small hole in the cabinet near the outlet, under the sink.

Needs Service

- 6.2.11 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 6.2.12 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

6.2.13 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Powder Room

Sink Faucet Valves & Drain

Needs Service

6.2.14 The mechanical sink stopper is incomplete and should be serviced.

6.2.15 The sink faucet is loose, and should be secured.

Master Bathroom

Tub-Shower

Needs Service

6.2.16 The tub-shower fixtures need caulk

Utility Rooms

Laundry Area

No Recommended Service

Informational

6.2.17 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 628: 58

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

- 6.3.1 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

- 6.3.2 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

- 6.3.3 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

- 6.3.4 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 6.3.5 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Specific Comments

Informational

- 6.3.6 The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Thermostat

Needs Service

- 6.3.7 The thermostat is worn or defective or has missing parts, control knob missing.

Residential Interior

Living Areas

Entry or Foyer

Doors

Needs Service

- 6.3.8 The door rubs, and needs to be serviced to work smoothly.

Living Room

No Recommended Service

Informational

- 6.3.9 We have evaluated the living room, and found it to be in acceptable condition.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 6.3.10 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

Closets

Needs Service

- 6.3.11 The closet door needs typical hardware service.

Bathrooms

Master Bathroom

Size and Location

Informational

- 6.3.12 The master bathroom is a three-quarter and is located in the hallway

Exhaust Fan

Informational

- 6.3.13 The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

Utility Rooms

Laundry Area

No Recommended Service

Informational

6.3.14 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 628: 64

Roofing

Primary Attic

Attic Space

General Comments

Informational

- 6.4.1 We evaluated the attic by direct access to the attic. The fire break wall in all the buildings has been damaged. There have been 12"X18" holes punched through for the passage of electrical low voltage wire (alarm system).

Framing

Truss System

Informational

- 6.4.2 The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Insulation

Batt insulation

Informational

- 6.4.3 The attic floor is insulated with approximately 12-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Vents & Ventilation

Passive Ventilation

Informational

- 6.4.4 Ventilation in the attic is standard and should be adequate.

Plumbing Vents

Informational

- 6.4.5 The plumbing vents are in acceptable condition.

Exhaust Vents

Needs Service

- 6.4.6 A bathroom exhaust duct vents within the attic, extended to an exterior port. **The vent ducting for most vents, in all buildings is flush with the roof vent. (They are usually a foot or so away from the vent). This is allowing water, during blowing rain conditions to enter the duct and pass to the vent fan (Unit 64 has mold from this condition). Overall this is not showing to be a problem but it is a situation that should be monitored and if moisture intrusion issues appear at the exhaust vents, this is probably the issue and the ducting should be moved.**

Electrical

Single Phase Power

Main Service Panels

Size & Location

Informational

6.4.7 The main panel is located in the hallway it is a 125 Amp 110/220 Volt panel

Specific Comments

Informational

6.4.8 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Water Distribution System

Copper Pipes

Potable Water Pipes

Informational

6.4.9 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Water Heating System

Single Water Heater

Age Capacity & Location

Informational

6.4.10 Hot water is provided by a 10 year old, 50 gallon, electrically-fueled water heater, located in the closet. It is installed in an approved fashion, the shut off valves are acceptable, the relief valve and discharge are acceptable, it is seismicly attached and the electrical connection is acceptable.

Waste Disposal System

Public

Waste Pipes

Informational

6.4.11 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat Only

Wall Furnaces

Age & Location

Informational

- 6.4.12 Heat is provided by three 10 year-old wall furnaces that are located in the Living room and bedrooms.

Residential Interior

Living Areas

Entry or Foyer

No Recommended Service

Informational

- 6.4.13 We have evaluated the entry, and found it to be in acceptable condition.

Living Room

Flooring

Informational

- 6.4.14 The floor is worn or cosmetically damaged, which you should view for yourself.

Hallway

Primary Hallway

Closets

Needs Service

- 6.4.15 The closet door is functional but damaged, and should be serviced.

Kitchen

Kitchen

General Observations

Informational

- 6.4.16 We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

Flooring

Informational

- 6.4.17 The floor is worn or cosmetically damaged, which you should view for yourself.

Cabinets

Needs Service

- 6.4.18 The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

Master Bedroom

No Recommended Service

Informational

- 6.4.19 We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

No Recommended Service

Informational

- 6.4.20 We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

Master Bathroom

Size and Location

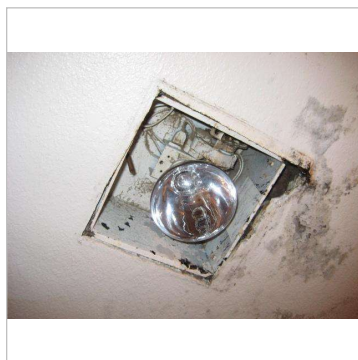
Informational

- 6.4.21 The master bathroom is a three-quarter and is located in the hallway

Walls & Ceiling

Needs Service

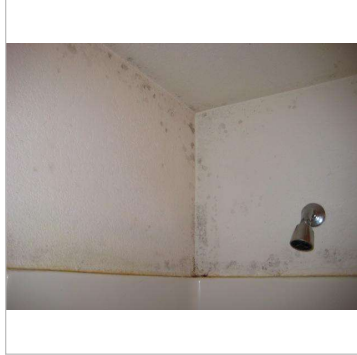
- 6.4.22 There is a moisture stain on the ceiling, which should be explained or explored further. Around the exhaust fan there is moisture and mold. Mold should be remediated, exhaust fan replaced, drywall repaired and fan ducting moved.



Tub-Shower

Needs Service

- 6.4.23 Mold found in the Tub/shower area.



- 6.4.24 The tub-shower fixtures need caulk

Exhaust Fan

Informational

- 6.4.25 The exhaust fan is functional. However it is missing a cover and is surrounded by moisture and mold. The fan should be replaced and the vent duct moved (see roof comments).

Utility Rooms

Laundry Area

No Recommended Service

Informational

- 6.4.26 We have evaluated the laundry area, and found it to be in acceptable condition.

Hampton Heights bldg. 628: Cost Estimates

52

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
6.1.4	Based on occupancy parking should be adequate	1.00	500.00	500.00
6.1.5	Wood deck needs maintenance-type service	12.00	150.00	1,800.00
6.1.17	The siding is damaged in places	1.00	650.00	650.00
				52 Total: 2,950.00

64

		<u>Units</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
6.4.22	There is a moisture stain on the ceiling that should be explained or explored further	1.00	400.00	400.00
				64 Total: 400.00

Total for Building

3,350.00

Summary of Estimates

Hampton Heights bldg. 496

4	7,550.00
6	0.00
7	0.00
8	0.00
2	0.00

Total for Hampton Heights bldg. 496 - 7,550.00

Hampton Heights bldg 518

Office	4,350.00
10	0.00
14	0.00
16	0.00

Total for Hampton Heights bldg 518 - 4,350.00

Hampten Heights bldg. 540

19	18,750.00
25	0.00
27	0.00

Total for Hampten Heights bldg. 540 - 18,750.00

Hampton Heights bldg. 562

31	2,450.00
36	0.00
40	0.00

Total for Hampton Heights bldg. 562 - 2,450.00

Hampton Heights bldg. 606

44	8,950.00
46	0.00
47	0.00

Total for Hampton Heights bldg. 606 - 8,950.00

Inspection Address: 496 SW 257th St., Troutdale, OR,
Inspection Date/Time: 12/18/2007 from 9:00 AM to 5:43 PM

Hampton Heights bldg. 628

52	2,950.00
55	0.00
58	0.00
64	400.00

Total for Hampton Heights bldg. 628 - 3,350.00

Total Summary of Estimates for Site: 45,400.00

Shipshape Property

Full service Commercial and Residential Property Assessment

8415 SE 33rd Ave., Portland, OR, 97222
Office: 503-679-7184

PROPOSAL HAMPTON HEIGHTS APARTMENTS

Inspection Date: 12/18/2007 from 9:00 AM to 5:43 PM

Client Name/Address: SOMEONE

Inspection Address: 496 SW 257th St.
Troutdale, OR

We propose to complete a Property Condition Assessment, or PCA, of the above-referenced commercial property in accordance with the American Standard for Testing Materials, or ASTM E2018-01, which is an internationally recognized standard for the baseline assessment of commercial buildings, and which is available upon request and can also be viewed and downloaded by visiting www.astm.org. The Property consists of an 6 sperate apartment structures totaling approximately 44,800 sq.ft, (each of 64 units at approximately 700 square ft). Each unit including an individual electrical distribution panel, Hot water heater, electrical heat system, kitchen, bathroom, 2 bedrooms and living space. There is a parking area, primary electrical use and distribution systems and environmental equipment, upon which our fee is based. Common areas consist of a recreation area, 2 laundry rooms and parking. There are 6 staggard joined roofs, common siding, stairwells, foundations, crawl spaces and drainage systems to be assessed. The fee is also taking into account the age and general condition of the facility as well as it's intended future continued use as it is presently. The building is in overall fair condition considering it's relative new 10 year age. The wear exacted upon the complex in some areas is apparent with even a cursory view. There will be particular attention focused upon drainage and differed maintenance issues. Any significant discrepancy between the actual size and use of the building could result in an adjustment of the fee.

A complete ASTM inspection of all common areas will be conducted.

A modified "representative" sampling technique will be used for the 64 individual units as floors:

All 64 units will be given a visual walk through and assessed a pass fail rating. Particularly with regards to all the ground floor units; This also includes a visual and electronic moisture detection inspection of the interior side of all exterior walls. A representative sample of 30% or 20 units will be given a comprehensive, full Property Condition Assessment to ASTM standards. The report will extrapolate these representative findings and apply them to the entire property in the Executive Summary.

An additional Thermal imaging moisture scan will be conducted on the ground floor of each of the 6 buildings. The results will be included in the overall report.

Upon completion of the PCA, we will provide you with a report that includes a summary of deficiencies, recommended services or upgrades, and estimated costs, according to ASTM standard, we will provide significant cost estimate projections for 5 years. After which we will be available for any consultation that you may need. We require a retainer of one third of the inspection fee with the balance due after you have received and reviewed the report.

The fee for this service is \$7,000.

Should the need for additional services be requested during the course of the inspection, they may be included for an additional fee upon mutual agreement.

If this is the service that you require, please email a signed approval to Scott Harris, or fax it to scott@PropertyExam.com.

Yours sincerely,

Scott Harris

Shipshape Property

Full service Commercial and Residential Property Assessment

8415 SE 33rd Ave., Portland, OR, 97222
Office: 503-679-7184

CONTRACT, HAMPTON HEIGHTS INSPECTION SERVICES

Inspection Date: 12/18/2007 from 9:00 AM to 5:43 PM

Client Name/Address: SOMEONE

Inspection Address: 496 SW 257th St.
Troutdale, OR

At your request, **Shipshpe Property** proposes to complete a property assessment of the building located at the address above in compliance with ASTM standard E 2018-01 and the attached Proposal which is included with the report. The purpose of the assessment is to acquaint you with the overall condition of the property and thereby reduce the likely cost of repairs that might affect your evaluation of the property. However, the inspection service is limited. It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with the guidelines established in ASTM E 2018-01, **Shipshape Property** disclaims any responsibility for evaluating any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, shut-off valves that are not in daily use, solar systems, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, thermostats, timers, clocks, recreational or other free-standing appliances, and low-voltage lighting.

In addition, **Shipshape Property** does not tacitly endorse or guarantee the integrity of any structure or component that was built or modified without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What **Shipshape Property** provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract. If this is the service that you require, please sign the authorization below, and fax it to **(503)296-2735** or e-mail to **scott@PropertyExam.com**

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein and, in consideration of the fee of \$7,000.00, I authorize Shipshape Property to complete an inspection of the property in accordance with ASTM standards.

CLIENT'S SIGNATURE _____ DATE _____

Thermographic Moisture Scan Report

Hampton Heights IR Scan Report

Thermographer: James Fronsdaahl - Associated Inspection Firm, Inc. CBST

Client: Scott Harris - Property Exam

Property Address: 496 SW 257th Ave. Troutdale, OR. - Hampton Heights Apartments.

Per your request a Thermal scan was performed on the south facing lower level interior walls and floors only. The thermal scan was conducted to identify anomalies consistent with moisture intrusion. Furniture or tenants personal belongings including window treatments and wall decorations that prohibit the ability to identify anomalies were not moved. Also, no other devices or tools were used in determining the cause of the anomaly or the source of moisture, if noted. The scan was conducted to identify any moisture intrusion issues in the current atmospheric conditions.

Infrared Thermal Imaging of buildings is one of the best non intrusive ways to identify and pinpoint problem areas. The technology has its limitations, and is limited to identifying inconsistent anomalies that warrant further investigation in specific areas.

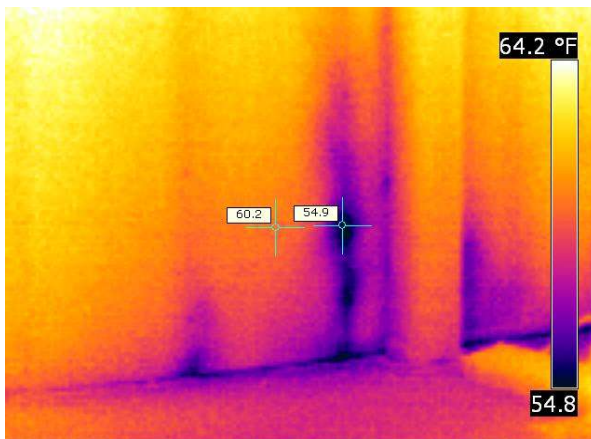
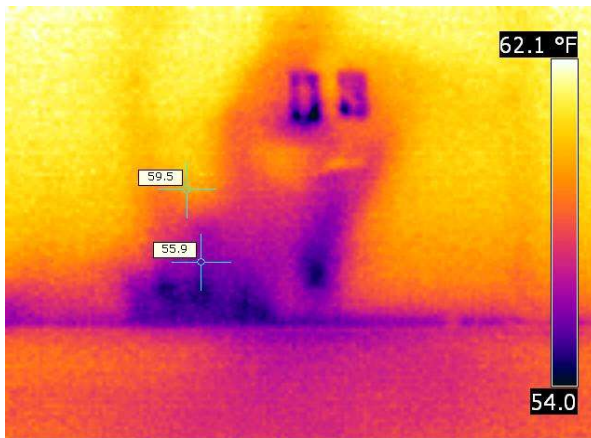
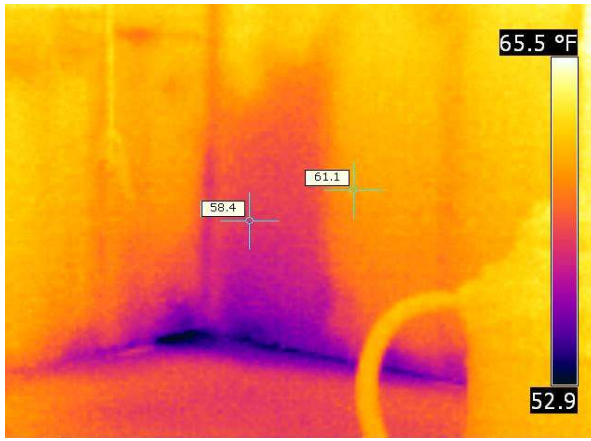
There are no current nationally accepted standards of practice for general thermal imaging inspections of buildings. All information is based on the knowledge, experience, and equipment of the thermographer. The findings contained in this report constitute our best opinion and in no way should be considered a warranty or guarantee against existing or future damages.

If the client requires elimination of risk, we advise the premises be emptied and a full destructive discovery inspection be performed.

Units Scanned: 24 total. #1,3,5,7,9,11,13,15,17,20,23,26,29,32,35,38,41,44,47,50,53,56,59,62.

Exterior Temperature: 50 degrees.

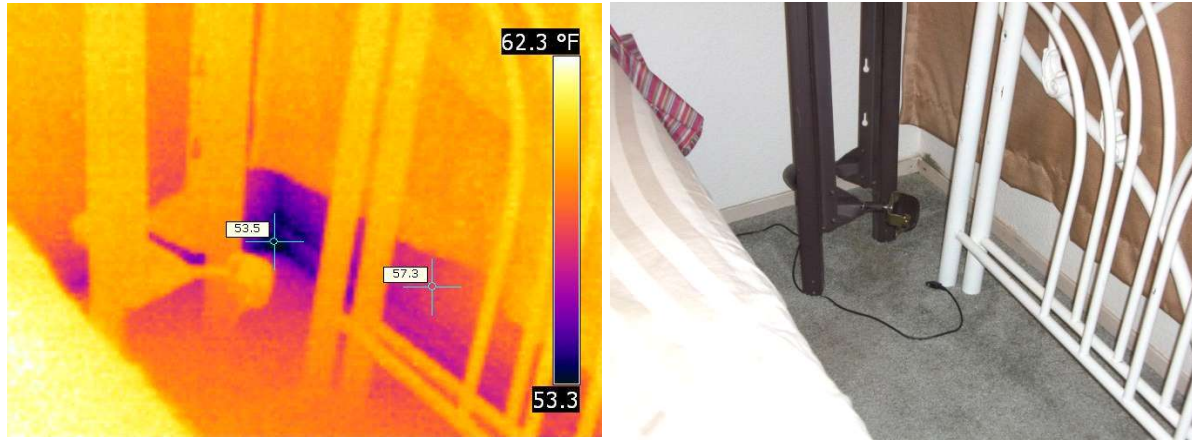
Interior Temperatures: Low- 58 degrees. High- 83 degrees. Average- 63 degrees



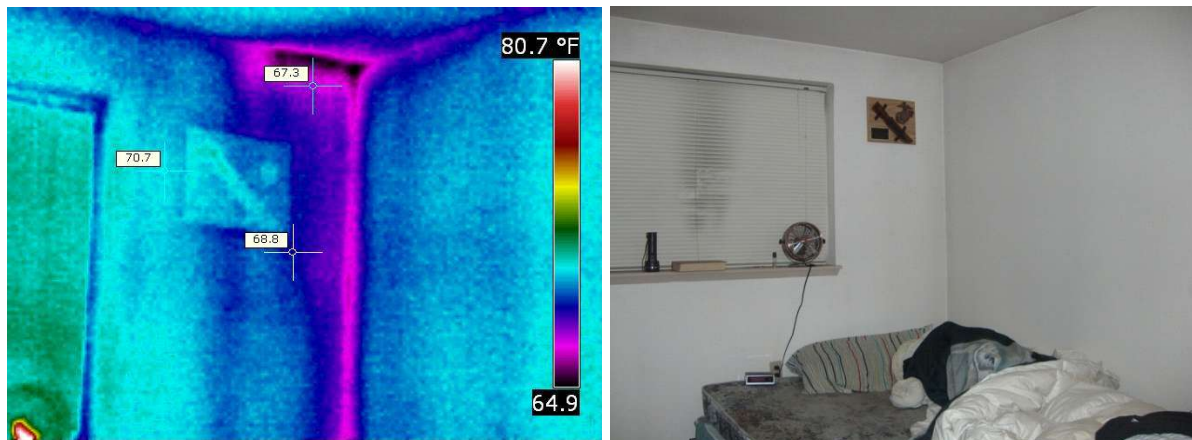
BUILDING # 540	UNIT # 26	INSIDE TEMP: 61	
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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

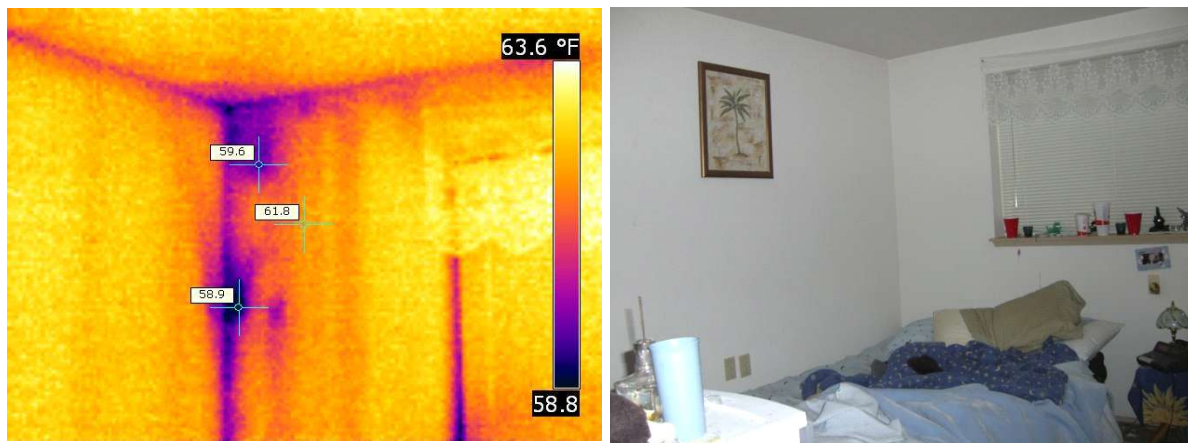
DESCRIPTION: These anomalies are typical of moisture wicking up the wall. There are known moisture penetration issues in this room. Attempts have been made to correct the issues, however, they were unsuccessful. Recommendations would include locating and correcting the moisture source and removing the wall board to dry out the structure within.



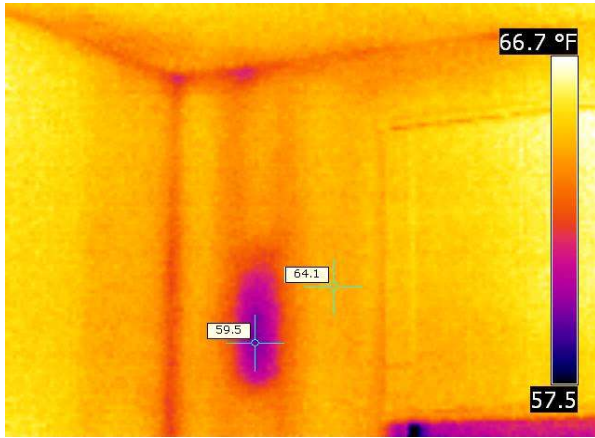
BUILDING # 540	UNIT # 23	INSIDE TEMP: 61	
DESCRIPTION: There is visible mold growth in the corner of this wall. The thermogram shows moisture wicking up the wall. The window treatments and furnishings prohibited viewing the upper section to identify if the moisture was entering from above the floor line. There is currently a moisture entry issue at this location.			



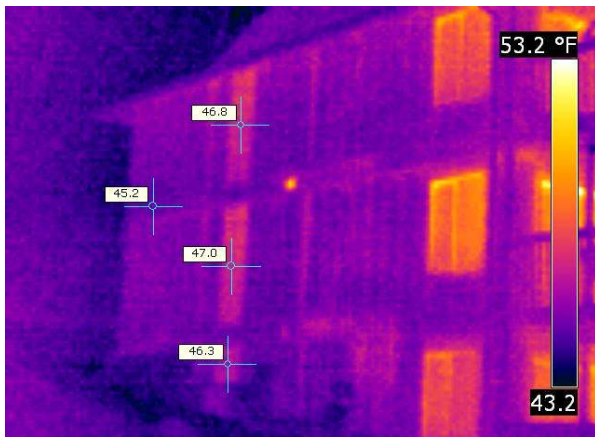
BUILDING # 606	UNIT #50	INSIDE TEMP: 63	
DESCRIPTION: This anomaly is typical of moisture cascading down a wall. Further investigation is needed to confirm. The area mentioned is the darker blue and not the red-pink corner as most corners will show colder.			



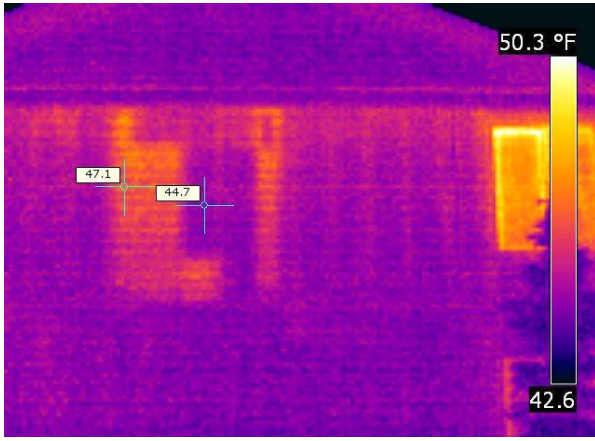
BUILDING # 606	UNIT # 41	INSIDE TEMP: 62	
DESCRIPTION: The anomaly found in this room is typical of possible missing insulation. Further investigation will be needed to confirm.			



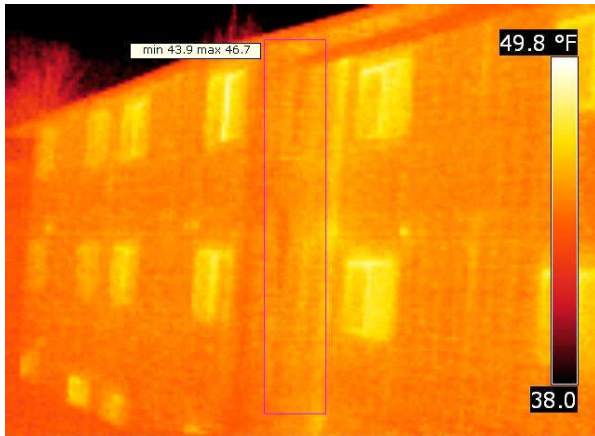
BUILDING # 628	UNIT # 53	INSIDE TEMP: 62	
DESCRIPTION: This anomaly is possibly damp insulation wicking moisture from the exterior concrete wall. Directly on the exterior of this wall is a subsurface drain. Further investigation will be needed to verify if moisture is present.			



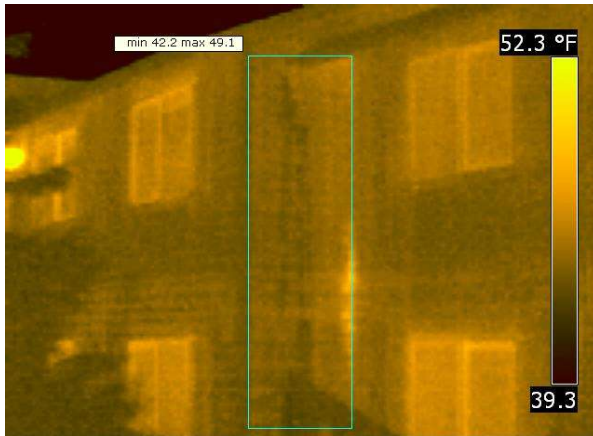
BUILDING # 628	UNIT # East Side	INSIDE TEMP: NA	
DESCRIPTION: The east side of building #628 shows an anomaly consistent with un insulated bays. The areas in question are at the location where the interior showers back up to the exterior wall. This could be the cause the anomaly, however no other buildings showed this type of anomaly. Non insulated bays may cause condensation within the wall.			



BUILDING # 496	UNIT # East Side	INSIDE TEMP: NA	
DESCRIPTION: This is also an area believed to be missing insulation.			



This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.



DESCRIPTION: This image shows excessive moisture running down the outside wall cladding. The cause is likely a poor roof to wall connection. Provisions to divert roof water into the gutter are recommended. This will also aid in preventing excessive moisture in the egress wells. NOTE: The lower unit corner is unit #20 where moisture was identified. The second thermogram is from building # 628. Most of the roof to wall connections are allowing water to run down the exterior.