



## **Willamette Home Inspection**

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Inspector: Jeffry Heller**



## Property Inspection Report

Client(s): **Lleyton Hewitt**

Property address: **1068 Valley Butte Dr  
Eugene OR 97401**

Inspection date: **Monday, August 11, 2014**

This report published on Saturday, August 23, 2014 7:23:58 PM PDT

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a specialist
<b>Monitor</b>	Recommend monitoring in the future
<b>Serviceable</b>	Item or component is in serviceable condition
<b>Comment</b>	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

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### General Information

**Report number:** 2014-205

**Time started:** 11:00 AM

**Time finished:** 1:45 PM

**Present during inspection:** Client, Property owner

**Client present for discussion at end of inspection:** Yes  
**Weather conditions during inspection:** Sunny  
**Temperature during inspection:** Hot 86 Degrees  
**Inspection fee:**  
**Payment method:** Check  
**Type of building:** Single family  
**Buildings inspected:** House with attached garage  
**Age of main building:** 1992  
**Source for main building age:** Property owner  
**Front of building faces:** South  
**Occupied:** Yes, Furniture or stored items were present

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## **Grounds**

**Site profile:** Stair-stepped. Retaining walls on east and west side.  
**Condition of driveway:** Appeared serviceable  
**Driveway material:** Poured in place concrete  
**Condition of sidewalks and/or patios:** Appeared serviceable  
**Sidewalk material:** Poured in place concrete  
**Condition of deck, patio and/or porch covers:** Appeared serviceable  
**Deck, patio, porch cover material and type:** Covered porches in front, open wood deck at back of house.  
**Condition of decks, porches and/or balconies:** Appeared serviceable  
**Deck, porch and/or balcony material:** Brick porches front of house, wooden back deck.

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1) **Monitor** - West walk way has separated from lower retaining wall by as much as an inch, recommend monitoring for further movement.



**Photo 1-1**  
Separation at walk way and west retaining wall.

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## **Exterior and Foundation**

**Wall inspection method:** Viewed from ground  
**Condition of wall exterior covering:** Appeared serviceable  
**Apparent wall structure:** Wood frame  
**Wall covering:** Cement fiber  
**Condition of foundation and footings:** Appeared serviceable  
**Apparent foundation type:** Crawl space  
**Foundation/stem wall material:** Poured in place concrete

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2) **Maintain** - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

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3) **Maintain** - Vegetation such as trees, shrubs and/or vines were in contact with or close to the building exterior.

Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 3-1



Photo 3-2

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## **Crawl Space**

**Crawl space inspection method:** Traversed

**Condition of floor substructure above:** Appeared serviceable. Substructure was plywood decking with 2X10 joists.

**Pier or support post material:** Bearing wall, 2X6 pony walls on concrete footings.

**Floor structure above:** Solid wood joists

**Condition of insulation underneath floor above:** Appeared serviceable, though some insulation was displaced. Recommend having displaced insulation re-installed.

**Condition of crawl space ventilation:** Appeared serviceable

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**4) Repair/Replace, Evaluate, Monitor** - Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.



**Photo 4-1**

Standing water and efflorescence at chimney base.

**Photo 4-2**

**5) Repair/Replace, Evaluate** - Standing water was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

**6) Repair/Maintain** - The vapor barrier in some areas of the crawl space was loose or askew. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

**7) Repair/Maintain** - Under-floor insulation was displaced in some areas, and may result in reduced energy efficiency. Recommend that a qualified person repair or replace insulation as necessary.

**Photo 7-1**

Displaced insulation, evident in more than one location.

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## **Roof**

**Roof inspection method:** Traversed

**Condition of roof surface material:** Near, at or beyond service life. The current owner had not replaced the roof and it appeared to be the original roof, which would make it 22 years old.

**Roof surface material:** Composition shingles.

**Roof type:** Gable

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

**8) Monitor** - There was evidence of previous repairs to the roof, including replaced shingles.



**Photo 8-1**  
Shingles replaced.



**Photo 8-2**  
Side-wall repair.

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## **Attic and Roof Structure**

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass loose fill

**Approximate attic insulation R value (may vary in areas):** R-38

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Box vents (roof jacks), Enclosed soffit vents

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### **9) Serviceable -**



**Photo 9-1**  
Attic view 1



**Photo 9-2**  
Attic view 2

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## **Garage or Carport**

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Metal

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared serviceable  
**Condition of garage interior:** Appeared serviceable  
**Garage ventilation:** Exists

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## Electric

**Electric service condition:** Appeared serviceable  
**Primary service type:** Underground  
**Number of service conductors:** 3  
**Service voltage (volts):** 120-240  
**Estimated service amperage:** 200  
**Primary service overload protection type:** Circuit breakers  
**Service entrance conductor material:** Stranded aluminum  
**Main disconnect rating (amps):** 200  
**System ground:** Not visible.  
**Condition of main service panel:** Appeared serviceable  
**Location of main service panel #A:** Garage  
**Condition of branch circuit wiring:** Serviceable  
**Branch circuit wiring type:** Non-metallic sheathed  
**Smoke alarms installed:** Tested  
**Carbon monoxide alarms installed:** Tested

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**10) Safety, Repair/Replace, Evaluate** - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the kitchen right of sink. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

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**11) Safety, Repair/Replace, Evaluate** - One or more electric receptacles (outlets) at the laundry sink had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

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**12) Safety, Repair/Maintain** - There is an open box with a hot wire in it in the upstairs closet near the attic access. This appeared to be the intended switch box for attic lighting that was never completed. Recommend that a qualified professional put a wire nut on the hot wire and put a cover on the box, or finish the lighting circuit.



**Photo 12-1**

Open box with hot wire in closet.

**Photo 12-2**

Unfinished circuit in attic, not live.

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## **Plumbing / Fuel Systems**

**Water service:** Public

**Water pressure (psi):** 70 PSI

**Location of main water shut-off:** At water meter by street.

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Sewage ejector pump installed:** No

**Condition of fuel system:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter

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## **Water Heater**

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 3 years

**Capacity (in gallons):** 75

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

**Hot water temperature tested:** No

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

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## **Heating, Ventilation and Air Condition (HVAC)**

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** Unknown

**Condition of forced air heating/(cooling) system:** Appeared serviceable, Near, at or beyond service life

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** Age of house 22 years.

**Condition of furnace filters:** Appeared serviceable

**Condition of forced air ducts and registers:** Required repair, replacement and/or evaluation (see comments below)

**Condition of cooling system and/or heat pump:** Appeared serviceable, however is near, at or beyond service life. Was functioning properly during inspection.

**Cooling system and/or heat pump fuel type:** Electric

**Location:** Garage

**Condition of controls:** Appeared serviceable

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**13) Repair/Replace** - One or more heating or cooling ducts have come apart, or had significant gaps at junctions. This can result in reduced energy efficiency and increased moisture in surrounding spaces. Recommend that a qualified HVAC contractor make permanent repairs as necessary. For example, by securely supporting ducts and installing approved tape or mastic at seams.



**Photo 13-1**  
Disconnected supply duct in crawl-space.

**14) Comment** - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



**Photo 14-1**  
Furnace with cover off.



**Photo 14-2**  
Label with date of manufacture.

## **Fireplaces, Stoves, Chimneys and Flues**

**Condition of gas-fired fireplaces or stoves:** Required repair, replacement and/or evaluation (see comments below)The gas fireplace was non functioning according to the home owner.

**Condition of chimneys and flues:** Appeared servicable.

**Wood-burning chimney type:** Masonry

**15) Repair/Replace, Evaluate** - The gas fireplace or stove was not fully evaluated because the pilot light was off. The

inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.



**Photo 15-1**

Gas fireplace non functioning.

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## **Kitchen**

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Natural gas

**Type of ventilation:** Hood or built into microwave over range or cooktop

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

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## **Bathrooms, Laundry and Sinks**

**Location #A:** Full bath, Master bath, first floor

**Location #B:** Half bath, first floor

**Location #C:** Full bath, second floor

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Gas supply for laundry equipment present:** Not determined

**240 volt receptacle for laundry equipment present:** Yes

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## **Interior, Doors and Windows**

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Vinyl

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Vinyl, linoleum or marmoleum, Wood or wood products

**Condition of stairs, handrails and guardrails:** Appeared serviceable

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## **Wood Destroying Organism Findings**

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** No

**Visible evidence of past wood decay fungi:** No

**Visible evidence of damage by wood-destroying insects:** No

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** Yes, standing water in crawl space this is a condition that is conducive to wood destroying organisms.

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