Willamette Home Inspection

Phone: (541) 688-6026
615 Park Ave
Eugene OR 97404-3097
Inspector: Jeffry Heller

Summary

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

Concerns are shown and sorted according to these types:

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

Grounds

1 ***Monitor*** - West walk way has seperated 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.

Exterior and Foundation

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.
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

Crawl Space

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.

Roof

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.

Electric

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.

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

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.

Heating, Ventilation and Air Condition (HVAC)

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.

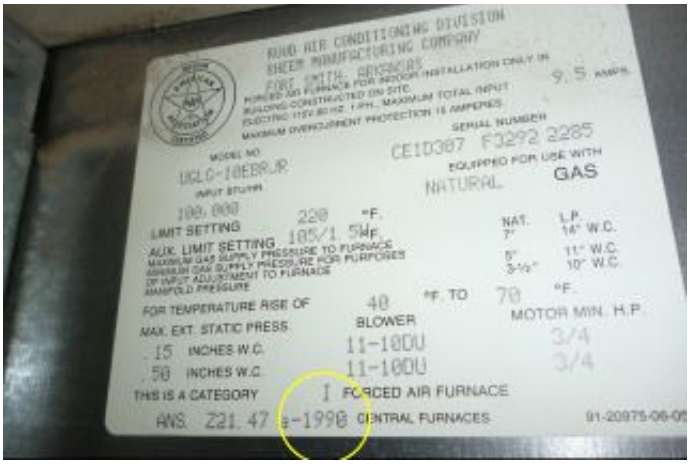

Photo 14-2
Label with date of manufacture.

Fireplaces, Stoves, Chimneys and Flues

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.