



## **Willamette Home Inspection**

**(541) 653-6534**  
**615 Park Ave**  
**Eugene OR 97404-3097**  
**Inspector: Jeffry Heller**  
**OCHI #1686 CCB #203520**



### Summary

Client(s): **Lleyton Hewitt**

Property address: **1084 McKinley Street**

Inspection date: **Wednesday, September 17, 2014**

This report published on Friday, May 31, 2019 11:07:39 AM PDT

Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Major Defect</b>	Correction likely involves a significant expense
<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>Comment</b>	For your information

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## Grounds

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1) **Safety, Repair/Replace** - Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices. Handrail at second floor unit is too low.

2) **Safety, Repair/Replace** - Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.



Photo 2-1 Guardrail and handrail at second floor apartment does not meet current codes.

3) **Repair/Replace, Evaluate** - Fungal rot was found in railings at one or more sets of exterior stairs. Fungal rot in some stair components may pose a safety hazard. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.

Fungal rot was found in the rail at second floor unit.

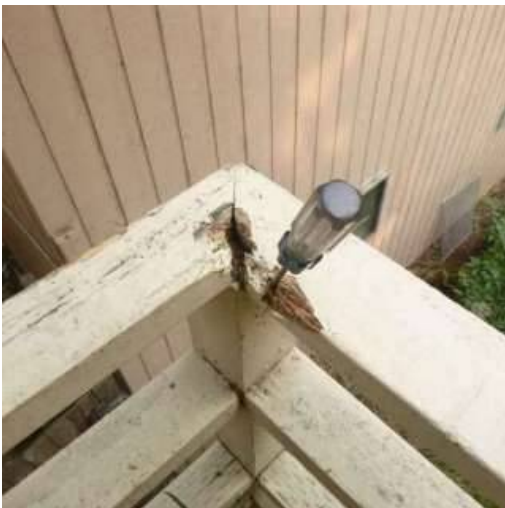


Photo 3-1

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## Exterior and Foundation

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5) **Repair/Replace** - Some sections of siding and/or trim were deteriorated, loose, split and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 5-1



Photo 5-2



Photo 5-3

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**6) Repair/Maintain** - One or more cracks were found in the foundation. Due to the age of this structure these did not appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 6-1

**7) Maintain** - Vegetation such as trees, shrubs and/or vines was 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. 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 7-1

**8) Maintain** - The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 8-1



Photo 8-2





Photo 8-3



Photo 8-4



Photo 8-5



Photo 8-6



Photo 8-7

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**9) Maintain** - Caulk was missing and/or deteriorated in some areas. For example, around windows, at siding-trim junctions and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporhost.com/?CAULK>



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

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## **Basement**

12) **Safety, Repair/Replace** - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 12-1

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13) **Maintain** - The glazing compound or caulk that holds glass panes in one or more windows was deteriorated and/or substandard. Air and/or water can leak through windows, and wood window frames are prone to rot. Recommend that a qualified person replace glazing compound as necessary. For more information, visit:

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



Photo 13-1

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## **Roof**

15) **Major Defect, Evaluate** - The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future.





Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6

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**16) Repair/Replace** - Fungal rot or significant water damage was found at one or more roof areas at edges of roof sheathing and/or barge trim. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.



**Photo 16-1** Fungal rot, roof sheathing, West side.



**Photo 16-2** Fungal rot, barge trim board.

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**17) Repair/Replace** - Some composition shingles were broken and/or damaged. Leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



**Photo 17-1**



**Photo 17-2**

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**18) Repair/Maintain** - One or more roof-top appurtenances such as vents, masts, pipes, etc. were corroded. Metal may deteriorate to the point of needing replacement. Leaks can occur around such items if flashing or sealant doesn't form a waterproof seal with the corroded metal. Recommend that a qualified person repair as necessary. For example, by cleaning rust and repainting with a rust-inhibiting paint.





Photo 18-1



Photo 18-2 Recommend replacing all significantly corroded flues and flashings at next roofing.



Photo 18-3

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19) **Repair/Maintain** - Loose knee brace observed at East gable end.



Photo 19-1

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20) **Repair/Maintain** - Loose gable trim, West side.



**Photo 20-1**

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**21) Maintain** - Some moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

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



**Photo 21-1**

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**22) Maintain** - Protruding brace ends should be sealed and painted.



Photo 22-1

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## **Plumbing / Fuel Systems**

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**24) Repair/Replace, Evaluate** - The inspector was unable to locate the main sewer clean-out, and unable to verify that one exists. Such clean-outs can help determine if the main line versus a fixture drain line is clogged, and make clearing out the sewer line easier and less expensive. Without a main sewer clean-out, a plumber's drain clearing machine will need to be run through an internal fixture (e.g. a toilet) or through a vent pipe typically located on the roof. Consult with the property owner, or have a qualified plumber evaluate if necessary, to determine if a clean-out exists. If one is not installed, then recommend that a qualified plumber install one per standard building practices.

**25) Evaluate, Monitor** - Some or all of the water supply and drain or vent pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<http://www.reporhost.com/?GALVPIPE>



Photo 25-1

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

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**27) Safety, Repair/Maintain, Evaluate** - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

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



Photo 27-1



Photo 27-2 Damper was functional.

**28) Repair/Replace** - Metal flue and/or chimney cap is deteriorated, recommend a qualified person repair or replace as necessary. If chimney is not to be used it should be sealed at crown and fire box.



Photo 28-1



Photo 28-2

**Electric**

**29) Safety, Repair/Replace, Evaluate** - One or more wires were scorched or heat-damaged in panel(s) #A. A qualified electrician should evaluate and make repairs or replace components as necessary.

A wire at the neutral bar has scorched insulation.



Photo 29-1



Photo 29-2

**30) Safety, Repair/Replace, Evaluate** - Panel(s) #D used older style, "Edison" base fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Recommend that a qualified electrician evaluate this panel and the wiring to determine if damage has occurred, and repair or replace components and/or wiring as necessary.

A basement service disconnect is a screw in fuse type.



Photo 30-1

**31) Safety, Repair/Replace** - Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings. Exposed wire is present in the basement.



Photo 31-1

**32) Safety, Evaluate** - 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an

equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 32-1

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**33) Safety, Comment** - Light fixtures with fully or partially exposed fluorescent bulbs were installed in one or more closets. This is a safety hazard. Recommend that protective sleeves be installed on such bulbs to prevent breakage. The upstairs storage closet has an exposed bulb and the pull chain switch operates poorly.



Photo 33-1

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**34) Repair/Replace** - One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard. A diffuser is missing in the living room of the upstairs apartment.



Photo 34-1

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## Water Heater

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**37) Safety, Repair/Replace** - The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity.

Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

Neither water heater is strapped.



Photo 37-1

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**38) Safety, Repair/Replace** - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.



Photo 38-1



Photo 38-2

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**39) Safety, Repair/Replace** - Wiring for the water heater's power supply was exposed and subject to damage. Standard building practices call for non-metallic sheathed wiring to be protected with BX armored conduit to prevent damage. This is a potential safety hazard for shock. Recommend that a qualified contractor repair per standard building practices.

Exposed wire is present at the Rudd water heater.



Photo 39-1

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**40) Repair/Replace, Evaluate** - Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to



occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

Significant corrosion is present at the TPR valve of the National water heater.



Photo 40-1

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**41) Evaluate, Comment** - The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

The National water heater appears to be very old and shows soot at the element cover.



Photo 41-1

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## Heating, Ventilation and Air Condition (HVAC)

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**43) Evaluate, Comment** - The estimated useful life for most forced air furnaces is 15-20 years. The inspector was unable to determine the age of the furnace. Be aware that this furnace may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.

All of the furnaces appear to be old.





Photo 43-1



Photo 43-2



Photo 43-3

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## **Kitchen**

**44) Safety, Repair/Replace** - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporhost.com/?ATB>

Both apartment ranges do not have an anti-tip bracket.



Photo 44-1

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**45) Repair/Replace** - Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary. The upstairs counter is damaged.



Photo 45-1

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## **Bathrooms, Laundry and Sinks**

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**46) Safety, Repair/Replace** - The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporhost.com/?DRYER>



Photo 46-1

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**47) Repair/Replace, Evaluate** - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 47-1

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**48) Repair/Replace** - The bathroom with a shower or bathtub at location(s) #A and B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold

weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

**49) Repair/Maintain** - Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 49-1

**50) Repair/Maintain** - The sink drain stopper mechanism at location(s) #B was missing. Recommend that a qualified person repair or replace as necessary.



Photo 50-1

**51) Repair/Maintain** - The clothes dryer exhaust duct was broken in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person make permanent repairs as necessary. For more information, visit:

<http://www.reporhost.com/?DRYER>

The exterior vent covers are missing their flaps.



Photo 51-1



Photo 51-2