

Perfection Inspection, Inc

Danna Loveland

**Property Address:
4960 Crater Ave N
Keizer OR 97303**



11/4/2024

Jim Allhiser

CCB#179533 OCHI#916

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

**1160 31st CT
Salem, OR 97304
503.508.4321 jallhiser@PerfectionInspectionInc.com**

J. C. President



Repair Summary

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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

 Moss noted on the shaded sections of the roof. Moss is best treated chemically annually with as little disturbance to the shingles as possible.

Refer here for more information: <http://salemoregonhomeinspector.com/2011/01/13/i-have-moss-all-over-my-roof-now-what/>

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

-  (1) The gutter were rusted. Rusted gutters will eventually form leaks and need to be replaced. I recommend monitoring this issue to determine if repairs are necessary.
-  (2) The downspouts need to carry water at least 10 feet away from the building at the front, rear and sides of the building. A licensed professional contractor should repair this issue. Allowing excess storm water to dump near the building can contribute to water in the crawlspace, structure/siding deterioration and structural movement.
-  (3) The gutter seams appear to leak. This type of gutter is a poor material solution in this climate. Gutters that dump storm water near the foundation can cause moisture issues around the home and can lead to foundation issues. A qualified contractor should replace the gutters as needed.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

-  (1) The wood siding and trim at the front, rear and south side of the building (refer to picture(s)) was deteriorated. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (2) The siding at the exterior in areas has open butt joints. The caulking joints will need to be actively maintained to prevent moisture intrusion in these areas. A qualified contractor should inspect and repair as needed.
-  (3) Paint was worn on siding. The building should be properly prepped and painted to preserve the building envelope.
-  (4) The siding at the north side of the building was missing. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (5) Bare trim needs primer and paint at front of the building (refer to picture(s)).

2.1 DOORS (Exterior)**Inspected, Repair or Replace**

-  (1) The entry doors on the attached shed were delaminated. This should be repaired/replaced. A qualified contractor should inspect and repair as needed.
-  (2) The main entry door rubs at top and jamb when closing. This should be repaired/replaced. A qualified contractor should inspect and repair as needed.

2.2 WINDOWS**Inspected, Repair or Replace**

-  (1) The window frame were deteriorated at front of the building. This should be repaired. A qualified contractor should inspect and repair as needed.
-  (2) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.
-   (3) The window frames have open caulking joints at most windows. Deterioration may occur if not corrected. A qualified person should repair or replace as needed.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**Inspected, Normal Routine Maintenance Item, Repair or Replace**

-   The asphalt drive at the front of the building was worn and ponding in areas. Further deterioration can occur if not repaired. I recommend sealing the cracks and chip coating the surface to prolong the life of the driveway.

3. Interiors**3.2 FLOORS****Inspected, Repair or Replace**

-  (1) The sub floor was unfinished at the kitchen. Repairs are needed. A qualified contractor should inspect and repair as needed.

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Inspected, Repair or Replace**

-  (1) The step treads were short and the stairs were very steep. A fall or injury could occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (2) The hand/guard rail for the upstairs had openings that were too large. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.
-  (3) The hand/guard rail for the upstairs had ends that did not properly terminate. Handrails should return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. A repair or replacement is needed. A qualified contractor should repair or replace as needed.
-  (4) The ceiling clearance for the stairs was lower than 6 feet from the floor. At least 6'8" should be minimum for modern doorways/ceiling heights. An injury could occur if not corrected. A qualified

-  contractor should repair or replace as needed.
-  (5) The stairs to second story were not uniform in "riser height" and were a tripping hazard. A fall or injury could occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (6) The hand/guard rail for the stairs did not have a proper continuous hand rail. An injury could occur if not corrected. A qualified contractor should repair or replace as needed.

4. Structural Components

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace

-  (1) The crawlspace did not have a proper clearance under the kitchen. The crawlspace should be excavated to provide inspection and duct clearance. This area could not be accessed thoroughly and you should consider having this area inspected after the soil is removed to provide at least 18" of ground clearance.
-  (2) The wood/cellulose construction debris should be removed from the crawlspace. The excess wood that is under the building can be an excellent home base for wood destroying organisms, allowing them to multiply. When the wood runs out or the wood destroying organisms start looking for more they may look to your building. In general all pieces large enough to be caught in a garden rake should be removed.

4.2 WALLS (Structural)

Inspected, Repair or Replace

-  The foundation wall at the rear of the building, crawlspace access, has been excavated up to the footing. This condition can cause the wall to settle more or possibly fail. A qualified, licensed professional contractor should repair as necessary.

4.4 FLOORS (Structural)

Inspected

-   The floor joist was cut or damaged under the hall bath. This damage appears to have been in place since the house was built however a proper support may be needed where joist was cut. A qualified, licensed professional contractor should repair as necessary.

4.7 WOOD DESTROYING ORGANISMS

Inspected, Repair or Replace

-  Active subterranean termites found on site. No significant damage could be noted in the limited sections of the crawlspace where the termites could be noted however there is always a chance of unseen damage. This issue should be treated by a qualified, professional pest control operator.

5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

-  (1) You should strongly consider having the sewer line scoped. Issues with the main underground waste line can be common and the repairs can be costly. The main under ground soil pipe could not be viewed and was not inspected.
-  (2) The stand pipe for the washing machine is only 1 1/2" in diameter. Most modern washing machines suggest a minimum of 2" line and the smaller line may over-run. A qualified licensed plumber should repair or correct as needed.
-  (3) The p-trap on waste line has an improper connection or repair at the kitchen sink. The trap was too deep. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.
-  (4) The toilet leaked at floor at the hall bath. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.
-  (5) The plumbing waste line was not properly supported in the crawlspace under the kitchen. Repairs

are needed. I recommend a licensed plumber inspect further and repair as necessary.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

-  (1) The outside water faucets do not have vacuum-breakers (anti-siphon valves) installed at the front and rear. The valves prevent harmful liquids from entering your water system and should be installed to improve the safety of the building. A qualified licensed plumber should repair or correct as needed.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

-  (1) The T&P (Temperature and Pressure) relief valve on water heater needs a 3/4" pipe to extend within 6 inches of floor for safety. I recommend repair by a licensed professional plumbing contractor.
-  (2) Water heaters in this area should be strapped on the top third and bottom third to resist movement in a seismic condition.
-  (3) The wiring for the water heater was exposed. This is a safety issue that needs to be corrected. I recommend a licensed electrician correct as necessary.

6. Electrical System

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

-  (1) The main panel has several circuit breakers that need labels identifying their location(s).
-  (2) The main panel was missing a knockout (DANGEROUS). This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.
-  (3) Screw(s) missing from the panel cover. All of the screws should be installed for the cover to function properly in an emergency over-current situation. The screw(s) should be replaced with a proper screw designed for this panel.
-  (4) The main panel has open knock outs in the inside of the panel. This condition could allow pests to enter the panel and should be repaired by a licensed professional electrician.
-  (5) The main panel did not have proper access clearances. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

-  (1) White branch circuits that are being used as hot wires are not labeled with "phase tape" should be corrected. This is strictly a labeling issue and does not effect the ability of the wire to carry electrons. Phase wire in a circuit may be black, red, orange (high leg delta) insulated wire, sometimes other colors, but never green, gray, or white (whether these are solid colors or stripes). I recommend a licensed electrician inspect further and correct as needed.
-  (2) Sub panel did not have properly isolated neutral and ground bars should be corrected. I recommend a licensed electrician inspect further and correct as needed.
-  (3) Double tap (where neutral wires share a lug designed for one) noted on the main panel. A qualified licensed electrician should perform repairs that involve wiring. Refer here for more information: <http://ecatalog.squared.com/pubs/Electrical%20Distribution/Panelboards/0100DB0705.pdf>
-  (4) One of the breakers in the attached shed was tripped. The freezer appeared to have a hard short and the breaker would not reset. This issue should be further investigated and repaired as necessary.

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the building, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

-  (1) The "three-prong" outlets were not grounded throughout the building. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.

More information here: <http://salemoregonhomeinspector.com/2011/08/08/grounded-outlets-gfcis-seatbelts-and-airbags/>

-  (2) The light fixture did not work in the hallway. This is for your information. Check the bulbs first and if the bulbs are not the issue an electrician should be consulted.
-  (3) Exposed wiring on wall at the rear of the shed. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.
-  (4) Extension cord used as permanent wiring at the breezeway on wall. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.
-  (5) One junction box need coverplates on wall above the water heater. I recommend repair as needed.
-  (6) Exposed wiring and missing cover plates in the garage. Exposed wiring is considered unsafe until repaired. A qualified licensed electrician should perform repairs that involve wiring.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Repair or Replace

-  The addition of GFCI's to the building in the exterior, bathrooms, and kitchen would be a wise modern safety update.

Please see this publication for more information: https://www.cpsc.gov/s3fs-public/099_0.pdf

6.7 SMOKE DETECTORS

Inspected

-  The smoke detector at the top of the stairs was older than 10 years. Smoke detectors that are 10 years or older should be replaced with modern units equipped with a hush feature and if they are an ionization type they need a 10 year ultralife battery. A qualified contractor should inspect and repair as needed.

Refer to the state rule for more information: [\(ORS 479.260\)](#)

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  The electric baseboards were in contact with combustible materials and appeared to be turned off at the bathroom, bedrooms and dining room/kitchen. This is for your information. I recommend repair as needed.

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH HABITABLE ROOM

Inspected, Repair or Replace

-  There was no functional heat source for the bedrooms and upstairs room. Every "habitable" room should have a heat source.

8. Insulation and Ventilation

8.1 INSULATION UNDER FLOOR SYSTEM

Not Present, Repair or Replace

-  The floor system was not insulated. Although this was normal when the building was built, we now know that heat loss can occur more on this building than on one that is properly insulated.

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present, Repair or Replace

-  The vapor retarder (plastic) on the crawlspace ground was missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified, licensed professional should install a new layer of 6 mill. black plastic vapor retarder where needed.

8.3 VENTILATION OF ATTIC AND CRAWLSPACE

Inspected

-  The foundation has a hole large enough for pests at the left side (facing front from the inside). Exclusion of pests is the best way to prevent issues. A qualified contractor should inspect and repair as needed.

8.4 VENTING SYSTEMS (Baths and laundry)

Inspected, Repair or Replace

-  (1) Building standards in the past have allowed a window to be a source of ventilation in a bathroom however most people will not open a window to ventilation during winter. It is suggested that you strongly consider installing a modern electric exhaust fan.
-  (2) The dryer vent piping had a damaged vent hood outside. Damaged piping can cause an obstruction of lint that has a possibility to create a fire hazard. I recommend repair as needed.

9. Built-In Kitchen Appliances

9.0 FOOD WASTE DISPOSER

Inspected

-  The food disposer wiring was exposed, not inside protective conduit. I recommend repair as needed.

9.2 RANGES/OVENS/COOKTOPS

Inspected

-  The anti-tip bracket for oven was missing. I recommend repair as needed.

More information here: <http://www.citizen.org/pressroom/pressroomredirect.cfm?ID=2611>

and here: <https://www.cpsc.gov/PageFiles/118037/5007tips.pdf>

9.3 RANGE HOOD/KITCHEN VENT

Inspected, Normal Routine Maintenance Item

-  (2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Safety Issues

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3. Interiors

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 (5) The stairs to second story were not uniform in "riser height" and were a tripping hazard. A fall or injury could occur if not corrected. A qualified contractor should inspect and repair as needed.

5. Plumbing System

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

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inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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