



SUMMARY
 1234 Main St. Ewa Beach Hawaii 96706
 Buyer Name
 02/01/2019 9:00AM

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2.1.1 Coverings

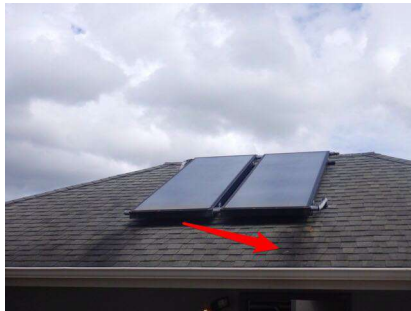
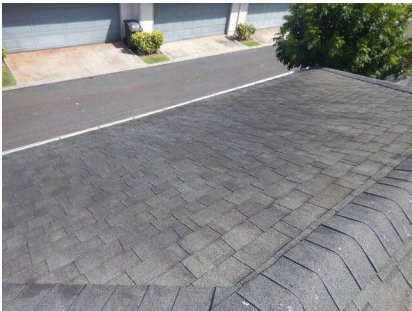
DAMAGED (GENERAL)

GARAGE ROOF



Roof coverings showed moderate damage.

Recommend a qualified roofing professional evaluate and repair.



Recommendation
 Contact a qualified roofing professional.

2.1.2 Coverings

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation
 Contact a qualified roofing professional.

2.3.1 Flashings

LOOSE/SEPARATED



Flashing is loose. Needs nailed down and caulked. Recommend further evaluation from a licensed Roofer.



Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation
Contact a qualified roofing professional.

3.1.1 Exterior Doors

PAINT/REFINISH NEEDED

FRONT DOOR AND GARAGE DOOR



1. Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Front Door and Garage Door entry ways need repainted



Recommendation
Contact a qualified painter.

3.2.1 Foundation

FOUNDATION CRACKS - MINOR

GARAGE FOUNDATION

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a qualified siding specialist.



3.3.2 Siding, Flashing & Trim

GARAGE DOOD TRIM

Trim around overhead Garage Door, seems to have been damaged. Recommend repair by a carpenter.



Recommendation
Contact a qualified carpenter.

3.3.3 Siding, Flashing & Trim

WINDOW PANELS



Window Panels on front of the house have bubbled paint. Needs repainted and surveyed by a qualified painter.



Recommendation
Contact a qualified painter.

3.3.4 Siding, Flashing & Trim

EXCESSIVE BIRD DROPPINGS ON SIDE OF THE HOUSE



Recommend having a handyman power washing bird droppings and debris.



Recommendation
Contact a qualified professional.

3.4.1 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Decks, Balconies, Porches & Steps

FRONT PORCH AND STAIRS

FRONT PORCH



Minor Cracks on front porch and stairs.

Recommendation

Contact a qualified concrete contractor.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

BACK PATIO



Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and have looked at by a concrete specialist.

[Here is a resource](#) on dealing with standing water in your yard.

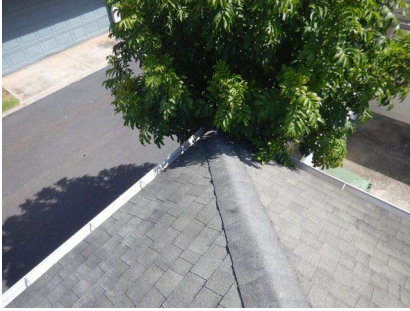
Recommendation

Contact a qualified concrete contractor.

3.7.2 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

GARAGE ALLEY



Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a qualified handyman.

3.7.3 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION ENCROACHING/GROWING CLOSE TO SIDE OF HOUSE.



Recommend to trim vegetation even with walkway. Vegetation can bring moisture and mold onto siding, creating further problems down the road. Recommend further evaluation by a qualified landscaper.

Recommendation
Contact a qualified professional.

4.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

GARAGE



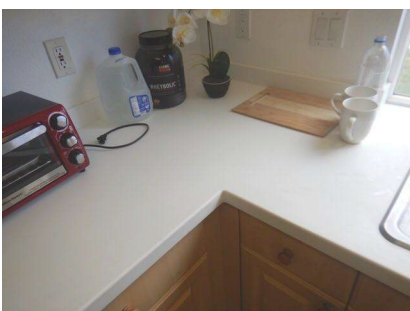
The electrical wires for the garage attic ceiling light switch are showing a sub standard installation. Excessive wires exist which are not sealed properly at the switch box. Repair is needed.

Recommendation
Contact a qualified electrical contractor.

7.1.1 COUNTERTOPS

COUNTERTOP

KITCHEN



The solid surface countertop has a small chipped area on it.

Recommendation
Contact a qualified countertop contractor.



7.2.1 WINDOWS

WINDOW

WINDOWS

There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Recommendation

Contact a qualified window repair/installation contractor.



9.3.1 Smoke Detectors

DEFECTIVE

MASTER BEDROOM

replacement.

Recommendation

Recommended DIY Project

Smoke detector is connected, but not functioning properly. Recommend



9.3.2 Smoke Detectors

INAPPROPRIATE LOCATION



Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

Recommendation
Recommended DIY Project

10.1.1 Shower/Bathtub

BATHTUB

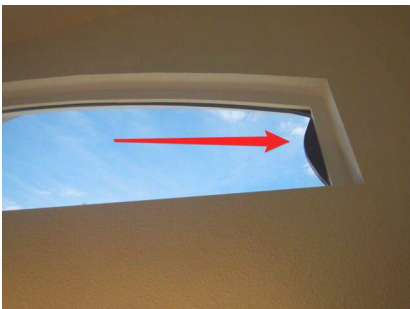


The tub's drain stop is missing. We recommend it be replaced.

Recommendation
Contact a qualified professional.

10.3.1 Windows

WINDOW SEAL



The right side picture window weather gasket is damaged. Repair/replacement is needed.

Recommendation
Contact a qualified professional.

12.2.1 Door

DOORKNOB

The bedroom door knob lock is missing.

Replacement is needed.

Recommendation
Contact a qualified professional.



12.2.2 Door

CLOSET DOORS

The right side mirror closet door has paint over-spray at one side. Repair is needed.

Recommendation
Contact a qualified professional.



15.3.1 Cabinets

PAINT OVERSPRAY

GROUND FLOOR BATHROOM



Some paint over-spray exist on the front right side of the sink cabinet.

Recommendation
Contact a qualified professional.

17.1.1 AC

AC HAS SIGNS OF WEAR

HVAC system is moderately worn

Recommendation
Contact a qualified HVAC professional.



18.3.1 Walls & Firewalls

DOOR HAS WEAR



Recommendation
Contact a qualified professional.

18.3.2 Walls & Firewalls

OUTSIDE TRIM DAMAGED



Recommendation
Contact a qualified professional.