



SUMMARY
1234 Main St. Jacksonville OR 97530
Buyer Name
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2.1.1 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

 Recommendation

GARAGE

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and install flashing over all horizontal trim.

Recommendation

Contact a qualified siding specialist.



2.1.2 Siding, Flashing & Trim

SEAL PENETRATIONS

 Recommendation

GARAGE

There are holes that are exposed on the exterior siding. Recommend sealing to prevent water damage to the siding.

Recommendation

Contact a qualified professional.



2.1.3 Siding, Flashing & Trim

CRACKED SEALANT AT TRIM JOINTS

 Recommendation

GARAGE

The sealant at the trim joints and window trim has deteriorated and cracked. Recommend re-sealing to prevent moisture damage.

Recommendation
Recommended DIY Project



2.1.4 Siding, Flashing & Trim

FAILING PAINT

SOUTH

The paint is failing on various locations around the house and the wood is exposed. Recommend painting to provide a waterproof barrier and to prevent dry Rot.

Recommendation
Contact a qualified painter.



2.1.5 Siding, Flashing & Trim

DRY ROT

GARAGE

There is dry rot present on the exterior trim in some areas. Recommend repair as needed.

Recommendation
Contact a qualified siding specialist.





2.1.6 Siding, Flashing & Trim

HOLES IN SIDING

WEST(DECK)

Recommend replacement of sections that are damaged to prevent damage to structure from water and pests.

Recommendation

Contact a qualified professional.

 Recommendation



2.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

DRIVEWAY

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.

 Recommendation



2.3.2 Walkways, Patios & Driveways
PATIO CRACKING - MINOR

PATIO AND STEPS

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

Recommendation

Recommend monitoring.



2.4.1 Decks, Balconies, Porches & Steps

MISSING HANDRAIL

WEST

Handrail is missing around the patio on the west side of the house. A handrail should be installed for safety.

Recommendation

Contact a qualified professional.





2.4.2 Decks, Balconies, Porches & Steps

UNFINISHED PORCH

BASEMENT

Interior of basement porch is exposed to elements and/or pests due to it being unfinished. Recommend repair/finishing as desired.

Recommendation

Contact a qualified professional.



2.5.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

GARAGE

The paint or finish is failing on the fascia in one or more locations. I recommend repainting to prevent water damage to the wood.

Recommendation

Contact a qualified painter.





2.6.1 Vegetation, Grading, Drainage & Retaining Walls

TRIM VEGETATION

Keep vegetation trimmed and away from the house. It creates a pathway for insects and rodents and can create prolonged moisture contact with the siding and trim.

Recommendation
Recommended DIY Project



3.1.1 Coverings

UNDER-DRIVEN NAILS

NORTH

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair. In at least one observed area, the under-driven nail has penetrated the upper layer of shingles.



Recommendation
Contact a qualified roofing professional.



3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

WEST

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation
Recommended DIY Project



3.2.2 Roof Drainage Systems

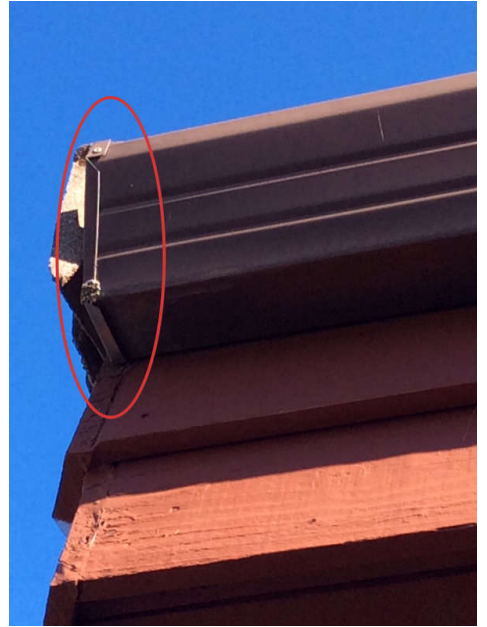
GUTTERS NEED SEALANT

 Recommendation

JOINTS

The sealant at the seams and gutter joints has deteriorated and is in need of repair. Recommend repair by a licensed gutter professional to ensure that all seams are properly sealed to prevent leaks.

Recommendation
Contact a qualified gutter contractor



3.2.3 Roof Drainage Systems

DAMAGED DOWNSPOUT

SOUTH

The underground downspout connection is damaged. Recommend repair to prevent water from draining near the foundation.

Recommendation

Contact a qualified professional.



Recommendation



3.2.4 Roof Drainage Systems

GUTTER SCREEN DAMAGED

NORTH

Screen is loose or damaged, recommend replacing with proper gutter screen.

Recommendation

Contact a qualified professional.



Recommendation



3.3.1 Flashings

STEP FLASHING IMPROPERLY INSTALLED

NORTH

The step flashing on the dormer is improperly installed. Recommend repair and proper installation by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



Recommendation



3.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT WATER PENETRATION

ROOF

There are signs of possible water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Proper flashing around the skylight is critical.

Recommendation

Contact a qualified professional.



Recommendation



3.4.2 Skylights, Chimneys & Other Roof Penetrations

VENT BOOT CRACKED

WEST

The vent boot is cracked and in need of replacement. Recommend replacing to prevent water from entering the attic.

Recommendation

Contact a qualified roofing professional.

 Recommendation



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

FOUNDATION

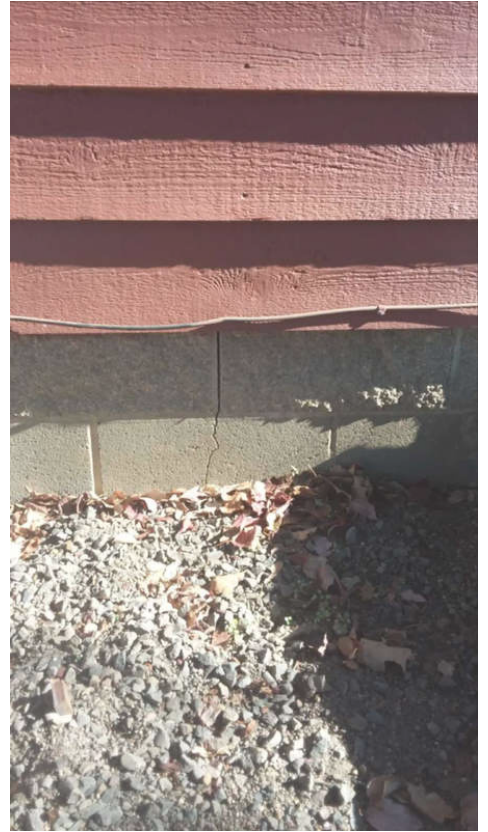
 Recommendation

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

Recommend monitoring.



4.1.2 Foundation

EFFLORESCENCE



Recommendation

SEVERAL LOCATIONS

Water staining on foundation indicates that gutters may be clogged and causing moisture to be absorbed into foundation. Recommend maintenance on gutters drainage system to direct water away from home. Also, ensure that the sprinkler system is not hitting the siding/foundation.

Recommendation

Recommend monitoring.



5.1.1 Equipment

INADEQUATE HEAT



Recommendation

Furnace was operating at the time of inspection, however very little or no heat was produced. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

5.3.1 Distribution Systems

DUCT DAMAGED

CRAWLSPACE EAST

Air supply duct has water inside. Recommend a qualified HVAC contractor repair.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



7.3.1 Water Supply, Distribution Systems & Fixtures

HOT AND COLD WATER LINES REVERSED ON BATHROOM SINK

BATHROOM

Recommend repair by licensed plumber

Recommendation

Contact a qualified professional.

 Recommendation



7.4.1 Hot Water Systems, Controls, Flues & Vents

INSUFFICIENT STRAPPING

The water heater is not properly strapped. A strap should be on the upper 1/3 and the lower 1/3, secured to the studs in the wall. Recommend repair.

Recommendation

Contact a qualified professional.

 Recommendation



7.4.2 Hot Water Systems, Controls, Flues & Vents

NO TEMPERATURE & PRESSURE RELIEF EXTENSION

An extension should be placed on the T&P valve that extends within 6 inches of the floor. Recommend repair by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

MISSING PANEL SCREWS

BASEMENT

The main panel is missing screws that hold the cover in place. Recommend replacing with flat head compressed thread screws.

Recommendation

Contact a handyman or DIY project



8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

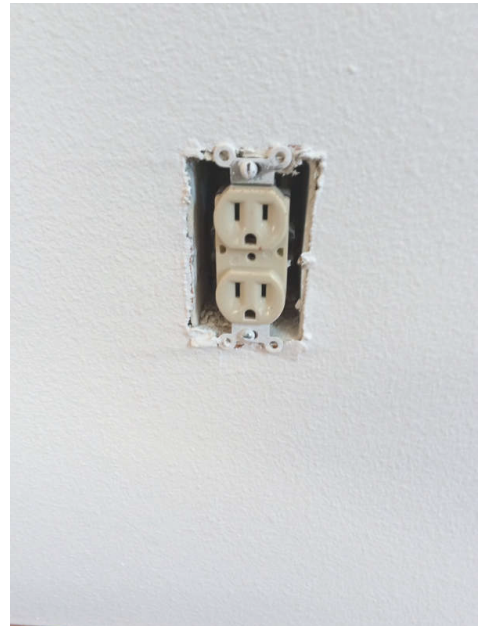
COVER PLATES MISSING

BEDROOM WEST

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Recommended DIY Project



8.6.1 Smoke Detectors

ADDITIONAL SMOKE DETECTORS

 Recommendation

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. Recommend installing smoke detectors in sleeping rooms. Recommend installing per manufacture recommendations.

Recommendation

Recommended DIY Project

9.5.1 Exhaust Systems

DAMAGED DRYER DAMPER

 Recommendation

WEST

The dryer vent on the exterior on the house is damaged and can allow pests to enter the duct. Recommend replacing damper.

Recommendation

Contact a qualified professional.



10.1.1 Doors

DOOR TRIM MISSING

 Recommendation

MASTER BATH

Recommend installing wood trim on door for finished appearance.

Recommendation

Contact a qualified professional.



10.2.1 Windows

WINDOW HARDWARE DAMAGED

 Recommendation

MASTER BATHROOM

The window on the east side of the house does not lock. Recommend replacement.

Recommendation

Contact a qualified handyman.



10.2.2 Windows

WATER DAMAGE

WINDOW FRAME

There is water damage at one or more windows. Recommend resealing to prevent further damage.

Recommendation

Contact a qualified handyman.



Recommendation



10.2.3 Windows

PAINT FAILING

WINDOW FRAMES

Recommend resealing to prevent further damage to window

Recommendation

Contact a qualified professional.



Recommendation



11.1.1 Dishwasher

CREATE HIGH LOOP

Recommend creating a high loop with the dishwasher drain line to prevent backflow from the kitchen sink.

Recommendation

Recommended DIY Project



Recommendation

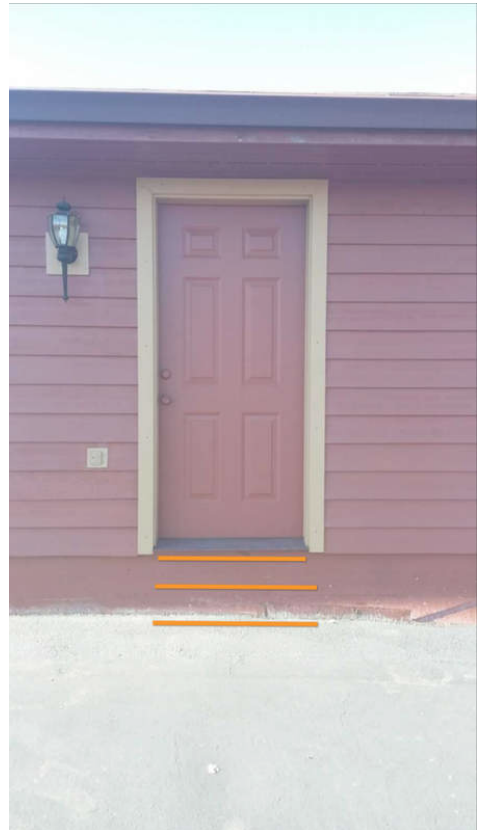


12.4.1 Garage Door
RECOMMEND STEPS
GARAGE WEST

 Recommendation

Recommend installing steps on the exterior door of the garage.

Recommendation
Contact a qualified professional.



12.7.1 Windows
BROKEN SEAL
GARAGE

 Recommendation

Several of the seals on the garage windows are broken, recommend a window contractor to evaluate and replace the window sashes.

Recommendation

Contact a qualified window repair/installation contractor.



13.7.1 Crawlspace

SIGNS OF RODENTS

 Recommendation

There were signs of rodents in the crawlspace. I was unable to determine if it is old or active. Recommend baiting as needed.

Recommendation

Contact a qualified pest control specialist.