

**SUMMARY**

1234 Main St. Long Beach CA 90808

Buyer Name
03/20/2018 9:00AMLochard Bell
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2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Recommended DIY Project

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

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



2.3.1 Flashings

MISSING

KICK OUT FLASHINGS ON BOTH SIDES OF DECK ROOF TIE IN.

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation
Contact a qualified roofing professional.



3.2.1 Exterior Doors

SLIDING GLASS DOOR

Track has debris. needs cleaning

Recommendation
Recommended DIY Project

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Contact a qualified driveway contractor.



3.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

GRADING

NORTH, WEST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION

Vegetation on East side of house is touching wall covering.

Recommendation

Recommended DIY Project



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

NORTH AND SOUTH SIDE OF HOUSE

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.





5.1.3 Equipment

NEEDS SERVICING/CLEANING

 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6.2.1 Drain, Waste, & Vent Systems

SHOWER - POOR DRAINAGE

 Recommendation

Shower had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

6.3.1 Water Supply, Distribution Systems & Fixtures

KITCHEN SINK

 Recommendation

Faucet connection leaking at or near wand head, needs correction.

Recommendation

Contact a qualified plumbing contractor.

6.4.1 Hot Water Systems, Controls, Flues & Vents

WATER STAINS - LEAKAGE

Water stains were observed at water heater supply valve, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.

 Recommendation



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

PANEL DAMAGED

 Recommendation

Panel door does not latch properly. Recommend repair or replacement by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

 Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

7.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

LIVING ROOM NORTH WALL

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

7.4.3 Lighting Fixtures, Switches & Receptacles

INADEQUATE NUMBER OF RECEPTACLES

 Recommendation

There is a minimal number of receptacles in the living room. This can cause a short circuit if increased demand is present. Recommend licensed electrician add additional receptacles.

Recommendation

Contact a qualified electrical contractor.

7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8.1.1 Attic Insulation

RECESSED LIGHTS

 Recommendation

Can light over entry door presents light leak. Suggests possible unintended air leak from conditioned space resulting in energy loss. Recommend correction.

8.3.1 Exhaust Systems

DRYER EXHAUST

 Recommendation

Dryer exhaust hood damper is prevented from operating properly due to lint buildup. Needs regular cleaning.

Recommendation
Recommended DIY Project



10.1.1 Dishwasher

ANTI TIP

One anti tip tab is missing required fastener, needs replacement.

Recommendation
Recommended DIY Project

