



SUMMARY

1234 Main St. Port Orchard Washington
98367

Buyer Name
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3.7.1 House Wall Finish **WEATHERED SIDING**

Recommendation

SEVERAL AREAS
Recommendation
Contact a qualified professional.



3.7.2 House Wall Finish **EXTERIOR VENTS NEED REPAIR**

Recommendation

The vent is missing or damaged and is in need of replacement.
Recommendation
Contact a qualified professional.



Right Side

3.8.1 Exterior Plumbing **DRIPPING HOSE BIB**

Recommendation

A hose bib is dripping and needs service [CLICK HERE](#) to fix it yourself
Recommendation
Contact a qualified professional.



3.17.1 Deck **DRY ROT**

Recommendation

FRONT SIDE
Dry rot was observed in the structure of the deck which is usually caused by deferred maintenance and should be repaired.
Recommendation

Contact a qualified deck contractor.



3.17.2 Deck

GUARDRAIL MISSING WHERE NEEDED

 Immediate/Safety Item

A guardrail is missing at a location where needed. We recommend installing to prevent a safety hazard.

Recommendation
Contact a qualified professional.



4.2.1 Composition Shingle Roof

END OF LIFE

 Immediate/Safety Item

The roofing material is deteriorated and should be evaluated by a roofing contractor before the end of escrow.

Recommendation
Contact a qualified professional.

4.2.2 Composition Shingle Roof

ROOF HAS A FEW MISSING SHINGLES

 Recommendation

The roof has a few missing shingles that should be replaced by a roofing contractor, before the close of escrow and preferably within the inspection period. This will help prevent the possibility of moisture getting past the roof covering, wearing the protective barrier beneath, and into the attic or residence. We recommend having a roofer inspect the rest of the roof as well.

Recommendation
Contact a qualified roofing professional.



4.4.1 Vents & Flashings

SIDEWALL FLASHING MISSING

 Recommendation

The sidewall flashing was missing. We recommend installing to prevent leaking.

Recommendation
Contact a qualified professional.



5.3.1 Weather Cap-Spark Arrestor

NO SPARK ARRESTOR OR WEATHER CAP

Recommendation

The chimney does not have a spark arrestor or weather cap which is mandated in most jurisdictions and should be installed. This will help prevent pests or debris from falling into the flue and causing an obstruction or damage.

Recommendation
Contact a qualified handyman.



5.4.1 Crown or Termination Cap

THE IS WASHED OUT OR DETERIORATED AND SHOULD BE REPLACED

Recommendation

The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be repaired or replaced.

Recommendation
Contact a qualified masonry professional.



5.10.1 Common Observations

FIREPLACE NEEDS REPAIRS

Recommendation

The fireplace is in need of repairs prior to use.

Recommendation
Contact a qualified fireplace contractor.



5.13.1 Chimney Condition

TUCK POINTING

Recommendation

The exposed sections of the exterior of the chimney needs re-pointing (tuck-pointing) due to having loose or

deteriorated mortar joints. Recommend Repair of old and or eroded mortar joints.

Recommendation
Contact a qualified professional.



6.5.1 Slab Floor

CRACKED AND SETTLED

 Recommendation

The garage slab floor is integral, and it has cracked, settled, and slightly deformed the structure. We can elaborate on this issue, but because it has structural implications you should consult an engineer.

Recommendation
Contact a qualified structural engineer.



10.1.1 Water Heating System

END OF PRESSURE RELIEF VALVE DISCHARGE PIPE NEEDS AN ELBOW

 Immediate/Safety Item

The end of the pressure relief valve discharge pipe needs an elbow added for safety reasons. The elbow should point toward the ground, and discharge no more than approximately 6 inches above the ground, to prevent the possibility of spraying someone with hot water.

Recommendation
Contact a qualified handyman.



11.3.1 Sink and Faucet

HOT AND COLD REVERSED

 Recommendation

The hot and cold water lines to the kitchen faucet are reversed and should be serviced as necessary. Hot water is on the right side and cold water is on the left side; this is opposite of the usual setup. I recommend correcting this issue to help prevent the possibility of a scalding type

injury.
Recommendation
Contact a qualified handyman.



11.4.2 Trap and Drain

LEAK AT DRAIN LINE BELOW THE SINK

 Immediate/Safety Item

There is a leak at the drain line below the sink which should be repaired as necessary.

Recommendation
Contact a qualified professional.



13.3.1 Valves and Connectors

LEAK ON THE HOT WATER SHUT-OFF

 Immediate/Safety Item

MASTER BATHROOM

There is a leak on the hot water shut-off valve below the sink, which should be evaluated and repaired as necessary by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.



13.8.2 Tub-Shower

TUB STOPPER NEEDS WORK

 Recommendation

MASTER BATHROOM

The mechanical tub stopper does not engage, and should be serviced.

Recommendation
Contact a qualified handyman.



14.4.1 Sink

LAUNDRY SINK NOT SECURED

 Recommendation

Laundry sink is not secure too. We recommend securing to prevent damage to Plumbing.

Recommendation
Contact a qualified professional.



15.10.1 Handrails & Guardrails

NO HANDRAIL ON THE STAIRS

 Immediate/Safety Item

There is no handrail on the stairs, which is an essential safety feature that should be added as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



16.2.1 Doors

DOOR HARDWARE NEEDS ADJUSTMENT

 Recommendation

3RD FLOOR LEFT BEDROOM

The door hardware is Missing or in need of adjustment or repair.

Recommendation

Contact a qualified professional.



18.2.1 Foundation

CRACKS MODERATE

 Recommendation

RIGHT SIDE

Moderate sized cracks were observed on the Exterior foundation. This suggests unstable or settling soils. Recommend a soil or structural engineer should be consulted for corrective repairs. This may include sealing the pieces back together with a concrete or similar patch. Sealing is to deny possible moisture entry. a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation

Contact a qualified professional.



22.1.1 Living Area

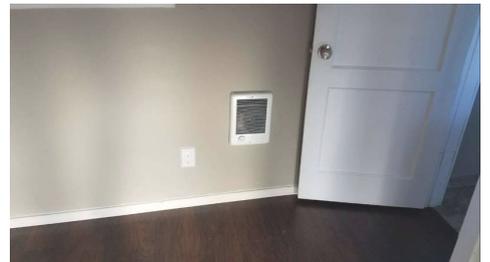
HEAT FAILED

 Recommendation

One of the heater failed to operate. Recommend repair.

Recommendation

Contact a qualified professional.



22.7.1 Exterior conditions

WEATHERED SIDING

 Recommendation

The exterior siding was weathered. Maintenance and repairs are needed.

The exterior siding was inspected, maintained and repaired as needed.

Recommendation
Contact a qualified professional.

