



SUMMARY

1234 Main St. Naches WA 98937

Buyer Name
11/12/2018 9:00AM

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3.1.1 Siding, Flashing & Trim

MINOR DAMAGE

BACK EXTERIOR

Some minor damage/deterioration noted at exterior siding and/or trim. Probable past moisture from garden spigot. Recommend maintaining paint/seal to prevent further compromise due to moisture.

Recommendation

Contact a handyman or DIY project



Recommendations



3.2.1 Exterior Doors & Windows

ADJUSTMENT NEEDED

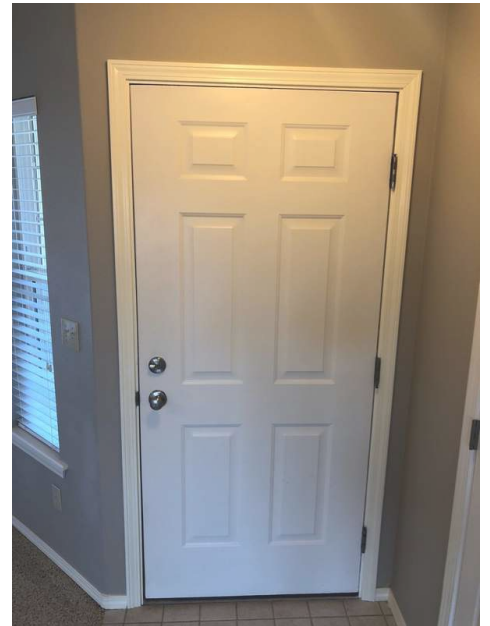
Some entry doors or entry door hardware was not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendations



4.4.1 Flashings

DRIP-EDGE FLASHING NOT INSTALLED

Drip-edge flashing protects roof eaves, soffits and fascia from possible moisture penetration and potential damage resulting from moisture. Some areas of home did not have a proper drip-edge flashing installed. Home may benefit from a proper drip-edge flashing installed at roof eaves. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Maintenance / Information



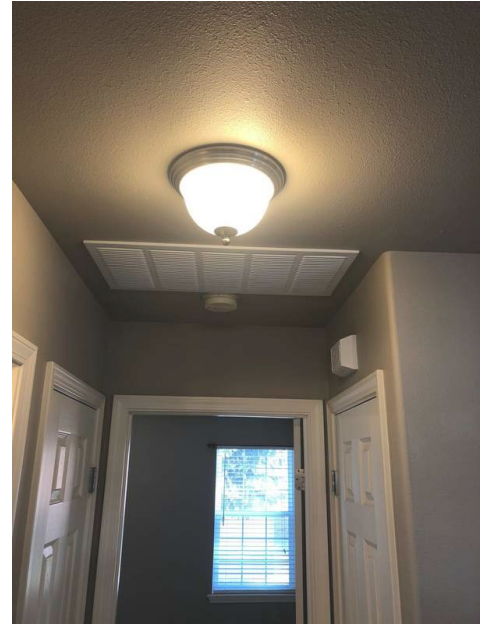
5.1.1 Safety Equipment

CARBON MONOXIDE DETECTORS

 Safety Hazard

Carbon Monoxide Detectors are required to be installed on each floor and outside all bedroom/sleeping areas. Inspector was unable to confirm/identify Carbon Monoxide Detectors in all required locations at time of inspection. Recommend repair.

Recommendation
Recommended DIY Project



5.1.2 Safety Equipment

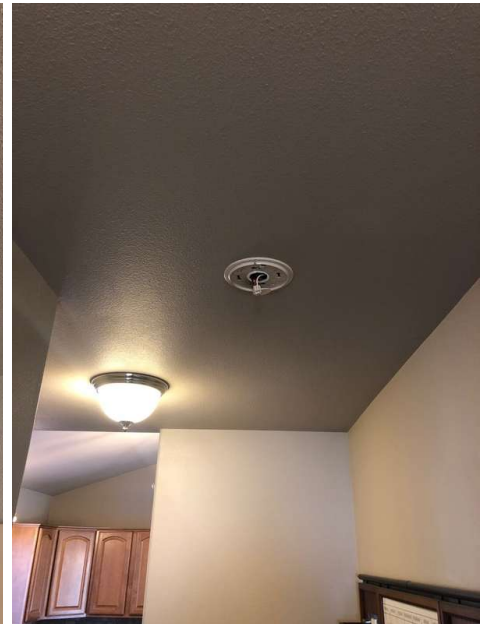
SMOKE DETECTORS MISSING

 Safety Hazard

KITCHEN, MASTER BEDROOM, HALL

Inspector was unable to confirm installed Smoke Detectors in all required/recommended locations. Safety Hazard. Recommend repair or replace as needed.

Recommendation
Contact a qualified handyman.



5.5.1 Windows

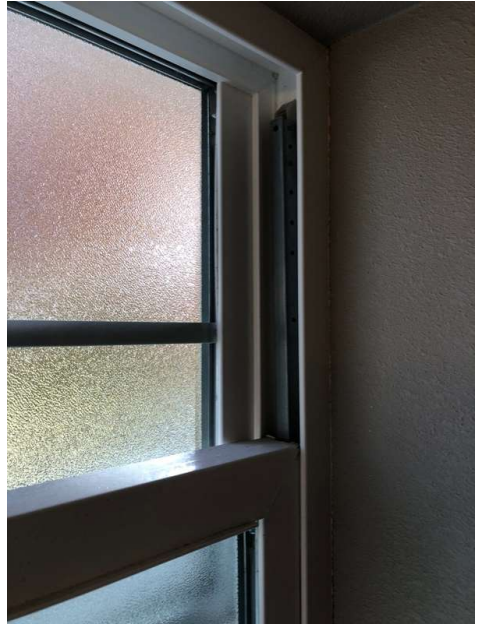
SINGLE-HUNG WINDOWS

 Recommendations

HALL BATHROOM, MASTER BATHROOM, LAUNDRY ROOM

Some single hung windows not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation
Contact a qualified window repair/installation contractor.



5.6.1 Doors

DOOR IN NEED OF ADJUSTMENT

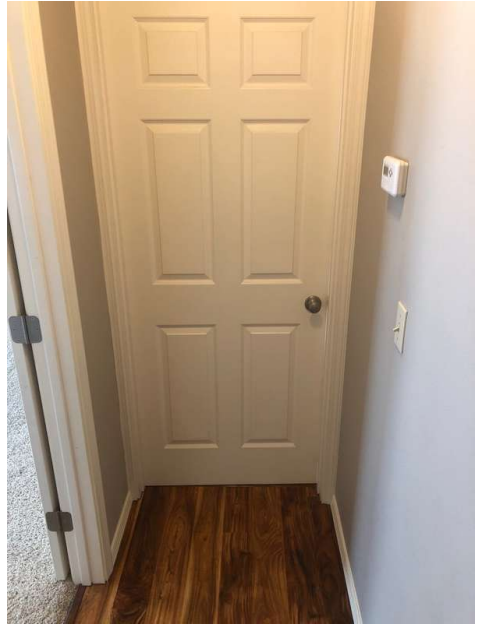
HALL BATHROOM, MASTER BATHROOM, LAUNDRY ROOM

One or more interior doors stick/rub or do not latch smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.





5.10.1 Cabinets & Countertops
ADJUST CABINET HARDWARE
HALL BATHROOM

 Recommendations

Some cabinet hardware was not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation
Contact a handyman or DIY project



8.1.1 Supply Plumbing
HIGH WATER PRESSURE

 Recommendations

High water pressure may put unneeded stress/strain on your plumbing system (pipes and fixtures). The generally recommended safe water pressure for residential application is 60-80 P.S.I. Recommend adjusting water pressure at Pressure Reducing Valve (or install a proper Pressure Reducing Valve if needed). Here is a helpful [article](#) on Water Reducing Valves.

Recommendation
Contact a qualified plumbing contractor.



8.2.1 Fixtures & Faucets

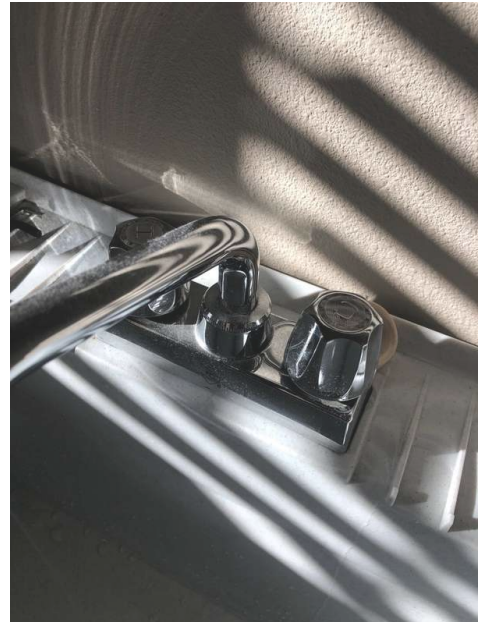
LEAKING VALVE/FIXTURE

LAUNDRY ROOM

Faucets/fixtures leaking or not operating properly. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



8.2.2 Fixtures & Faucets

SINK NOT SECURE

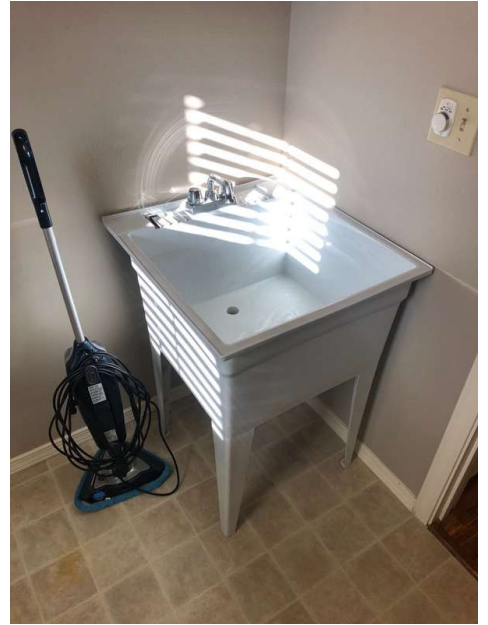
LAUNDRY ROOM

Sink not secured. Condition conducive to stress at plumbing fittings and possible leaks. Recommend securing/fastening sink to wall.

Recommendation

Contact a qualified handyman.





8.2.3 Fixtures & Faucets

SPIGOT HANDLE DAMAGED

BACK EXTERIOR

Garden spigot/hose-bib handle damaged.

Recommendation

Contact a qualified professional.

 Recommendations



8.2.4 Fixtures & Faucets

SPIGOT LEAKING

Leak noted at exterior garden spigot/s. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.

 Recommendations



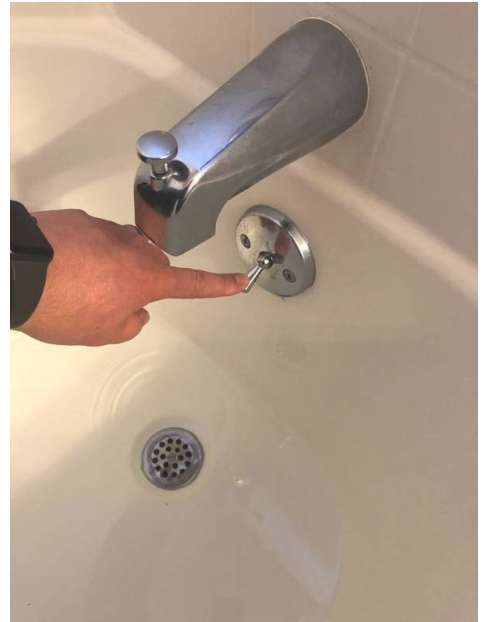
8.3.1 Drain / Waste, & Vent Systems
DRAIN STOP NOT OPERATING PROPERLY

 Recommendations

BATHROOM

Mechanical drain stop/plug not operating properly. Drain stop appears to be reversed and requires holding in the down position to drain tub.

Recommendation
Contact a qualified handyman.



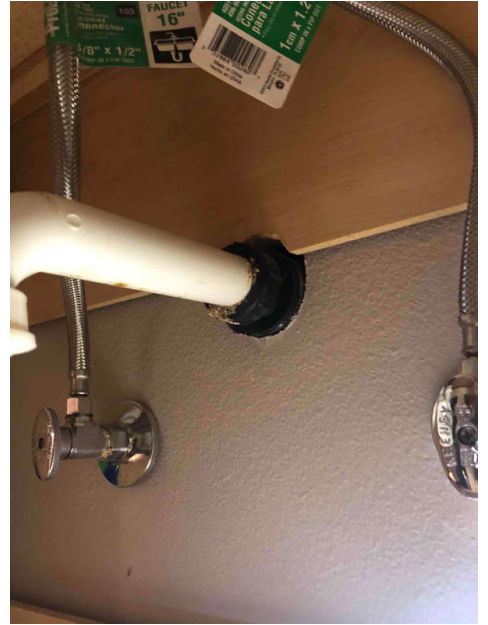
8.3.2 Drain / Waste, & Vent Systems
POTENTIAL LEAK

 Recommendations

MASTER BATHROOM

Evidence of past leaks or potential leaks observed at drain plumbing. No active leaks observed at time of inspection. Recommend monitor.

Recommendation
Recommend monitoring.



9.3.1 Safety Features

SEISMIC STRAPPING NOT INSTALLED OR IMPROPER



Modern safety standards requires seismic strapping at top and bottom thirds of installed Hot Water Tanks. See this helpful [link](#) for approved strapping and anchoring techniques. Recommend repair.

Recommendation

Contact a qualified handyman.



9.3.2 Safety Features

TPRV DISCHARGE PIPE MISSING/IMPROPER



Temperature Pressure Relief Valve discharge piping missing or improper. A proper discharge pipe of approved, rigid, high temp material must be installed and terminate within 24" to 8" of floor, or waste drain with a visual air gap to prevent possible back-flow. Discharge pipe must **not reduce in size** or be connected to any other discharge piping. No point of discharge pipe may be tapped, T-ed, threaded or exposed to freezing temperature. Recommend repair or replace as needed.

Recommendation

Contact a qualified appliance repair professional.



10.1.1 Heating Equipment **FILTER REQUIRES REPLACEMENT**

 Maintenance / Information

The furnace filter appears to be beyond its expected lifespan. A dirty Furnace Filter may cause excessive wear and undue maintenance to HVAC system. Recommend replacement.

Recommendation
Contact a handyman or DIY project



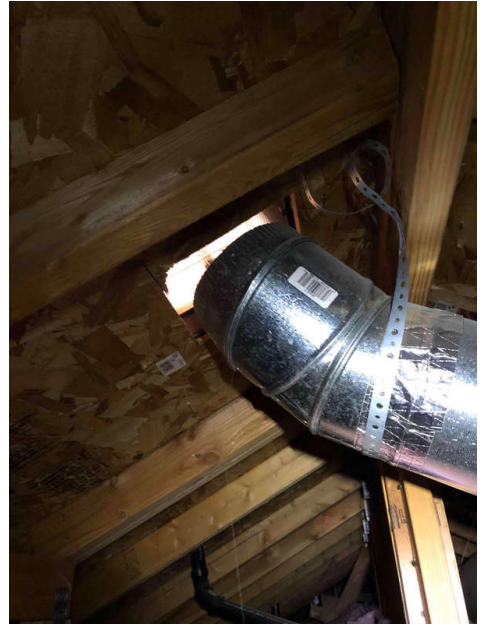
13.1.1 Attic **EXHAUST VENTS NOT TERMINATING TO EXTERIOR**

 Recommendations

KITCHEN ATTIC

An exhaust vent was not a secured/sealed termination to exterior. Recommend repair or replace as needed.

Recommendation
Contact a qualified handyman.



13.1.2 Attic

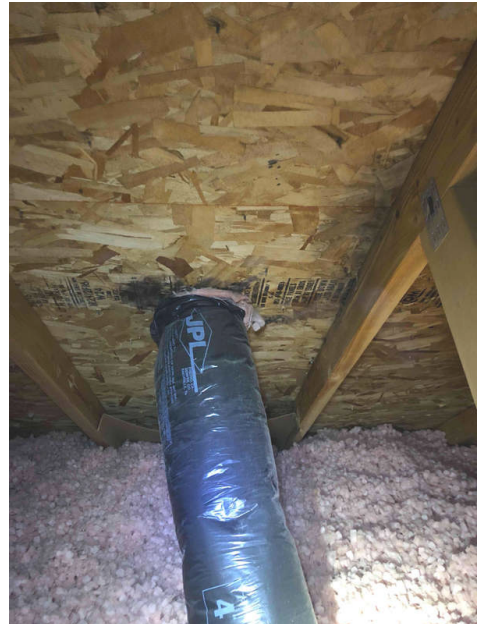
POSSIBLE MOLD

MASTER BATHROOM ATTIC

Black spotty staining and/or white biological growth noted in attic near bathroom exhaust vent. Possible mold, possible health risk. Recommend further evaluation and testing by a qualified environmental contractor and repair/remedy as needed.

Recommendation

Contact a qualified environmental contractor



13.3.1 Crawlspace

FOUNDATION VENT/S COMPROMISED

Damaged, loose or missing foundation vent screen/s. Condition conducive to pest intrusion at crawlspace. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



14.5.1 Safety Features

BULKHEAD

 Safety Hazard

A bulkhead/barrier must be present/installed when gas appliances are located inline with the drive-path (back wall) of garage. In case of emergency the bulkhead is designed to protect gas appliances from impact and a potential safety hazard. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

