



## SUMMARY

1234 Main St. Portland OR 97267

Buyer Name  
11/13/2018 9:00AM

Josh Berry  
OCHI 2080 CCB 216996 Veteran  
Owned and Operated  
NEW DAY HOME SERVICES  
503-914-8504  
[josh@newdayhomeservices.com](mailto:josh@newdayhomeservices.com)



### 2.1.1 Coverings

#### MOSS

Areas of moss on north side of roof. Recommend regular maintenance and pressure washing to extend life of roof shingles

Recommendation  
Contact a qualified professional.



### 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  
Contact a qualified roofing professional.



## 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

Contact a qualified roofing professional.



## 2.3.1 Flashings

### FLASHING DAMAGED

Flashing damaged. Recommend repair or replace to prevent moisture issues

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

**CHIMNEY CAP MISSING**

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



3.1.1 Siding, Flashing & Trim

**POSSIBLE POINT OF MOISTURE INTRUSION**

Possible point of moisture intrusion. Needs repair to prevent moisture intrusion

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

**BLOCKS AND OR MORTAR CRACKING**

Blocks and or mortar cracking May lead to moisture intrusion or structural issues if not repaired.

Recommendation

Contact a qualified professional.



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 concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



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### 3.5.1 Eaves, Soffits & Fascia

#### **SOFFIT DAMAGE OR ROTTING**

The soffit is Damaged or rotting in one or more locations

Recommendation

Contact a qualified siding specialist.



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### 3.6.1 Vegetation, Grading, Drainage & Retaining Walls

#### **NEGATIVE GRADING**

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 landscaping contractor



#### 4.1.1 Foundation

### FOUNDATION CRACKS - MAJOR



Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

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

#### Recommendation

Contact a qualified structural engineer.



#### 4.1.2 Foundation

### WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation  
Contact a qualified structural engineer.



#### 4.2.1 Basements & Crawlspace

##### **EFFLORESCENCE**

Efflorescence noted on the crawlspace surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct.

Recommendation  
Contact a qualified professional.

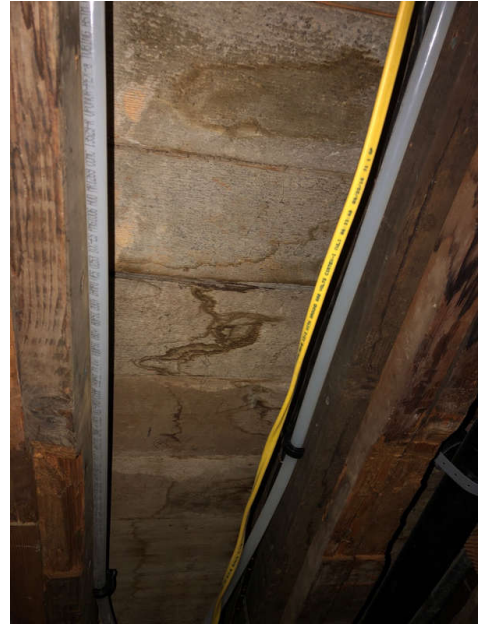


#### 4.3.1 Floor Structure

##### **EVIDENCE OF WATER INTRUSION**

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation  
Contact a qualified structural engineer.



#### 4.3.2 Floor Structure

### **JOISTS NEED REPAIR**

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.



#### 4.4.1 Wall Structure

### **EVIDENCE OF STRUCTURAL DAMAGE**

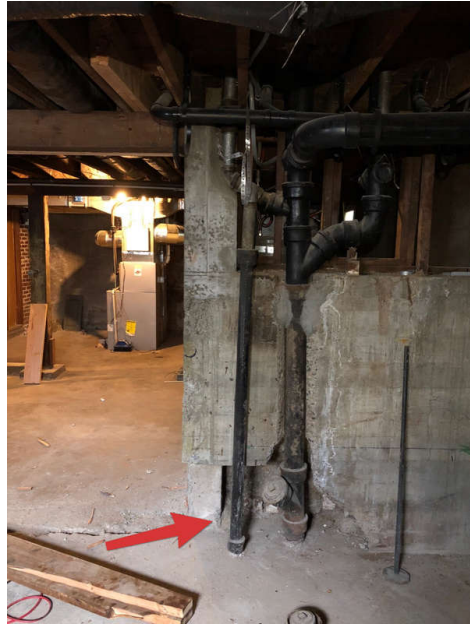
Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.







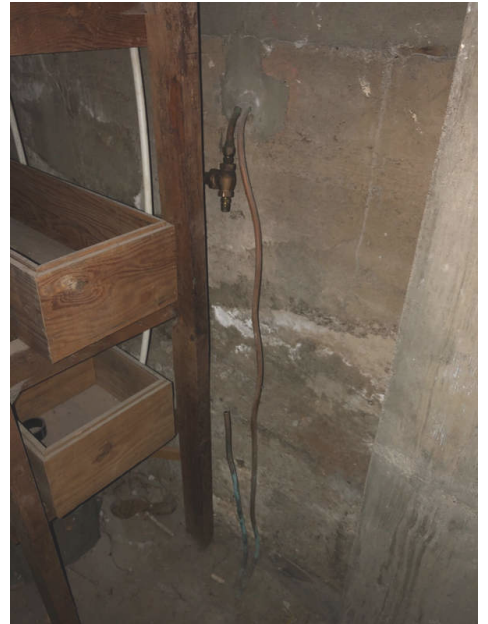
5.1.1 Equipment

**COPPER OIL LINES FOUND**

Recommend a locate company verify tank has been removed or decommissioned

Recommendation

Contact a qualified professional.



5.4.1 Vents, Flues & Chimneys

**CHIMNEY NEEDS CLEANING BEFORE USE**

Recommendation

Contact a qualified professional.



5.5.1 Presence of Installed Heat Source in Each Room

**HEAT SOURCE MISSING IN ONE OR MORE ROOMS OF THE HOUSE**

UPSTAIRS

Heat source missing in one or more rooms of the house.

Basement bathroom, basement laundry room, and upstairs rooms

Recommendation

Contact a qualified professional.

5.5.2 Presence of Installed Heat Source in Each Room

**NO FORCED AIR HEAT COMING FROM UPSTAIRS BEDROOM VENTS**

Recommendation

Contact a qualified HVAC professional.



7.2.1 Drain, Waste, & Vent Systems

**OPEN PIPE**

Open pipe That looks like it goes to nowhere, but should be removed if not in use

Recommendation

Contact a qualified professional.



7.7.1 Sewer Scope

**HIGH POINT IN MAIN LINE**

There is a high point in the main waist line about 20-30 ft from the clean out. This creates a spot before the high point where water sits. This is not considered a blockage but does slow waste flow to the main line. Contact a qualified plumbing contractor for options and pricing.

Recommendation

Contact a qualified professional.

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8.5.1 GFCI & AFCI

**NO GFCI IN DOWNSTAIRS GUEST BATHROOM**

Recommendation

Contact a qualified professional.

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8.6.1 Smoke Detectors

**NOT ENOUGH SMOKE DETECTORS**

Need one in each sleeping room

Recommendation

Contact a qualified professional.

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8.7.1 Carbon Monoxide Detectors

**NONE PRESENTLY INSTALLED**

None presently installed

Recommendation

Contact a qualified professional.

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9.1.1 Attic Insulation

**INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



10.2.1 Windows

**ALUMINUM WINDOWS**

Aluminum windows And our client can cause moisture problems due to the window frames sweating in the winter time causing wood frame and sill warpage

Recommendation

Contact a qualified professional.

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10.2.2 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

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10.2.3 Windows

**MISSING WINDOW**

Recommendation

Contact a qualified professional.



10.3.1 Floors

**MODERATE WEAR**

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

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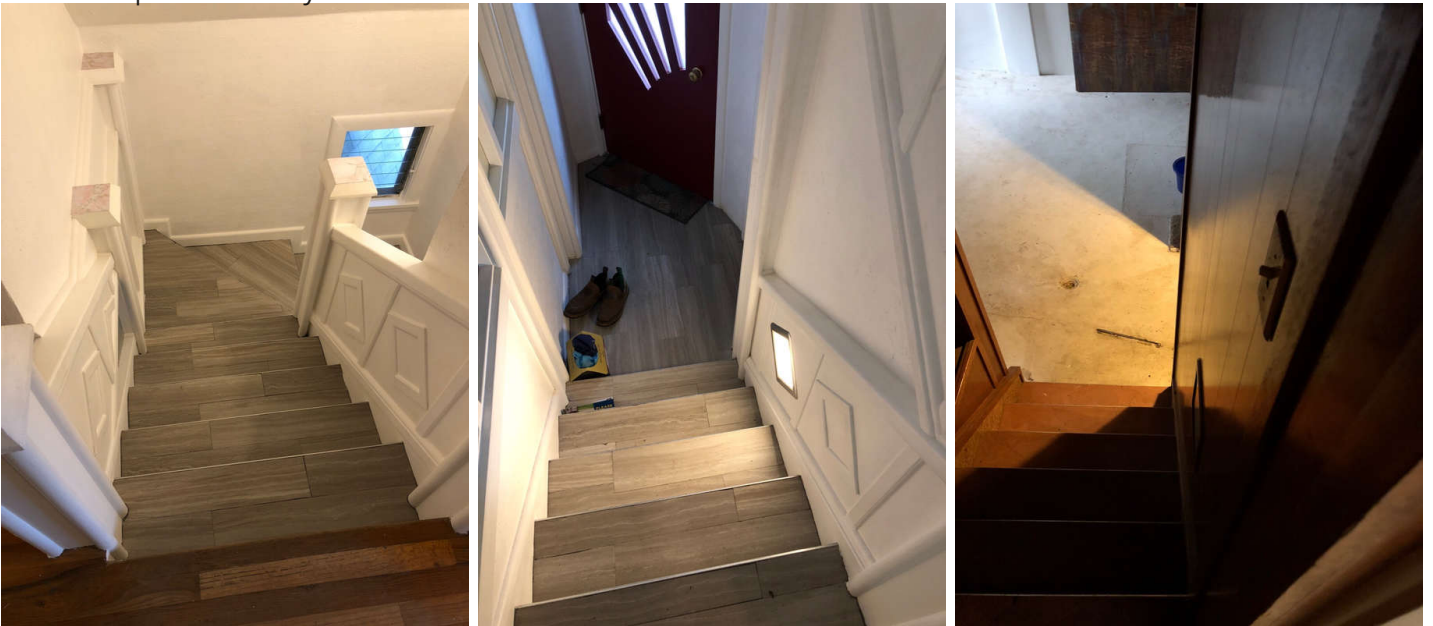
### 10.6.1 Steps, Stairways & Railings

#### **NO HANDRAIL**

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



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### 12.1.1 Ceiling

#### **MOISTURE INTRUSION**

Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, I recommend a qualified contractor evaluate the source of moisture intrusion.

Recommendation

Contact a qualified professional.



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### 12.3.1 Walls & Firewalls

#### **WINDOWS MISSING**

Recommendation

Contact a qualified professional.



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### 12.4.1 Garage Door

#### **STICKING**

Garage door sticks for a period of time before opening/closing. This can be due to old opener batteries, old sensors or switches, or obstructions in the wheel track. Recommend a qualified garage contractor evaluate to ensure cables, springs & motors are in working condition and properly lubricated.

[Here is a DIY troubleshooting link.](#)

Recommendation

Contact a qualified garage door contractor.

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### 12.6.1 Occupant Door (From garage to inside of home)

#### **NO LATCH ON DOOR**

Recommendation  
Contact a qualified professional.

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