



SUMMARY

1234 Main St.Salem OR 97301

Buyer Name
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2.3.1 Skylights, Chimneys & Other Roof Penetrations

WHITE ROOF STAIN UNDER EXHAUST VENT

White deposits on combustion vents, or on the roof below them, are evidence that excessive condensation has been forming. The roof stain does not appear to have damaged the roofing material. I recommend monitoring the stain below the vent, and if it gets much bigger calling an HVAC professional for an evaluation.

Recommendation

Contact a qualified professional.

 Recommendation



3.1.1 Walkways, Patios & Driveways

WALKWAY PITCHED TOWARD HOME

The walkway has a negative slope and drains towards the structure. Recommend repair.

Recommendation

Contact a qualified professional.

 Recommendation



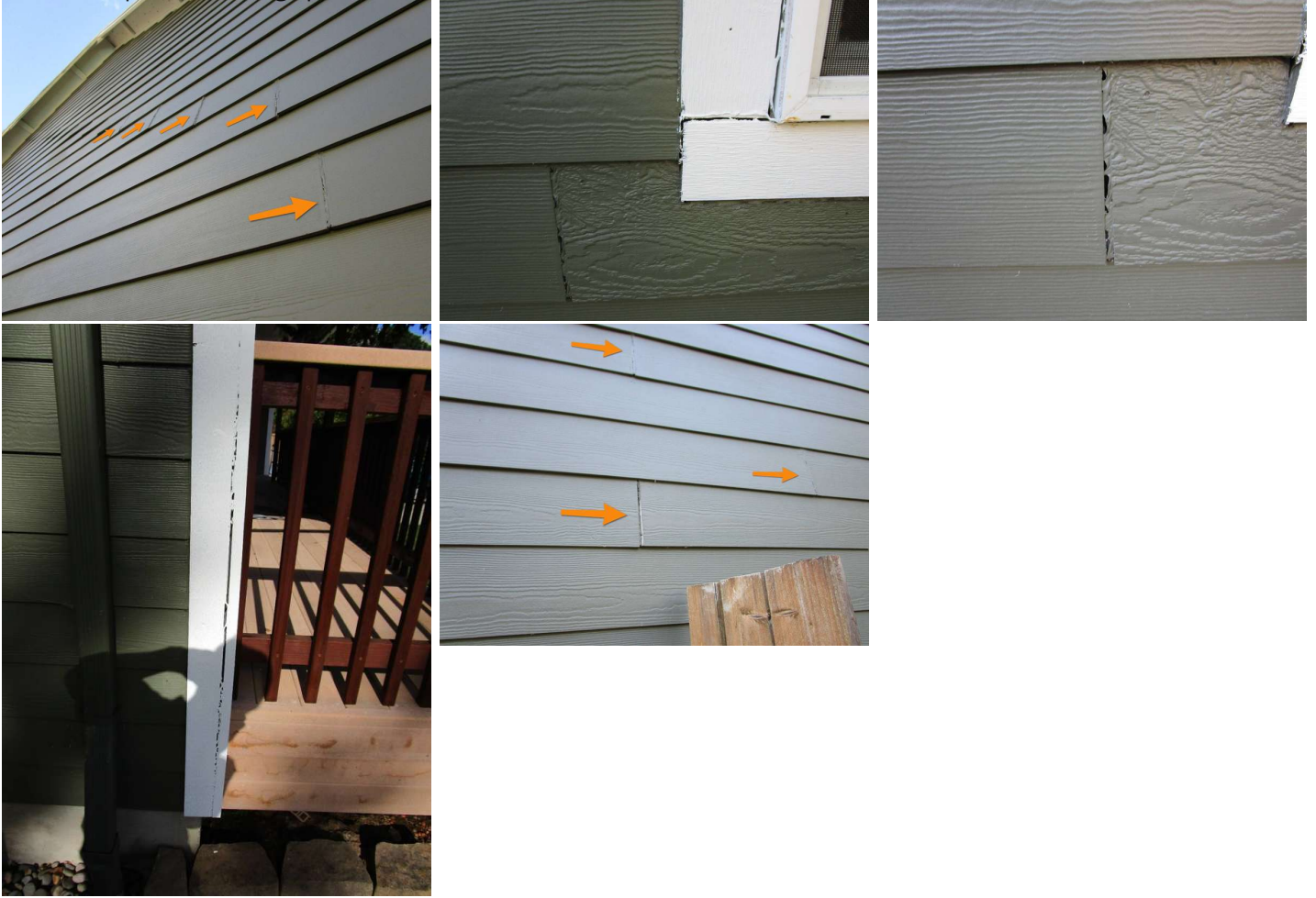
4.1.1 Siding, Flashing & Trim

CAULKING FAILURE

 Recommendation

Caulking around windows and doors and / or siding joints was failing in some areas. This is common, but is an entry point for water which can deteriorate wood and potentially create structural insufficiencies. It is recommended that the failing caulking be cut out and new caulking reapplied and painted.

Recommendation
Contact a qualified siding specialist.



4.1.2 Siding, Flashing & Trim
LOOSE BOARDS

 Recommendation

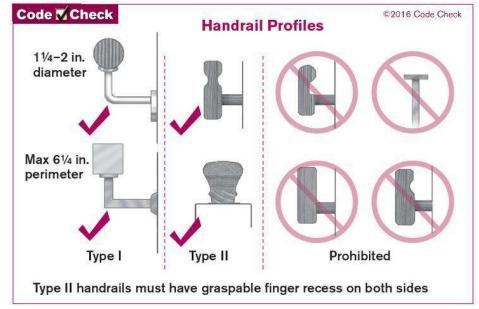
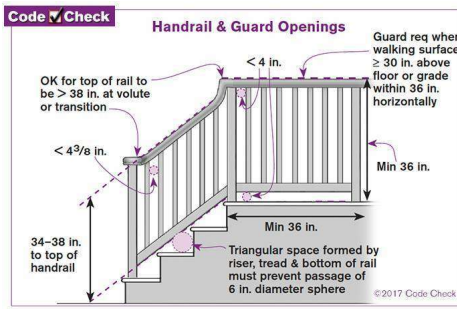
One or more siding boards were loose, which could result in moisture intrusion. Recommend repair.



4.4.1 Decks, Balconies, Porches & Steps
RAILING UNSAFE

 Recommendation

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a safety hazard especially for children as their head or other body part can become trapped or fall through. The stair hand rail also needs to be graspable. Recommend Repairs to the front porch hand rail.



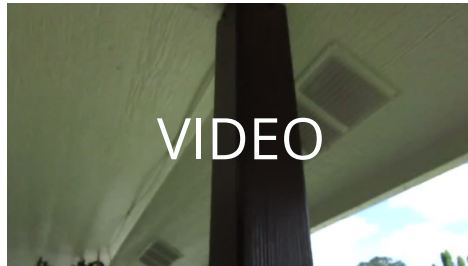
4.4.2 Decks, Balconies, Porches & Steps

TOP OF POSTS UNSECURED

Recommendation

The tops of the 4x4 posts on the front porch are not attached / secured to the ceiling structure.

Recommendation
Contact a qualified professional.



5.1.2 Kitchen Overview

IMPROPER AIR GAP

Recommendation

Recommend adding / repair of air gap between kitchen sink and dishwasher. This is to prevent dirty water from the dishwasher from backing up into the sink.

Recommendation
Contact a qualified plumbing contractor.





5.3.1 Dishwasher

INOPERABLE

 Recommendation

Dishwasher was inoperable using standard controls. The unit would only display a CL code and would not begin it's wash cycle. Upon further research the CL code stands for door ajar. I recommend asking the home owners if they had any problems with the dishwasher not operating correctly and recommend a qualified person to repair as needed.



5.5.1 Refrigerator

WATER DISPENSER BROKEN

 Recommendation

The water dispenser was clearly broken and dangling by it's electrical wires. Recommend a qualified person repair.

Recommendation

Contact a qualified professional.



6.1.1 General
HEAT SOURCE
CRAWLSPACE

 Recommendation

The ducting under the house to the hall bath had fallen off the heat register and was blowing cold / hot air under the house. Recommend Repair.

Recommendation
Contact a qualified professional.

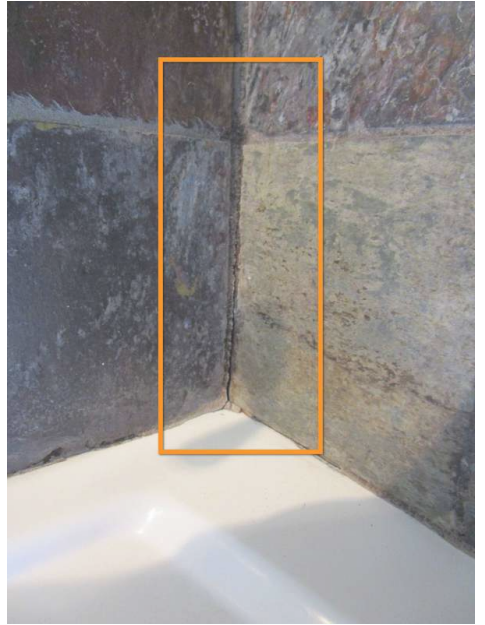


6.7.1 Shower(s)
MASTER BATH TILE
MASTER BATHROOM

 Recommendation

Cracks in grout in some areas of tiled shower in master bath. Recommend sealing these areas so water does not penetrate into the wall causing further damage.

Recommendation
Contact a qualified professional.



Some staining on master tub surface.

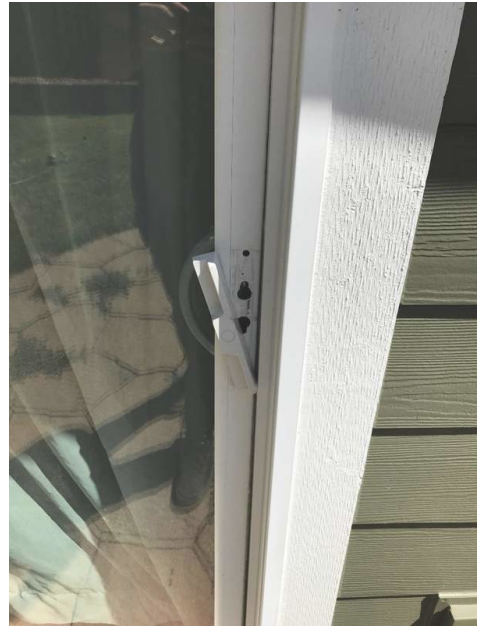
7.1.1 Doors

DOOR HANDLE



Recommendation

Door handle is loose on top side. Recommend handyman repair handle, latch and/or strike plate.



7.1.2 Doors

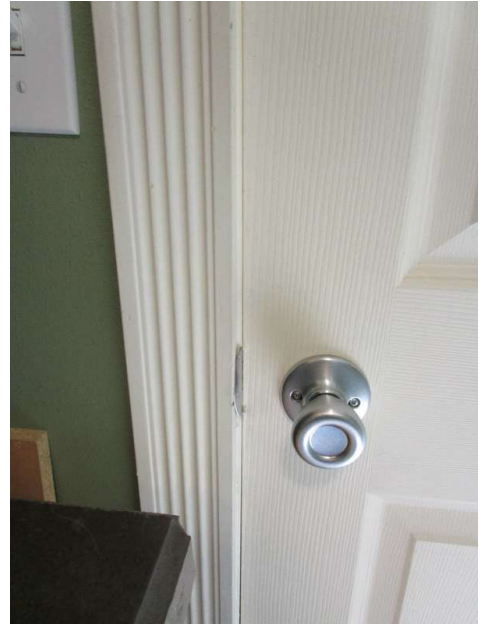
DOOR STICKS



Recommendation

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

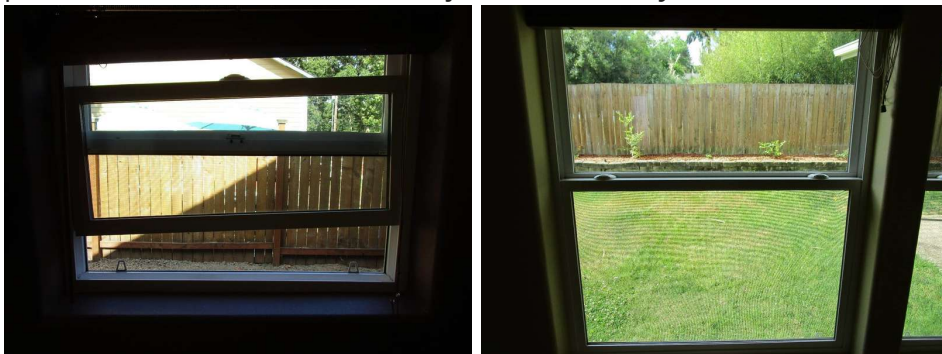


7.2.1 Windows

DAMAGED

 Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



7.3.1 Floors

DAMAGED (GENERAL)

 Recommendation

MASTER BEDROOM

The carpet had pulled off the tack strip in one or more areas. Recommend service by a qualified contractor.

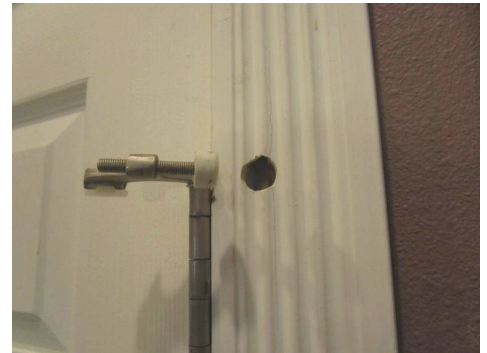


7.7.1 Walls

DOORSTOP HOLE

 Recommendation

Wall had damage from doorstop. Recommend a qualified handyman or drywall contractor repair.



7.7.2 Walls

MINOR CORNER CRACKS

 Recommendation

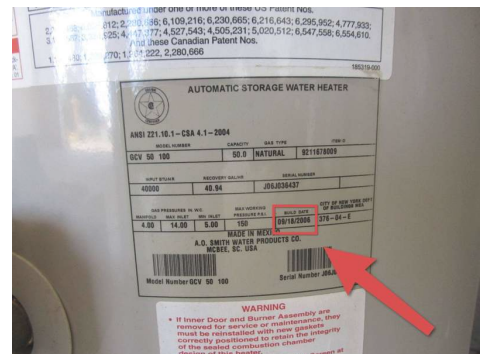
Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

9.1.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

 Recommendation

The typical life span for a water heater is 10 to 15 years. This water heater is 12 years old. Recommend monitoring it's effectiveness and budgeting for its replacement in the near future.

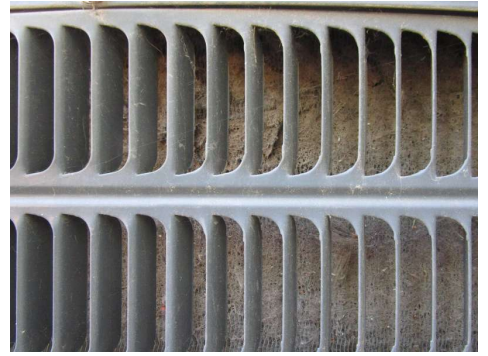


11.1.1 Cooling Equipment

AIR FLOW RESTRICTED

 Recommendation

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.



11.1.2 Cooling Equipment

AC NEAR END OF EXPECTED LIFE

 Recommendation

This AC works as it should but appears to be near the end of its typical life expectancy. Recommend budgeting for a new AC unit for the near future.



This unit's manufacture date is 2006

15.3.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED

 Recommendation

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.

15.4.1 Floor Structure

FALLING INSULATION

 Recommendation

CRAWLSPACE

One or more areas in the floor structure had insulation falling from the floor. It appears that there may have been previous water damage in some areas, soaking the insulation and making it fall from between the joists. Recommend re-installing / replacing insulation as needed.



16.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

 Recommendation

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)