



## RECOMMENDATIONS SUMMARY

1234 Main St. Naches WA 98937

Buyer Name  
09/12/2017 9:00AM

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### 2.1.1 Vegetation, Grading & Drainage

## VEGETATION AGAINST HOME

Trees, shrubs or vegetation in contact with exterior siding or trim will cause excessive wear and may lead to eventual deterioration. Recommend all vegetation be cleared and maintained with a minimum of 8" clearance from home and all other structures.

#### Recommendation

Contact a qualified landscaper or gardener.



### 3.1.1 Siding, Flashing & Trim

## CAULKING - MAINTENANCE

Exterior caulking shrinks with time and exposure. Siding butt joints, windows, doors and trim all require regular maintenance to prevent possible moisture intrusion. Recommend maintaining a proper seal at all exterior caulked joints.

#### Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors & Windows

# HARDWARE ADJUSTMENT NEEDED

DINING ROOM

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

Recommendation

Contact a qualified door repair/installation contractor.



3.2.2 Exterior Doors & Windows

# SCREEN DOOR

MASTER BEDROOM

Screen door damaged or not operating properly. Recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.



#### 4.2.1 Gutter & Drainage Systems

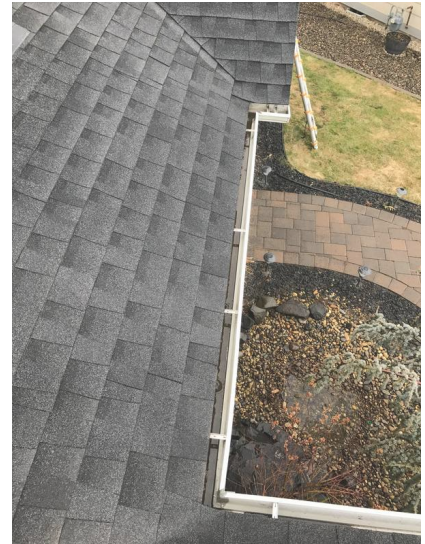
## DEBRIS

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.



#### 4.2.2 Gutter & 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 could lead to eventual structural compromise. 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.





#### 4.2.3 Gutter & Drainage Systems

## GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to structural compromise. Recommend a qualified professional further evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.



#### 5.1.1 Fixtures / Faucets

## SHOWER DIVERTER NOT OPERATING

#### HALL BATHROOM

Shower diverter valve was not diverting water flow to shower head properly or completely. Recommend repair.

This may be a symptom of not being used and may self repair with time.

#### Recommendation

Contact a qualified plumber.



#### 5.2.1 Drain / Waste, & Vent Systems

## LEAK OBSERVED

#### CRAWLSPACE (HALL BATHROOM)

Leak observed at waste drain plumbing. Condition conducive to moisture damage. Recommend a qualified professional further evaluate and repair.

#### Recommendation

Contact a qualified plumber.



5.4.1 Appliances

# GARBAGE DISPOSAL LEAKING

## KITCHEN

Leak noted at garbage disposal. Condition conducive to moisture damage. Recommend a qualified professional further evaluate and repair.

Recommendation  
Contact a qualified plumber.

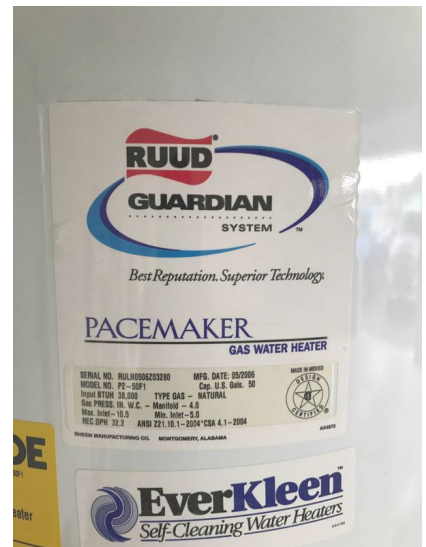


6.1.1 Condition

# DEFERRED COST ITEM

Hot Water Tank is 10 years old or more and may be within 5 years of its estimated useful life. This comment is based off an estimated useful life of 10-15 years for Hot Water Tanks. Recommend Monitor.

Recommendation  
Contact a qualified plumber.



6.1.2 Condition

# LEAK - MINOR

Possible (minor) leak noted at base of Hot Water Tank. Recommend a qualified professional further evaluate and repair as needed.

Recommendation  
Contact a qualified plumber.



6.4.1 Seismic Strapping

# SEISMIC STRAPPING NOT INSTALLED

**⚠ Safety Hazard and/or Requires Immediate Attention**

Modern code requires Hot Water Tank seismic strapping at top and bottom thirds of tank using an approved strapping and anchored to framing. Recommend qualified professional further evaluate and repair.

Here is a helpful [article](#) on the subject.

Recommendation

Contact a qualified appliance repair professional.



7.4.1 Connected Devices and Fixtures

# UNKNOWN SWITCH / DEVICE

LIVING ROOM

Unknown switch/device noted. Recommend qualified electrician further evaluate.

Recommendation

Contact a qualified electrician.



7.4.2 Connected Devices and Fixtures

# DAMAGED DEVICE

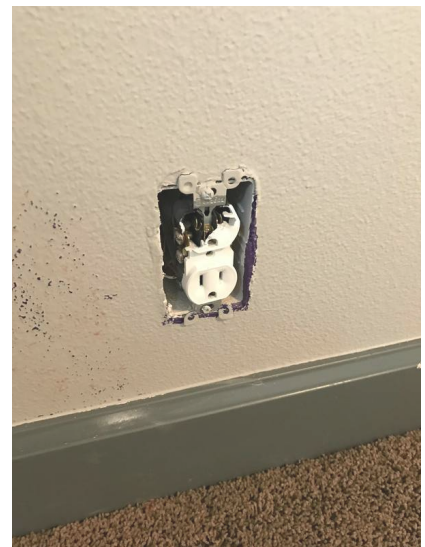
BEDROOM

**⚠ Safety Hazard and/or Requires Immediate Attention**

Damaged switch or outlets observed. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified electrician.





7.4.3 Connected Devices and Fixtures

## DEVICE INTERMITTENT

LIVING ROOM

A switch or outlet was intermittent at time of inspection. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified electrician.



7.4.4 Connected Devices and Fixtures

## LOOSE / UNSECURED OUTLETS

KITCHEN, HALL BATHROOM

**⚠ Safety Hazard and/or Requires Immediate Attention**

Loose or unsecured outlets may risk short or possible electrical shock. Recommend a qualified electrician further evaluate and repair.

Recommendation

Contact a qualified electrician.



7.6.1 GFCI & AFCI

# OUTLET(S) WON'T TRIP

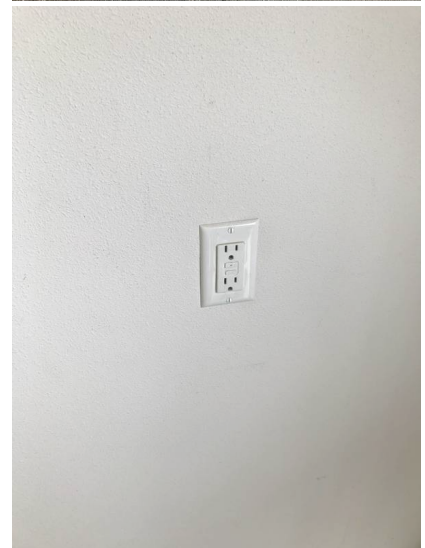
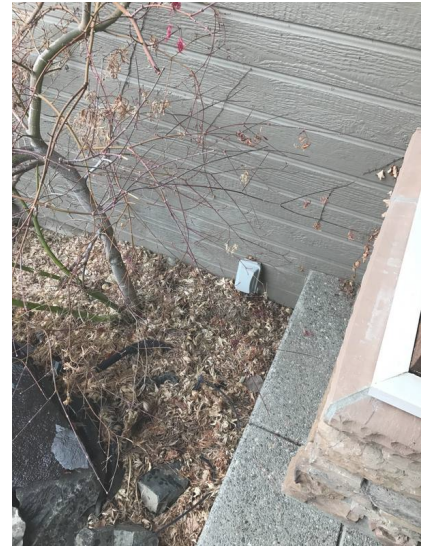
EXTERIOR, GARAGE

**⚠ Safety Hazard and/or Requires Immediate Attention**

One or more outlets won't "trip" when tested. Recommend a qualified electrician further evaluate all required GFCI locations and repair as needed.

Recommendation

Contact a qualified electrician.



8.1.1 Heating Equipment

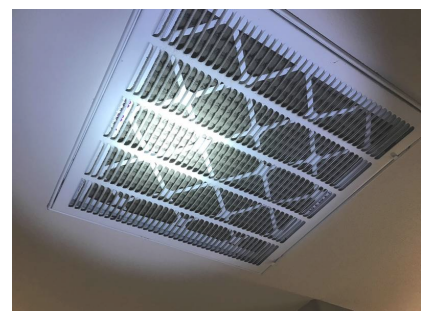
# FILTER REQUIRES REPLACEMENT

HALLWAY

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 qualified HVAC professional.



10.1.1 Walls

# COSMETIC DAMAGE

Some interior cosmetic damage was noted at walls and/or ceilings.

Recommendation

Contact a qualified general contractor.



10.4.1 Windows

# SINGLE-HUNG WINDOWS

LIVING ROOM, BONUS ROOM

Some single hung windows not operating smoothly/properly and may be in need of adjustment or repair. Recommend qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.



10.5.1 Doors

## DOOR DOESN'T LATCH

Door/s doesn't latch properly and may be in need of adjustment or repair.

Recommendation

Contact a quality handyman.



10.5.2 Doors

## DOORS MISSING OR NOT INSTALLED

BEDROOM

Some interior doors and/or closet doors were missing or not installed at time of inspection. Recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.



### 10.5.3 Doors

## DOOR STOPS MISSING

Some interior or entry door Door Stops were missing or not installed. This may result in damage to walls and/or door hardware.

#### Recommendation

Recommended DIY Project



### 10.9.1 Bathroom

## DAMAGED SHOWER CURB

#### MASTER BATHROOM

Shower curb was loose or damaged. Condition conducive to moisture damage. Recommend repair.

#### Recommendation

Contact a qualified general contractor.



### 10.10.1 Safety Features

## CARBON MONOXIDE DETECTORS

**⚠ Safety Hazard and/or Requires Immediate Attention**

State law required Carbon Monoxide Detectors be installed on each floor and outside all bedroom/sleeping areas. Inspector was unable to confirm all required Co. detectors at time of inspection. Recommend repair.

#### Recommendation

Recommended DIY Project

14.1.1 Garage Door

# THRESHOLD SEAL

Garage door threshold seal was worn or damaged. Recommend repair.

Recommendation

Contact a qualified garage door contractor.

