



SUMMARY

1234 Main St. Naches WA 98937

Buyer Name
11/11/2018 9:00AM

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2.2.1 Driveways, Walkways & Patios

WALKWAY SETTLING

FRONT ENTRY

Settling noted at concrete walkway near entry stoop. Settling at walkway appears to be a cosmetic in nature only.

Some loose or damaged bricks noted at entry veneer near walkway. If not repaired/remedied further deterioration may occur.

Recommendation

Contact a qualified masonry professional.



2.3.1 Fencing & Retaining Walls

GATE STICKS/RUBS

Fence Gate sticks/rubs and does not operate smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified handyman.



3.2.1 Exterior Doors & Windows

FAILED SEALS

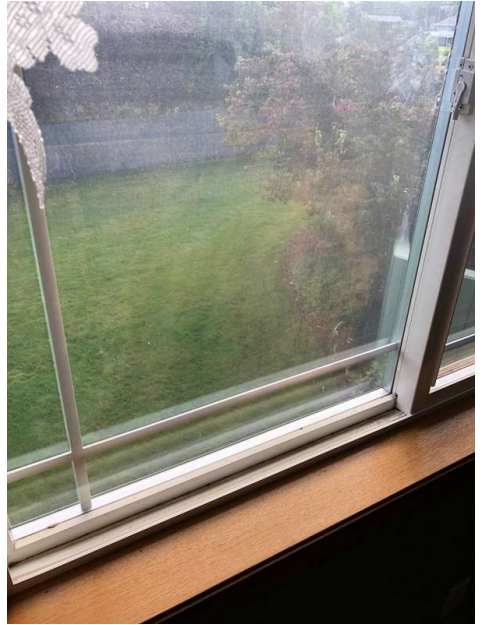
EAST WINDOWS

Condensation or moisture staining noted between window panes may indicate a failed seal reducing visibility and thermal efficiency. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.





3.3.1 Decks, Porches & Steps

QUESTIONABLE CONSTRUCTION PRACTICES

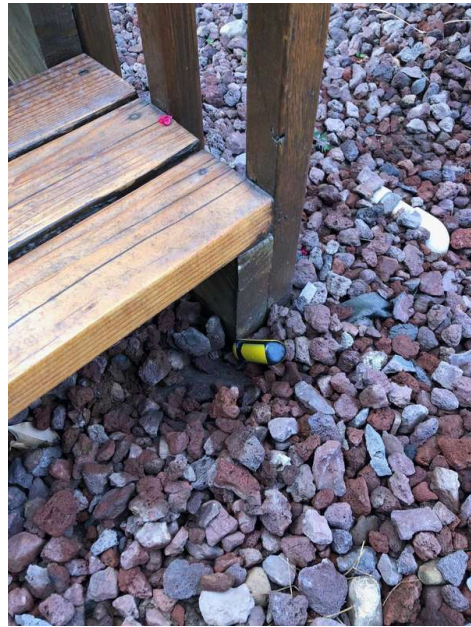
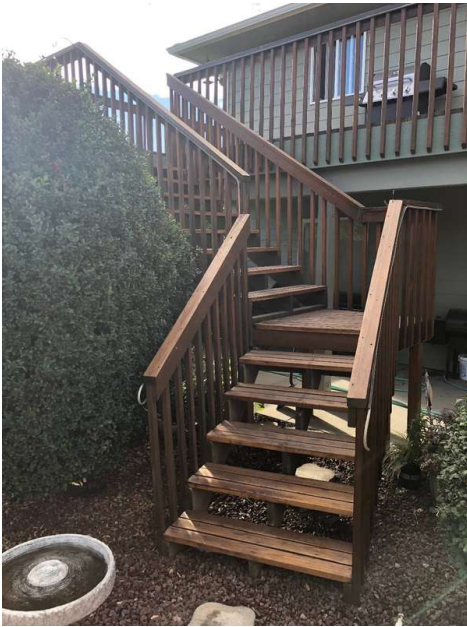
DECK STAIRS

Lower section of deck stairs were not resting on a permanent footing and structural wood supports were in contact with soil. Deterioration and setting observed. Stairs were pitched and may be unsafe to walk on. Recommend further evaluation by a qualified professional and repair/remedy as needed.

Recommendation

Contact a qualified deck contractor.





3.3.2 Decks, Porches & Steps

IMPROPER FLASHING

BACK DECK

Z-metal or ledger flashing not installed. Without a proper ledger flashing moisture may become trapped between ledger and home structure allowing for moisture damage and possible compromise. It is recommended that proper flashing be installed.

*No evidence of compromise was observed at time of inspection.

Recommendation

Contact a qualified handyman.



4.2.1 Gutter Systems

DOWNSPOUTS DRAIN NEAR HOUSE

THROUGHOUT EXTERIOR

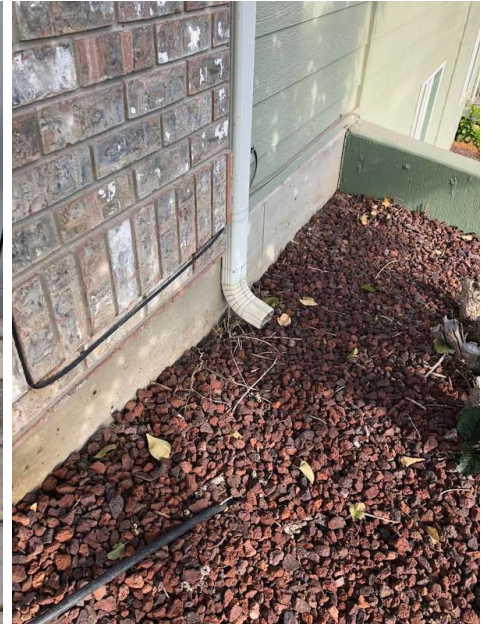
One or more downspouts drain in close proximity to foundation. Recommend proper downspout extensions to drain a minimum of 4-6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project





4.2.2 Gutter Systems

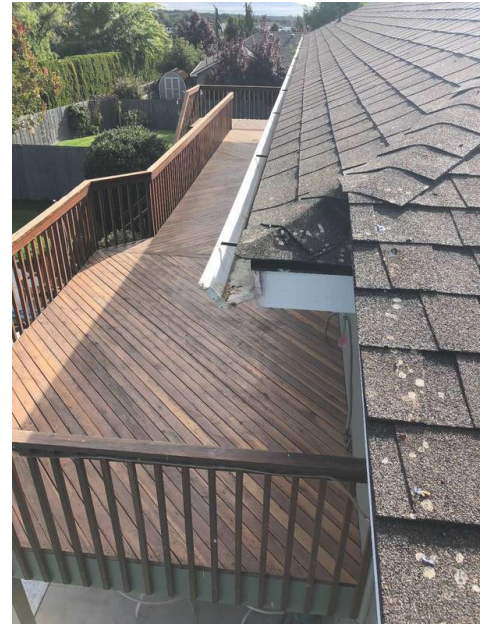
MISSING END CAP

BACK

Missing gutter end-cap. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



4.6.1 Skylights

FAILED SEAL

Condensation or moisture staining between window panes may indicate a failed seal. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.





5.1.1 Safety Equipment

SMOKE AND CARBON MONOXIDE DETECTORS

THROUGHOUT INTERIOR

 Maintenance / Information

Smoke and Carbon monoxide detectors are required at minimum on each floor and outside all sleeping areas. Installed safety devices should be checked/tested regularly for proper operation. Inspector recommends confirming local safety codes and installing/maintaining any required safety devices as needed. Smoke detectors throughout were missing or not installed.

Recommendation

Contact a handyman or DIY project



5.6.1 Doors

DOOR IN NEED OF ADJUSTMENT

THROUGHOUT INTERIOR

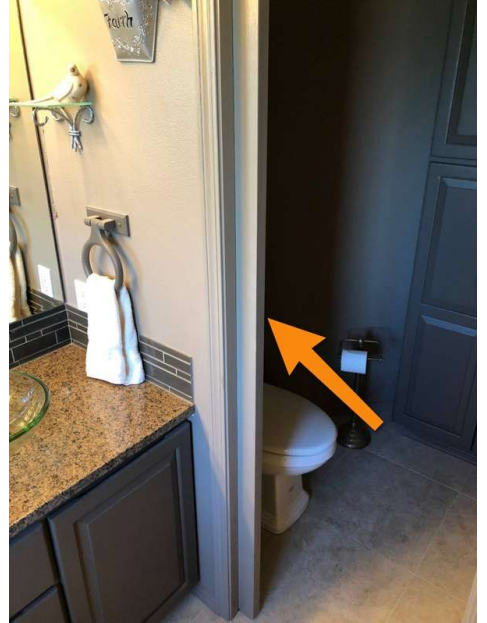
 Recommendations

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

*Master bathroom door was missing some hardware and may be difficult to operate.

Recommendation

Contact a qualified door repair/installation contractor.



5.6.2 Doors

DOOR STOPS MISSING

THROUGHOUT INTERIOR

One or more interior door stops were missing or not installed at time of inspection. Door stops protect interior walls and door hardware from potential damage.

Recommendation

Contact a handyman or DIY project





5.12.1 Bedrooms

DAMAGED CLOSET ROD

BASEMENT BEDROOM

Closet rod was fallen/compromised and in need of repair.

Recommendation

Contact a qualified handyman.



6.3.1 Dishwasher

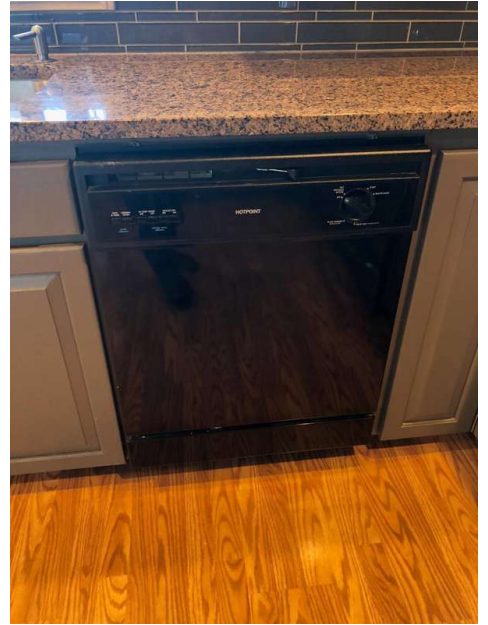
NOISY

Dishwasher was noisy when operating and may be in need of service or repair. Recommend a qualified professional further evaluate and repair as needed.

Recommendation

Contact a qualified appliance repair professional.





8.3.1 Branch Circuit Conductors
EXPOSED ENDS & SPLICES
KITCHEN, BACK DECK

 Safety Hazard

Wire splices/connections and terminations must be secured/protected in an approved junction box. Potential safety hazard. Recommend a qualified professional repair as needed.

Recommendation
Contact a qualified electrical contractor.



8.4.1 Connected Devices & Fixtures
EXTERIOR WEATHER COVERS DAMAGED OR MISSING
THROUGHOUT EXTERIOR

 Safety Hazard

Some exterior switches or outlets did not have proper exterior weather covers. Recommend repair or replace as needed.

Recommendation
Contact a qualified handyman.



8.6.1 GFCI & AFCI
NOT OPERATING

GARAGE, HALL BATHROOM

Some GFCI outlets were not operating properly at time of inspection and may be in need of replacement. Recommend further evaluation by a qualified professional and repair or replace as needed.

Recommendation
Contact a qualified electrical contractor.



9.2.1 Fixtures & Faucets
SHOWER DIVERTER NOT OPERATING PROPERLY

BASEMENT BATHROOM, HALL BATHROOM

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

Recommendation
Contact a qualified plumbing contractor.





9.2.2 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.

 Recommendations



9.2.3 Fixtures & Faucets

SPIGOT LEAKING

FRONT, BACK EXTERIOR

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

Recommendation

Contact a qualified handyman.

 Recommendations



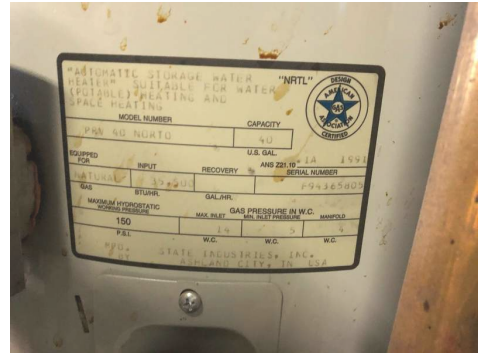
10.1.1 Equipment

DEFERRED COST ITEM

 Recommendations

Hot Water Tank appears to be 12 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 12-15 years. Recommend Monitor. Anticipate maintenance and/or future replacement.

Recommendation
Recommend monitoring.



10.3.1 Safety Features

SEISMIC STRAPPING NOT INSTALLED OR IMPROPER

 Safety Hazard

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 appliance repair professional.



10.3.2 Safety Features

WATER TEMPERATURE HIGH

 Safety Hazard

Water temperature was measured above maximum recommended safe water temperature (120F) and may have the potential for scalding. Recommend adjusting water temperature to no more than 120F to prevent potential scaling.

Recommendation

Contact a qualified appliance repair professional.



11.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

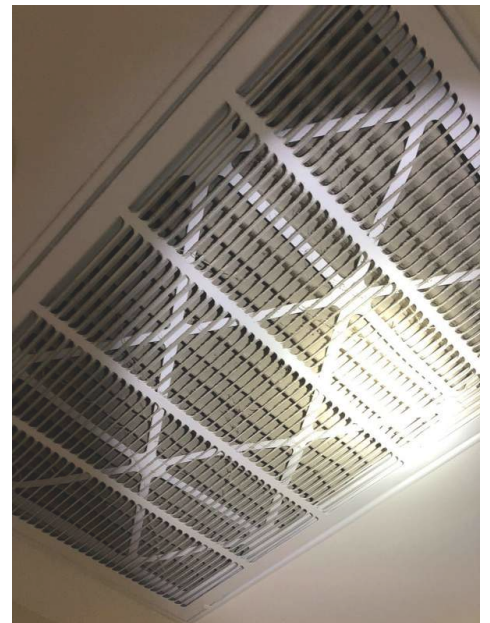
 Maintenance / Information

HALL

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



14.2.1 Exhaust Systems

EXHAUST VENT DISCONNECTED

 Recommendations

Exhaust vent connection/s is disconnected and/or compromised and not properly terminating to exterior. Recommend reattaching with a more permanent method.

Recommendation

Contact a qualified HVAC professional.



15.3.1 Garage Door

WEATHER SEAL DAMAGED

 Recommendations

Damaged or deteriorated exterior seal may not provide adequate protection from weather.

*Also, garage entry door.

**No step/stoop installed at garage entry door. Possible fall/trip hazard. recommend installing a proper step or stoop.

Recommendation
Contact a qualified handyman.



15.5.1 Safety Features

BULKHEAD

GARAGE

 Safety Hazard

A bulkhead/barrier should 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 general contractor.



15.6.1 Interior

SIGNIFICANT CRACKING

 Recommendations

Significant cracking observed at garage floor. Settling and heaving may simply be indication or poor initial compaction or evidence of significant ongoing compromise. Inspector recommends further inquiry as to recent activity and further evaluation by a qualified professional. Monitoring cracks over time is recommended.

Recommendation
Contact a qualified general contractor.

