



RECOMMENDATIONS SUMMARY

1234 Main St. Vancouver WA 98685

Buyer Name
07/10/2017 9:00AM

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2.1.1 Coverings

DAMAGED (GENERAL)

SOUTH

Roof coverings showed moderate to severe damage at this area. Gutters may need to be installed to direct excess moisture away from this area of the roof surfaces. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

EXPOSED FASTENERS/NAILS

Exposed fasteners observed at one or more locations. Exposed fasteners will corrode over time, and expansion and contraction may eventually expand the nail holes enough to allow leakage. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

GRANULE EROSION

There was visible erosion of the granular surface of the asphalt shingles, indicating its older age. The shingles may start to deteriorate quickly at this point. Replacement of the shingles in the near future is recommended. Recommend correction or further evaluation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



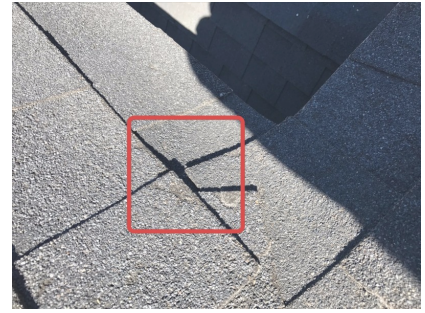
2.1.4 Coverings

DAMAGED SHINGLES ROOF VALLEY

Damaged shingles noted in roof valley. This area is prone to leaking. Recommend repair by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.5 Coverings

SHINGLES CRACKED/BROKEN

Roof had cracked/broken shingles. Cracked or broken shingles are a water entry point. Recommend repair or further evaluation by a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Debris needs to be cleaned to allow for proper water flow. In addition, debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning and maintaining.

[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.



2.2.3 Roof Drainage Systems

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified roofing professional.

2.3.1 Flashings

GAP IN FLASHING

SMALL GABLED SECTION ABOVE ENTRY DOOR

There is a small gap in the flashing where the ridge meets the siding. This is a potential water entry point. Recommend correction or repair by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

DRYER VENT DEBRIS

The dryer vent exhaust has excessive lint build-up. Recommend cleaning.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding and trim had cracking or minor damage in one or more areas. These areas are a potential water entry points. Recommend resealing and or repair.

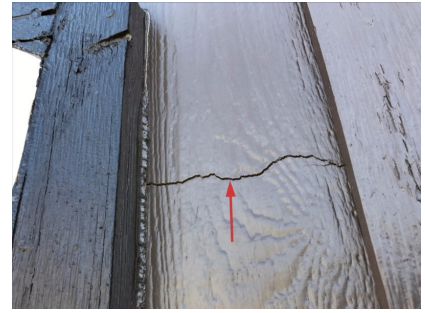
Recommendation

Recommended DIY Project



Left of Entry Door





West Cracking



West - Needs resealing

3.1.2 Siding, Flashing & Trim

PEELING PAINT, BARE WOOD

EAST - BACKSIDE OF HOME

Trim had peeling paint and bare wood exposed to weather. To avoid the need for replacement, repair and paint this trim soon.

Recommendation

Recommended DIY Project



3.1.3 Siding, Flashing & Trim

UNDERDRIVEN NAILS

Underdriven nails were observed at one or more locations. This can be a safety issue do to cuts if contact is made with bare skin. In addition the siding rim board needs to be securely fastened to the wall. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

A crack in the front patio was observed at the time of inspection. If not sealed, moisture can damage the concrete through freezing and expanding during seasonal temperature changes. Recommend sealing to prevent further damage. In addition, the sprinkler system was directing water towards the house in this area. Recommend adjusting.

Recommendation

Recommended DIY Project



West Front Walkey

3.3.2 Walkways, Patios & Driveways

UNDERDRIVEN NAIL

An underdriven nail was observed on the trim of the garage. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



3.3.3 Walkways, Patios & Driveways

WATER POOLING

Water was pooling on the driveway. Excess water can shorten the lifespan of the asphalt material. Recommend directing sprinkler heads away from the driveway.

Recommendation

Contact a qualified professional.



5.1.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

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

Recommendation

Contact a qualified structural engineer.



Garage South East

5.2.1 Basements & Crawlspaces

DEBRIS

Debris in crawlspace should be removed. Wood debris is a conducive condition for wood destroying organism. Recommend removing.

Recommendation

Contact a qualified professional.



5.2.2 Basements & Crawlspace

CUT 2X6

EAST CRAWLSPACE

A portion of a 2x6 had been cut near one of the east vents. Recommend correction or further evaluation by a qualified contractor.



5.2.3 Basements & Crawlspace

LOOSE INSULATION

CRAWLSPACE

Insulation has fallen loose. Recommend reinstalling.

Recommendation

Contact a qualified professional.



South West Corner



South West

5.6.1 Vapor Retarders (Crawlspace or Basement)

EXPOSED SOIL

The vapor barrier was not adequately covering the soil or post footings at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



6.1.1 Ceilings

MINOR DAMAGE

SOUTH WEST BEDROOM - ABOVE WINDOW

Seam in the drywall above the window had pulled apart and left a sizable crack, most likely due to normal settling. No moisture damage was observed at the time of inspection. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



6.1.2 Ceilings

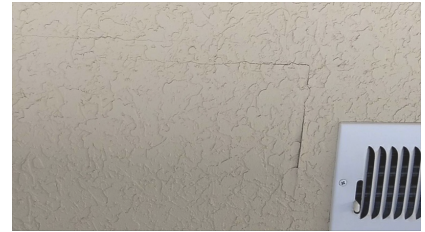
CRACKING

LIVING ROOM - LEFT SIDE OF CEILING REGISTER

Drywall cracking, appeared to be the result of normal settling. Recommend repair as needed.

Recommendation

Contact a qualified professional.



6.2.1 Walls

CRACKING

LIVING ROOM - EAST WINDOWS

Cracking in the drywall was visible at the time of inspection. Unable to determine the cause. Recommend asking seller about prior damage/moisture intrusion.

Recommendation

Contact a qualified professional.



6.3.1 Doors

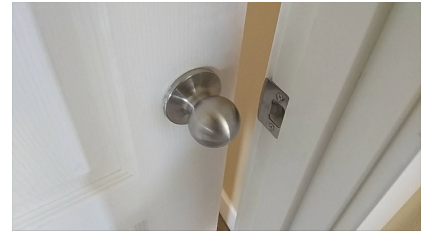
DOOR STICKS

NORTH WEST BEDROOM

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.

Recommendation
Contact a quality handyman.



6.3.2 Doors

HINGES

Door hinges need tightening in one or more locations.

Recommendation
Contact a qualified professional.



Master Bedroom



North West Bedroom

6.4.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation
Contact a qualified cleaning service.



6.5.1 Windows

MINOR CORNER CRACKS

NORTH WEST BEDROOM - RIGHT SIDE

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.

Recommendation

Contact a qualified professional.



6.5.2 Windows

WINDOW SEAL DETERIORATING

WEST SIDE BEDROOMS

Window seal on one or more windows was deteriorating. Recommend resealing as needed.

Recommendation

Contact a qualified professional.



6.8.1 Smoke Detectors

MISSING SMOKE DETECTOR

WEST ROOM

No smoke detector was in the room above the garage. This is not considered a bedroom but we recommend a smoke detector on each floor and in each livable room of the house.

Recommendation

Contact a qualified professional.



6.9.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTORS

⚠ Safety Hazard and/or Requires Immediate Attention

No carbon monoxide detectors on first or second floor. Although not required during the time of this home being built, new laws to require them. Recommend installing:

On each level of your home with sleeping areas.
In each bedroom or within 15 feet outside of each sleeping area.

Recommendation

Contact a qualified professional.

7.5.1 Fireplace, Woodstove

CLOUDY GLASS

Fireplace glass is cloudy. Recommend cleaning or replacing.

Recommendation

Contact a qualified professional.



7.5.2 Fireplace, Woodstove

FAN

The fireplace fan did not appear to be either present or operable. Recommend asking seller about this condition or further evaluation by a professional.

Recommendation

Contact a qualified professional.



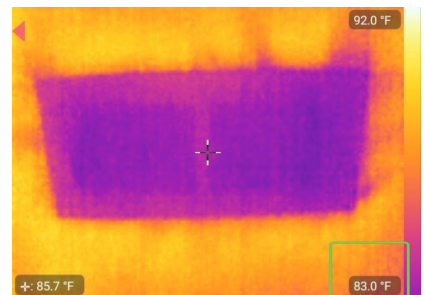
8.4.1 Presence of Installed Cooling Source in Each Room

COOLING AT REGISTER

The west facing bedroom had a register that was not cooling when the A/C was turned on. The air coming from the register remained at or near 83 degrees. Recommend correction or further evaluation by a licensed professional.

Recommendation

Contact a qualified HVAC professional.



9.5.1 Hot Water Systems, Controls, Flues & Vents

MISSING SEISMIC STRAP

GARAGE

Missing seismic strap on lower third portion of water heater. Recommend installation by a qualified professional.



9.6.1 Exterior Hose Bib

LOOSE

EAST

Recommend tightening to properly secure hose bib.

Recommendation

Recommended DIY Project



10.5.1 Lighting, Switches & Receptacles

COVER PLATE DAMAGE

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrician.



2nd Floor Bathroom

10.5.2 Lighting, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrician.



South West Bedroom

10.5.3 Lighting, Switches & Receptacles

NO GFCI PROTECTION INSTALLED

EXTERIOR & GARAGE

No GFCI protection present at one or more locations in the home. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrician.



Exterior West



Exterior East



Front exterior.

10.5.4 Lighting, Switches & Receptacles

COVER PLATE LOOSE

One or more cover plates were loose at the time of the inspection on the first floor.

Recommendation

Contact a qualified professional.



2nd Floor Hallway



North West Bedroom



South West Bedroom

11.1.1 Floors, Walls and Ceilings

MISSING SEALANT

MASTER BATHROOM

Recommend sealant.

Recommendation

Recommended DIY Project



11.1.2 Floors, Walls and Ceilings

TOWEL RACK LOOSE

2ND FLOOR BATHROOM

Right side of towel rack is not secured properly. Recommend tightening to properly secure to the wall.

Recommendation

Recommended DIY Project



11.3.1 Toilets and Sinks

SINK CRACKS

2ND FLOOR BATHROOM

Right sink in second floor bathroom had a number of cracks. Recommend replacing sink.

Recommendation

Contact a qualified professional.



11.4.1 Showers and Bathtubs

SHOWER HEAD PIPE LOOSE

Shower head pipes were loose in both upstairs bathrooms. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



Master Bathroom



2nd Floor Bathroom

TUB DRAINS SLOW

2ND FLOOR BATHROOM

Recommendation

Recommended DIY Project

12.2.1 Dishwasher

RUST

Rust stains from objects placed inside the dishwasher can usually be lightened or removed with a citric acid treatment. To remove these stains, you can treat with citric acid crystals following the steps below:

1. Fill the detergent cup with three to four ounces of citric acid crystals and close the cup.
2. Run the dishwasher through a normal cycle.
3. Rinse thoroughly by running the dishwasher through another cycle without the crystals but with a full cup of detergent.
4. Repeat the process if one treatment did not completely remove the staining.

Recommendation

Contact a qualified professional.



12.3.1 Refrigerator

COVER PLATE MISSING.

Recommendation

Contact a qualified professional.



12.4.1 Range/Oven/Cooktop

RANGE NOT FASTENED

⚠ Safety Hazard and/or Requires Immediate Attention

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

12.6.1 Built-in Microwave

BROKEN HANDLE. RECOMMEND REPAIR

Recommendation

Contact a qualified professional.



12.6.2 Built-in Microwave

LIGHTS NOT WORKING

The lights underneath the microwave that illuminate the stove top were not working at the time of inspection.

Recommendation

Contact a qualified professional.



12.8.1 Sink (s) & Plumbing

LEAK

⚠ Safety Hazard and/or Requires Immediate Attention

There is an active water leak underneath the kitchen sink. The seal at the elbow appears to be broken. Recommend correction or further evaluation by a qualified professional.

Recommendation

Contact a qualified plumber.



13.2.1 Floor

CRACKING

GARAGE

Crack was observed towards the back of the garage. Most likely due to concrete shrinkage and normal settling. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified professional.



13.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

⚠ Safety Hazard and/or Requires Immediate Attention

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.](#)

Recommendation

Contact a qualified door repair/installation contractor.

14.5.1 Trim

MOISTURE DAMAGE

Trim opposite the sink cabinet appeared to have moisture damage. Washing machine may have leaked at some point. Recommend asking sellers about this.

Recommendation

Contact a qualified professional.

