



SUMMARY

1234 Main St. Beaverton OR 97006

Buyer Name
05/22/2019 9:00AM

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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling. They may also warrants further investigation by a specialist, or requires subsequent observation. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. It is recommended that the customer read the complete report.

2.1.1 Coverings

NEAR END OF LIFE

18

Moderate Recommendations

The roof is near the end of its typical service life. As a roofing product nears this point, the chances of a roof leak greatly increase. Recommend consulting with a licensed roofing contractor to further evaluate and monitor or repair/replace as needed.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

MOSS

Minor/Maintenance Items

Recommend cleaning and removing any moss from the roof, after which a moss treatment plan can be established to limit future growth. Avoid power washing the moss off because that can drive moisture under the shingles, damaging the underlying roof components. If the roof is to high or steep, recommend contacting a licensed roofing contractor or moss removal specialist.

Moss growth is usually greatest on north-facing roofs, roof areas shaded by trees and other places that are not exposed to enough sun to dry out.

Once established, it acts like a sponge, soaking up and storing rainwater. Some of that water then wicks up under the shingles through capillary action and soaks into and through the roof underlayment, which is typically 15- or 30-pound felt. Eventually, it saturates the roof sheathing below.

Moss can shorten the life span of a shingled roof and result in costly repairs both structural and cosmetic that would not be necessary if the roof were maintained properly and kept clear of moss.

Additional Information

Recommendation

Contact a handyman or DIY project



2.1.3 Coverings

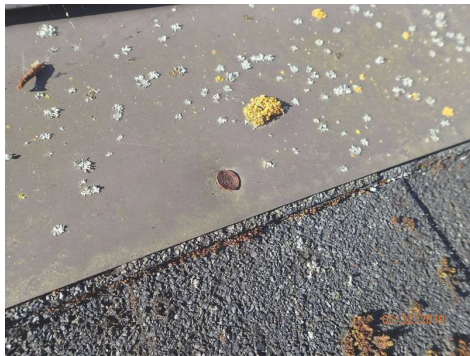
FASTENERS - SEAL



During the inspection one or more nails/fasteners was observed to be lacking sealant or a rubber gasket to prevent a leak. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.4 Coverings

DEBRIS - CONSTRUCTION



A piece of flashing was found lodged into the valley. This flashing was not able to be identified from anything necessary in the area and no leaks were noted in the attic. Recommend removing this and monitoring the roof closely as it ages.

Recommendation

Contact a qualified professional.



3.1.1 Siding

VINYL SIDING - DIRTY



Moss and dirt are heavy on several locations of the vinyl siding. Recommend cleaning to help Maximize life span.

Recommendation
Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia **PAINT/FINISH FAILING** SOUTH

Paint is peeling from the south fascia.

Recommendation
Contact a qualified painting contractor.

 Minor/Maintenance Items



3.8.1 Vegetation, Grading, Drainage & Retaining Walls **TREE OVERHANG**

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation
Contact a qualified landscaping contractor

 Minor/Maintenance Items



4.1.1 Foundation **SETTLING CRACKS** EAST SIDE

 Moderate Recommendations

Settling cracks were noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal near breathing vents where the concrete is weakest. Recommend monitoring for more serious shifting/displacement.

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

Recommendation
Recommend monitoring.



4.1.2 Foundation

FOUNDATION CRACKS-

EAST SIDE, GARAGE

 Moderate Recommendations

Moderate cracking was noted at the foundation in one or more locations. This is common as concrete ages and shrinkage but cracks of this size are generally influenced by additional settling. Recommend monitoring for more serious shifting/displacement.

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

A foundation contractor should be consulted if the crack ever grows.

Recommendation
Recommend monitoring.



4.2.1 Basements & Crawlspaces

SILT STAINS/DIRT ON PLASTIC/FLOOR

 Moderate Recommendations

Silt, water stains, and/or mud/dirt on the floor of a basement or the plastic of a crawl space generally indicate there was moisture there at one time. Recommend monitoring for future moisture intrusion.

Recommendation
Recommend monitoring.



4.2.2 Basements & Crawlspaces

STANDING WATER

 Moderate Recommendations

Standing water is present on basement / crawl space floor. Recommend a qualified contractor evaluate and locate potential source of moisture. A water mitigation system may be necessary for proper moisture management.

Recommendation
Contact a qualified environmental contractor



4.2.3 Basements & Crawlspaces

VAPOR BARRIER - CUT

 Moderate Recommendations

The vapor barrier / visqueen was found cut during the inspection. This is generally an indication that there has been standing water at one point. As moisture gets on top of the plastic sheeting (whether from a leaking pipe or groundwater) it has a hard time draining and has to evaporate over time. This will typically leave silt stains that can show us how much moisture there might have been. The cuts in the plastic allow this moisture to drain and keep moisture levels low. The cuts in the plastic also defeat a small part of the purpose of having the vapor barrier (keeping the vapor/moisture under the plastic and away from the home). Recommend monitoring the crawl space during winter months for excess moisture and be prepared to install a water mitigation system if necessary. In the following years if there is no moisture, it would be advised to replace the cut vapor barrier.

Recommendation
Recommend monitoring.



4.3.1 Floor Structure

SUBFLOOR - SQUEAKING

2ND FLOOR HALL, SW BEDROOM

 Moderate Recommendations

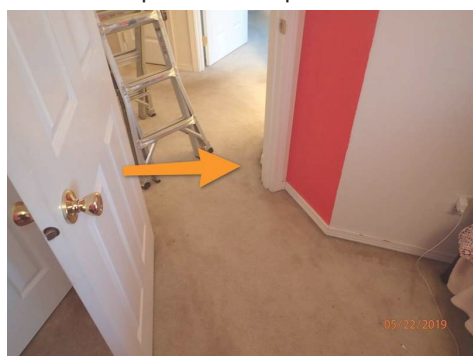
The subfloor in one or more locations was creaking and squeaking more than typically found. Recommend a licensed carpenter to further evaluate and repair as desired.

Here are some of the many options out there to assist in eliminating a squeaky floor.

[From underneath](#)

[From above \(through flooring\)](#)

Recommendation
Contact a qualified carpenter.



5.4.1 Outlets, Switches, Fixtures & Junction Boxes

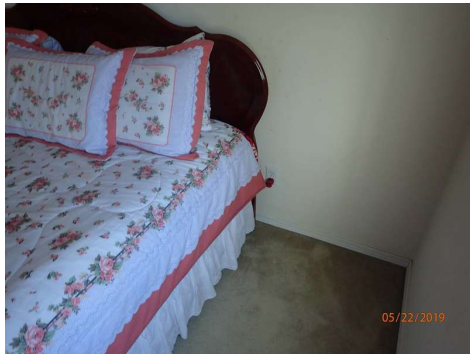
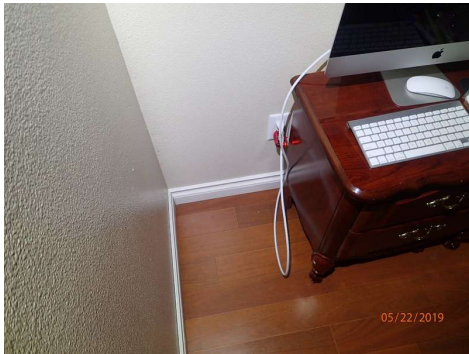
OUTLET - LOOSE

LIVING ROOM, MASTER BEDROOM

 Minor/Maintenance Items

One or more outlets is loose. Recommend tightening the receptacle and or the plate cover. Recommend hiring a licensed electrical contractor for safety if you are not comfortable with this repair.

Recommendation
Contact a qualified electrical contractor.



5.4.2 Outlets, Switches, Fixtures & Junction Boxes

SWITCH - UNIDENTIFIED USE

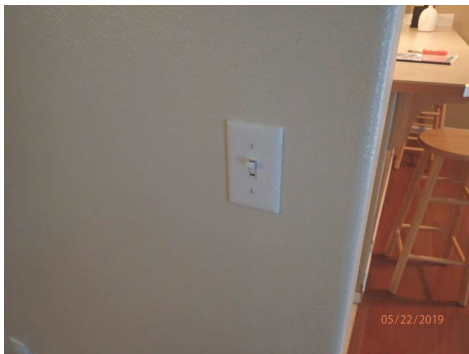
 Minor/Maintenance Items

LIVING ROOM

During the inspection a use for this switch could not be verified, recommend asking the seller to clarify the purpose of this switch.

Recommendation

Contact a qualified professional.



5.6.1 Smoke Detectors

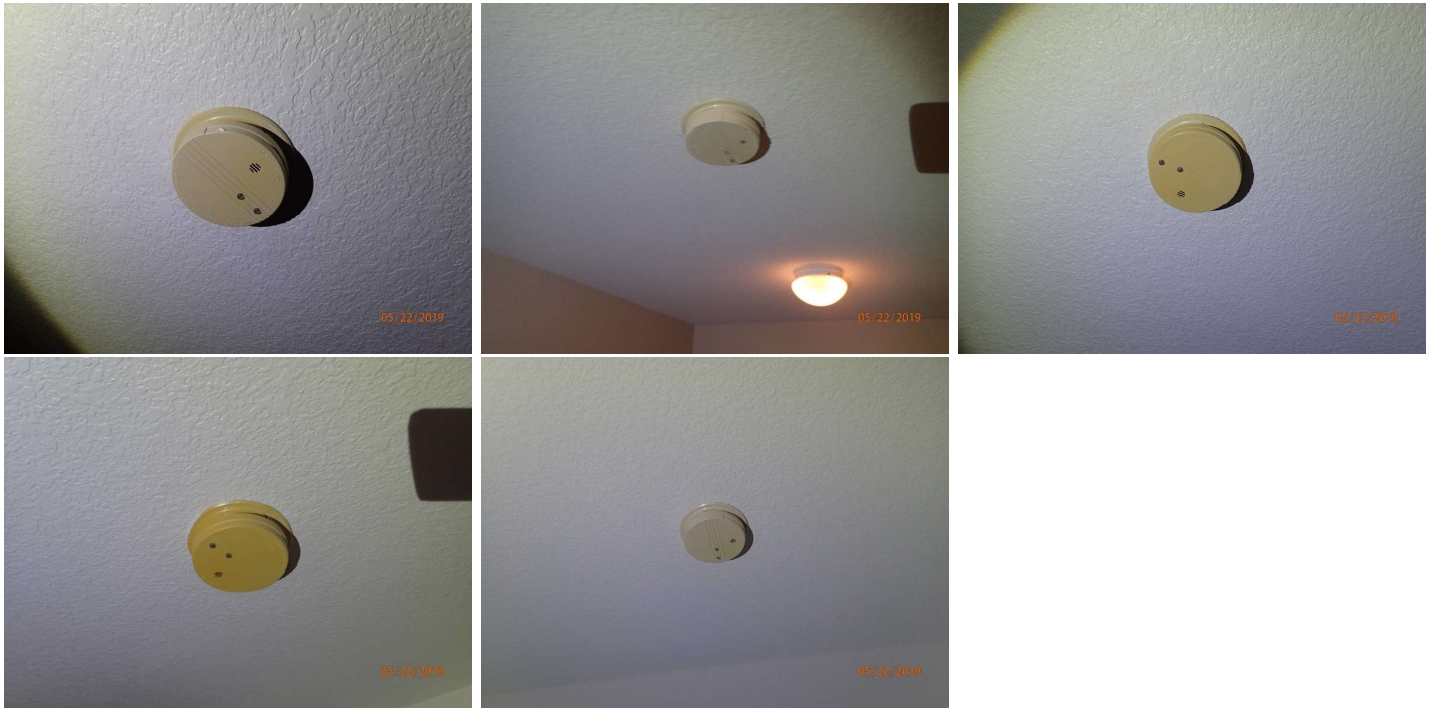
OUT DATED

 Significant Items / Safety Concerns

Some of the present smoke detectors are more than 10 years old. Nearly all smoke detectors and alarms are rated for 10 years or less. For safety it is recommend that any smoke detector or alarm older than 10 years be replaced and then tested. If the unit is wired, it must be replaced by another wired unit.

Recommendation

Contact a qualified professional.



5.7.1 Carbon Monoxide Detectors

 Significant Items / Safety Concerns

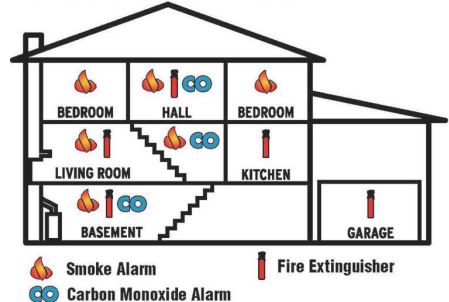
ADDITIONAL CO MONITORS REQUIRED

A law went into effect requiring carbon monoxide detectors to be installed upon transfer of ownership. These CO detectors are required within 15 feet of all bedrooms and is recommended to have one on each level for additional safety. [Additional Information](#)

Recommendation

Contact a handyman or DIY project

Recommended Locations



6.1.1 Equipment

FILTER - DIRTY

 Minor/Maintenance Items

The furnace filter is dirty and needs to be replaced every 2-3 months for 1" thick filters and 4-6 months for 4" thick filters.

Recommendation

Contact a handyman or DIY project



6.1.2 Equipment

FURNACE - SERVICING/CLEANING

 Minor/Maintenance Items

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation
Contact a qualified HVAC professional.



6.5.1 Gas/LP Firelogs & Fireplaces

DUST/DEBRIS

 Minor/Maintenance Items

Recommend cleaning under and above the fireplace insert regularly for safety.

Recommendation
Contact a handyman or DIY project



7.5.1 Exhaust Systems

EXHAUST FAN- DIRTY

 Minor/Maintenance Items

2ND FLOOR HALL BATHROOM, MASTER BATHROOM

Over time the exhaust fan covers will begin to clog from lint and dust. This can greatly reduce the efficiency of the exhaust fan. Recommend cleaning on a regular basis to allow for efficient use.

[Helpful DIY Walk-Through](#)

Recommendation
Contact a handyman or DIY project



7.5.2 Exhaust Systems

EXHAUST VENT - EXTERIOR OBSTRUCTED

 Minor/Maintenance Items

One or more of the exhaust vents to the exterior has noticeable lint or other debris clogging the pipe. This can reduce the effectiveness of the dryer or exhaust fan, increase the chance of a fire, and allow pests to enter the venting if the end cap is propped open from lint. Recommend cleaning on a regular basis.

Recommendation

Contact a handyman or DIY project



7.5.3 Exhaust Systems

RANGE HOOD - DISCHARGE

 Minor/Maintenance Items

The range hood is not discharging to the exterior, recommend a qualified contractor to further evaluate and repair or install ducting.

Recommendation

Contact a qualified professional.



The diverter plate needs to be removed or adjusted to allow for use of the exterior venting.

8.4.1 Sink, Basin, Laundry Tub

DRAIN STOP - MISSING

 Minor/Maintenance Items

HALF BATH

During the inspection one or more of the sinks was found to be missing its drain stop, this will limit the inspection and not allow to test the overflow. Recommend installing a drain stop or plug.

Recommendation

Contact a qualified plumbing contractor.



8.4.2 Sink, Basin, Laundry Tub

FIXTURE - SUPPLY INSUFFICIENT

 Moderate Recommendations

KITCHEN, 2ND FLOOR HALL BATHROOM

Water supply was found insufficient. This could be in result of a kinked line, damaged or clogged valve, or clogged/deteriorating pipe. Recommend a licensed plumber to further evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



8.4.3 Sink, Basin, Laundry Tub

SINK - SURFACE DAMAGE

 Minor/Maintenance Items

The sink has surface damage that is cosmetic but could also lead to a potential leak in the future. Recommend replacing the fixture at your own convenience.

Recommendation

Contact a qualified plumbing contractor.



8.6.1 Tub / Shower

CAULKING/GROUT FAILING

 Minor/Maintenance Items

2ND FLOOR HALL BATHROOM

Some of the caulking or grout in the bath and or shower area is failing. Caulking/grout is one of the most common items to fail in the bathroom. Because of its common failure rate it is also one of the largest contributors moisture damage in the bathroom. Recommend removing, cleaning, caulking/grouting, and inspecting on a regular basis to control the moisture in the bathroom.

Recommendation

Contact a handyman or DIY project



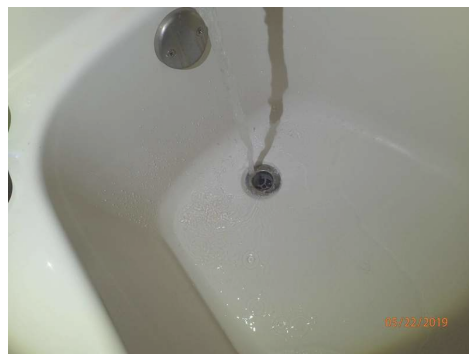
8.6.2 Tub / Shower

TUB/SHOWER - DRAIN STOP MISSING / INADEQUATE

 Minor/Maintenance Items

2ND FLOOR HALL BATHROOM, MASTER BATHROOM

During the inspection there was no way to properly plug the drain and fill the tub. Recommend replacing with a new drain stop or plug.



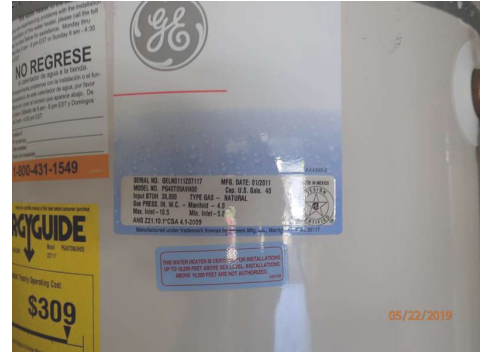
8.7.1 Water Heater
APPROACHING LIFE EXPECTANCY

Moderate Recommendations

8
 The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Life Expectancy

Recommendation
 Contact a qualified plumbing contractor.

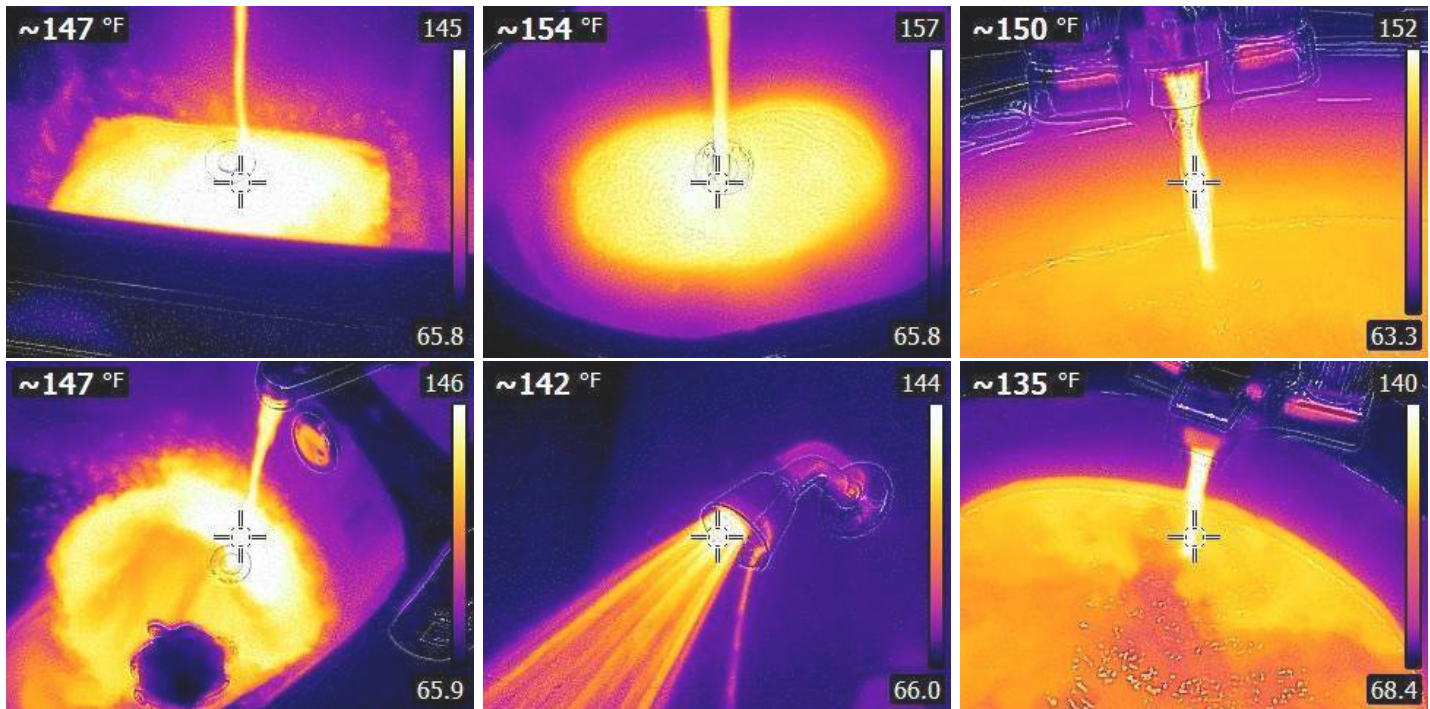


8.7.2 Water Heater
WATER TEMP UNSAFE

Significant Items / Safety Concerns

The water heater is turned up to produce water hotter than 120 degrees at the fixtures. This can generally be fixed by adjusting the thermostat at the water heater. Some styles such as electric water heaters may require the removal of panels which can leave you exposed to active electrical. Recommend contacting a licensed plumbing contractor if you are not comfortable in safely lowering the temperature.

Recommendation
 Contact a qualified professional.



Temperature	Time to produce serious burn
120°F	More than 5 minutes
125°F	1-1/2 to 2 minutes
130°F	About 30 seconds
135°F	About 10 seconds
140°F	About 5 seconds
145°F	Less than 5 seconds
150°F	About 1-1/2 seconds
155°F	About 1 second

Settings on water heater thermostat are approximate
 Source: Rheem Manufacturing Co
 PO Box 244020, Montgomery, AL 36124

For safety, set water heater temperature at 120°F

For burns:
 Immediately put burned area in large amount of clean water.

Untreated burns get worse...
 immediate water will stop progression of burn injury

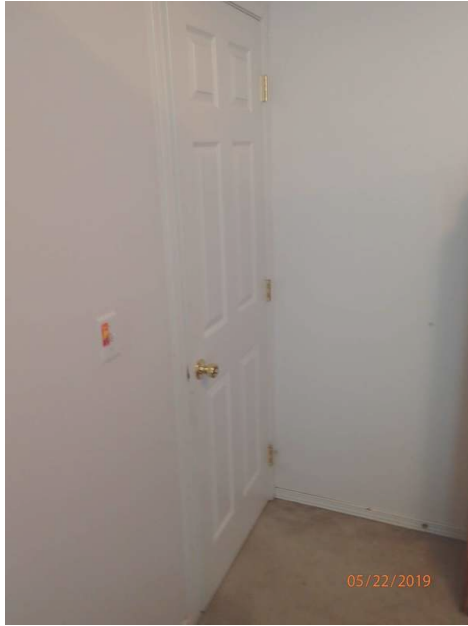
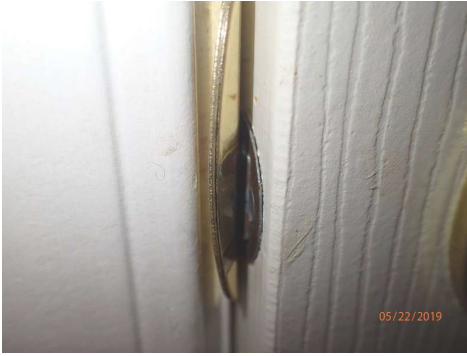
9.1.1 Doors
DOOR - LATCH ALIGNMENT
 2ND FLOOR NORTHWEST BEDROOM

Minor/Maintenance Items

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a handyman or DIY project



9.1.2 Doors

DOOR - POOR ALIGNMENT

2ND FLOOR HALL BATHROOM

The doors alignment will not allow it to open or close properly. Recommend adjusting to allow for proper use.

Recommendation

Contact a qualified door repair/installation contractor.



9.2.1 Windows

WINDOW - BROKEN SEAL

SLIDER



Observed condensation/debris between the window panes, which indicates a failed seal. Recommend a licensed and qualified window contractor to further evaluate & replace.

Depending on the weather, season, and other factors, one or more other windows or sliders could have a broken seal but are not showing significant enough signs to notice. These will likely show up at some point and may need replacement.

Recommendation

Contact a qualified window repair/installation contractor.



9.2.2 Windows

BLINDS - DAMAGED

LIVING ROOM

One or more blinds were found damaged or no operating properly during the time of inspection.

 Minor/Maintenance Items



9.4.1 Walls

SETTLING CRACKS

2ND FLOOR HALL

Minor cracks on the walls in one or more locations. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks appear not to be a structural concern.

Recommendation

Contact a qualified drywall contractor.

 Minor/Maintenance Items



9.5.1 Ceilings

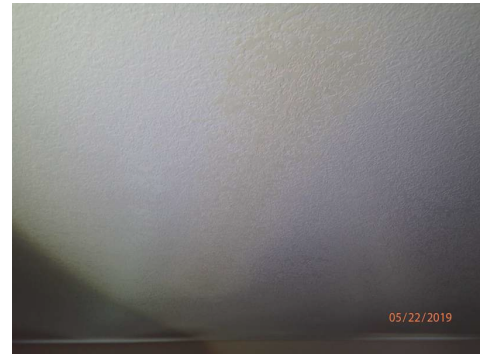
PATCHED

LIVING ROOM

One or more areas of the ceiling have been patched. This may have been from physical damaged or a leaking fixture/roof above. Recommend monitoring for future issues.

Recommendation

Recommend monitoring.



9.7.1 Trim

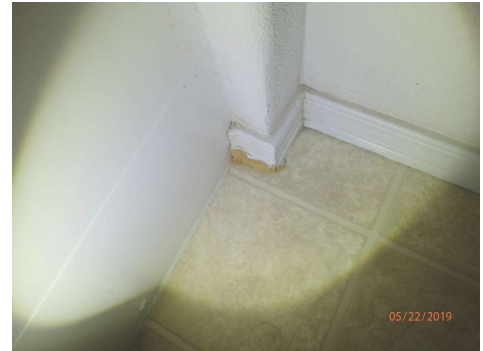
FLOOR TRIM - MOISTURE DAMAGE

MASTER BATHROOM

One or more areas of the flooring trim has signs of previous moisture damage. In areas such as a bathroom this could be caused from water splashing out of a bathtub/shower, a toilet or sink overflowing or leaking, or a leaking valve. In other areas the moisture source can be from wet debris, leaking pipes, or even a leak in the roof. Recommend monitoring and seeking further assistance if the problem persists.

Recommendation

Contact a qualified carpenter.



9.8.1 Countertops & Cabinets

COUNTERTOP - DETERIORATION CAULK/GROUT

Countertops have deteriorating grout and or insufficient caulk/sealant at the wall. This can lead to water damage. Recommend cleaning/removing existing sealant replacing at sides and corners where counters touch walls. Caulking tends to last longer in these areas due to its elasticity.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a handyman or DIY project



10.4.1 Occupant Door (From garage to inside of home)

SEAL - DETERIORATED



The man door into the garage is has a deteriorated weather seal. Recommend installing to properly and safely seal the garage from the inside of the house. The purpose of this seal is to assist in fire rating, prevent toxic fumes from entering the living space, and increase efficiency.

Recommendation

Contact a handyman or DIY project



11.5.1 Garbage Disposal

DAMAGED - HOLE/CRACK

 Moderate Recommendations

A hole/crack was found in the garbage disposal causing a leak. Often times parts can be found to repair this but it tends to be more economical to just replace the unit.

