



SUMMARY
 1234 Main Street Tigard OR 97223
 Buyer Name
 02/01/2024 9:00AM

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Summary Text (enter here)

2.1.1 Roof Covering
EXPOSED FASTENERS

Major Defect

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation
 Contact a qualified roofing professional.



3.2.1 Eaves, Soffits & Fascia
DAMAGE OBSERVED AT FASCIA

Major Defect

I observed indications that one or more areas of the fascia were damaged.

Correction and further evaluation is recommended.

Recommendation
 Contact a qualified general contractor.



this is above the front entry way where the fascia meets the peak of the garage

3.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading
FENCE DEFECT

Major Defect

I observed that the condition of the fence in many areas is poor.

Recommendation
Contact a qualified fencing contractor



4.1.1 Under-Floor Crawlspace
PRIOR WATER PENETRATION OBSERVED

Major Defect

I observed indications that sometime in the past, there was water penetration or intrusion into the crawlspace.

Correction and further evaluation is recommended.

Recommendation
Recommend monitoring.



10.2.1 Sinks, Tubs & Showers
LOOSE DRAIN COVER

Major Defect

cover for shower drain was loose, could allow debris to enter and cause a clog or be a tripping hazard. recommend repair

Recommendation
Contact a qualified professional.



11.7.1 Presence of Smoke and CO Detectors
MISSING SMOKE DETECTOR
HALLWAY

Major Defect

I observed indications of a missing smoke detector. Hazard.

Recommendation
Contact a qualified professional.

