

INSPECTION SUMMARY SAMPLE

Please Note: This analysis is not meant to be technically exhaustive. It is meant only to highlight areas where attention, repair or further investigation is suggested.

This summary is a narrative representation of the main points from the detailed inspection report that follows. These are the items we believe require further attention. It is up to the client to take additional items from the detailed inspection report that they feel are of concern and add them to the list of items covered in the summary when compiling a request for repairs presented to the seller.

The detailed inspection report that follows is meant to point out typical maintenance, cosmetic, routine repair items and/or suggestions for improvement/upgrade. These should be placed in an overall maintenance plan and reviewed on a regular basis. Annual roof inspections and heating/cooling equipment check-ups are highly recommended.

1. Exterior Notes

- A. There were some roofing issues noted during this inspection. We suggest further investigation by a qualified roofing professional and remedial action as needed. The issues noted during this inspection were:
 - The flat roofs over the Arizona room and back patio are in poor condition (**See Pictures 1, 2 and 3**). We recommend further evaluation by a roofing contractor to obtain a cost estimate for repair/replacement.
 - There is a crack in the seal around the water heater vent pipe that should be re-sealed (**See Picture 4**). Also, there is no rain collar installed on the water heater vent pipe. We recommend having a rain collar installed to protect the seal around the pipe.
 - The wood on/around the chimney is in poor condition (**See Picture 5**).
- B. There are termite tubes on the back patio stem walls (**See Pictures 6 and 7**). We recommend further investigation by a certified pest control specialist and remedial action as needed.
- C. There is no vacuum breaker installed where the landscape watering system connects to the water main (**See Picture 8**). A vacuum breaker should be installed to prevent water in the landscape watering system from potentially being drawn back into the house water supply. We recommend further investigation and remedial action as needed.
- D. A section of the roof sheathing over the front of the carport is damaged/deteriorated due to moisture exposure (**See Picture 9**). We suggest further investigation and remedial action as needed.

- E. Portions of the siding are damaged/deteriorated along the base of the South and back walls (**See Picture 10**). There is also a section of damaged wood trim over the side of the carport (**See Picture 11**). We recommend further evaluation and remedial action as needed.
- F. There is an off-set in the driveway which could prove to be a trip hazard (**See Picture 12**). We recommend further investigation and remedial action as needed.
- G. Vegetation is overgrowing the house walls (**See Picture 13**) and corners of the roof (**See Picture 14**). We recommend having the vegetation cut back from the walls and roof to prevent potential damage and/or pest entry.

2. Electrical Notes

- A. Some of the receptacles inside the house (i.e. in both hallway bedrooms and in the kitchen to the right of the stove top) registered 'Open Grounds' when tested with an electrical tester. The most likely reason for this is that the original two-slot, non-grounded receptacles were replaced with newer, three-slot, ground type receptacles but the electrical cables supplying power to the receptacles were not updated with new three-wire, grounded electrical cable. Therefore these receptacles are not grounded which could lead to an unsafe electrical condition for occupants and/or damage to sensitive electronic components. We suggest further evaluation by a qualified electrical professional and remedial action per their recommendations.
- B. The GFCI receptacle to the left of the kitchen sink did not have power. We suggest further investigation by a qualified electrical professional and remedial action as needed.
- C. The back patio receptacle is improperly wired (registered a Hot-Neutral Reverse when tested with an electrical circuit tester). The carport receptacle is improperly wired (registered an Open Ground when tested with an electrical circuit tester). Also, the carport receptacle does not include GFCI protection. We suggest further investigation by a qualified electrical professional and remedial action as needed.
- D. The washer and dryer are powered by an extension cord due to the location of the electrical receptacle (**See Picture 15**). Powering appliances with extension cords is not recommended. We recommend having a receptacle installed behind the washer/dryer so an extension cord is not required.

- E. There is no wall receptacle in the hallway bathroom. The only receptacle is in the bottom of the light fixture but it is partially blocked by the medicine cabinet mirror. We recommend having a GFCI protected receptacle added by a qualified electrical professional as needed.

3. Interior Notes

- A. There are no functional smoke detectors in the residence (the hallway and Arizona room smoke detectors did not beep when tested). We recommend further investigation and remedial action as needed.
- B. The drain line from the water heater pressure relief valve terminates in the laundry room (**See Picture 16**) and should be plumbed to the exterior with rigid copper pipe.
- C. The chimney flue is dirty and should be cleaned and further evaluated by a specialist before it is used. Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires.
- D. The dryer start control knob is damaged/non-functional. We recommend further investigation and remedial action as needed.
- E. There is no source of heating/cooling in the laundry room. We recommend further investigation and remedial action as needed.
- F. It appears the hallway bathroom exhaust duct terminates in the attic (**See Picture 17**) and should be reconfigured to vent through an exterior vent port.
- G. The security system component on the master bedroom window blocks the window from being opened (**See Picture 18**). We recommend remedial action as needed.

Other Notes:

- Due to the age of the house (built in 1952), it could contain lead paint and/or asbestos. We do not test for lead paint or asbestos and specifically disclaim these substances. We recommend further evaluation by an environmental testing company as needed.
- The house has been remodeled and had additions. It is unknown if permits were obtained for the work performed. This inspection does not approve, endorse, or guarantee the integrity of any work that was done by an unlicensed individual and/or without a permit(s). Latent defects could exist. Note: we recommend

requesting receipts/invoices for the work performed for warranty purposes and to ensure the work was performed by professional contractors. We also recommend checking for permits with the city building permit office.

- Some of the interior electrical receptacles (i.e. living room) are an older, two-slot type that do not have a ground hole. Modern grounded plugs will not be able to be plugged into these receptacles. We recommend further investigation by a qualified electrical professional to ensure the receptacles are safe and will meet to the needs of a modern household and to obtain a cost-estimate for upgrading the receptacles.
- We recommend installing Carbon Monoxide detectors in the laundry room and outside the bedrooms.