



SUMMARY

1234 Main St. Las Vegas NV 89156

Buyer Name
06/24/2019 9:00AM

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This Summary Report is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the Full Report are listed in the Summary. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

1.2.1 Vegetation / Soil / Drainage

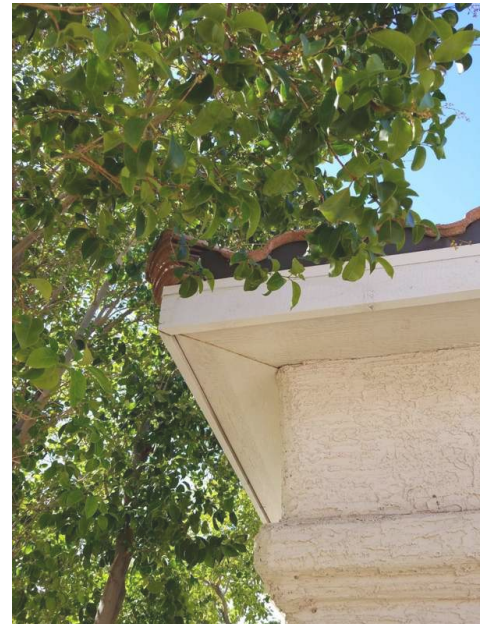
TREE BRANCHES - OVERHANG THE ROOF



Tree branches were in contact with the roof or were close/or touching the structure at one or more locations. Damage to the building or the roof can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist prune back the trees as necessary to prevent damage to the roof and to the building exterior.

Recommendation

Contact a qualified tree service company.



1.3.1 Driveway / Patio / Sidewalks

SIDEWALKS / PATIOS - TRIP HAZARD

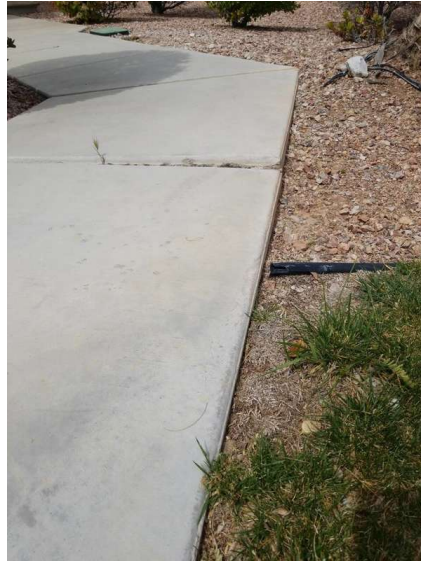


SIDE WALK - FRONT OF THE HOUSE

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



1.5.2 Fences / Gates

PERIMETER WALL - EFFLORESCENCE

 Moderate

Evidence of water intrusion or accumulation was found in one or more sections of the perimeter wall. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



3.3.2 Exterior Walls / Trim

STUCCO CRACK(S) / DAMAGE NEEDS REPAIR

 Moderate

GARAGE LEFT SIDE

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Recommendation

Contact a stucco repair contractor



3.4.1 Exterior Windows

WINDOW FRAME LOOSE / DAMAGED

 Moderate

Window frame was damaged at one or more windows. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



3.4.2 Exterior Windows

WINDOW TRIM DAMAGED

 Moderate

LEFT SIDE OF THE HOUSE

Window sill appeared to be damaged and in need of repair. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



4.2.1 House Door

SELF-CLOSING DEVICE NEEDS REPAIR OR REPLACEMENT

 Safety / Major

The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified professional.



4.4.1 Automatic Opener

CONTROL LOOSE

Moderate

The control button or panel for operating one or more automatic garage vehicle door openers was loose. A qualified person should repair as necessary so buttons or control panels are securely attached to wall surfaces.

Recommendation
Recommended DIY Project



4.5.1 Floor, Walls, Ceiling

FIRE WALL / CEILING GAPS, HOLES AND/OR DAMAGED

 Safety / Major

One or more gaps, holes, and/or areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall).

Recommendation

Contact a qualified drywall contractor.



5.2.2 Roof Coverings

ROOF TILES CRACKED, BROKEN OR LOOSE

 Moderate

Roof tiles were cracked, broken or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.

Recommendation

Contact a qualified roofing professional.



6.2.1 Service

WATER METER LEAKING

 Safety / Major

The water was leaking at the water meter. Recommend that a qualified plumber repair or replace the valve as necessary.

Recommendation

Contact a qualified plumbing contractor.



6.3.2 Supply Lines

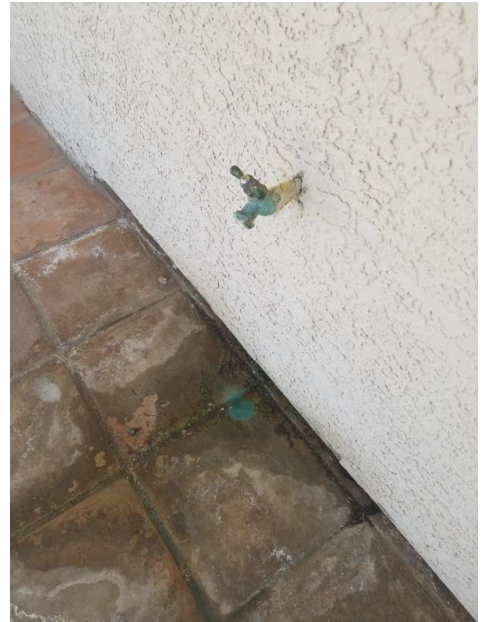
HOSE BIB LEAKED WHILE OFF

 Moderate

One or more hose bibs (outside faucets) leaked while off. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



6.3.3 Supply Lines

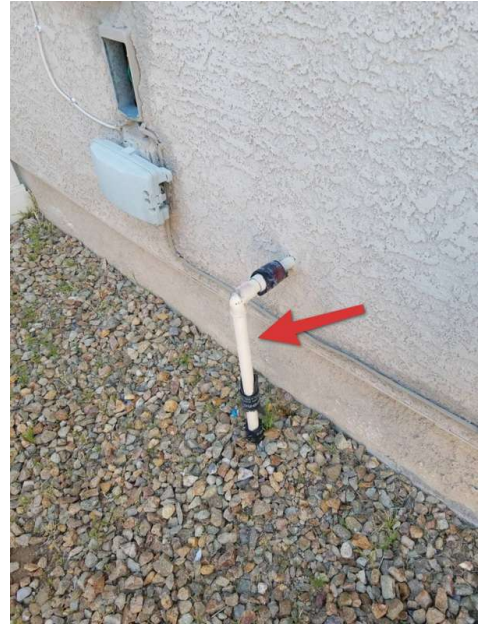
INSULATION MISSING, DAMAGED OR LOOSE

 Moderate

Insulation for one or more water supply pipes was missing, incomplete, deteriorated and/or loose. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.

Recommendation

Recommended DIY Project



6.6.1 Water Heater

WATER HEATER STAND DAMAGED OR DETERIORATED

 Moderate

Water heater stand deteriorated. Recommend a qualified person repair or replace the stand.

Recommendation
Contact a qualified professional.



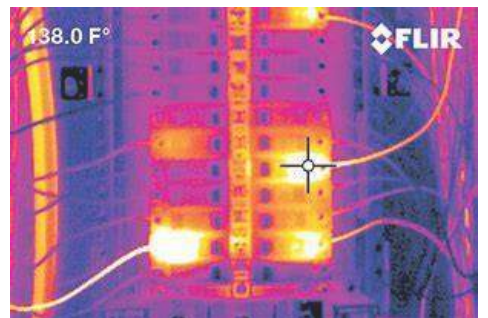
7.3.1 Panel Wiring & Breakers

BREAKER / WIRING HOT

 Safety / Major

Circuit breakers and/or wires appear overheated. As seen using thermal imaging. This poses a safety hazard for shock and/or fire. Recommend that a qualified licensed electrical contractor review this finding and correct as needed.

Recommendation
Contact a qualified electrical contractor.



7.7.1 Switches / Receptacles

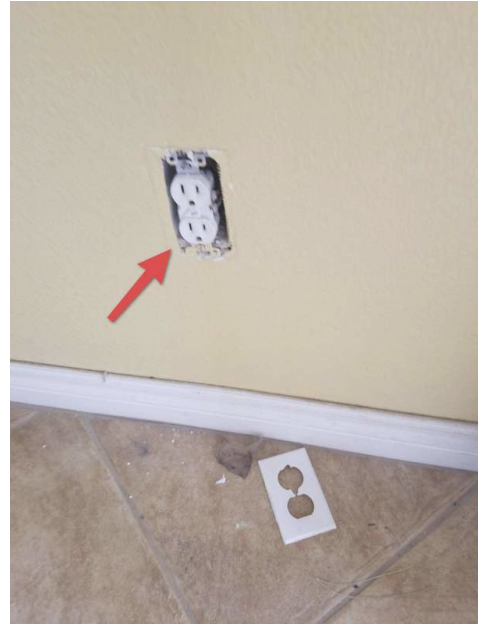
COVER PLATE LOOSE / MISSING / DAMAGED

 Safety / Major

One or more cover plates for switches, receptacles (outlets) were missing and/or damaged. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a handyman or DIY project



8.2.1 Heating / Forced Air

LIFESPAN (15-20 YRS)

 Moderate

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Recommend monitoring.

9.1.1 Attic Access

HATCH COVER MISSING / DAMAGED

 Moderate

One or more indoor attic access hatch covers or doors were missing, damaged and/or substandard. When located indoors, conditioned air can enter the attic. Energy efficiency can be reduced, moisture can form in the attic, attic air laden with insulation fibers can enter living spaces, and/or pets can enter the attic. This is also a fire hazard as attic access hatch covers and doors are meant to stop or slow the spread of fire into the attic. A qualified person should replace, install or repair hatches or doors as necessary and per standard building practices. Each access point should be insulated and sealed with weatherstripping.

Recommendation

Contact a handyman or DIY project



10.4.1 Walls

WALL DAMAGED

 Moderate

One or more walls were damaged or had substandard repairs. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified drywall contractor.



14.3.1 Range/Oven/Cooktop

COOKTOP / STOVE BURNER CO2 LEVEL TOO HIGH

 Safety / Major

High levels of carbon monoxide were registered at cooktop/stove. 35 PPM is the maximum concentration allowed by federal law for continuous exposure over an eight-hour period. At 200 PPM, you may experience mild headaches, dizziness or even nausea after two or three hours. Recommend a qualified appliance repair person evaluate and repair as necessary.

Recommendation
Contact a qualified appliance repair professional.



14.5.1 Dishwasher

INTERIOR PARTS MISSING / DAMAGED

 Moderate

Dishwasher interior parts such as trays, tray wheels and/or spray arms etc. missing and/or damaged Recommend a qualified appliance repair person to evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



14.8.1 Sinks / Fixtures

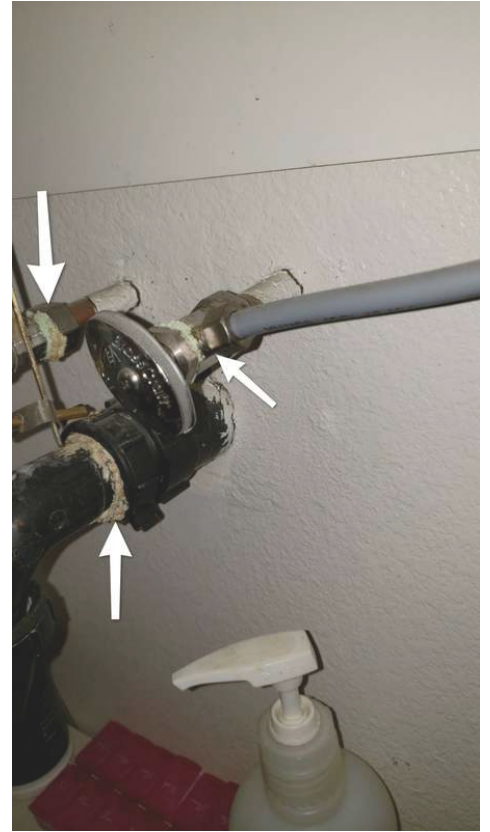
CORROSION ON FITTINGS/LINES

 Moderate

UNDER THE KITCHEN SINK

Corrosion was found on fittings and/or water supply lines for the kitchen sink. Leaks may occur. A qualified plumbing contractor should evaluate and repair as necessary.

Recommendation
Contact a qualified professional.



14.9.1 Cabinets

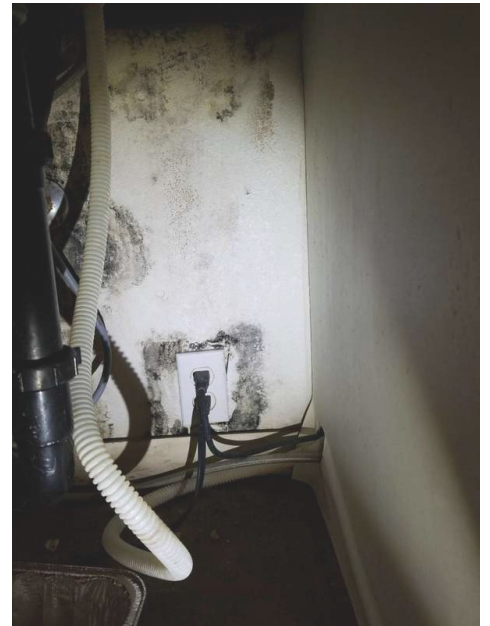
MICROBIAL GROWTH - MAJOR

UNDER THE KITCHEN SINK

There is a significant amount of microbial growth in the cabinet below the sink. This may be from a past leak. This area needs to be properly cleaned and repaired by a qualified professional.

Recommendation
Contact a qualified professional.

 Safety / Major



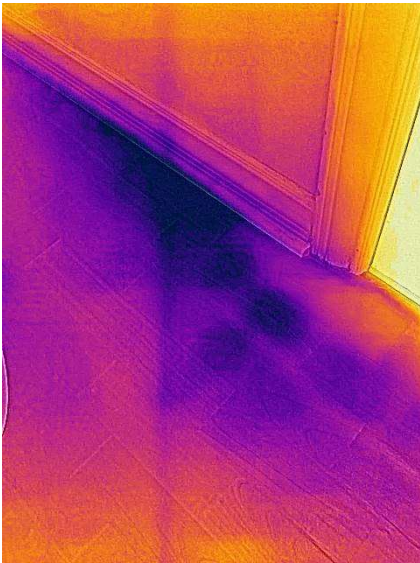
15.2.1 Floors

MOISTURE INTRUSION

There is evidence of moisture entering the structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options. Areas behind wall surfaces may have further damage that cannot be determined from a limited visual inspection.

Recommendation
Contact a qualified professional.

 Safety / Major



15.2.2 Floors

WOOD FLOOR DAMAGED

1ST FLOOR BATHROOM ACROSS FROM LAUNDRY ROOM

Wood flooring in one or more areas was worn, deteriorated or damaged. Recommend that a qualified contractor refinish and/or repair wood flooring as necessary.

Recommendation

Contact a qualified flooring contractor





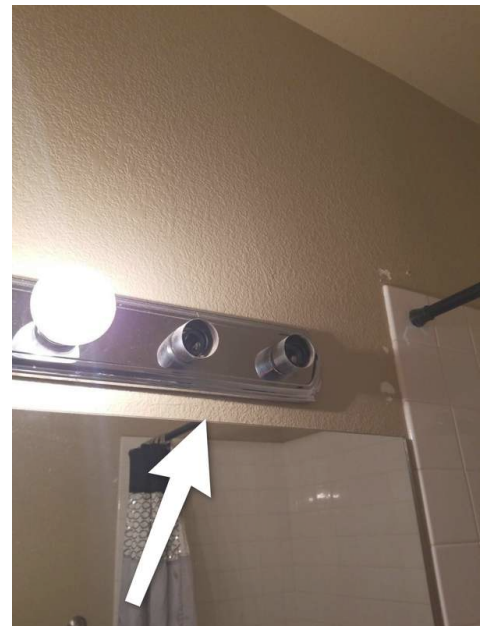
15.9.1 Electrical - Switches and Receptacles

BULBS MISSING/BROKEN

 Moderate

Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation
Contact a qualified electrical contractor.



16.1.1 General

DRYER DUCT SEPARATED

 Safety / Major

The dryer duct appears to be separated at one or more locations. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend a qualified person repair as necessary.

Recommendation
Contact a qualified HVAC professional.



16.1.2 General

LINT SCREEN NEEDS CLEANING

 Safety / Major

The clothes dryer lint screen appeared to be in the need of cleaning. As a result, this may reduce air flow. This can become a fire hazard if not properly maintained. Recommend that a qualified person clean the lint screen and as necessary in the future.

Recommendation
Contact a qualified professional.



19.3.1 Walls / Ceiling

CEILING WET STAINS - MOISTURE INTRUSION

 Safety / Major

Stains and/or elevated levels of moisture were found in one or more ceiling areas. The stains / moisture appear to be due to an active plumbing leak and/or moisture intrusion. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation
Contact a qualified professional.



19.9.1 Electrical - Switches and Receptacles

SWITCH DAMAGED

 Moderate

One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall switches as necessary.

Recommendation

Contact a qualified electrical contractor.



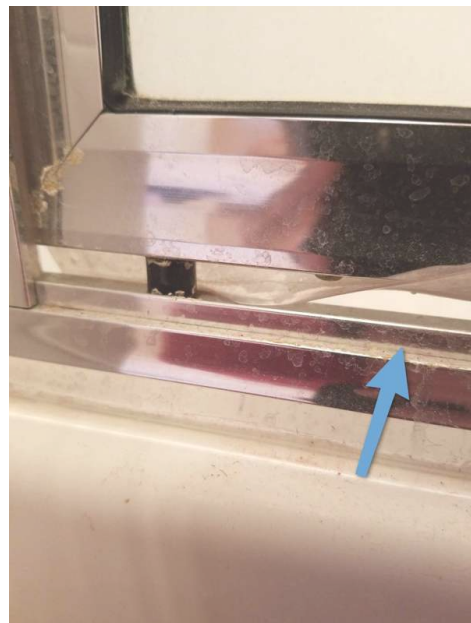
21.7.1 Bathtub / Shower

SHOWER DOOR BOTTOM VINYL SWEEP DAMAGED

 Moderate

The bottom vinyl drip sweep at the shower door was missing, damaged and/or deteriorated. Recommend replacing.

Recommendation
Contact a handyman or DIY project



21.8.1 Countertops & Cabinets
MEDICINE CABINET MISSING
MASTER BATHROOM

— Moderate

One or more cabinets were missing. Recommend that a qualified person replace as necessary.

Recommendation
Contact a qualified cabinet contractor.

