



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.

### 2.1.1 Foundation, Floor (Structural)

#### **AGED AND DETERIORATED AREAS**



Aged and deteriorated areas noted at one or more locations. Recommend a qualified professional evaluate.

Recommendation  
Contact a qualified professional.



Front Door



Garge - Right Side

### 3.1.1 Exterior Issues

#### **HOSE BIBB LEAK**



One or more hose bibs leaked when tested. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device if present. Recommend that a qualified plumber repair as necessary.

Recommendation  
Contact a qualified plumbing contractor.



### 3.1.3 Exterior Issues

## PIGEONS PRESENCE

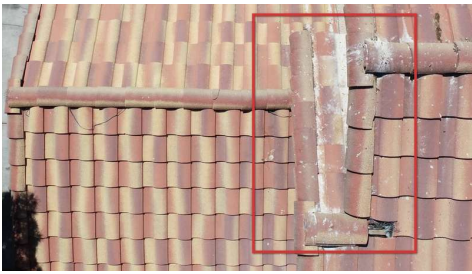
There was evidence of pigeon gathering and droppings on the roof, windows trim and eaves. Recommend further review by a pest control person.

#### Recommendation

Contact a qualified pest control specialist.

 Recommended Repairs





3.2.1 Electrical - Exterior

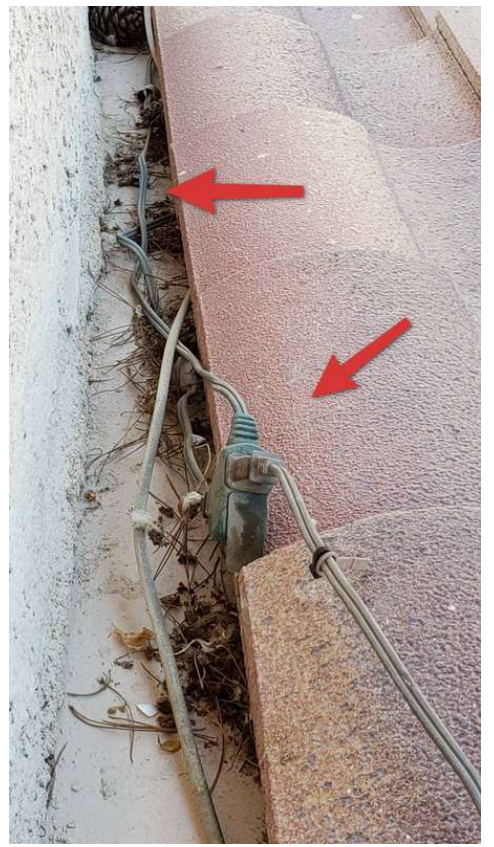
**EXTENSION CORD WIRING**



Extension cords seen used on the exterior of the home, this is not permitted by code standards. Recommend removing by a licensed electrician.

Recommendation  
Contact a qualified electrical contractor.





### 3.2.2 Electrical - Exterior

## **LIGHT FIXTURE DAMAGED / DETERIORATED**

 Recommended Repairs

One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace where necessary.

Recommendation  
Contact a qualified professional.



Front - Right Side



Back - Patio



Back - Patio

### 3.6.1 Exterior Windows

#### **SCREENS MISSING OR DAMAGED**

 Recommended Repairs

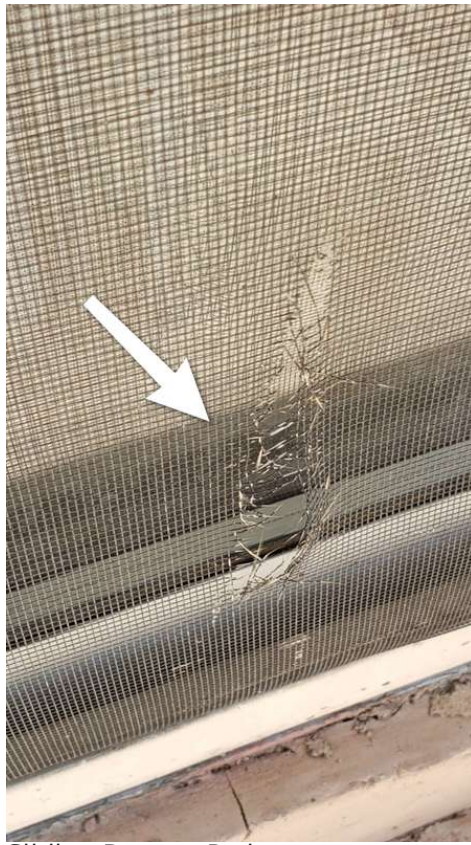
Screens were missing or damaged from one or more windows or doors. These windows may not provide ventilation during months when insects are active. On second story windows, these are also deterrents to keep small children from falling out of open windows during cooler temperatures. Recommend installing or repairing screens as necessary

#### Recommendation

Contact a qualified window repair/installation contractor.



Sliding Door to Patio



Sliding Door to Patio



### 3.8.1 Eaves, Soffits & Fascia

#### **EAVE ROOF SHEATHING DETERIORATED**

Eave roof sheathing at one or more areas was deteriorated and peeling paint was noted. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified general contractor.

 Recommended Repairs



### 3.9.2 Walkway, Patios & Driveways

#### **RAISED SIDEWALK**

FRONT

Due to the installation of tiles, the sidewalk/walkway was raised creating a trip hazard in noted areas. Recommend repair.

Recommendation  
Contact a qualified professional.





3.9.4 Walkway, Patios & Driveways

**PATIO CONCRETE - DETERIORATED - REPLACE SLAB**



The patio was undermined in one or more areas, where the soil has eroded out from beneath the patio. Significant cracks and/or damage has occurred, where one or more patio sections need replacing. Recommend that a qualified contractor replace all damaged sections as necessary.

Recommendation

Contact a qualified concrete contractor.



3.10.1 Vegetation, Grading, Soil & Drainage

**TREE BRANCHES - OVERHANG THE ROOF**





Tree branches were in contact with the roof or were 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 tree as necessary to prevent damage to the roof and to the building exterior.

Recommendation

Contact a qualified tree service company.



3.11.1 Fences, Gates & Walls

**GATE REPAIR**

METAL SIDE GATE

One or more gates are damaged and/or deteriorated. A qualified contractor should evaluate and replace or make repairs as necessary.

Recommendation

Contact a qualified fencing contractor





#### 4.2.1 House Door

### **OCCUPANT DOOR - SELF-CLOSING DEVICE**

 Safety Issues

The self-closing device on the door between the garage and the house didn't close and latch the door. The deadbolt does not lock. 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 or replace as necessary.

Recommendation  
Contact a qualified professional.





#### 4.4.1 Automatic Opener

### **BURNED-OUT LIGHTBULBS**

 Recommended Repairs

Bulbs at the garage opener were burned-out. These lights couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate, repair or replace as necessary.

Recommendation  
Contact a qualified electrical contractor.



#### 4.4.2 Automatic Opener

### **LIGHT COVER DAMAGED**

GARAGE

The garage opener light cover was damaged. Recommend that a qualified professional replace as necessary.

Recommendation

Contact a qualified electrical contractor.

 Recommended Repairs



#### 4.5.1 Floor, Walls, Ceiling

### **CRACKS / SETTLEMENT / HEAVING**

GARAGE

Significant cracks, heaving or settlement were found in one or more sections of the garage concrete slab. Uneven surfaces can also pose a trip hazard. Recommend that a qualified contractor repair concrete slab floors where necessary.

Recommendation

Contact a qualified professional.

 Safety Issues



### 5.2.1 Roof Coverings / Drainage

## **ROOF TILES CRACKED, BROKEN, LOOSE OR MISSING**

 Safety Issues

Roof tiles were cracked, broken, missing 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.





6.4.1 Drain, Waste, & Vent Systems  
**WASTE LINE VIDEOSCOPE**

 Recommended Repairs

Based on various observations (i.e. the age of this structure, the big tree in the front yard, other general site conditions), recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. This inspection should be done before the close of escrow. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

### 6.6.1 Water Heater

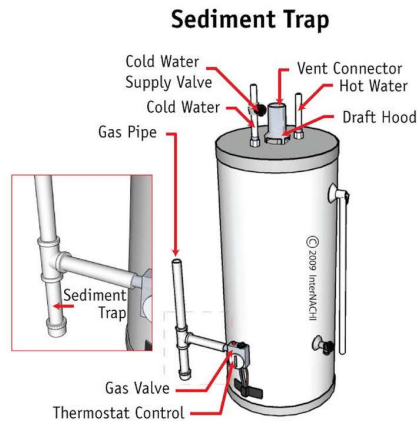
## MISSING SEDIMENT TRAP

 Recommended Repairs

No sediment trap was present for one or more appliances gas lines. Sediment traps are a T and are placed to prevent moisture and tiny debris in the gas system from entering the combustion chamber prolonging the life of the appliance. Recommend a plumber add a sediment trap per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



### 6.6.2 Water Heater

## NO DRAIN PAN INSTALLED

 Recommended Repairs

No catch pan was installed below the water heater. Consider having a qualified contractor install a catch pan per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



### 7.4.1 GFCI / AFCI Protection

## GFCI ISSUES - WOULDN'T TRIP

 Safety Issues

KITCHEN

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip). Recommend replacement by a qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Kitchen

### 7.6.1 Switches / Receptacles

#### **COVER PLATE MISSING**

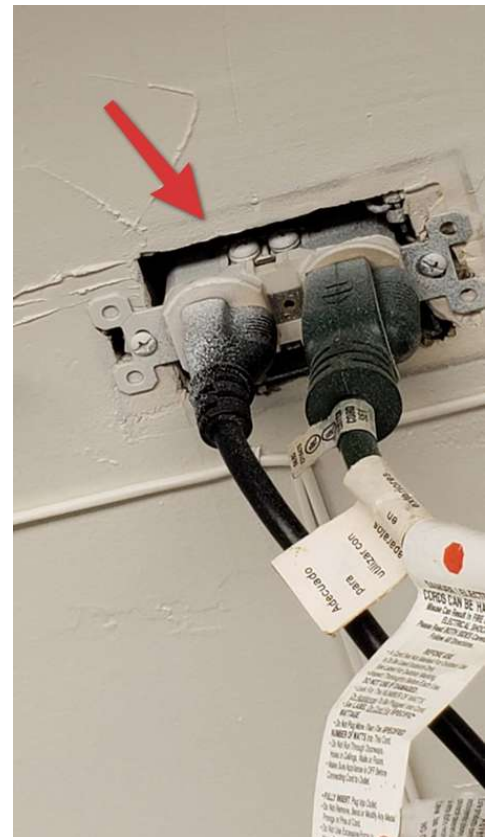
GARAGE

One or more cover plates for receptacles (outlets) were missing. 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

 Safety Issues



### 8.3.1 Exhaust / Ventilation

#### **GREASE FILTER MISSING**

 Recommended Repairs

The hood grease filter was missing. Recommend replace filter as necessary.





8.5.1 Dishwasher

**LEAKS AT COUNTER - AIR GAP**

 Safety Issues

The dishwasher was tested and it was found to be leaking at the countertop air gap connection. The test was terminated as soon as the leaks were discovered to prevent additional water leaks or damage. Recommend that a qualified professional evaluate and make repairs as necessary.

Recommendation  
Contact a qualified professional.





#### 8.7.1 Sinks / Fixtures

### **WALL DAMAGE UNDER SINK**

 Recommended Repairs

The wall under the sink is damaged. Recent repairs may have been performed. Recommend asking the owner about this. Services of a licensed professional are also recommended to patch the wall.

#### Recommendation

Contact a qualified professional.



#### 8.7.2 Sinks / Fixtures

### **FAUCET LOOSE AT THE BASE**

 Recommended Repairs

The sink faucet is loose at the base. Hard water/mineral build up is preventing the spout from turning. Recommend that a qualified person repair or replace as necessary.

#### Recommendation

Contact a qualified plumbing contractor.



8.10.1 Electrical

**LIGHT BULBS MISSING**

HOOD

One or more light bulbs were missing and could not be fully evaluated. Bulbs may simply need to be installed. Repairs or replacement may be necessary.

Recommendation

Contact a qualified professional.



9.2.1 Heating

**NOT FULLY EVALUATED - TOO WARM**

The inspector was unable to operate and fully evaluate the heating system because the temperature was too warm, over 80 degrees Fahrenheit. The heating system can be damaged if operated during such high temperatures. Recommend that a full evaluation be made by a qualified person when conditions have changed.

Recommendation

Contact a qualified HVAC professional.



9.5.1 Filter & Thermostat

**FILTERS MISSING**



Air filters for the heating and/or cooling system were missing where they should have been installed. The indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations. Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation  
Recommended DIY Project

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#### 11.10.1 Smoke Alarms / CO Detectors

### **CARBON MONOXIDE ALARMS NOT INSTALLED**



Carbon Monoxide Detectors were not a requirement when this property was built. However, for safety reasons, recommend being installed in the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations.

Recommendation  
Contact a handyman or DIY project

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#### 11.10.2 Smoke Alarms / CO Detectors

### **SMOKE ALARMS INOPERABLE**



Smoke alarms were inoperable at one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke alarms.

Recommendation  
Contact a handyman or DIY project



Hallway - 2nd Floor



Bedroom 1 - Second Floor

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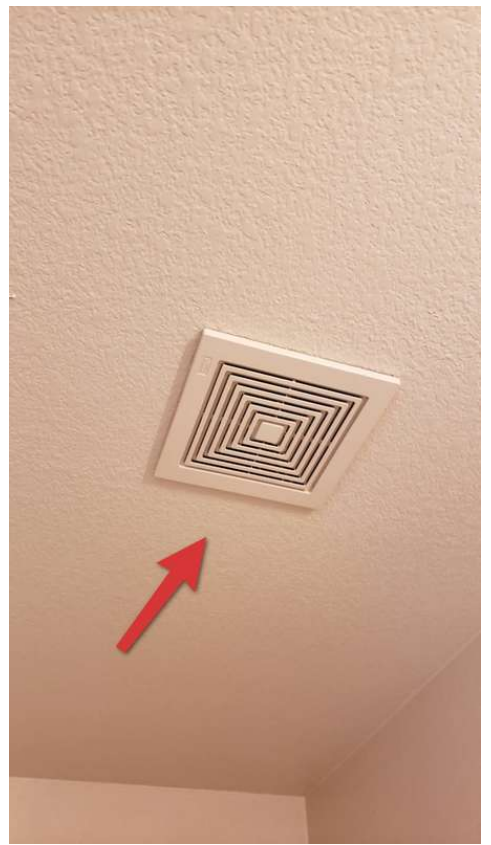
### 13.6.1 Exhaust Fan

## **INOPERABLE**

HALLWAY BATHROOM - 2ND FLOOR

One or more exhaust fans is inoperable or provides inadequate air flow. Moisture may accumulate as a result. A qualified contractor should evaluate and replace the fan or make repairs as necessary.

 Recommended Repairs



### 13.7.1 Sinks / Fixtures

## **CORROSION ON FITTINGS/LINES**

BATHROOM - 1ST FLOOR

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

 Recommended Repairs

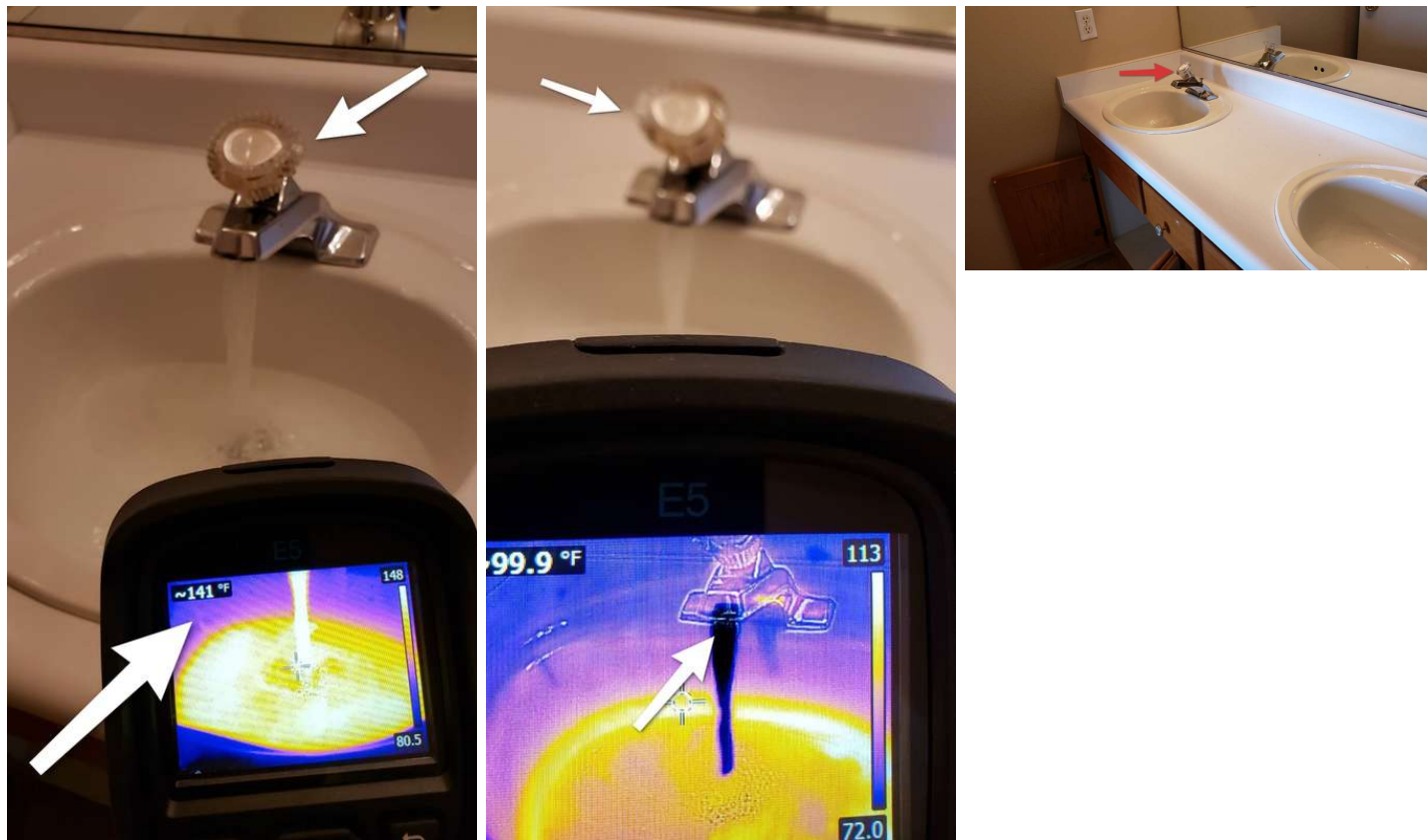


**HOT / COLD REVERSED**
 Recommended Repairs

The hot and cold water supplies appeared to be reversed at one or more locations. Typically, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is typically supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but can result in accidental scalding. Recommend that a qualified plumber repair as necessary.

**Recommendation**

Contact a qualified plumbing contractor.



## 14.1.1 Fireplaces, Stoves &amp; Inserts

**GAS FIREPLACE - PILOT OFF**
 Recommended Repairs

One or more gas fireplaces did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

**Recommendation**

Contact a qualified fireplace contractor.

