



**SUMMARY**  
1234 Main St. Oklahoma City Oklahoma  
73170  
Buyer Name  
04/04/2019 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. It does not, however, include **Upgrade/Maintenance** recommendations or Informational data that can be found in the Full Report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

*This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.*

*Please reach out if you have any questions or need further explanation on anything identified in this report.*

#### 1.2.1 General

### **OBTAIN INFORMATION**

 Moderate Item

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

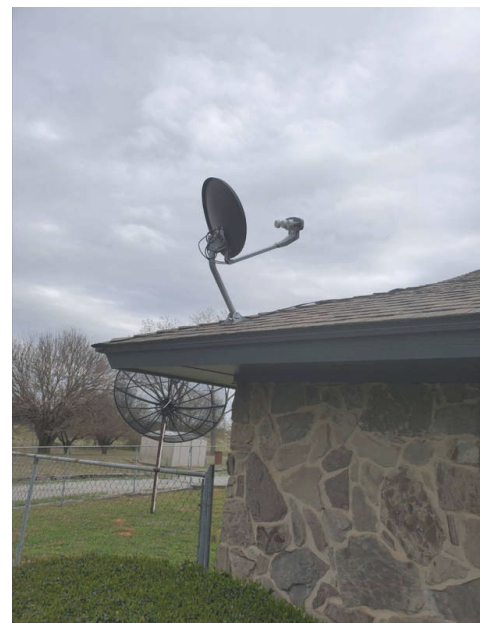
#### 2.1.1 Coverings

### **SATELLITE ATTACHMENTS**

 Moderate Item

There were one or more areas where a satellite has been secured to the roof surface. Repair/seal these areas as needed.

Recommendation  
Contact a qualified professional.



2.3.1 Roof Drainage Systems

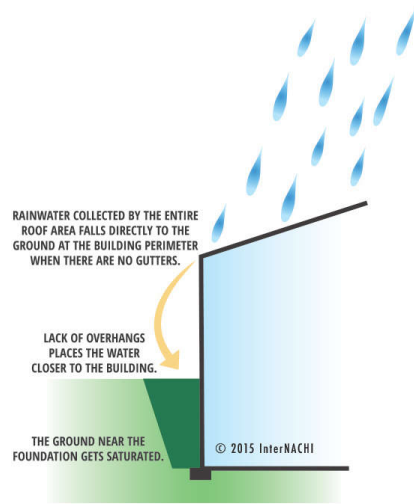
**NO OR PARTIAL GUTTERS**

Moderate Item

There is no or partial guttering on the structure. We recommend installing guttering to all applicable areas of the structure.

Recommendation

Contact a qualified gutter contractor



2.4.1 Flashings

**DAMAGED FLASHING**

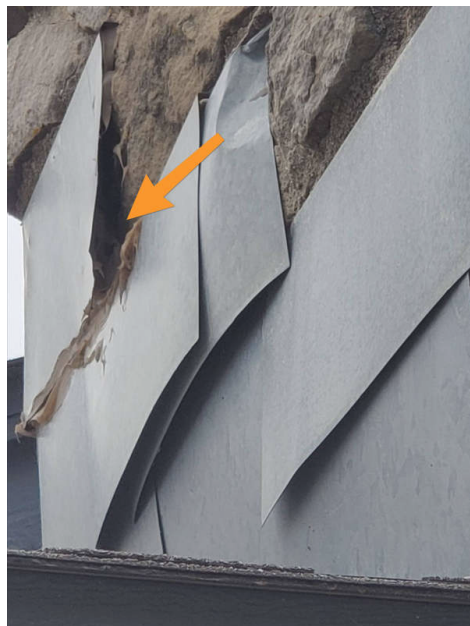
Moderate Item

CHIMNEY

One or more flashings are damaged. To prevent possible moisture intrusion into the building structure we recommend having the flashing repaired and/or replaced.

Recommendation

Contact a qualified professional.



Starting to loosen

2.5.1 Skylights, Chimneys & Other Roof Penetrations

Moderate Item

**CHIMNEY CAP- END OF USEFUL LIFE**

The chimney cap had severe deterioration and appeared to be at the end of its useful life. Failure of the cap can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions.



3.1.1 Siding, Flashing & Trim

**CRACKED BRICK AND/OR MORTAR**

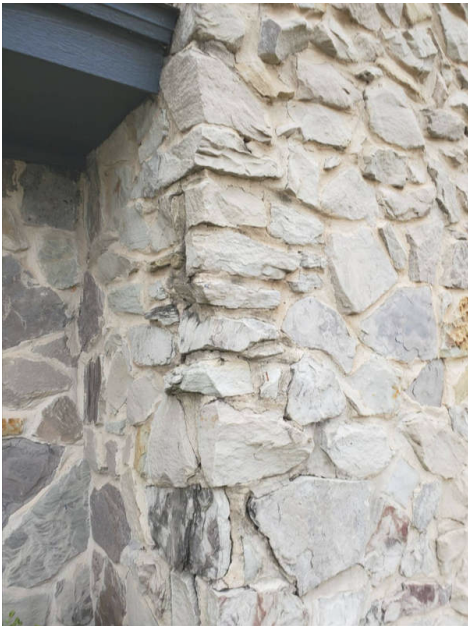
Moderate Item

MULTIPLE LOCATIONS

Seal and monitor brick and/or mortar cracks to prevent moisture intrusion.

Recommendation

Contact a qualified masonry professional.



Chimney



Chimney



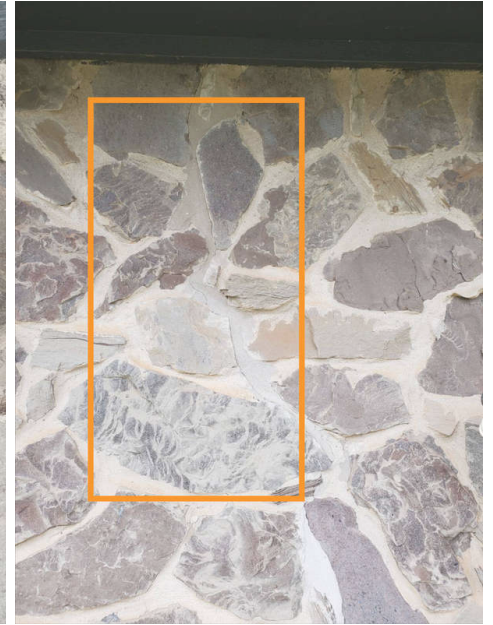
Rear right



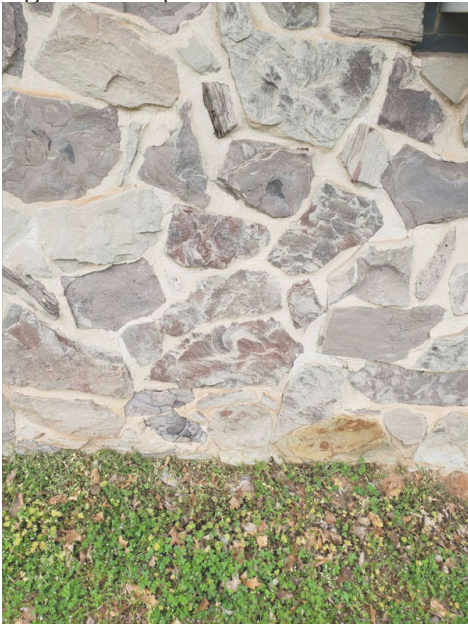
Right of rear patio



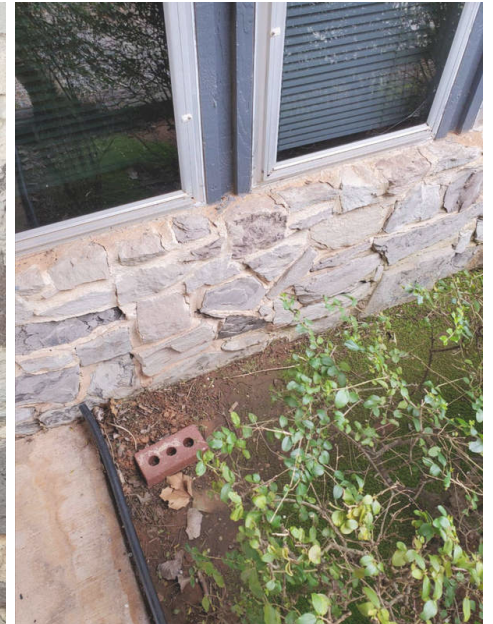
Garage service door



Left side



Minor spalling and cracks - typical - left side



Front right windows



Under patio

3.1.2 Siding, Flashing & Trim

**GROUND CLEARANCE**

Moderate Item

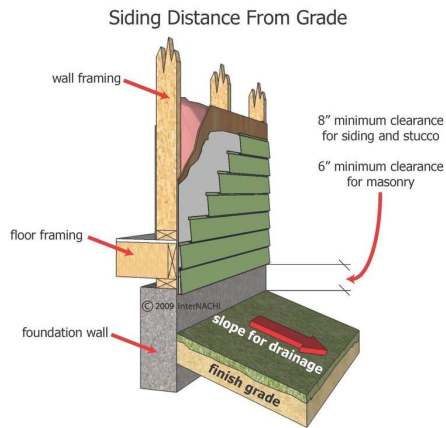
Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil can provide direct access for wood destroying insects.

Recommendation

Contact a qualified landscaping contractor



Right side behind bushes



3.1.3 Siding, Flashing & Trim

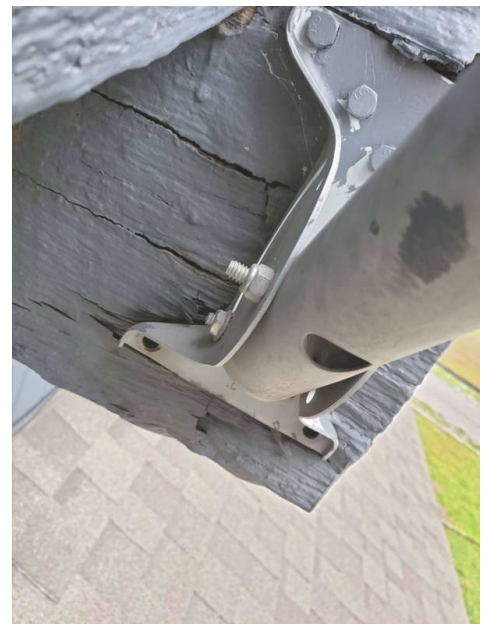
**WOOD ROT**

Moderate Item

There is wood rot that should be repaired to prevent further damage and deterioration.

Recommendation

Contact a qualified siding specialist.



Left side roof

3.4.1 Driveways & Walkways

**WALKWAY CRACKS**

 Moderate Item

Cracks observed at the walkway. Seal and monitor to prevent further damage. Bigger cracks or settling could cause a tripping hazard.



Left side

3.8.1 Exterior Storm Shelter

**DOOR - WOOD ROT**

Recommendation

Contact a qualified professional.

 Moderate Item



4.2.1 Doors

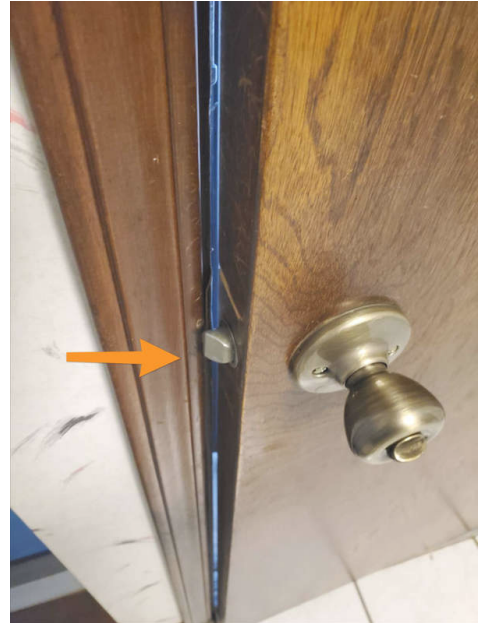
**DOOR DOESN'T LATCH**

Door doesn't latch properly.

Recommendation

Contact a handyman or DIY project

 Moderate Item



Front Door - does not latch

4.3.1 Windows

**BROKEN GLASS**

One or more windows have broken glass.

 Moderate Item



4.10.1 Tiled Areas- Kitchen, Bath & Laundry

**TILE/GROUT  
DAMAGE/DETERIORATION**

Tile and/or grout have damage/deterioration. This can potentially allow moisture intrusion.

 Moderate Item



Rear left corner

5.1.1 Cooling Equipment

**INSULATION MISSING OR DAMAGED**

 Upgrade/Maintenance Item

Refrigerant line insulation is missing and/or damaged. Missing or damaged insulation on refrigerant lines can cause energy loss and condensation buildup - leading to moisture intrusion. Recommend repair area of concern by owner or hvac contractor.

Recommendation  
Contact a qualified HVAC professional.



Attic



5.1.2 Cooling Equipment

**EXCEEDS LIFE EXPECTANCY**

 Upgrade/Maintenance Item

The estimated useful life for air conditioning condenser is 10 to 15 years. This unit appears to have exceeded this age and may need replacing at any time. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

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5.1.3 Cooling Equipment

**R-22 REFRIGERANT**

 Upgrade/Maintenance Item

This unit uses R-22 refrigerant. This is an outdated type of refrigerant. Maintenance may be more expensive.

Recommendation

Contact a qualified HVAC professional.

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5.1.4 Cooling Equipment

**CONDENSER COIL FINS DAMAGED AND/OR DIRTY**

 Moderate Item

Condenser coil fins are damaged and/or dirty.

Recommendation

Contact a qualified HVAC professional.



5.1.5 Cooling Equipment

**EVALUATE A/C WHEN TEMPS WARM**

 Moderate Item

Air conditioning equipment should not be operated when outdoor temperatures are below 65 degrees within the past or future 24 hours. We recommend having the air conditioning system evaluated by a licensed HVAC professional when the temperatures are warm enough to do so. Some HVAC technicians have special equipment for testing A/C systems during cold weather.

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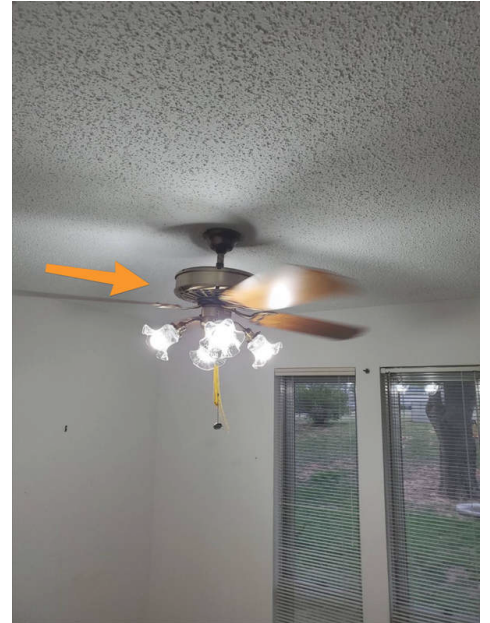
5.2.1 Ceiling Fans

**WOBBLING CELING FAN**

Moderate Item

One or more celing fans are wobbling. This could be result of warped or sagging blades, and/or incorrect installation.

Recommendation  
Contact a qualified professional.



First Bedroom In Left

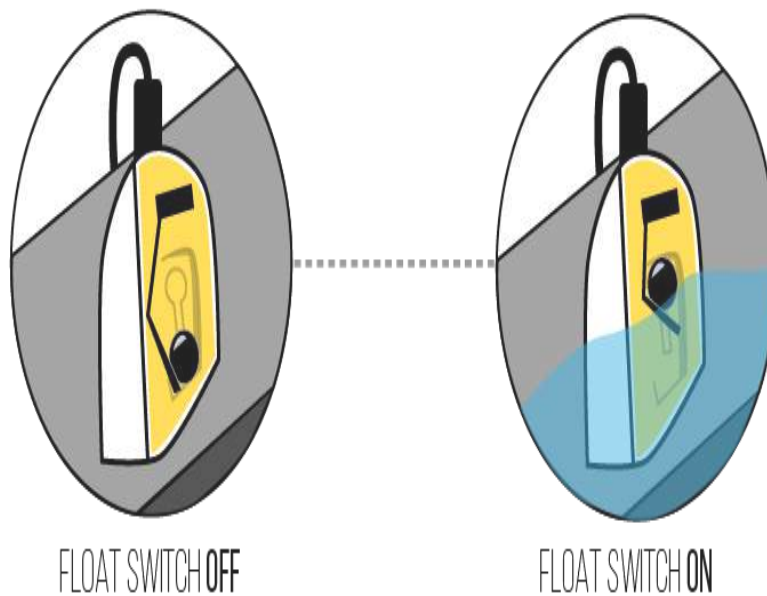
5.3.1 Heating Equipment

**MISSING CONDENSATE OVERFLOW SWITCH**

Moderate Item

An HVAC system produces condensation as it works to cool, dehumidify and heat a home. This excess condensate is usually drained safely away, but naturally-occurring debris like dust and rust can sometimes cause the drain to become slow or clogged, creating leakage. Considering that one HVAC unit can turn as much as 20 gallons of humidity into condensate per day, it is easy to imagine how much damage can occur if that water is not draining properly.

A float switch is an inexpensive device designed to detect when the unit is leaking and prevent significant damage by shutting it off.



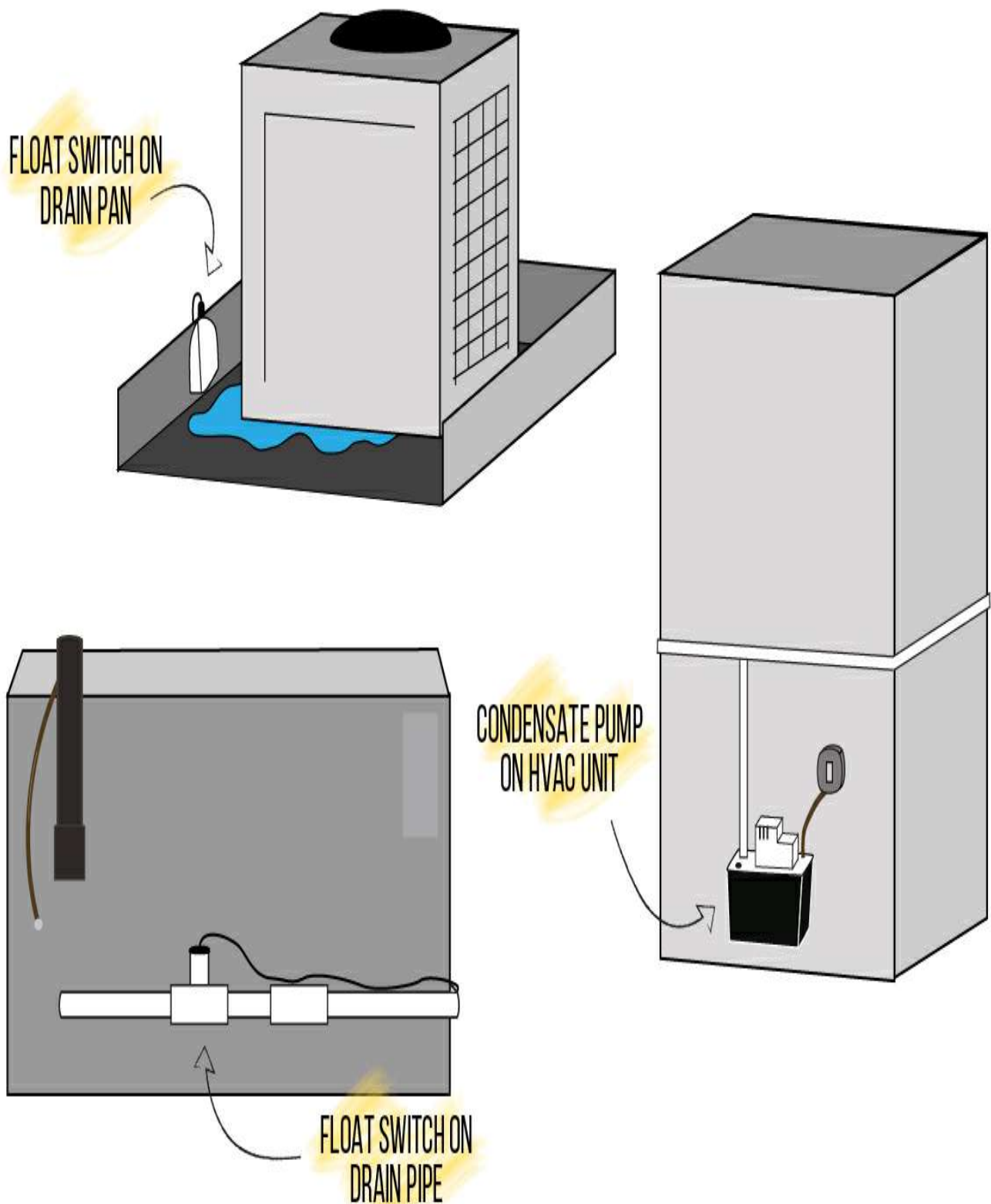
As its name suggests, a float switch is turned on (activated) when the water level in an HVAC's safety drip

pan or condensate line rises past a certain point and the mechanism of the switch begins to float. The switch then sends a signal to the HVAC unit, shutting it off to halt the phase conversion process and stop the production of excess condensation. At that time, the cause of the leak can be repaired before any water damage is able to occur.

Where is a float switch installed?

Horizontal HVAC units are often equipped with a drip pan, which is placed underneath the unit to prevent small amounts of excess condensate water from causing damage. However, in the event of a major leak, a drip pan can only hold so much before it overflows. A float switch installed on the drip pan could prevent such a situation from causing major damage.

For a vertical HVAC unit or horizontal unit without a drip pan, a float switch can be installed on the unit's PVC drain pipe and will activate if water flow is obstructed. An HVAC unit may also come equipped with a condensate pump, which actively pumps excess condensation away from the unit instead of passively relying on gravity to drain it away. Such a pump also includes a float switch-like mechanism which works in the same way, disabling the HVAC unit and preventing the occurrence of major water damage.



No matter where your HVAC unit is located, it's important to install a float switch or, if appropriate for your unit, a condensate pump. An overflow on the top level of your home could cause significant damage to the floors below and result in microbial growth, mold and hazardous living conditions. However, ground floor unit leaks can easily cause a great deal of damage as well.

What is the cost of a float switch?

Float switches are inexpensive to add to your HVAC system. The part itself typically costs less than \$50, and your HVAC professional should be able to install it in under a half hour. Your HVAC professional can also

determine whether your unit could benefit from a condensate pump.

Recommendation

Contact a qualified HVAC professional.

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### 5.3.2 Heating Equipment

#### **EXCEEDS LIFE EXPECTANCY - FURANCE**

 Moderate Item

The estimated useful life for a furnace is 15 to 20 years. This unit appears to have exceeded this age and may need replacing at any time. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

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### 5.7.1 Wood-Burning Fireplace, Insert, or Stove

#### **NFPA RECOMMENDATION**

 Moderate Item

The wood-burning fireplace should be inspected and cleaned prior to burning solid fuel initially and annually. The National Fire Protection Association (NFPA) recommends that chimneys burning solid fuelwood, coal, or pellets be inspected yearly and cleaned as often as needed. Such upkeep helps to ensure structural integrity, identify defects that might allow deadly combustion gases to vent into living spaces, and prevent chimney fires caused by the buildup of creosote, a natural byproduct of burning wood.

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### 6.1.1 Roof Structure & Attic

#### **BROKEN RAFTER**

 Upgrade/Maintenance Item

Recommend repairing to protect the integrity of the roof structure.

Recommendation

Contact a qualified professional.



Very minor

### WHITE POWDER SUBSTANCE IN ATTIC

There is an unknown white powder

substance in the attic, without laboratory testing the inspector can not 100% verify chemical makeup and any known health risks. The inspector's professional opinion is that the powder is likely insecticide and more specifically diatomaceous earth. Please visit link for more information.

<http://npic.orst.edu/ingred/de.html>

Recommendation

Contact a qualified professional.



### ADJUSTMENT NEEDED

Adjustment is needed at the attic-access pull-down ladder to facilitate personal safety.



6.3.1 Attic Insulation

**INSUFFICIENT INSULATION**

 Moderate Item

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Current standard is R-40. We recommend a qualified attic insulation contractor install additional insulation.



6.5.1 Exhaust Systems

**EXHAUST VENTS INTO THE ATTIC**

 Moderate Item

Exhaust should vent to the exterior to prevent excessive moisture, mold and damage to the homes structure.

Recommendation

Contact a qualified professional.

7.1.1 Garage Door & Opener

**PANEL DAMAGE**

 Moderate Item

Garage door panel is damaged.

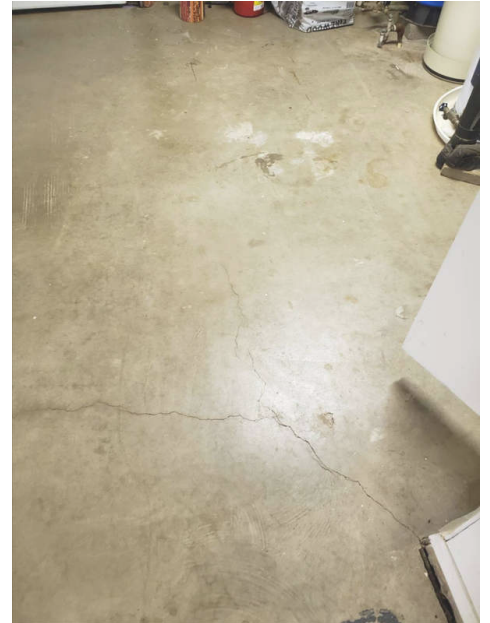


7.3.1 Floor

**MINOR CURING CRACKS**

 Upgrade/Maintenance Item

We observed curing cracks at the garage floor.



7.4.1 Occupant Door (From garage to inside of home)

**DOOR DOES NOT MEET SEPARATION REQUIREMENTS**

 Moderate Item

BOTH OCCUPANT DOORS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.



7.4.2 Occupant Door (From garage to inside of home)

**OCCUPANT DOOR IS NOT SELF CLOSING**

 Moderate Item

BOTH OCCUPANT DOORS

Occupant doors that lead from garage to living space should be self closing to add an extra layer of safety in the event of an fire. Recommend installing a self closing device to existing door and/or installation of a new door with self closing capabilities.

Recommendation

Contact a qualified door repair/installation contractor.



8.3.1 Lighting Fixtures, Switches & Receptacles

 Moderate Item

**LIGHT INOPERABLE**

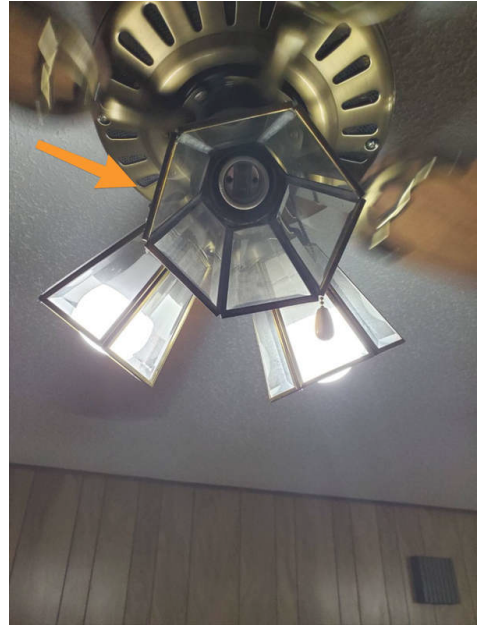
Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.



Master bathroom



Left side



Guest ceiling fan

8.3.2 Lighting Fixtures, Switches & Receptacles

 Moderate Item

**UNKNOWN SWITCH**

The inspector was unable to determine what device is controlled by a switch.



Laundry Room

8.3.3 Lighting Fixtures, Switches & Receptacles

**DAMAGED RECEPTACLE(S)**

An electrical receptacle is damaged.

⊖ Moderate Item



Bedroom end of the hall - left wall

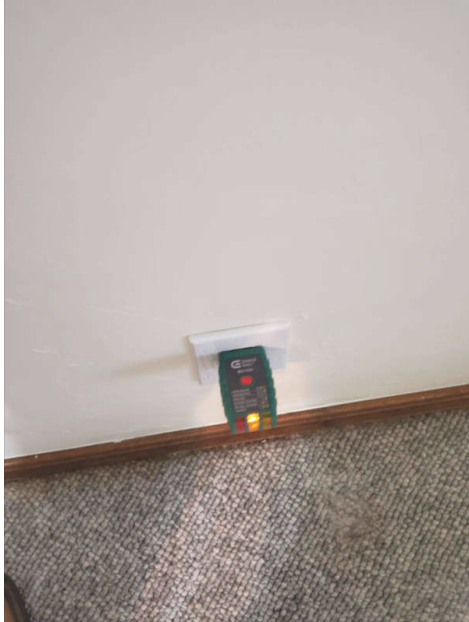
### OPEN GROUND RECEPTACLE(S)

An electrical receptacle had an open ground. Other receptacles in the home were grounded.

For GFCI's with open ground, they need a sticker that reads "no equipment ground".

Recommendation

Contact a qualified electrical contractor.



Dining - left of hallway opening



Cook Top



Hallway bathroom - left of sink



First bedroom on left, right of window



Right Side master sink

8.3.5 Lighting Fixtures, Switches & Receptacles  
**HOT-NEUTRAL REVERSED RECEPTACLE**

Moderate Item

An electrical receptacle had hot and neutral wires reversed.

Recommendation  
Contact a qualified electrical contractor.



Front right side - loose and needs secured



Living between window and fireplace

8.3.6 Lighting Fixtures, Switches & Receptacles  
**SCORCHING- RECEPTACLE**

Moderate Item

An electrical receptacle exhibited visible scorching. This condition is a potential fire hazard and should be investigated and any repairs made by a licensed electrician.



Living room on left

8.3.7 Lighting Fixtures, Switches & Receptacles

**DAMAGED SWITCH**

Recommendation

Contact a qualified professional.

 Moderate Item



Control kitchen ceiling fan speed

8.4.1 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device

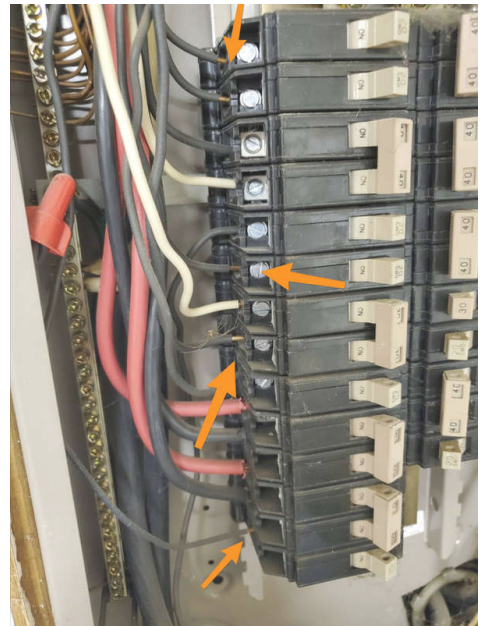
**EXCESSIVE SHEATHING REMOVED**

Excessive sheathing removed at branch wiring circuits or service entrance cables. This is a safety hazard. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.

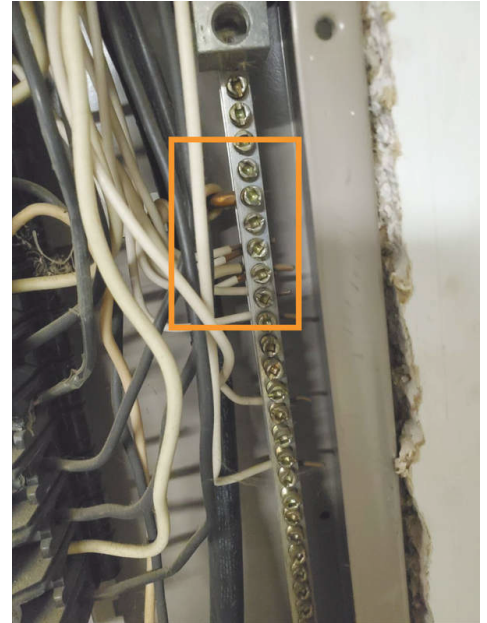
 Moderate Item



### DOUBLE TAPPED NEUTRALS

There were lug(s) on the neutral/ground bus bar that have more than one neutral wire connected to them. Each neutral wire should be attached to a separate lug to ensure a proper physical connection and to make sure that each circuit can be worked on independently. Recommend to have this corrected.

Recommendation  
Contact a qualified electrical contractor.



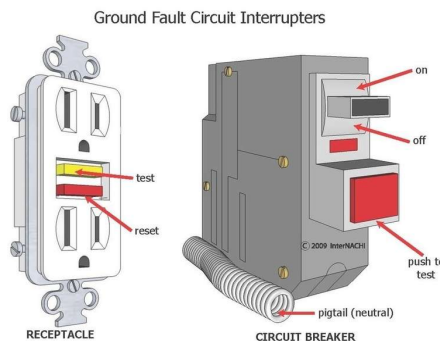
### NO GFCI PROTECTION INSTALLED

ENTIRE HOME

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at one or more locations in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Recommendation  
Contact a qualified electrical contractor.



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8.6.1 Smoke Detectors & Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTORS**

 Upgrade/Maintenance Item

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

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8.6.2 Smoke Detectors & Carbon Monoxide Detectors

**SMOKE DETECTORS**

 Upgrade/Maintenance Item

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

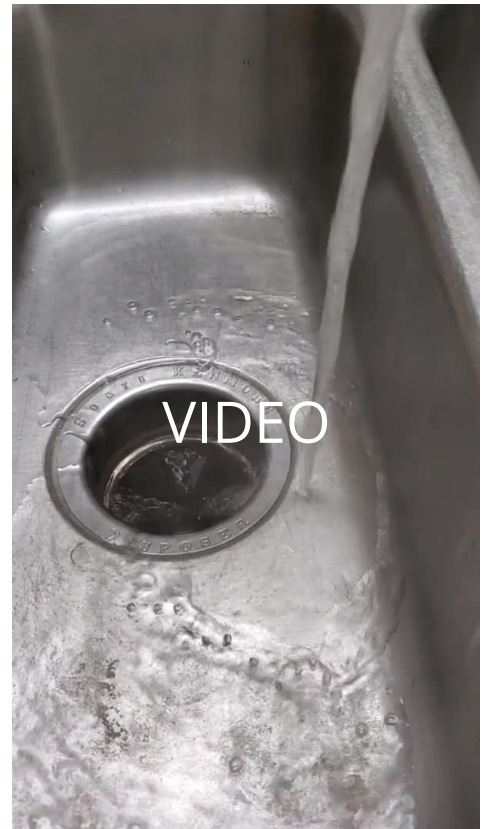
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9.2.1 Garbage Disposal

**EXCESSIVE VIBRATION**

 Moderate Item

At the time of the inspection, the garbage disposal vibrated excessively when operated.

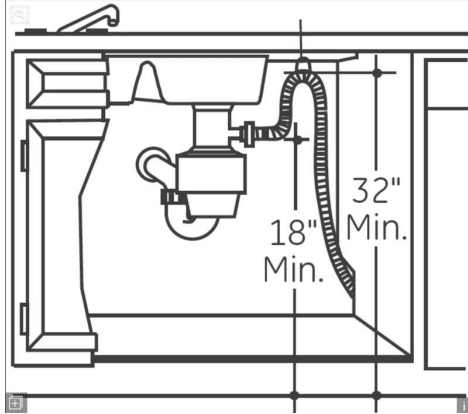
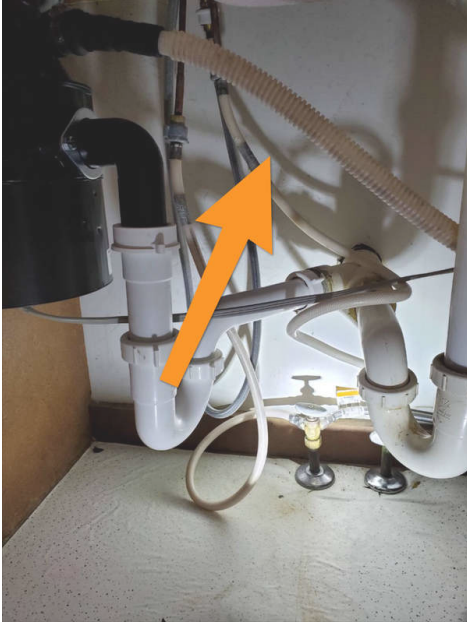


9.4.1 Dishwasher

**NO AIR GAP/ANTI-SIPHON/HIGH-LOOP DEVICE PRESENT**

Moderate Item

There is no air gap or high loop in the discharge line from the dishwasher to the garbage disposal or drain. Implication: Grey water from the sink can back up into the dishwasher and can subsequently contaminate dishes and/or flood the floor.



10.3.1 Fixtures, Water Supply, & Distribution Systems

**PLUMBING FIXTURE DAMAGED**

Moderate Item

One or more plumbing fixtures were damaged. Please see individual pictures and comments for further details.

Recommendation  
Contact a qualified professional.



Guest Bath



### SHOWER DIVERTER PROBLEM

Moderate Item

Water flow does not completely divert to the shower head.

Recommendation

Contact a qualified plumbing contractor.



Hallway bathroom



Guest room

### PLUMBING FIXTURE LEAKS

Moderate Item

A plumbing fixtures leaks and should be repaired to prevent more severe conditions such as water damage.

Recommendation

Contact a qualified professional.



Hallway sink



Leak at fitting - master

## NEAR END OF OR PAST LIFE SPAN

### SMALL HEATER

 Upgrade/Maintenance Item

Water heater is near the end of or past its lifespan. Monitor its effectiveness, and budget for replacing it in the near future.

## NO DRIP PAN

 Moderate Item

No drip pan was present at the water heater.

### Recommendation

Contact a qualified plumbing contractor.



### OVERFLOW PAN NOT PLUMBED TO DRAIN

The water heater drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. The Inspector recommends correction by a qualified plumbing contractor.

