



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 **Minor/Maintenance/Monitor** issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be 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.

2.2.1 Shingles

SHINGLES DAMAGED



One or more composition shingles were Damaged. Recommend that a qualified roofing professional make needed repairs as necessary.

Recommendation

Contact a qualified roofing professional.



Northwest



West

3.2.1 Exterior issues

COMMON CRACKING



Common cracks were visible in the floor slab. This type of cracking can have several causes:

- Concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern:
- Post-construction settling due to inadequate compaction of the soil beneath the slab during construction. This also is not an unusual condition and this type of cracking ceases after the first few years after original construction as the soil beneath the slab becomes stable: or
- Heaving of the soil due to the presence of expansive soils.

Determining the cause of cracking lies beyond the scope of the General Home Inspection.

Recommendation

Recommend monitoring.



North



South



South



South



North

3.3.1 Driveway, Walkway, Patio

MINOR DAMAGE-DRIVEWAY,SIDEWALK,PATIO



Minor deterioration (cracks, chips, holes, settlement, heaving) was found in driveways, sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



South



South



South



West

4.3.1 Floors, walls, Ceiling **MOISTURE INTRUSION**

 Recommendations

Garage floor showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.

Recommendation
Contact a qualified professional.



4.4.1 Vehicle door **PHOTO-EYES INOPERABLE**

 Recommendations

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature were inoperable during the inspection. This is a safety hazard, especially for small children. A qualified contractor should evaluate and make repairs or replace components as necessary.

Recommendation
Contact a qualified garage door contractor.



5.1.1 General

NOT COOL ENOUGH



Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an oversized fan, if the home has been vacant and system has not been used for a long period of time, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.

5.1.2 General

SERVICE A/C SYSTEM



The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

6.2.1 Supply Lines

>80 PSI



The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.

Recommendation

Contact a qualified plumbing contractor.

7.1.1 Water Heater

TEMPERATURE >120



The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a qualified plumbing contractor.

8.5.1 Meter

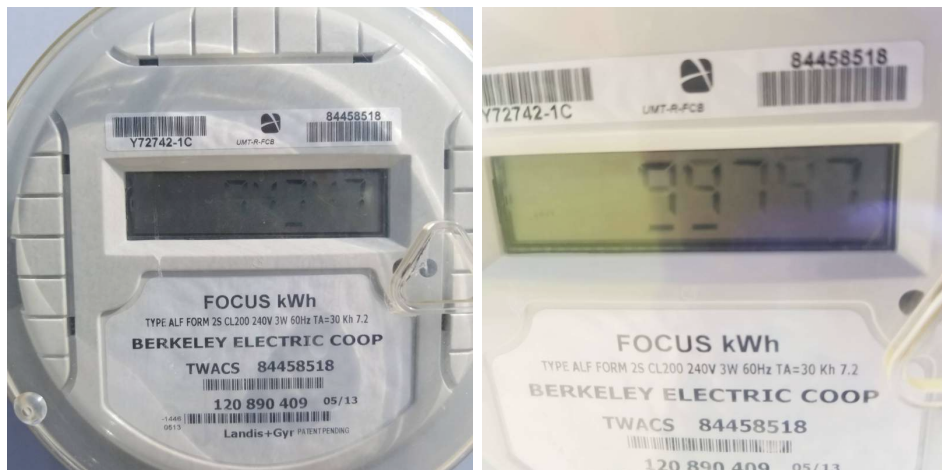
COVER FADED

Recommendations

The meter cover plate is damaged or faded and not readable. Recommended asking the utility company if this is something they are to repair.

Recommendation

Contact your local utility company



11.4.1 Smoke and CO alarms

CO ALARMS MISSING

Recommendations

Carbon monoxide alarms were missing from one or more sleeping areas / on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a qualified electrical contractor.

11.4.2 Smoke and CO alarms

SMOKE ALARM >10 YRS

Recommendations

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified electrical contractor.



12.7.1 Sink/countertop

STOPPER ISSUE

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.

 Recommendations



Master Bathroom