

AAA HOME INSPECTIONS

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SUMMARY

Schedule Date :

Monday, June 28, 2010

Client Name: Joe Homebuyer

Report ID : SL 11 30 05

This report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

GROUNDS

1 Tripping hazards were noted at the sidewalk, These should be repaired for safety.

Earth to wood contact was noted, we recommend this condition be referred to a qualified termite inspector for further evaluation. (3)

EXT/FOUND

Major cracks were found in the exterior walls, recommend evaluation and repairs by a structural/geo-technical engineer. (1)

The exterior stair railings were improperly installed, recommend evaluation and repair by a licensed contractor. (2)

Some visible signs of soil erosion were noted around the site.

ROOF

The roof showed signs of aging. This condition can indicate imminent leakage and repairs.

Loose down spouts were noted at the time of the inspection.

The roofing felt under the roof covering was exposed in places. (2)

Roof replacement recommended, have licensed roofing contractor remove and properly install new shingles and underlayment.

PLUMBING

No T P R valve installed on water heater at the time of the inspection (2)

The main shut off valve was not operational at time of inspection. (2)

The plumbing vents were missing or terminate improperly. (2)

HEATING

Furnace vent lacks proper clearance from combustible materials. (2)

The distribution system was damaged.

The furnace appeared to be back venting into the house. (2)

The inducer fan on the vent was defective. (2)

AIR CONDITIONING

No electrical disconnect was provided for the cooling system at the time of the inspection. (2)

The cooling system produced warm air only at the time of the inspection. Suggest further evaluation and repairs by a licensed contractor

The cooling unit makes unusual noise during operation. Suggest further evaluation and repairs by a licensed contractor. (2)

ELECTRICAL

The main panel box was over fused (Fuse or breaker is too large for wire size). (2)
Melted wires noted at the main panel box. (2)
Recommend evaluation and repairs by a licensed contractor.

INTERIOR

Dual-glaze windows were fogged at: (2) bedroom # 2 and the dining room repair/replacement of the windows recommended
The interior walls needed repair at the time of the inspection.

GARAGE / CARPORT

There was excessive damage on the garage floor at the time of the inspection. (2)

LAUNDRY

The electrical outlet was not properly grounded at the time of the inspection.
Water leaks were noted at the connections below the laundry sink at the time of the inspection. (2)

KITCHEN

The faucet leaked/dripped at the time of the inspection. Repair/Replace the faucet and supply lines.

BATHROOMS

Moisture was detected around the toilet in: (2) master bathroom.
The inspector recommends a new wax seal in: (2) master bathroom

POOL / SPA

NOTES