

Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

Section 1.0 - Exterior

Building Features

Screens

DEFICIENT: Damaged window screening

Section 2.0 - Roof

Primary Roof

Concrete Tile

DEFICIENT: Number of tiles not secured and have slipped

Section 3.0 - Electrical

Wiring

Kitchen Wiring

DEFICIENT: Garbage disposal wiring unsafe

Lights and Switches

Interior

DEFICIENT: Missing light fixture

Receptacle Outlets

Kitchen Outlets

DEFICIENT: Uncovered outlet needs cover

Section 4.0 - Plumbing

Water Supply System

Potential Cross Connections

SAFETY: Anti-siphon devices not provided at hose bibs

Section 5.0 - Fireplace

Factory-Built

Damper

SAFETY: No safety clip installed on damper plate

Log Grate

DEFICIENT: Log grate at fireplace is damaged

Section 6.0 - Interior

Walls and Ceilings

Walls

DEFICIENT: Maintenance type repairs are needed

Cabinet and Pantry

Cabinetry

DEFICIENT: Cabinetry is damaged

DEFICIENT: Cabinet door handles missing

Carbon Monoxide Detectors

Placement

SAFETY: No carbon monoxide detectors installed

Section 7.0 - Garage

Interior

Firewall

SAFETY: Voids in firewall need patching or repair