

SWF Home Inspections

Inspected Once - Inspected Right

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SUMMARY REPORT

Client:

Inspection Address:

Inspection Date:

Inspected by:

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Exterior Components

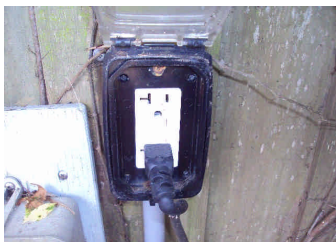
Screens

- One or more of the window screen are missing and should be installed.



Outlets

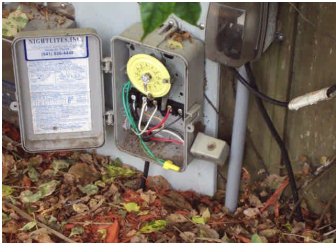
- A ground-fault protected outlet in the rear does not trip on test, and should be serviced.



- A timer box in the rear of the property is missing its dead man cover

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

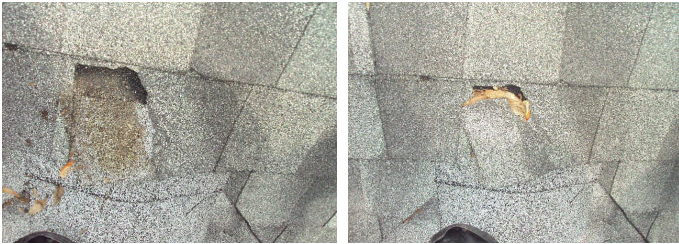
Inspection Date/Time:



Roof

Composition Shingle Roof Roofing Material

- There is a missing tab that should be repaired



Plumbing

Irrigation - sprinklers - hose bibbs

Automatic Sprinklers

- The property is served by automatic sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. As with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time. However, there are broken heads or risers in the right rear of the property that should be repaired.



Heat-A/C

HVAC Heat Pump Systems Return-Air Compartment

- The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Inspection Date/Time:

The filter is dirty and should be changed - *Continued*



Chimney

Living Room Chimney vent cover

- The vent cover is broken

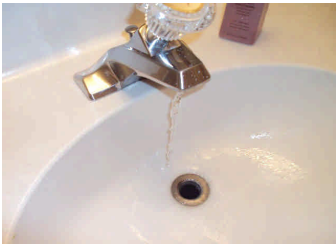


Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced.



Stall Shower

- There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Inspection Date/Time:

3rd Guest Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced.



Tub-Shower

- The shower diverter valve in the tub/shower is defective, and should be serviced.



Garage

Double-Car Garage

Garage Side Door

- The base of the garage side door is moisture damaged and should be repaired.



Attic

Primary Attic

Common Observations

- There appears to be water stain on the roof plywood. There was no sign of moisture at this time. I would recommend further evaluation by a specialist.

Inspection Date/Time:

Water marks - *Continued*

