



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Master Bathroom		
Page 52 Item: 12	Showers	• Recommend review for repair or replacement as necessary due to water leaking out of shower base see photo.
Kitchen		
Page 65 Item: 1	Cabinets	• Wall Cabinet left of cooker top has crack in frame of base and door and various cabinet joints are not gutted up correctly. Recommend evaluation by a licensed carpenter.
Laundry		
Page 78 Item: 5	Plumbing	• No drip tray for washer (see photo) recommend further evaluation by a licensed plumber.
Heat/AC		
Page 80 Item: 3	AC Compress Condition	• Air Conditioning mounting pad not level; this may shorten motor life. Suggest leveling pad or unit.
Garage		
Page 88 Item: 3	Floor Condition	• Common cracks noted.
Electrical		
Page 92 Item: 1	Electrical Panel	• Double tapped breaker(s) inside Main Service Panel (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. This particular breaker in place is rated for two wires if done correctly but it is still not recommended as it means the outside GFCI and Irrigation system are on the same breaker and failure of one will result in failure of the other. Therefore, should the GFCI trip the breaker the irrigation system will be off and as it is set to come on in the early hours it could be many days or weeks before it is discovered. Recommend further evaluation by a licensed electrician Recommend evaluation by an electrician.
Exterior Areas		
Page 97 Item: 1	Doors	• Front door has daylight gaps and is rubbing at bottom when closing. This can cause drafts and allow insects to enter the home. Recommend adjustment and further evaluation by licensed Carpenter.
Page 98 Item: 2	Window Condition	• North side Dinning room window frame has damage to screen • Dinning room screen frame damaged, Recommend replacement by a licensed Window contractor
Grounds		
Page 103 Item: 2	Grading	• There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.