

All-Star Home Inspection Services

Professional Inspection & Energy Consulting Services
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INSPECTION SUMMARY REPORT

Client: John Smith
Inspection Address: 123 Main Street, Manteca, CA 95336
Inspection Date: 9/25/2009

This Summary Report is intended to provide a convenient and cursory preview of the safety related conditions and components that we have identified within our report as needing immediate service or maintenance. It is obviously not comprehensive, and should not be used as a substitute for reading the entire narrative report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. The recommendations that we make in this summary and throughout the narrative report should be completed by licensed specialists, who may well identify additional defects or recommend some additional upgrades that could affect your evaluation of the property.

This report is the exclusive property of All-Star Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

Exterior Comments

Landscaping Comments

- There is landscaping encroaching on the residence that should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Building Components

Window Exteriors

- A few of the window screens are missing and should be replaced.

Outdoor Lighting

- An outdoor light cover is missing and should be replaced.

Wood Shake Roof

General Evaluation

- There are shakes that are cupping and curling and will need to be serviced by a roofing contractor.
- The ridge shakes are deteriorated and should be replaced.

Split Heating & Cooling System

Evaporator Coil

- Energy is being lost at the seams of the evaporator coil, which should be sealed. You may wish to consider an duct leakage test to determine the amount of leakage and ways to improve the efficiency of the system. To schedule a complete Duct Leak Test you can call us at 209-824-5356 to schedule an appointment.

Air Supply Ducts

- The duct system is sealed with duct tape which is peeling and leaking at the seams. You may wish to consider an Energy Audit to determine the amount of leakage and ways to improve the efficiency of the system. To schedule a complete Energy Audit you can call us at 209-824-5356.

Family Room

Doors

- The sliding glass door is mounted on the outside, which is not as secure as one mounted on the inside.

Electrical

- The broken coverplates should be replaced.

Bar Sink

- The drain trap in the bar sink leaks, and should be serviced.
- The sink faucet is loose, and should be secured.

Dining Room

Lights

- The light lens cover is missing and should be replaced.

Kitchen

Electric

- All of the countertop outlets should be upgraded to have ground fault protection.

Sink & Faucet

- The faucet leaks and should be serviced.

Dishwasher

- The microwave is un-operable and needs to be serviced or replaced.

Hallways

Lights

- The ceiling light is missing and should be replaced.

Closets

- The door is damaged, and should be replaced.

Master Bedroom

Windows

- A window lock is loose and should be serviced.

Closets

- The closet door needs typical hardware service.

Bedroom 2

Lights

- The ceiling light is missing and should be replaced.

Closets

- The closet doors are missing the bottom track hardware, which should be replaced.

Bedroom 3

Windows

- A window lock is loose and should be serviced.

Closets

- The closet door needs typical hardware service.

Bedroom 4

Doors

- The door knob or handle needs to be adjusted.

Lights

- The ceiling light is missing and should be replaced.