

Southwest Home Inspections, LLC

"Let the Information be Your Guide"

PO BOX 6662, Lawton, Oklahoma 73506

Tel: 580-284-7733

OK Lic #555 fsmith@ok.nachi.org

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr and Mrs Johnson

INSPECTION ADDRESS

123 Anywhere Ln, Somewhere, USA 12345

INSPECTION DATE

4/12/2006 1:00 pm to 4:30 pm



This report is the exclusive property of Southwest Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

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SUMMARY REPORT

Client: Mr and Mrs Johnson
Inspection Address: 123 Anywhere Ln, Somewhere, USA 12345
Inspection Date: 4/12/2006 Start: 1:00 pm End: 4:30 pm
Inspected by: Floyd Smith

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.

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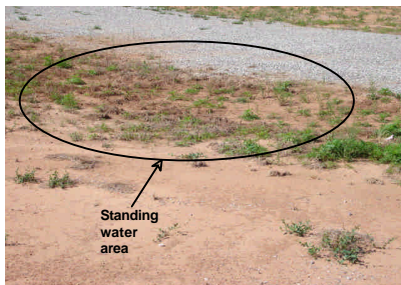
Exterior

Grading & Drainage

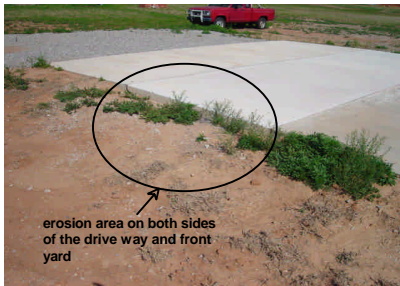
Area Drains

Components and Conditions Needing Service

1.1 - There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.



1.2 - The erosion is being caused by fast moving water and is wash away the top soil. Recommend that more soil be used to level off the bad area an grass or heavy gravel be used to prevent this from happening again.



erosion area on both sides of the drive way and front yard

House Wall Finish

House Wall Finish Observations

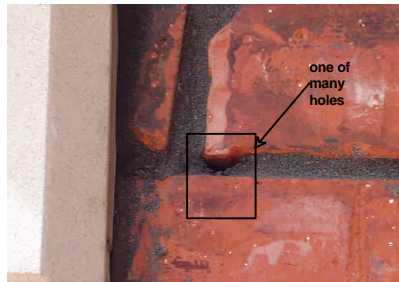
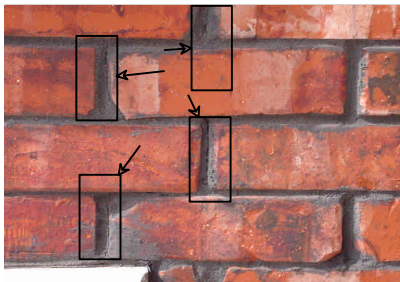
Components and Conditions Needing Service

1.3 - The bottom row of bricks are missing the weep holes that are required for moisture drainage. Without these drains installed, the possibility of moisture staying inside the wall system is greatly increased. This could cause mold and mildew to form and cause damage to the home and its occupants. We recommend that the appropriate drainage be installed by a licensed contractor that will not damage the vapor barrier behind the bricks.



No weep holes under rear bedroom window

1.4 - Mortar joints need to be re-pointing throughout the brick work to prevent excessive moisture and insect intrusion. Repair should be done by a licensed contractor as soon as possible.



one of many holes

Roof

Composition Shingle Roof

Flashings

Other Conditions

3.1 - There is no drip-edge at the eaves, or edge of the roof, which is recommended to protect the wood sheathing. This is not mandatory in this area just good building practice.

Gutters & Drainage

Other Conditions

- 3.2 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

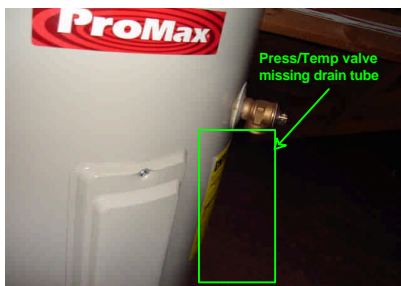
Plumbing

Electric Water Heaters

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

- 5.1 - No pressure temperature relief valve down tube installed. This will caused the water to spray out in an uncontrolled manor that could cause excessive damage to property and people in the immediate area. We recommend that a suitable down tube of the proper material be installed to the current plumbing standards by a licensed contractor.



Work area in attic

Components and Conditions Needing Service

- 5.2 - Min width for a catwalk is 24"



- 5.3 - There has to be a 30" work space in front of the water heater for servicing the equipment. recommend that a proper platform be constructed by a licensed contractor.

- 5.4 - A 24 in walk around is required for visual inspections and service of the water heater. Recommend that this area be constructed.

Waste & Drainage Systems

Private Waste Disposal System

Other Conditions

- 5.5 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps,

detergents, and other cleaners, and that you avoid depositing of grease within the system.

Electrical

Main Panel

Grounding

Other Conditions

6.1 - We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

Kitchen

Kitchen

Outlets

Other Conditions

10.1 - There are outlets that are too close to a heat source which needs to be monitored or removed. Heat can cause damage to the outlet and could turn into a shock hazard. We recommend that the owner monitor this outlet because of its proximity of the heat from the cook top.



Attic

Primary Attic

Attic Access Location

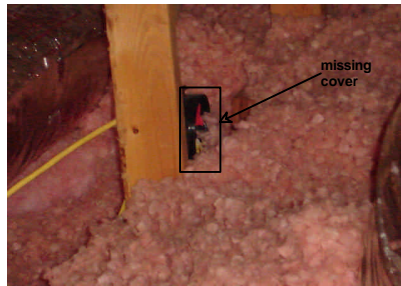
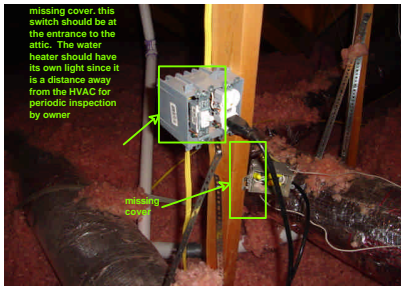
Components and Conditions Needing Service

13.1 - Attics with mechanical components in them are required to have a light switch near the opening to the attic. components are required to have a light near them as well, some also an outlet. We recommend that you have a licensed contractor install the necessary switches and lights as required.

Electrical

Components and Conditions Needing Service

13.2 - There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur Corrections should be done by a licensed electrician..



13.3 - The attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away.

Exhaust Ducts

Other Conditions

13.4 - The dryer vent terminates in the attic. This can cause moisture to collect in the attic and could cause damage to the insulation as well as the other near by structure. It is recommended that the vent pipe be extended through the roof with a backdraft damper and no screen

Bedrooms

Master Bedroom

Walls & Ceiling

Components and Conditions Needing Service

14.1 - The walls or ceiling has significant cracking on the corners. These cracks appears to be from installation not settlement or stress. We recommend that you confirm with a licensed dry wall contractor for repairs and expectation of appearance after they are finished. With textured walls and ceilings it requires specialized skilled laborers to match the old with the new.



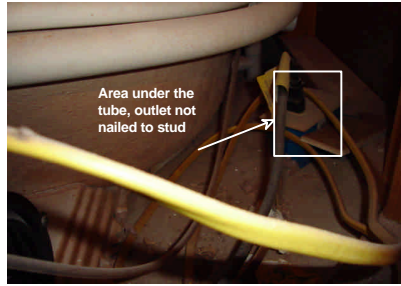
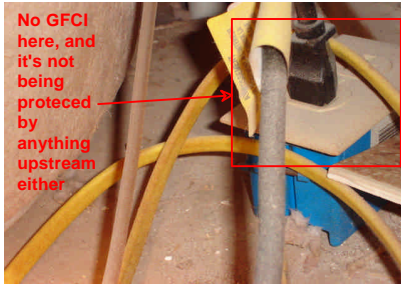
Bathrooms

Master Bathroom

Hydro-Spa

Components and Conditions Needing Service

15.1 - The hydro-spa does not appear to have ground fault protection, which is an essential safety feature that should be verified as being present or added. This is a shock hazard that could result in death. We recommend that a GFCI be installed before this hydro-spa is used. We also recommend that the pump motor be unplugged until such repairs are made.



15.2 - There is inadequate access to service the hydro-spa motor, which is essential and should be provided. Also, the hydro-spa motor should be bonded and confirmed to have ground fault protection.



Outlets

Components and Conditions Needing Service

15.3 - The sink outlet is not ground-fault protected and should be. It can be replaced with its own or be protected downstream by another GFCI. This is a very dangerous shock hazard and must be replaced with the proper protection by a licensed contractor.

Laundry

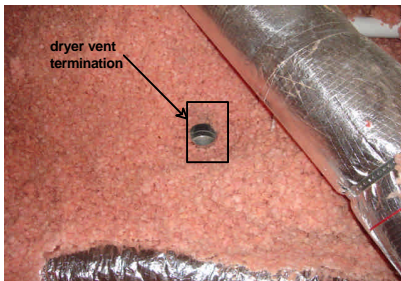
Laundry Room

Dryer Vent

Components and Conditions Needing Service

16.1 - The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

16.2 - Dryer vent terminates into the attic space which will cause excessive moisture build-up especially during cool or cold weather. This can cause damage to the insulation reducing its effectiveness and could cause mold to form in the attic area. We recommend that you have a licensed mechanical contractor vent the dryer in the proper manner.



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