

CONDENSED SUMMARY REPORT

Inspection Date: **mm/dd/yyyy**

Buyers: **John & Jane Buyers**

Subject Property: **Street Address, City, State zip**

This condensed version of the full report is provided for convenience and economy of printing. It contains only the text from the REPORT SUMMARY (Inspection Issues, Defects, Imperfections, Etc.) section of the full report that was simultaneously made available to all parties entitled to receive the report. This version does not contain photos, descriptive information, or other contractual information which may be significant to purchase decisions. Therefore, AAD Inspection Corp. strongly recommends that the customers and the customers' advisors thoroughly study and rely upon the full report.

Major Issues

These are findings of consequence to the safety, soundness, sanitation, or future integrity of the property that may individually require more than \$500 to cure. (They are listed in the order discovered.)

(I perceive no issues in this category. However, it's entirely possible that any of the "Lesser" or "Cosmetic" inspection issues listed below could cost more than an arbitrary \$500 to address to the satisfaction of the prospective buyer.)

Lesser Issues

These include findings of consequence to the safety, soundness, sanitation, or future integrity of the property, which may individually require less than \$500 to cure. This section may also include items normally expected to be present or in working order for a property of this type, age, or value. (They are listed in the order discovered.)

1. The juniper shrubs at the northeast (right rear) corner of the driveway extend out over the concrete enough to possibly interfere with vehicles backing out of the garage. Perhaps they should be trimmed back.
2. The row of junipers planted along the right side of the house has matured enough to begin impinging on the side of the house and soon upon the roof. They need to be trimmed away at this time. As long as these junipers remain in place, they should be trimmed annually to keep their branches from touching the house.
3. The lower 16 inches or so of fiberboard siding is absorbing moisture here and there around the house. Therefore, I suggest taking care at this time to ensure that the bottom edges of the siding are well sealed against water entry. (Please refer to further discussion regarding of maintenance of fiberboard siding, which I have included in the section titled "OWNERSHIP TIPS FOR THIS PARTICULAR HOUSE" near the end of this report.)
4. The juniper tree at the left front corner of the house is impinging on the roof. Its branches should be kept pruned away annually.
5. The small trees near the left rear corner of the house are impinging on the house and roof. They should be trimmed back annually.
6. The pine tree near the left rear corner of the house may be planted too close to the foundation. As it matures further, its trunk will be pushing on the roof eave. It's also possible that its roots may eventually threaten the foundation. Therefore, I strongly suggest having an experienced tree surgeon address this issue. If this tree is to remain in place, it is important to rake the dead pine needles from the wood roof covering to avoid trapping moisture that may lead to dry rot damage.

7. A number of foundation perimeter vents are partially covered by landscaping soils. I suggest placing vent wells in front of them.
8. Most of the vertical support posts for the redwood deck behind the house appear to have no substantial footings. I suggest temporarily bracing the deck from intermediate posts and replacing the post bases of each permanent footing. I further suggest that masonry footing blocks be placed under each post to avoid direct wood-to-earth contact as much as possible. At this time, the north perimeter of the deck is sagging noticeably due to the lack of support from the posts. This sagging can be seen in the following two photos.
9. Portions of the fiberboard siding (up to about 30 inches from the ground) along the right side of the house have absorbed water enough to cause "pillowing" around the nails. However, at this time the siding still feels rather firm when poked with a screwdriver. I strongly suggest ensuring that all over-driven nail heads are sealed against further water absorption. I also suggest ensuring that the bottom edges of each 16-inch-wide siding strip is well sealed along its bottom edges. (If further water absorption is stopped at this time, this slight amount of cosmetic distortion to the wood should be acceptable.) The following two photos show close-ups of the siding "pillowed" near nail heads.
10. It appears that water has been leaking through the cedar shake roof covering, behind the eave fascia, and into the soffit box cavities along the rear of the house, about over the hot tub area. The following two photos show some swelling and discolorations due to this effect. I suggest having a qualified roofing contractor address this issue further. Additionally, similar stains are also noted on the painted surfaces of the soffit panels at the right front corner of the house. I also noted some similar moisture evidence at the left rear (northwest) corner of the garage. At this time, no real damage has been done to the soffit panels. If the leaks are effectively stopped, the stained areas of the soffit panels should be coated with stain-blocking primer and repainted to reasonably match the surrounding surfaces.
11. The electronic "eyes" of both overhead garage doors' stop-and-reverse safety feature are mounted about 8 inches above the floor. I suggest considering lowering these to no more than 4 inches above the floor to provide greater protection for children and small animals. (Note: This suggestion is not found in building codes.)
12. The wash sink in the garage is not adequately secured to the wall to protect its plumbing connections. I suggest securing it further.
13. NOTE: Most houses of this size and value have gas water heaters sized from 50 to 65 gallons in capacity. However, the water heater in this house is only 40 gallons. (The prospective buyers asked me to offer opinions on such matters during this inspection.)
14. Some corrosion is noted on the front face of the furnace's heat exchanger at the upper left corner of the row of flame ports, as shown in the following photo. I can not explain why the corrosion would have formed at that location. Although I do not perceive any significant threat to the integrity of the furnace due to this corrosion, perhaps a qualified HVAC contractor could lend further valuable insight.
15. The feed-air register brought out into the garage below and in front of the furnace and water heater platform is not allowed by codes. (There should be no direct flame paths between the garage and the house air. Furthermore, this could be a possible route to pass carbon monoxide gasses from the garage into the house.) Therefore, I suggest removing this register or blocking it off. A qualified HVAC contractor should address and/or correct this issue, as necessary.
16. The electrical outlet below the front of the furnace in the garage is grounded, but not GFI-protected. A qualified electrician should address and/or correct this issue, as necessary. (This outlet might not remain if and when the wheelchair ramp is removed.)
17. NOTE: By peering through the storage doors at the west end of the wheelchair ramp structure in the garage, I noted that the original stoop and steps from the garage-house entry door down into the garage are still in place. (However, I had no way of verifying their integrity or suitability.)

18. The pet opening installed through the garage-house entry door reduces the door's ability to perform as a fire barrier. Therefore, I suggest considering replacing the door.
19. The bottom bracket for the tilt-down ironing board in the laundry room is too loose to be effective. The rear guide pipe came out of its track on the first attempt to lower the board into its use position. Perhaps some repairs or modifications could be made. The arrow in the following photo points to the loose bracket.
20. NOTE: The garbage disposer under the kitchen sink is about the smallest and least powerful appliance that could have been purchased. A larger, more powerful appliance will probably help drain away food particles to avoid nuisance clogs. (The prospective buyers asked me to provide such opinions during the inspection.)
21. The bottom rail of the plastic door frame for the microwave appliance is cracked upward about 1½ inch, as pointed to in the following photo.
22. The kitchen side of the pocket door rubs in its wall pocket at about neck level. This lack of clearance will eventually scrape the paint off the door. I suggest having a qualified door contractor address this issue.
23. The kitchen countertop has settled away from its backsplash just enough to form a slight crack behind the kitchen sink, as shown in the following photo. I suggest filling the crack with matching grout or caulking.
24. NOTE: The two French-style pocket doors separating the formal dining room from the formal living room already rub rather heavily on the carpeting. If thicker padding or carpeting is installed, these doors will absolutely need to be shortened.
25. Part of the bottommost pantry door hinge for the right pair of bifolding doors at the northwest corner of the formal dining room is detached. I suggest having a qualified cabinetmaker or handyman address this issue.
26. The large master bathtub is leaking into the crawl space at its drain flange gasket. A qualified plumber should address and/or correct this issue, as necessary.
27. NOTE: I did not prove whether the three front porch lights at the center and right side of the house were operating. All other porch lights turned on, with the exception of the photo/motion controlled porch light at the rear entry. I suggest asking the owner about these.

Cosmetic Issues

These issues regard imperfections that have no bearing upon the safety, soundness, sanitation, or future integrity of the property, but which may be of concern to the Customer, regardless of cost to address. (They are listed in the order discovered.)

28. I noticed only one small crack in all the sections of the expansive concrete driveway. It is at a location that makes cracking nearly inevitable.
29. Some of the fiberboard siding is a little wavy here and there around house; but, in my opinion, not exceeding the local industry's standards of care for the time of construction.
30. The gutter downspout at the right rear corner of the house discharges onto an area of ground that does not slope effectively away from the house. However, inspection from within the crawl spaces under the house indicates that exterior surface waters have not caused any flooding in the adjacent crawl space areas. Therefore, I see no need to recommend corrections to grading or downspout extensions at this time.
31. There are some minor vertically oriented cracks in the concrete foundation that are of cosmetic concern, only. (These are typical for this climate.)

32. Both pop-in plastic buttons for the tops of the wash sink faucet valve handles in the garage are missing.
33. One of the 12x12-inch ceramic tiles on the kitchen floor makes a popping noise at its northeast corner when stepped upon. This one tile is no longer securely seated to its substrate. I suggest having a qualified tile setter address this issue. The arrow in the following photo indicates the loose corner.
34. The sharp metal corners at the fronts of the roll-out shelf hardware in the kitchen base cabinets can easily scratch the interior surfaces of the adjacent cabinet doors. For this reason, I suggest considering installing white vinyl protectors made for this purpose. The arrow in the following photo indicates the position of placement for the protectors. (I noted scratches only on one of the four cabinet doors.)
35. One faint streak of food soils is noted between the glass panels of the lower oven door. This can require disassembly of the door to access the soiled surfaces if cleaning is desired. (Please refer to further discussion regarding this issue, which I have included in the section titled "OWNERSHIP TIPS FOR THIS PARTICULAR HOUSE" near the end of this report.)
36. The Silhouette® blinds at the front of the formal dining room and formal living room have a few dead insects in their channels. (Please refer to further discussion regarding cleaning of Silhouette® blinds, which I have included in the section titled "OWNERSHIP TIPS FOR THIS PARTICULAR HOUSE" near the end of this report.)
37. One of the 4x4-inch ceramic tiles on the west wall of the master shower at about chest height is cracked because of holes drilled in it for something that was previously mounted on the shower wall. I suggest having a qualified tile setter address this issue, if desired.
38. The control knob for the dimmer switch near the latch jamb of the rear sliding glass entry door is missing. However, the switch still operates adequately. Most likely, a whole new dimmer switch would need to be provided, rather than simply trying to find a matching knob.
39. The four head cushions in the corners of the basin of the outdoor hot tub are suffering from the long-term exposure to chemicals used in the water. They may need to be replaced in the near future.

The hot tub's water was being held at 79°F by the thermostat. The filter and circulation pump system seemed to be working fine. The water level was about 4 inches below optimum; but I could not determine whether the basin or its plumbing have any leaks, as it was too wet from rain around the tub at the time of this inspection. However, the air blower and jets all seemed to be working. (I did not verify flow from individual jets under the water.)