



**SUMMARY**  
1234 Main St , 85390  
Sample Client  
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This Summary Report is meant to organize any Moderate Recommendations and Significant and/or Safety Concerns into a shorter, straight to-the-point format. It does not, however, include Minor/Maintenance issues or Informational data that can be found in the Full Report. We highly recommend that you do not just rely on the information in the summary page, but instead ensure you read the entire report. Please click on every informational and limitation tab to read the report in its entirety.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.



MODERATE  
RECOMMENDATIONS



SIGNIFICANT AND/OR  
SAFETY HAZARD

2.1.1 6) Foundation

**FOUNDATION CRACKS - MAJOR**

EAST



Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation  
Contact a foundation contractor.



### 2.5.1 10) Roof/Ceiling Structure **MOISTURE STAINING**

ATTIC

Moisture stains were noted in various areas of the attic including around roof penetrations, rafters/trusses and decking. Although unconfirmed, a majority of the staining is most likely the result of a leaking, recommend monitoring and repairs as needed.

Recommendation  
Contact a qualified professional.

 Moderate Recommendations



### 4.1.1 25) Roof Coverings **TILES CRACKED/BROKEN**

ROOF

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation  
Contact a qualified roofing professional.

 Moderate Recommendations



5.1.1 30) Interior supply/  
distribution piping

### HIGH WATER PRESSURE

NORTHWEST

Structure plumbing water pressure was observed at beyond the high recommended limit of 80psi. High pressure may contribute to plumbing failures and damages. Recommend evaluation by professional plumber.

Recommendation

Contact a qualified professional.



Moderate Recommendations



5.3.1 32) Fixtures, faucets

### SHOWER/BATH- SPOUT LEAK BEHIND

BATHROOM

During testing of shower head, I observed water running out of the shower head plumbing. This is a serious water damage issue and should be repaired by a qualified plumber asap

Recommendation

Contact a qualified plumbing contractor.



Significant and/or Safety Hazard



5.6.1 35) Cross Connections\*

### DISH WASHER HIGH LOOP MISSING

KITCHEN

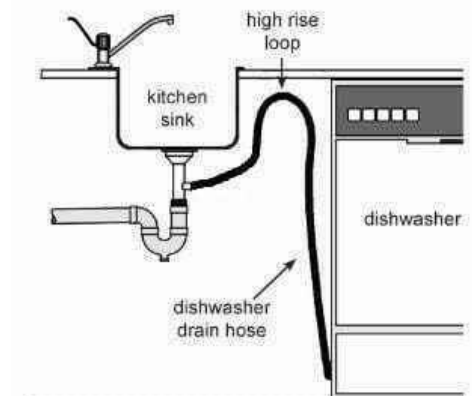
At time of inspection the dish washer did not have appropriate high loop associated with the drain system. A missing high loop could allow contaminated water back flow into the dish washer. Recommend professional review and correction as needed

Recommendation

Contact a qualified professional.



Moderate Recommendations



Dish Washer High Loop

5.7.1 36) Waste and Vent Piping  
Systems

### DWV- FLEXIBLE/ CORRUGATED DRAIN PIPE

KITCHEN



Moderate Recommendations

Flexible drain piping was observed in one or more locations, this can cause buildup and clogging due to pipe being corrugated. Recommend repairs and or replacement.

Recommendation  
Contact a qualified plumbing contractor.



5.7.2 36) Waste and Vent Piping Systems

 Moderate Recommendations

### DWV- IMPROPER CONNECTION

BATHROOM

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation  
Contact a qualified plumbing contractor.



6.4.1 46) Overcurrent Protection Devices

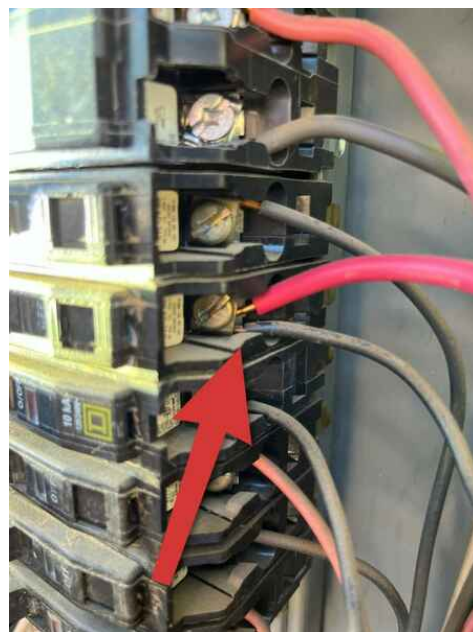
 Significant and/or Safety Hazard

### WIRING- DOUBLE-TAP

DISTRIBUTION PANEL

In the service panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a safety issue and this defective condition should be corrected by a qualified electrical contractor.

Recommendation  
Contact a qualified electrical contractor.



6.7.1 49) Branch Circuit Conductors

 Moderate Recommendations

### GENERAL-J BOX COVER

ATTIC

An open junction box was observed in one or more locations. Recommend repairs for safety.

Recommendation  
Contact a qualified electrical contractor.



6.11.1 53) Receptacles, Polarity, Ground

 Significant and/or Safety Hazard

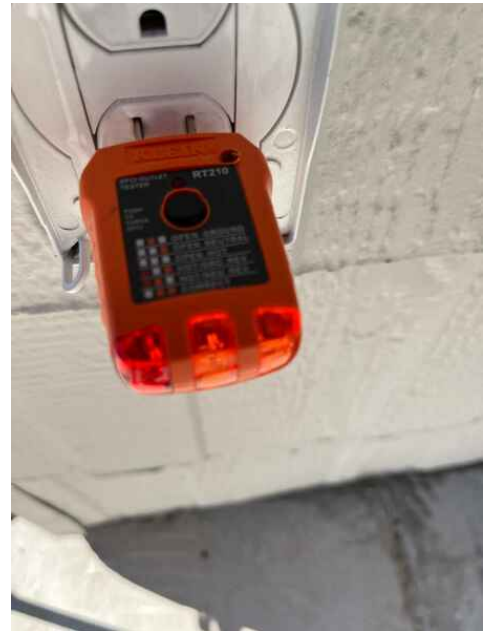
### WIRING- HOT-NEUTRAL REVERSED

EXAMPLE: MASTER BEDROOM

Inspector observed one or more electrical receptacles with the hot and neutral wires reversed. This condition is a safety hazard and should be corrected by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.



7.1.1 55) Heating Equipment

 Significant and/or Safety Hazard

### EXPOSED WIRING - IMPROPER WIRING METHOD

FURNACE

Observed electrical wiring improperly entering the furnace unit. The wiring penetration was not using the proper fitting to penetrate the enclosure. This is an electrical risk and should be reviewed and repaired by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



7.5.1 59) Chimneys , Flues, Vents \*

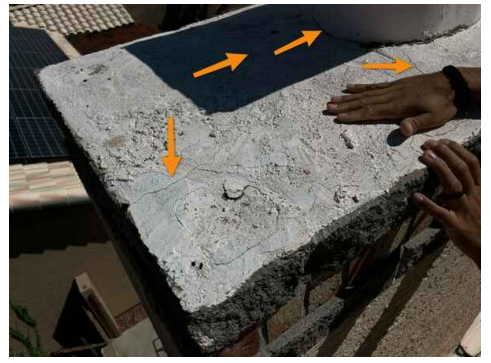
 Moderate Recommendations

### CHIMNEY CAP CRACKED

CHIMNEY

Observed cracking/gaps in the chimney cap. Cracked/damaged chimney caps can allow moisture to enter the structure and may contribute to future moisture damage. Recommend professional review/repair as needed.

Recommendation  
Contact a qualified professional.



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10.7.1 84) Laundry ventilation

### **DRYER VENT- DIRTY**

 Moderate Recommendations

We always recommend cleaning the dryer vent upon moving in and at least once annually (more depending on usage).

Recommendation  
Contact a qualified professional.

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