



3100 Shadyview Ln, Plymouth, Minnesota 55447
Tel: 763-442-4039 Fax: 763-473-0760 Mobile: 763-442-4039 User Defined Title: Inspector
busch2651@comcast.net

SUMMARY REPORT

Client: Joe Smith
Inspection Address: 123 Main Street, Anytown, Minnesota 55555
Inspection Date: 9/30/2007 Start: 9:00 am End: 12:00 pm
Inspected by: Pete Busch

This Summary Report is intended to provide a convenient and cursory review of the Concerns which are more completely described in the Full Report. It is obviously not comprehensive, and should not be used as a substitute for reading the Full Report. Please contact our office for a copy of the Full Report.

The recommendations contained in this Summary, and throughout the Full Report, should be evaluated by qualified specialists before the expiration of your inspection contingency period, because additional defects or concerns may be discovered through in depth investigation.

Scope

Thank you for allowing us to perform your inspection. You engaged our services to perform a visual, non-destructive inspection of the building identified in this report, in accordance with our Pre-Inspection Agreement and the Standards of Practice of The National Association of Home Inspectors®, which together describe the scope of this inspection. Copies of the Agreement and Standards are included in your report binder. Inspections performed according to these standards are general in nature and should be expected to identify approximately two-thirds of the defects and safety hazards which existed at the time of the inspection. The remaining undiscovered concerns will require more expensive, extensive, and possibly destructive, investigation by a specialist.

In the process of evaluating this property, we have described the Structure, Interior, Exterior and Roof of the building and the Plumbing, Electrical, Heating, Cooling, Ventilation and Insulation systems. Problems discovered during this process have been classified as either "Major Concerns and Safety Items" or "Minor Concerns and Maintenance Items". A Major Concern is one which would likely cost more than \$1000.00 to correct. Safety hazards are reported with Major Concerns regardless of the expected cost to correct them. References are given to articles found in the 300+ page reference manual which is included in your report binder. This reference manual is an important part of the inspection report. You must read all of the reference articles noted in the report and you must act on them before the expiration of your inspection contingency period. Those major problems which we, as generalists, have identified should be further evaluated by a specialist for complete information.

Our inspection is a two part educational service, consisting of the written report and reference manual, as well as verbal and visual explanations given at the time of the inspection. That is why it was important for you to attend the inspection. If you did not attend, the inspector was not able to fully convey important information about the defects, deficiencies, and safety concerns. Additionally, we could not personally describe the building components, show you how to operate the mechanical, plumbing, or electrical systems, or inform you of the proper way to maintain your building. If you have not attended the inspection, you should contact your inspector to discuss any concerns or questions you may have.

We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

This inspection is not a warranty or guarantee, and is only able to inform you of conditions that were visible and accessible on the day of the inspection.

Red = Major or Safety Issue
Blue = Items Needing Service
Green = Addendum
Black = General Information

This inspection report is available on the Internet
for 90 days from the date of the inspection.
www.inspectvue.com

Enter the following Client Name: Smith123 and the Password: Joe

This report is the property of the Inspection Company and was prepared for the exclusive use of the client whose name appears above. Use by any unauthorized persons is prohibited.

Exterior

Walls

Wall Covering

- The siding is loose at the north side of the house . The siding provides important weather protection for the building structure, and should be repaired or replaced. See Article 2C.09 and 2C.24 for more information.
- The siding and trim are in contact with the earth. This condition can allow insects and moisture to deteriorate the siding and trim and the underlying structure. Regrading of the landscaping in this area is needed to expose the foundation and provide an air space between the soil and the siding and trim. This can help prevent further deterioration of the materials and structure. See Article 2C.16 for more information.

Attachments

Decks

- The railings at the deck are not "child-safe". This means that the spacing between the balusters is wider than 4 inches. Corrections should be made to the railing construction to prevent a child from passing through the railing. See Articles 2C.03 and 2C.04 for more information.

Roof

Flashings

- The flashings at the chimney appear to be leaking or showing signs of separation. This can allow moisture intrusion into the structure and could cause more extensive damage. Repair or replacement of the flashings is needed. See Articles 3A.00, 3C.07 and 2C.18 for more information.

Chimneys

Brick Chimney

- The cap (crown) of the brick chimney is cracked or deteriorated. This can allow water into the masonry, causing deterioration and damage. Seal, repair or replace the cap as needed. See Article 1B.04 for more information.

Grounds

Grading & Surface Drainage

- The grading slopes toward the building. This will allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building. See Article 1S.02, 1S.03, 1S.04, 1S.05 and 1S.06 for more information.

Plumbing

Supply System

Materials

- There is a shut off valve leaking in the utility room . This could damage interior finishes, recommend having valve replaced. See Article 4C.01 for more information.

Electrical

Branch Circuit Wiring System

Wiring Methods

- Wires are spliced together in open air under the kitchen sink. This is hazardous and may cause fire or electrocution. Splices should be installed in a covered junction box by a qualified electrician. See Article 5C.08 for more information.

Wiring Devices

Receptacles

- One or more cover plates are missing. This is a safety hazard. Recommend replacing the cover plates. See Article 5C.29 for more information.

Carbon Monoxide Detectors

- Carbon monoxide detectors are missing at one or more recommended locations. See Article 6E for more information about recommended locations and proper maintenance.

Heating & Cooling

Gas Furnace with Central Cooling

Description and Comments

- The visible furnace components are dirty. It is likely that concealed components are also dirty. The operating efficiency may be reduced, leading to increased fuel costs. This also indicates a lack of proper maintenance. Recommend having a qualified HVAC technician fully clean and service the system.

Outdoor Cooling Unit

- The fins on the outdoor unit are dirty. This will increase energy usage and may shorten the life of the compressor. Recommend cleaning the coils as needed throughout the summer months. See Article 6C.60 for more information.

Fireplace

Description and Comments

- There is a buildup of soot in the chimney flue. This may cause a chimney fire. Recommend having a chimney specialist clean and inspect the flue prior to using the fireplace.

Interior

Attic

Moisture Evidence

- There is an active leak at the chimney. Recommend having a roofing contractor examine the roof and the chimney flashing and make appropriate repairs. See Article 3C.12 for more information.

Kitchen, Bath and Laundry

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Kitchen

Dishwasher

- The dishwasher leaks. This can cause serious damage to floors or anything around or below the dishwasher. Recommend replacing seal if possible or replacing dishwasher. See Article 8C.07 for more information.

Bathrooms

Tiles

- The tiles need grouting in the upstairs bath. Water that penetrates through deteriorated grout may rot the structure and degrade wall material. See Article 8C.04 for more information.