

Price Real Estate Services LLC

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SUMMARY REPORT

Client: John Doe
Inspection Address: 4321 Sample St, Anytown, MN 12345
Inspection Date: 7/22/2011 Start: 1:00 pm End: 4:00 pm
Inspected by: Rick Price

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.

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: doe4321 and the Password: john

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.

Narrative Color Legend: – Descriptions/Typical Maint. √ Major Repairs or Health/Safety
m Money Saving Tips q Minor issues for Correction

Exterior

Walls

Doors

Informational Components

- m The exterior door weather-stripping is missing or not forming a weather tight seal at the door to the door frame. This will allow outside air to enter the conditioned interior. I recommend that you add or replace weather-stripping at the door.
Door to Deck

Roof

Asphalt Shingle Roof

Informational Components

- q Ice Damming may occur with this roof. This condition may allow water to leak into the building. Improving attic ventilation may reduce conditions favorable to ice damming. Raking snow off the roof or installing heating cables on the roof and in gutters and downspouts is another way to reduce the chance of ice dams forming. See Article 3C.18 for more information.

Flashings

Informational Components

- q The flashing where the roof meets the brick siding is missing counter flashing. This may allow water to penetrate the roof.

Grounds

Driveways

Informational Components

- r The driveway appears to have settled. This may allow accumulation of water in the low areas and lead to further damage. You may wish to have the damaged area repaired or replaced.

Walkways

Informational Components

- q The front walk has settled and is uneven. The bricks have developed gaps which will lead to further accelerated deterioration. I recommend that you have the front walk bricks re-installed or replaced. See Articles 1C.24, 1S.16, 2C.06 and 2C.21 for more information.

Plumbing

Supply System

Water Treatment Equipment

Informational Components

- r The water treatment system appears to be inoperative. You may wish to put the system in bypass mode until the system can be cleaned and serviced or replaced.

Water Heating Equipment

Gas-Fired Water Heater

Components and Conditions Needing Service

- m The hot water temperature appears to be greater than 125 degrees. This may cause serious injury or burns. This may also cause higher than necessary heating costs. I recommend that you adjust the water temperature to a safe level before using the hot water system. See Article 4A.12 for more information.

Electrical

Wiring Devices

Ground Fault Circuit Interrupters

Components and Conditions Needing Service

- r Ground fault circuit interrupters are not working properly in 1st floor powder room. This is a safety issue. I recommend that you have a qualified electrician repair or replace these devices. See Article 5C.40 for more information.

Smoke Detectors

Informational Components

- r Some of the smoke detectors appear to be greater than 10 years old. The US Fire Administration recommends replacing smoke detectors every 10 years. The test button on most smoke detectors only tests for power/battery, but does not test its ability to detect smoke. Also, some older hardwired models do not have a battery backup which would prevent them from working in the event of a power failure.

Heating & Cooling

Gas Furnace with Central Cooling

Description and Comments

Informational Components

- m Your have a combustion air intake tube in the basement/utility room. If this tube is cut 1-1.5 inches from the floor and placed in a tall kitchen garbage can without a lid, it will limit cold air siphoning into the basement.

Outdoor Cooling Unit

Informational Components

- m You may wish to participate in your utility company's energy saver program. This may result in a discount on your power bills.

Distribution System

Informational Components

- → The under slab ducts are dirty. You may wish to have the ducts cleaned by a duct cleaning company. See Article 6C.08 for more information.

Air Filter

Informational Components

- m The filter is dirty. This may restrict air flow, reduce comfort, increase costs and may damage heat exchangers. A dirty filter is a sign of substandard maintenance. You should correctly install a clean filter. See Article 6C.01 for more information.

Thermostat

Informational Components

- m I recommend upgrading to a programmable thermostat. This may help reduce your heating and cooling costs.

Air to air

Air to air

Informational Components

- → You have an air to air exchanger installed in the house. This system requires regular maintenance. The system will work best if you maintain the system and filters according to manufacturers recommendations.

Interior

Windows

Casement windows

Informational Components

- → The window appears to have been damaged by condensation on the inside surfaces. Condensation can cause bio-growth to form and can lead to rot and decay. You should identify and correct the cause of the condensation and then repair the damage. See Article 9D for more information.

Garage

Garage Door

Informational Components

- q The garage door tension is improperly adjusted or not functioning. The door falls closed from half or more open. It is the largest moving object in most homes and could cause damage or injury if the tension is not adjusted properly.

Garage Door Opener

Components and Conditions Needing Service

- → The garage door opener does not reverse automatically with physical resistance while closing when there is an obstruction. This is a safety hazard. See Article 7C.09 for more information.

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Kitchen, Bath and Laundry

Kitchen

General Information

Informational Components

- m Clean the Refridgerator coils twice a year to reduce operating costs and prolong the life of the appliance.