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Summary Page

Residential Home Inspection Report

Client(s): **Mr Home Owner**
 Property address: **Main Street**
Hometown, NY 12121
 Inspection date: **Saturday, August 02, 2008**

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This report is the exclusive property of *HouseAbout Home Inspections* and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. This summary page is intended to provide a convenient and cursory preview of some conditions and components that have been identified within this report as needing service. It is obviously not comprehensive and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Only items relevant to this home are mentioned in this report. Have appropriate licensed contractors further evaluate the listed concerns and defects, as well as the entire systems in question, before close of escrow. Also, a final walk-through inspection should be carried out the day before closing by the new owners to double check the condition of the property, using this report.

It is recommended that the client read the entire report




As with all home inspection reports please be sure to verify with local code enforcement all local codes that may apply to any needed repairs or issues.







David O'Keefe


Concerns are shown and sorted according to these types:


	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Improve/Upgrade	Recommend improving/upgrading
	Minor Defect	minor expense/or defect
	Evaluate	Recommend evaluation by a specialist
	Informational Comment	For your information


	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

- 5) Walls Windows and Doors:  - Outlet in screen room is non GFCI. Recommend qualified electrical contractor replace outlet with a GFCI protected outlet.
- 6) Walls Windows and Doors:  - Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy.
- 7) Walls Windows and Doors:  - Outside outlet at front of house did not work. Recommend a qualified electrical contractor replace it with a GFCI protected outlet.
- 9) Exterior and Landscaping:  - One or more outside faucets are missing [backflow prevention devices](#). These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.


Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: http://edis.ifas.ufl.edu/BODY_AE079


13) Attached Garage:  - One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

14) Attached Garage:  - Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes automatically to prevent vehicle fumes from entering building.

15) Attached Garage:  - The garage vehicle door doesn't appear to "auto-reverse". The door should reverse when closing and when it either strikes something or something passes through a photo sensor at the base of the door. This is a safety hazard, especially for small children. Recommend having a garage door contractor evaluate and repair.


















<http://www.cpsc.gov/cpsc/pub/pubs/523.html>

16) Attached Garage:  - The automobile door opened and closed with some difficulty. Garage door track is not level which may contribute to problem. Recommend having a qualified contractor repair as necessary.

22) General Interior:  - Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- # Computer hardware
- # Refrigerators
- # Freezers
- # Air conditioners
- # Clothes washers
- # Clothes dryers
- # Dishwashers
- # Kitchen food waste disposals
- # Information technology equipment
- # Sump pumps
- # Electrical aquarium equipment
- # Hand-held motor-operated tools
- # Stationary and fixed motor-operated tools
- # Light industrial motor-operated tools
- # Hedge clippers
- # Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client (s)' needs and standard building practices.

- 23) General Interior:   - Wire connections exposed due to missing cover(s) over one or more switch boxes and outlet boxes. Recommend installing covers over boxes where missing.
- 27) Kitchen and Laundry:    - The main service panel and the electrical outlet for the washer is in close proximity to the washer drain line. This is a safety hazard. Recommend having a qualified electrician evaluate and repair as necessary.
- 28) Kitchen and Laundry:   - The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>
- 29) Kitchen and Laundry:  - No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks.
- 30) Kitchen and Laundry:  - Kitchen stove does not appear to have an anti-tipping bracket installed. This could prove hazardous for children. I recommend an authorized stove repair company install this safety device.
- 37) Electric Service:   - No smoke alarm is visible above the main electrical panel. This is a safety hazard due to the possibility of fire from the panel. Recommend installing a smoke detector.
- 41) Basement:   - One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.
- 42) Basement:   - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.
- 45) Safety Concerns:   - An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>