

Burns Home Services

Service Makes the Difference

2620 W Grovers Ave, Phoenix, AZ 85053
Tel: 602-889-6970 Fax: 602-870-4563 Mobile: 602-291-7138
Garryh@burnshomeservices.com

SUMMARY REPORT

Client: John Smith
Inspection Address: 1234 Nowhere Rd., Phoenix, AZ 85555
Inspection Date: 7/18/2006 Start: 9:00 am End: 12:30 pm
Inspected by: Garry Hukill

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Site & Other Observations

Landscaping Observations

- 1.1 - There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.



House Wall Finish

House Wall Finish Observations

- 1.2 - 1. Hole noted in stucco at southwest corner of fireplace crown.
2. Hole noted in stucco at southeast corner of house at eave area.



Exterior Components

Fences & Gates

- 1.3 - The rod iron gate at west side of property needs to have handle reattached to gate. Recommend repair.



Fascia & Trim

- 1.4 - 1. Area of moisture damage noted at back patio cover. Recommend repair
2. Area of open seams and moisture damage noted at back door of garage trim. Recommend repair.
3. Area of separation noted at eave line of west wall. Recommend repair.



Patio Fans

- 1.5 - West patio fan has missing screws for fan blades and is not operable. Recommend repair.

Roof

Concrete Tile Roof

Roofing Material

- 3.1 - There are a number of cracked or broken tiles that should be serviced, recommend consulting a licensed roofing expert for further analysis and repair.



3.2 - There are a number of missing or displaced tiles that have exposed the waterproof membrane, which should be serviced or the roof could leak.



Chimney

Living Room Chimney

Crown or Termination Cap

4.1 - Minor area of separation noted at chimney cap. Recommend repair before water damage occurs.

Plumbing

Hose bibs and irrigation

Hose Bibs

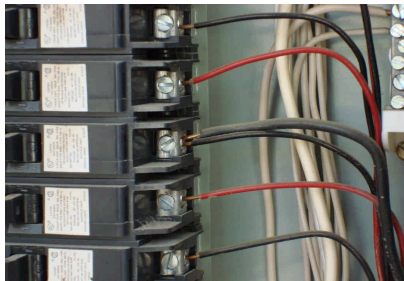
5.1 - The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Electrical

Main Panel

Circuit Breakers

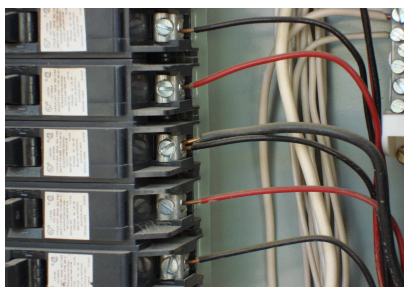
6.1 - A fifteen-amp breaker is serving two circuits. This condition should be evaluated by an electrician.



Sub Panels

Circuit Breakers

6.2 - A fifteen-amp breaker is serving two circuits, which could overload the circuits. This condition should be evaluated by an electrician.



Living

Family Room

Dual-Glazed Windows

9.1 - A window is stuck or painted shut, and should be serviced. The right north facing window was unable to be opened. Recommend repair.

Den

Dual-Glazed Windows

9.2 - Window frame is loose at pane and should be repaired. Recommend repair.

Kitchen

Kitchen

Cabinets

10.1 - The floor of the sink cabinet is damaged, and should be replaced.

Bedrooms

Bedrooms

Doors

- 14.1 - The striker pin does not engage properly at the master bedroom double door. Recommend repair.

Bathrooms

Bathrooms

Doors

- 15.1 - Pocket door needs to be adjusted so as to not open on it's own. Recommend repair.
15.2 - The upstairs hall bathrooms door does not close due to the installation of tile. Recommend repair.

Sink Faucet Valves & Connectors Trap & Drain

- 15.3 - There is a slow drain located in powder room sink. Recommend consulting a plumber for further evaluation.
15.4 - The mechanical sink stopper is incomplete in following areas:
1. Both master bathroom sinks.
2. Downstairs bathroom sink.

Stall Shower

- 15.5 - There are open joints at the bottom of the stall shower that should be sealed to prevent moisture damage.

Lights

- 15.6 - The ceiling light in upstairs hall bath does not respond, and should be serviced.

Outlets

- 15.7 - The wall plate for the downstairs bathroom is missing and should be replaced. Recommend repair.

Garage

Triple-Car Garage

Entry Door Into the House

- 17.1 - The house entry door is not self-closing, and should be serviced.
17.2 - The fire-rating of the house entry door has been nullified by the addition of an animal door.