

Perfect Inspections

5668 N Prospect Ave Fresno CA 93711
Tel: 559 352-6941 Fax: 559 438-8001 Mobile: 559 352-6941 : Owner
www.perfectinspectionstoday.com jerry_schooley@hotmail.com

SUMMARY REPORT

Client: Jo Smith
Realtor: Big Bob
Inspection Address: 123 Anywhere St, Fresno, CA 93711
Inspection Date: 4/3/2009
Inspected by: Jerry Schooley

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. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility.

We continue to strive for better reporting of issues related to our inspections and value your opinions and suggestions. Please let us know how we are doing.

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

Grading & Drainage

Drainage Mode

- There are areas where water is directed toward the house instead of away from it

Roof/Attic

Wood Roof

General Observation

- The roof looks to be the original roof and appears to have been previously repaired

Roofing Material

- The roof will need to be serviced for the reasons indicated within the report

Chimney

Family Room Chimney

General Unlined Masonry

- General Unlined Masonry Chimney Comments

Electrical

Main Panel

Circuit Breakers

- Various circuits are not labeled which is recommended

Kitchen

Kitchen

Cabinets

- The china cabinet door glass is cracked and should be replaced

Faucet

- The faucet is loose and should be secured

Dishwasher

- The dishwasher does not progress through its cycles and should be evaluated

Outlets

- The outlets should be upgraded to have ground-fault protection

Bathrooms

Main Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced

Toilet & Bidet

- The water shut-off valve for the toilet appears to leak

Outlets

- The outlets should be upgraded to have ground-fault protection

Second Bathroom

Flooring

- There are missing tiles between the toilet and shower wall

Tub-Shower

- There are open grout-joints in the tiles around the tub area and should be sealed

Outlets

- The outlets should be upgraded to have ground-fault protection

Pool and Spa

Pool Only

Enclosure Safety Observations

- The garage side door does not meet common safety standards for pool or spa properties

Diving Board

- The diving board is in poor condition and should be repaired or replaced

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Property Address: 123 Anywhere St, Fresno, CA 93711
Inspection Date: 4/3/2009
Big Bob

456 Blank St
Fresno, CA. 93711

Dear Big Bob:

Congratulations on the sale of the property. We sincerely hope that you were pleased with our inspection report, and with the quality of our service, and that you will continue to recommend our company. However, we are always looking for ways to improve the quality of service, and if you have any observations or recommendations in that regard, please let us know.

Sincerely

Jerry Schooley