

CONDENSED SUMMARY REPORT

Inspection Date: **mm/dd/yyyy**

Buyers: **John & Jane Buyers**

Subject Property: **Street Address, City, State zip**

This condensed version of the full report is provided for convenience and economy of printing. It contains only the text from the REPORT SUMMARY (Inspection Issues, Defects, Imperfections, Etc.) section of the full report that was simultaneously made available to all parties entitled to receive the report. This version does not contain photos, descriptive information, or other contractual information which may be significant to purchase decisions. Therefore, AAD Inspection Corp. strongly recommends that the customers and the customers' advisors thoroughly study and rely upon the full report.

1. The row of junipers planted along the right side of the house has matured enough to begin impinging on the side of the house and soon upon the roof. They need to be trimmed away at this time. As long as these junipers remain in place, they should be trimmed annually to keep their branches from touching the house.
2. The lower 16 inches or so of fiberboard siding is absorbing moisture here and there around the house. Therefore, I suggest taking care at this time to ensure that the bottom edges of the siding are well sealed against water entry. (Please refer to further discussion regarding of maintenance of fiberboard siding, which I have included in the section titled "OWNERSHIP TIPS FOR THIS PARTICULAR HOUSE" near the end of this report.)
3. The juniper tree at the left front corner of the house is impinging on the roof. Its branches should be kept pruned away annually.
4. The small trees near the left rear corner of the house are impinging on the house and roof. They should be trimmed back annually.
5. The pine tree near the left rear corner of the house may be planted too close to the foundation. As it matures further, its trunk will be pushing on the roof eave. It's also possible that its roots may eventually threaten the foundation. Therefore, I strongly suggest having an experienced tree surgeon address this issue. If this tree is to remain in place, it is important to rake the dead pine needles from the wood roof covering to avoid trapping moisture that may lead to dry rot damage.
6. A number of foundation perimeter vents are partially covered by landscaping soils. I suggest placing vent wells in front of them.
7. Most of the vertical support posts for the redwood deck behind the house appear to have no substantial footings. I suggest temporarily bracing the deck from intermediate posts and replacing the post bases of each permanent footing. I further suggest that masonry footing blocks be placed under each post to avoid direct wood-to-earth contact as much as possible. At this time, the north perimeter of the deck is sagging noticeably due to the lack of support from the posts. This sagging can be seen in the following two photos.
8. Portions of the fiberboard siding (up to about 30 inches from the ground) along the right side of the house have absorbed water enough to cause "pillowing" around the nails. However, at this time the siding still feels rather firm when poked with a screwdriver. I strongly suggest ensuring that all over-driven nail heads are sealed against further water absorption. I also suggest ensuring that the bottom edges of each 16-inch-wide siding strip is well sealed along its bottom edges. (If further water absorption is stopped at this time, this slight amount of cosmetic distortion to the wood should be acceptable.) The following two photos show close-ups of the siding "pillowed" near nail heads.
9. It appears that water has been leaking through the cedar shake roof covering, behind the eave fascia, and into the soffit box cavities along the rear of the house, about over the hot tub area. The following two

photos show some swelling and discolorations due to this effect. I suggest having a qualified roofing contractor address this issue further. Additionally, similar stains are also noted on the painted surfaces of the soffit panels at the right front corner of the house. I also noted some similar moisture evidence at the left rear (northwest) corner of the garage. At this time, no real damage has been done to the soffit panels. If the leaks are effectively stopped, the stained areas of the soffit panels should be coated with stain-blocking primer and repainted to reasonably match the surrounding surfaces.

10. The wash sink in the garage is not adequately secured to the wall to protect its plumbing connections. I suggest securing it further.
11. Some corrosion is noted on the front face of the furnace's heat exchanger at the upper left corner of the row of flame ports, as shown in the following photo. I can not explain why the corrosion would have formed at that location. Although I do not perceive any significant threat to the integrity of the furnace due to this corrosion, perhaps a qualified HVAC contractor could lend further valuable insight.
12. The feed-air register brought out into the garage below and in front of the furnace and water heater platform is not allowed by codes. (There should be no direct flame paths between the garage and the house air. Furthermore, this could be a possible route to pass carbon monoxide gasses from the garage into the house.) Therefore, I suggest removing this register or blocking it off. A qualified HVAC contractor should address and/or correct this issue, as necessary.
13. The electrical outlet below the front of the furnace in the garage is grounded, but not GFI-protected. A qualified electrician should address and/or correct this issue, as necessary. (This outlet might not remain if and when the wheelchair ramp is removed.)
14. The pet opening installed through the garage-house entry door reduces the door's ability to perform as a fire barrier. Therefore, I suggest considering replacing the door.
15. Part of the bottommost pantry door hinge for the right pair of bifolding doors at the northwest corner of the formal dining room is detached. I suggest having a qualified cabinetmaker or handyman address this issue.
16. The large master bathtub is leaking into the crawl space at its drain flange gasket. A qualified plumber should address and/or correct this issue, as necessary.
17. NOTE: I did not prove whether the three front porch lights at the center and right side of the house were operating. All other porch lights turned on, with the exception of the photo/motion controlled porch light at the rear entry. I suggest asking the owner about these.