

Cravens Home Inspection Service

**P.O. Box 925, Bixby, Oklahoma
(918) 369-6946**

Inspection No: 0406347
Dwelling: 8602 Your Street
Any Town Oklahoma

Client: Mr. & Mrs. Home Buyer
Inspector: Charles Cravens

This Summary Report is designed to assist the reader as an overview of the full report. We will not be held liable for any omissions on this report. Unless otherwise specified it is recommended that items listed as Defective / Repair, be repaired, properly, using a qualified contractor that specializes in repairs for that particular item. Failure to perform the recommended repairs in this report is a serious mistake! There are often additional problems found when the original report recommendations are performed, resulting in greater cost than anticipated.

EXTERIOR

- | | |
|--|---|
| 1308. Downspout Drainage | <p>Repair / Defective.
Discharging against the foundation. Downspouts that discharge against the foundation creates soil erosion and/or water retention, which, may saturate the underlying soil weakening support for the load bearing capacity of the foundation. In most foundation settlement problems, water is a significant factor. Recommend adding splash blocks or drain extensions</p> <ul style="list-style-type: none"> - NE downspout at west garage door - SE corner of house there are two downspouts discharging at this location - NE corner of garage |
| 1309. Balconies,
Porches,Steps & Decks: | <p>Repair / Defective.</p> <ul style="list-style-type: none"> • Wood deck – There is wood to earth contact and wood rot present |
| 1318a. Deck Ceiling Fans | <p>Repair / Defective.</p> <ul style="list-style-type: none"> • Both units would not respond when tested |
| 1320. Wood Rot / Termite
Damage | <p>Repair / Defective.</p> <ul style="list-style-type: none"> • SE window - Lower trim - rot at both corners • NE window / north corner - Lower trim – North corner • West garage door jamb / lower east at concrete • Wood deck - wood rot observed at SW bottom corner of step – Repair person should further evaluate entire deck skirting for any additional wood rot and repair any and all finds. |
| 1321. Other | <p>Repair / Defective.
Heavy Concentration of Carpenter ants observed at;</p> <ul style="list-style-type: none"> • SW corner of deck • SE corner of SE window • SE corner - NW window |

Cravens Home Inspection Service**P.O. Box 925, Bixby, Oklahoma
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1704. Air Conditioner Condition Repair / Defective.
- 68/72 - Low temperature differential - unit does not appear to be cooling properly
 - Aluminum fins on condenser coil are dirty.

- 1704a. Air Conditioner
Condition #2 Repair / Defective.
- 68/58 - Low temperature differential - unit does not appear to be cooling properly
 - Aluminum fins on condenser coil are dirty.

GENERAL ELECTRIC

1911. Ceiling Fans Repair / Defective.
- Upstairs North bedroom - Not properly balanced
 - Master bedroom - speed control chain too short for a safe and reasonable access

GENERAL PLUMBING

2003. Vegetable Sprayer Repair / Defective.
- Sprayer would not divert the water 100% when tested.

MASTER BATHROOM

2201. Combination Vent/Light Repair / Defective.
- Light portion would not respond when tested.

UPSTAIRS HALL BATHROOM

- 2312.2. Toilet Repair / Defective.
- Both Toilets are Loose at the floor - Replace wax ring and tighten toilet to floor

UTILITY ROOM

2407. Sprayer Repair / Defective.
- Not working as designed.

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Emergency Water Shutoff Valve The water shutoff valve is located in the master bedroom closet.
Location of the emergency water shutoff valves is a very useful piece of information for the homeowner.

Other A hole has been cut in the sheetrock in the master bedroom closet adjacent to the bathtub.
Reason unknown

Recommended Repairs

Independent, qualified, licensed contractors are recommended for repairs, replacement and maintenance items. Don't forget to obtain receipts from seller for repairs and for anything else, which a current warranty may apply.

I would advise the buyer to:

- Insist all the recommendations on the inspection report be performed. It is common for other problems to be identified during the repair process that were not known at the original inspection. All identified problems are hereby part of the Inspector inspection report.
- Get a written agreement from the seller stating exactly which repairs will be made.
- Request the exclusive use of professional contractors in the respective trade to make the identified repairs. Amateur repairs may fail after closing, resulting in higher repair cost to the client.
- Read the seller's disclosure / disclaimer statement. Ask for documentation confirming all repairs or improvements that are mentioned in the seller's statement have been made.
- Request all the identified repairs be completed well in advance of the "closing" to give you plenty of time to check the finished repairs.
- In summary; believe what the seller tells you, then ask for proof.

Charles Cravens, CHI
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