



10/31/2012

## SUMMARY REPORT

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**Cravens Home Inspection Service**  
**PO Box 925**  
**Bixby, OK 74008**  
**Ph#: (918) 369-6947**

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Doc #: 121031112  
Dwelling Address: Any Street  
Any City Oklahoma

Client Name: Mr. Home Buyer  
Inspector: Charles Cravens

This Summary Report is designed to assist the reader as a brief overview of the full report. This page is not encompassing. Reading this summary alone is not a substitute for reading the entire inspection report in its entirety, including the National Association of Home Inspectors Standards of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. We will not be held liable for any omissions on this report.

Unless otherwise specified it is recommended that any items listed as Repair / Replace and the components/systems related to these deficiencies, be further evaluated/inspected and addressed as needed, using a qualified contractor (i.e. licensed plumber, licensed electrician, licensed HVAC service contractor, licensed appliance service company, licensed roofing contractor etc.) that specializes in repairs for that particular item **PRIOR TO THE CLOSE OF ESCROW**. 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. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns that may be outside our area of expertise or the scope of our inspection.

Problems that are identified or made known after the inspection, (often discovered during the recommended repairs), but before the transfer of ownership, are hereby made a part of the inspection report and included therein. An inspection report addendum is available at the Clients request

### **NULL & VOID**

This inspection and report was performed and prepared for the client only and may not be transferred to any other person or agency. The observations described are valid on the date of the inspection. Should the client fail to purchase the property this inspection report becomes null and void and may not be transferred to any other person or agency.

### **REPAIR / REPLACE**

Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be needed to make **ACCEPTABLE**. Contractor to provide warranty. 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.

### **FURTHER EVALUATION RECOMMENDED**

This item should be further evaluated by a qualified licensed HVAC service contractor, Engineer, Plumber, Electrician etc.

### **SAFETY HAZARD**

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades

### **NOT READILY ACCESSIBLE**

This item was not available for a visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property. Buyer to decide if further evaluation is required.

### **NOT READILY OPENABLE ACCESS PANEL**

The panel provided for homeowner inspection and maintenance that is within normal reach cannot be removed by one person or is sealed in place. Buyer to decide if further evaluation is required.



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*Failure to perform the recommended repairs in this report is a serious mistake! There are often additional concealed problems found when the original report recommendations are performed, resulting in greater cost than anticipated.*

The following items need to be repaired to normal working order or replaced using Independent, qualified, licensed bonded contractors (i.e. Licensed electricians, licensed plumbers, licensed HVAC service contractors etc.) A further evaluation of the item and the components/systems related to these deficiencies should be performed during repairs and any and all identified problems found are required to be repaired or at least reported to the buyer for further consideration.

### **Roof Advisory:**

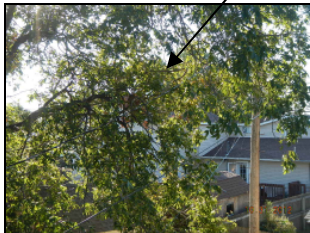
While the roof appears to be in acceptable condition for its age, this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. And I would further recommend a full written evaluation of the roof by a roofing contractor prior to the close of escrow. The evaluation should include all cost for repairs whether mentioned in this report or not. Then repair as required to bring to normal.

### **Roof Insurance:**

Homeowner's insurance companies use different standards and criteria for determining whether or not they will issue an insurance policy. These standards differ from insurance company to insurance company depending on their marketing agenda. In view of this, please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. I recommend that the client contact his/her insurance agent without delay to determine the insurability of this roof and structure.

## **GROUNDS & DRAINAGE**

1106. Landscaping  
Observations



### **Repair or Replacement Recommended .**

There are tree limbs overgrowing the service cable that should be trimmed to insure that they do not impact or damage the service cable which would be hazardous.

- Trim the tree limbs back at least five feet from the service cable and bring to normal.



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## ROOF

1210. Gutters / Downspouts



### **Repair or Replacement Recommended .**

The gutters contain leaves and debris and need to be cleaned and serviced to drain properly.

- Gutters are a key component in the controlled drainage of run-off water away from the home's exterior elements. Water backing up in the gutter may add sufficient weight to the gutter to cause its detachment from the structure and deterioration of the fascia, soffit or roof edge. Debris in gutters will also contribute to Ice Damming in the winter. Gutters that do not perform as intended may result in saturation of soils near the foundation, which in turn can result in basement moisture or leakage issues.
- Clean the debris from the gutters and assure that the water freely flows and drains from the gutter and bring to normal working order.

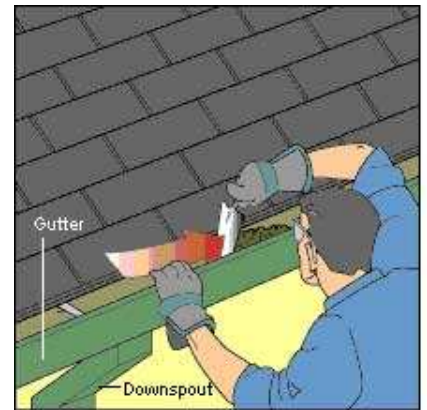


Fig. 1 , Scooping Out Gutter

## STRUCTURAL

1307. Windows



### **Repair or Replacement Recommended .**

- 4 of the 8 windows on the east side of the home have cracks in the window panes



1313a. Steps



### **Repair or Replacement Recommended .**

- The front steps are covered with outdoor carpet which is loose and is a trip hazard



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## INTERIOR STRUCTURE

1702. Ceilings:

### **Repair or Replacement Recommended .**

- There are what appears to be fresh water stains in out area of SE bedroom ceiling



1704. Windows:

### **Advisory Only .**

- The awning windows in the bedrooms would not open - cranks are defective, however permanent storm type windows have been installed and even if the cranks were working the windows could not be opened.



## PRIMARY COMPONENTS

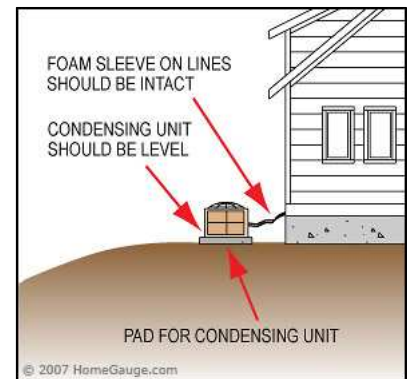
1802. Air Conditioner Condition

### **Repair or Replacement Recommended .**

The refrigerant suction line insulation is missing / damaged.



- Insulation is required on the larger of the two coolant lines, to minimize heat gain to the coolant as it is transported through the line. The insulation around the return line (the larger line) to the air conditioner compressor helps improve efficiency of the unit. Often it will be worn off by gardening equipment, animals, etc., or may not have been secured when installed. The insulation cover should be complete along the full length of the coolant line, with no missing, damaged, or deteriorated sections. A section of un-insulated refrigerant line will cause a heat gain to the refrigerant. Heat gain of the system refrigerant during its transport from the inside unit (evaporator) to the outside unit (condenser) will reduce the system efficiency, waste energy, and increase operating cost.
- Install insulation on the refrigerant suction line and bring to normal.





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1808. Air Filters



**Repair or Replacement Recommended .**

Air filter in return air vent dirty.

- Dirty filters will restrict air flow which may cause the evaporator coils to freeze up or become contaminated and in the winter dirty filters will cause the furnace to overheat which may damage the heat exchanger. Install clean air filters and bring to normal.

1812. Return Air Vent

**Repair or Replacement Recommended .**

- The return air vent is full of particulate and should be cleaned. Furthermore would recommend you have the air quality tested as a prudent investment in environmental hygiene, and particularly if you or any member of your family suffers from allergies or asthma.

### FIREPLACE

1907. Glass Doors



**Repair or Replacement Recommended .**

- The glass window is fogged which is not normal.



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## GENERAL ELECTRIC

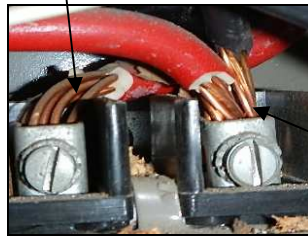
### **\*\* Safety Warning\*\***

***A Zinsco™ or Sylvania™-Zinsco electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. While the panel may appear in acceptable condition at this limited cursory inspection, a licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards, and regardless of its visually-apparent condition, the buyer should consider having this equipment replaced. Significant expense may be involved. Additional information about this hazards is available at an independent building failures research website: [www.inspect-ny.com/electric/Zinsco.htm](http://www.inspect-ny.com/electric/Zinsco.htm)***

2003. Electric Panel  
Condition

#### **Repair or Replacement Recommended .**

1. The Service cable double lugged (two wires into one lug connection) which is not acceptable
2. Service cable insulated coating stripped too far back before it goes into the service lug and may be a hazard.



2003b. Exterior Electric  
Panel Condition

#### **Repair or Replacement Recommended .**

1. The panel does not appear to be grounded
2. Various circuits within the panel are not labeled.





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2005a. Exterior Receptacles

**Repair or Replacement Recommended .**

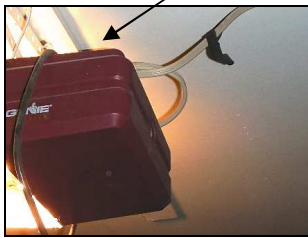
- The Weather proof cover is missing from outlet above patio door



2008. Automatic Garage Door Opener

**Repair or Replacement Recommended .** Genie Unit Powered by an Extension Cord - Not Acceptable.

- To ensure electrical safety, vehicle door openers should have an electrical outlet located such that there is a direct connection to the outlet with the cord supplied by the manufacturer of the door opener. Extension cords should not be used, as these cords are generally not rated for the type of electrical load that may be encountered if the door motor jams. Failure to correct may result in shock or fire. Have a licensed electrician install a proper outlet at the garage door opener and bring to normal working order.
- Install an electrical outlet at the door opener and bring to normal working order.



2009a. Exterior Light Fixtures

**Repair or Replacement Recommended .**

The utility room door fixture would not respond when tested

- Install new light bulbs, re-test and repair or replace as needed to bring to normal working order.



2013. Smoke Alarms

**Repair or Replacement Recommended .**

- The hall alarm would not respond when tested





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2013b. Smoke Alarms  
Advisory

**Advisory Only .**

The present smoke alarms appear to be the type that relies on "ionization" technology which works well to detect fires with fast flames. However the most deadly fires are the smoldering, smoky kind that can fill your home with toxic gases while you sleep. In those fires, experts say ionization alarms don't work well, going off too late or not at all.

- Recommend client upgrade the present ionization smoke alarms to photoelectric smoke detectors.

**GENERAL PLUMBING**

2101a. Wet Bar Drains /  
Faucets & Visible Plumbing

**Repair or Replacement Recommended .**

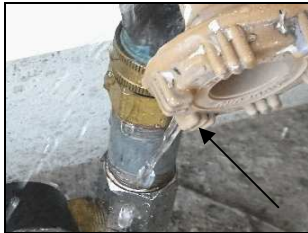
- The hot water has been turned off to the faucet - not evaluated.



2102. Exterior Faucets

**Repair or Replacement Recommended .**

- The SW faucet leaks around the stem while in use, which is indicative of a defective seal, and should be repaired or replaced.



2115. Yard Light

**Repair or Replacement Recommended**

- The gas yard light is in disrepair.







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## HALL BATHROOM

2416. Plumbing

**Repair or Replacement Recommended .**

- There is a water leak in the plumbing under the cabinet.



## UTILITY ROOM

2403. Faucets

**Repair or Replacement Recommended .**

The faucet handles have been tightened down to the point I was unable to open them and evaluate the faucets.

- Without water I was unable to evaluate the utility room drain.



## CRAWL SPACE

2705. Plumbing

**Repair or Replacement Recommended .**

- There is a water leak in the plumbing under the kitchen area





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2706. Gas Line

**Repair or Replacement Recommended .**

- The gas line to the fireplace is made of corrugated stainless steel and may not be designed for usage in a crawl space.

**RECOMMENDED REPAIRS**

Independent, qualified, licensed bonded contractors (i.e. licensed electricians, licensed plumbers, licensed HVAC service contractors etc.) 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 by licensed, certified and bonded contractors. 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.
- Insist that a further evaluation of the item being repaired be performed during repairs and that any and all identified problems found be repaired or at least reported to the buyer for further consideration.
- 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.
- Obtain copies of all receipts for the repairs. Receipts should not be generic, they should have the contractors name, address, phone number and license number and be detailed in the work performed.
- In summary; believe what the seller tells you, then ask for proof.

**Follow Up Inspection:**

If the buyer desires a follow up inspection is available to the buyer. The follow up inspection should be conducted prior to closing and I will need at least a one-week notice. **There is an additional cost of \$95.00 per inspector for this inspection. If the crawl space must be entered to review repairs then there is an additional \$75.00 cost for this service. All contractor receipts for repairs are required at the time of the follow up inspection.**

**Follow-up inspection fees are due at the time of the follow-up inspection.**

Contact our office for scheduling times available.