

# 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.**

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### *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