



SUMMARY
1234 Main Street Saucier MS 39574
Buyer Name
10/24/2022 9:00AM

James (Sam) Groue
MHID-0950 expiration: 9/30/2024
All Coast Home Inspections LLC
228-861-3203
allcoastinspectionsllc@gmail.com



Summary ONLY shows the prioritized observation and immediate concern items found in the home (orange/red). It's recommended the FULL REPORT be reviewed as all items noted will be listed only in the full report.

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed, but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.



MAINTENANCE ITEM



PRIORITIZED
OBSERVATION

6.3.1 Sink **CRACKED, LEAKED**



Prioritized Observation

The kitchen sink was leaking at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options for repair or replacement.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Dishwasher

LEAKING



Prioritized Observation

Dishwasher leaks when cycle was ran. It appeared to come from the area behind the dishwasher. Recommend qualified professional evaluate.

Recommendation

Contact a qualified plumbing contractor.



10.2.1 Hot Water Systems

IMPROPER INSTALLATION



Maintenance Item

Water heater had pex installed within 18 inches of the heater. Its advised the connections should be made of copper or similar material within that range. Recommend qualified plumber evaluate & repair/relocate.


Recommendation

Contact a qualified plumbing contractor.



12.4.1 Vehicle Door

OPERATION NOT OPTIMAL

 Prioritized Observation

Doors did open halfway only and close and did not perform as designed. Its recommended to consult with the homeowner for additional information. Its also recommended for further evaluation by a qualified professional.

Recommendation
Contact a qualified professional.

