

# Inspection Report

provided by:



## THE HOME INSPECTOR

Inspector: Eric Wheeler

370 Crestview Circle

Montevallo, AL 35115

(205) 482-8413

eric@homeinspectoralabama.com

homeinspectoralabama.com

---

## Property Address:

Your Property

Someplace, AL

## Report Information

### Client Information

|              |              |
|--------------|--------------|
| Client Name  | Buyer        |
| Client Phone | 205-XXX-XXXX |

### Property Information

|                            |      |
|----------------------------|------|
| Approximate Year Built     | 1980 |
| Approximate Square Footage | 2800 |
| Number of Bedroom          | 3    |
| Number of Bath             | 2    |
| Direction House Faces      | West |

### Inspection Information

|                      |              |
|----------------------|--------------|
| Inspection Date      | May 11, 2016 |
| Inspection Time      | 9 am         |
| Weather Conditions   | Dry          |
| Outside Temperature  | 75           |
| Price for Inspection | \$275        |

## Table of Contents:

| <u>Section</u> | <u>Content</u>         |
|----------------|------------------------|
| 1.....         | Disclaimer             |
| 2.....         | Grounds                |
| 3.....         | Exterior               |
| 4.....         | Roofing                |
| 5.....         | Heating/Air            |
| 6.....         | Electrical             |
| 7.....         | Plumbing               |
| 8.....         | Interiors              |
| 9.....         | Kitchen                |
| 10.....        | Bath(s)                |
| 11.....        | Basement               |
| 12.....        | Garage/Laundry         |
| 13.....        | Foundation/Crawl Space |
| 14.....        | Summary Page           |

## REPORT SUMMARY PAGE

The This is only a summary of the inspection report and is not a complete list of discrepancies.

| Section   | Condition# | Comment  |
|-----------|------------|--|
| Grounds   | 3          | The surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.   |
| Exterior  | 8          | The thermal pane window(s) at Front room, Front Bedroom, Dining Room and Kitchen appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). Recommend repairs as needed.  |
| Exterior  | 12         | Outside electrical outlets are not GFIC. It is recommended that these be upgraded to GFIC to reduce shock hazard. The outlet on the east side of the house was dead and had no power.  |
| Roofing   | 13         | The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. The shingles along the bottom edge of the chimney flashing were raised and could allow water to enter the house. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.   |
| Interiors | 34         | All windows I attempted to open appeared to be sealed by paint. The thermal pane window(s) the front living room (2 windows), the front bedroom (1 window), the dining room (1 window) and the kitchen (1 window) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). . |
| Interiors | 39         | Smoke detectors should be added in all sleeping areas. CO detector should be installed in living room with fireplace. Batteries should be replaced on all detectors.   |
| Kitchen   | 47         | Recommend kitchen receptacles be replaced with GFIC.   |
| Kitchen   | 54         | The fan was noisy at the time of inspection. Recommend adjustment and/or repair and / or replacement.  |
| Bath(s)   | 62         | Master Bathroom GFIC didn't work. This is a safety hazard and should be repaired. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.  |
| Bath(s)   | 63         | Cover on the light in the bath area of the shared bathroom is  |

|                  |    |   |
|------------------|----|---|
|                  |    | missing.  |
| Bath(s)          | 66 | There was corrosion and damage at the hot water supply lines at both sinks in the master bath. This damage was observed where the hot water line comes thru the wall. There was a leak on the left faucet in the shared bathroom. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair. |
| Bath(s)          | 67 | The bathtub, faucet, and drains appeared to be in serviceable condition. The water in the tub and sinks has a brown tint. This could be caused by rust or sediments in the hot water heater. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.                                      |
| Garage - Laundry | 76 | Damper on laundry vent does not shut. This leaves it open and allows insects or animals to enter. Recommend repairs as needed.  |

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

1 Grounds

Grading

Grading Slope      The site is flat.

1) Grading Conditions      AS

Driveways - Sidewalks - Walkways

Driveway Material      Concrete

2) Driveway Conditions      AS      Common cracks were observed in the driveway.

Sidewalk Material      Brick

3) Sidewalk Conditions      R      The surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.



**AS** = Appears Serviceable

**R** = Repair

**S** = Safety

**NI** = Not Inspected



AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

2 Exterior

Front - Back Entrance

Front Entrance Type      Covered Porch

4) Front Entrance Conditions      AS

Back Entrance Type

5) Back Entrance Conditions      AS

6) Walled In Patio      AS

Area is drained by floor drain. There was no evidence at the time of the inspection of backup. This drain should be maintained and cleaned to allow rain water to flow freely.



Exterior Walls

Structure Type      Wood frame

Exterior Wall Covering      The visible and accessible areas of the exterior siding material are brick.

7) Exterior Wall Conditions      AS      The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type      Single Hung



AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

Window Material      Wood

8) Window Conditions

R

The thermal pane window(s) at Front room, Front Bedroom, Dining Room and Kitchen appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). Recommend repairs as needed.



9) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****10) Faucet Conditions****AS**

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

**Chimney****11) Chimney Conditions****AS**

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

**Outside Electrical****12) Receptacles****S**

Outside electrical outlets are not GFIC. It is recommended that these be upgraded to GFIC to reduce shock hazard. The outlet on the east side of the house was dead and had no power.

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

3 Roofing

Roof Covering

Method of Inspection      The roof was inspected by observing from a ladder placed at the edge of the roof.

Roof Style      Combination of gable and hip.

Roof Covering Material      Asphalt composition shingles.

Number of Layers      One

13) Roof Covering Condition      

R

 The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. The shingles along the bottom edge of the chimney flashing were raised and could allow water to enter the house. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.



14) Flashing Conditions      

AS

 The exposed flashings appeared to be in serviceable condition at the time of inspection.

15) Gutter & Downspout Conditions      

AS

 The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area

Attic Access      Hallway

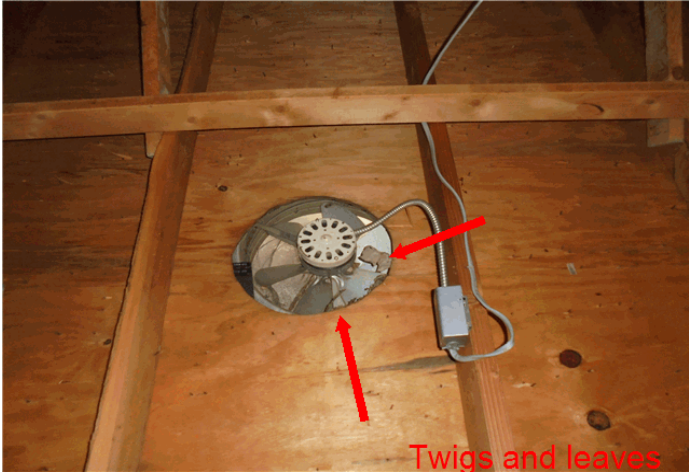
Method of Inspection      Entered attic area.



**AS** = Appears Serviceable      **R** = Repair      **S** = Safety      **NI** = Not Inspected

**Roof Frame Type**      The roof framing is constructed with rafter framing.

**16) Attic Conditions**      **R**      The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



**Attic Ventilation Type**      Soffit vents, Power Fan

**Attic Ventilation Conditions**      The power fan were too high to test. The fan nearest the attic ladder had small twigs and leaves in it and probably doesn't work. The other power fan did not have twigs in it.

**Attic Insulation Type**

**17) Attic Insulation Conditions**      **AS**      The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.



AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

4 Heating - Air

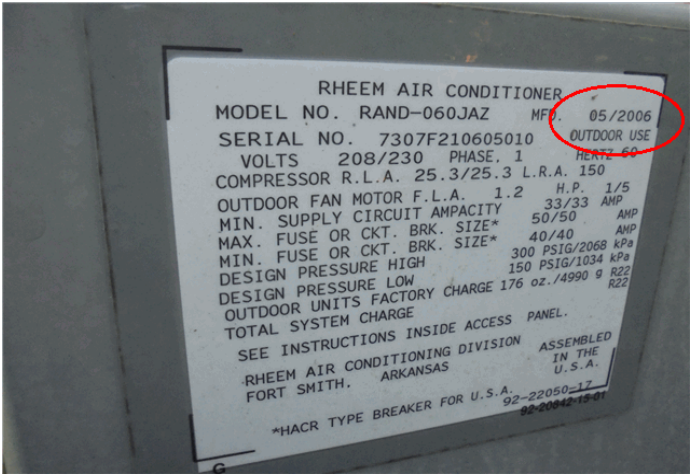
Heating

|                             |  |
|-----------------------------|--|
| Location of Unit            | Attic  |
| Heating Type                | Forced Air   |
| Energy Source               | Natural Gas  |
| 18) Unit Conditions         | <div>AS</div> The heating system was operational at time of inspection.<br>This is not an indication of future operation or condition.       |
| Distribution Type           | The visible areas of the heat distribution system is ductwork with registers.  |
| 19) Distribution Conditions | <div>AS</div> The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection. |
| 20) Ventilation Conditions  | <div>AS</div> The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.  |
| 21) Thermostat Condition    | <div>AS</div> The normal operating controls appeared to be serviceable at the time of the inspection.  |

Air Condition - Cooling

|                        |  |
|------------------------|--|
| Type of Cooling System | Split system   |
| AC Unit Power          | 240V   |
| 22) AC Unit Conditions | <div>AS</div> According to the plate on the compressor unit is was manufactured in May, 2006 so this unit is approximately 10 years old. |

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected



AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

5 Electrical

Service Drop - Weatherhead

|                                   |   |
|-----------------------------------|---|
| Electrical Service Type           | The electrical service is underground.  |
| Electrical Service Material       | Copper  |
| Number of Conductors              | Three   |
| 23) Electrical Service Conditions | <div>AS</div> The main service entry appeared to be in serviceable condition at the time of inspection. |

Main Electrical Panel

|                          |   |
|--------------------------|---|
| Main Disconnect Location | At Main Panel   |
| Electric Panel Location  | The main electric panel is located at the exterior.                       |
| Panel Amperage Rating    | The electrical capacity of main breaker was listed / labeled as 200 amps. |
| Circuit Protection Type  | Breakers  |
| 24) Wiring Methods       | <div>AS</div> Plastic insulated (romex) type wire is present.             |



|                                 |   |
|---------------------------------|---|
| 25) Electrical Panel Conditions | <div>AS</div> The main panel appeared to be in serviceable condition at the time of the inspection. |
|---------------------------------|---|

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

6 Plumbing

Water Main Line

|                                  |  |
|----------------------------------|--|
| Main Shutoff Location            | At the street.   |
| Main Line Material               | The visible material of the main line / pipe appears to be copper. |
| 26) Main Line & Valve Conditions | AS   |

Water Supply Lines

|                            |   |
|----------------------------|---|
| Supply Line Material       | The visible material used for the supply lines is copper. |
| 27) Supply Line Conditions | AS  |

Drain - Waste Lines

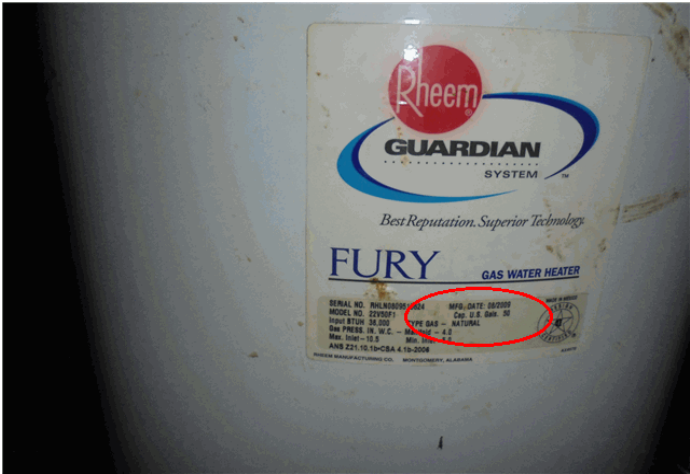
|                           |  |
|---------------------------|--|
| Drain Line Material       | The visible portions of the waste lines are plastic. |
| 28) Drain Line Conditions | AS   |

Water Heater(s)

|                             |  |
|-----------------------------|--|
| Water Heater Type           | Natural Gas                            |
| Water Heater Location       | Attic                                  |
| Water Heater Capacity       | 50 Gallon                              |
| 29) Water Heater Conditions | AS      Manufacture date of Aug, 2009. |



**AS** = Appears Serviceable      **R** = Repair      **S** = Safety      **NI** = Not Inspected



**AS** = Appears Serviceable

**R** = Repair

**S** = Safety

**NI** = Not Inspected

## 7 Interiors

### Walls - Ceilings - Floors

30) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

31) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

32) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

33) Heat Source Conditions

AS

### Windows - Doors

34) Interior Window Conditions

R

All windows I attempted to open appeared to be sealed by paint. The thermal pane window(s) the front living room (2 windows), the front bedroom (1 window), the dining room (1 window) and the kitchen (1 window) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). .

35) Interior Door Conditions

AS

### Electrical Conditions

36) Electrical Conditions

AS

37) Lighting Conditions

AS

38) Ceiling Fan Conditions

AS

39) Smoke Detector Conditions

R

Smoke detectors should be added in all sleeping areas. CO detector should be installed in living room with fireplace. Batteries should be replaced on all detectors.

**AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected**

**Fireplace**

**Fireplace Location**                      A fireplace is located at the living room.

**Fireplace materials**                      The fireplace is mason built.

**40) Fireplace Conditions**

**AS**

 The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. Gas logs. The pilot light was lit. Chimeny should be inspected by chimney sweep before using. Carbon Monoxide detector should be placed in the room.

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****8 Kitchen****Walls - Ceilings - Floors****41) Wall Conditions****AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**42) Ceiling Conditions****AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

**43) Floor Conditions****AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**44) Heat Source Conditions****AS****Windows - Doors****45) Kitchen Window Conditions****R**

The thermal pane window in the kitchen appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

**46) Kitchen Door Conditions****AS**

The interior doors appeared to be in serviceable condition at the time of the inspection.

**Electrical Conditions****47) Electrical Conditions****S**

Recommend kitchen receptacles be replaced with GFIC.

**48) Lighting Conditions****AS****Kitchen Sink - Counter tops - Cabinets****49) Counter Conditions****AS**

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

**50) Cabinet Conditions****AS**

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

**AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected**

- 51) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.
- 52) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

**Appliances**

- Stove - Range Type

The oven is electric. The range is electric.
- 53) Stove - Range Condition

AS
- 54) Hood Fan Conditions

R

The fan was noisy at the time of inspection. Recommend adjustment and/or repair and / or replacement.
- 55) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****9 Bath(s)****Walls - Ceilings - Floors**

56) Wall Conditions

**AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

57) Ceiling Conditions

**AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

58) Floor Conditions

**AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

59) Heat Source Conditions

**AS****Windows - Doors**

60) Bathroom Window Conditions

**AS**

61) Bathroom Door Conditions

**AS**

The interior doors appeared to be in serviceable condition at the time of the inspection.

**Electrical Conditions**

62) Electrical Conditions

**S**

Master Bathroom GFIC didn't work. This is a safety hazard and should be repaired. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

63) Lighting Conditions

**R**

Cover on the light in the bath area of the shared bathroom is missing.

64) Vent Fan Conditions

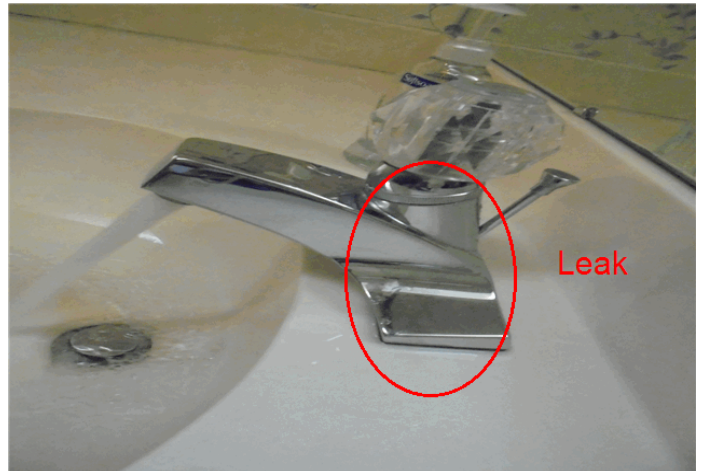
**AS****Bathroom Sink**

65) Counter - Cabinet Conditions

**AS**

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****66) Sink Conditions****R**

There was corrosion and damage at the hot water supply lines at both sinks in the master bath. This damage was observed where the hot water line comes thru the wall. There was a leak on the left faucet in the shared bathroom. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

**Shower - Tub - Toilet****67) Shower - Tub Conditions****R**

The bathtub, faucet, and drains appeared to be in serviceable condition. The water in the tub and sinks has a brown tint. This could be caused by rust or sediments in the hot water heater. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

**AS = Appears Serviceable**      **R = Repair**      **S = Safety**      **NI = Not Inspected**

68) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bathrooms.



AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

10 Garage - Laundry

Walls - Ceilings - Floors

|                             |                                      |   |
|-----------------------------|--------------------------------------|---|
| Garage Type                 | The garage is attached to the house. |   |
| 69) Wall Conditions         | AS                                   | The general condition of the walls appeared to be in serviceable condition at the time of the inspection.   |
| 70) Ceiling Conditions      | AS                                   | The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.                                      |
| 71) Floor Conditions        | AS                                   | The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. |
| 72) Door Conditions         | AS                                   | The interior doors appeared to be in serviceable condition at the time of the inspection.   |
| 73) Vehicle Door Conditions | AS                                   | The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.  |
| 74) Electrical Conditions   | AS                                   |   |
| 75) Lighting Conditions     | AS                                   |   |

Laundry Room

|                             |   |  |
|-----------------------------|---|--|
| Location                    | The laundry facilities are located in the laundry room. |  |
| 76) Laundry Room Conditions | R   | Damper on laundry vent does not shut. This leaves it open and allows insects or animals to enter. Recommend repairs as needed. |

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

11 Foundation - Crawl Space

Foundation

Foundation Type      Slab on grade

Foundation Material      Concrete

77) Foundation Conditions      AS