



Inspection Report

Prepared For:
SELLERS INSPECTION

Property Address:
19 Willow Run
SAMPLE REPORT
Birmingham, AL



ALASPEC Residential Inspections, LLC

Ben Chambless
124 Maple Trace
Hoover, AL 35244
(205) 444-8737



Date: 11/26/2004	Time: 12:53 PM	Report ID: sample 1
Property: 19 Willow Run SAMPLE REPORT Birmingham, AL	Customer: SELLERS INSPECTION	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance Repair or Replace (MR) = The item, component or unit is not functioning as intended or needs repair or maintenance by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Tradesman Repair or Replace (TR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on a older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report was based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

Age Of Home:
Over 50 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:

Yes

Maintenance Summary



ALASPEC Residential Inspections, LLC

124 Maple Trace
Hoover, AL 35244
(205) 444-8737

Customer
SELLERS INSPECTION

Property Address
19 Willow Run
SAMPLE REPORT
Birmingham, AL

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the General Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.0 ROOF COVERINGS

Inspected

Some bulges in common board roofing where evident. No apparent problems as a result.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Maintenance Repair or Replace

Brick chimney has loose mortar and missing bricks. Further deterioration may occur if not repaired. Recommend a qualified contractor inspect and repair as needed.

1.4 CONDITION OF THE RAIN GUTTERS

Maintenance Repair or Replace

Gutter appears to leak at seam on covered porch at right side (facing front). Recommend cleaning and apply gutter sealant or epoxy. Gutter are peeling paint at virtually all areas where gutters are installed. Gutters are old and I did not inspect for deterioration. Recommend prep and paint using a qualified contractor.

EXTERIOR COMPONENTS

2.0 EAVES, SOFFITS AND FASCIAS

Maintenance Repair or Replace

Paint failing on eave. Needs prep and paint at "All" of exterior in areas.

2.2 WINDOWS

Maintenance Repair or Replace

Window frame and Wood trim are peeling paint at most windows. This is a maintenance issue and is for your information. Recommend prep prime and paint.

2.3 DOORS (Exterior)

Maintenance Repair or Replace

French doors at covered porch reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. Recommend repair as desired.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Maintenance Repair or Replace

Support column (s) on Covered porch at right side (facing front) are weathered or lightly deteriorated in areas. This is for your information. Recommend repair as needed.

2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS

Maintenance Repair or Replace

Brick Foundation wall at front of home and left side (facing front) has loose or missing mortar. Repairs are needed. Recommend a skilled masonry contractor perform the repairs.

Hall Bath

5.1.A WALLS

Maintenance Repair or Replace

Tile surround at bathtub on wall needs mortar or grout where loose at Hall Bath. Repairs are needed. Recommend a qualified contractor inspect and repair as needed.

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Maintenance Repair or Replace

One window missing lock hardware at Hall Bath. This is a small repair. Recommend repair as desired.

Upstairs Bath

5.8.B SINK PLUMBING

Maintenance Repair or Replace

Plumbing waste line drains slow at Upstairs Bath sink. Recommend repair as necessary by a qualified person.

ROOMS

6.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Maintenance Repair or Replace

Hand/guard rail for stairs to basement needs proper picket spacing (4 inch max between pickets recommended) and is loose and needs tighten or repair. A fall or injury could occur if not corrected. Recommend repair or replace by a qualified contractor.

6.4 DOORS (REPRESENTATIVE NUMBER)

Maintenance Repair or Replace

Entry door rubs at jamb when closing at Guest Bedroom. This is a maintenance issue and is for your information. Recommend repair as desired.

6.5 WINDOWS (REPRESENTATIVE NUMBER)

Maintenance Repair or Replace

There are cracked glass at some windows throughout home.

6.7 WASHER/DRYER CONNECTIONS

Maintenance Repair or Replace

Dryer Vent piping does not vent to the outside. Recommend metal flex or rigid pipe when installed.

ELECTRICAL SYSTEMS

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Not Inspected

Main service is low and an electrician should determine if vegetation should be removed at weather head and service. I did not inspect this area.

STRUCTURAL COMPONENTS

8.7 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Tradesman Repair or Replace

Visible signs of moisture intrusion in basement at left corner (facing front) and right rear corner are present from visible dampness on walls. Water intrusion can cause deterioration and excessive moisture on building components if not corrected. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

PLUMBING SYSTEM

9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Not Inspected

Plumbing outside at covered porch may need winterizing. I did not inspect outside HOT TUB.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To ALASPEC Residential Inspections, LLC

General Summary



ALASPEC Residential Inspections, LLC

124 Maple Trace
Hoover, AL 35244
(205) 444-8737

Customer
SELLERS INSPECTION

Property Address
19 Willow Run
SAMPLE REPORT
Birmingham, AL

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.0 ROOF COVERINGS

Inspected

Some bulges in common board roofing where evident. No apparent problems as a result.

ATTIC AND ROOF STRUCTURE

3.4 VISIBLE ELECTRIC WIRING IN ATTIC

Tradesman Repair or Replace

One loose wire splice needs placing inside a box with a coverplate within "Five feet" of attic access in attic. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician correct.

KITCHEN AND COMPONENTS

4.5 OUTLETS AND WALL SWITCHES

Tradesman Repair or Replace

"Three-prong" outlets are not grounded. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend repair as needed.

4.14 MICROWAVE COOKING EQUIPMENT

Tradesman Repair or Replace

Microwave is integral with range and appears to be non-operational.

Hall Bath

5.5.A VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Tradesman Repair or Replace

One "Three-prong" outlet is not grounded. Needs correcting and is wired in with light fixture and should be separate in Hall bath. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

5.10.A TOILET SHOULD BE SECURE AND OPERATIONAL**Tradesman Repair or Replace**

Toilet leaks at tank to toilet connection at Hall Bath. Repairs are needed. Recommend a qualified licensed plumber repair or correct as needed.

Upstairs Bath**5.5.B VERIFY DUPLEX GFCI OUTLET IN BATHROOM****Tradesman Repair or Replace**

"Three-prong" outlet is not grounded. Needs correcting (at upper level) in Guest bath. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

ROOMS**6.6 OUTLETS AND WALL SWITCHES****Tradesman Repair or Replace**

"Three-prong" outlets are not grounded. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend repair as needed.

ELECTRICAL SYSTEMS**7.0 SERVICE ENTRANCE CONDUCTORS****Inspected**

Service to garage apt is low and may need repair or replacement by an electrician.

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Tradesman Repair or Replace**

Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), 12 gauge doubled into a 30 amp circuit and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Tradesman Repair or Replace**

Exposed splice(s) at ceiling in basement. Further inspection is needed by a qualified licensed electrician. Recommend a qualified licensed electrician correct as needed. "Three-prong" outlets are not grounded in many rooms of the home including basement. Freezer in basement is connected to a reversed polarity outlet and needs repair. Further inspection is needed by a qualified licensed electrician. Recommend a qualified licensed electrician correct as needed.

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Tradesman Repair or Replace**

Electrical box and receptacle for dryer is loose.

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Tradesman Repair or Replace**

Pump for hot tub is wired temporary or is exposed. Electrician is needed to properly install.

STRUCTURAL COMPONENTS

8.0 FOUNDATION / WALLS AND MORTAR JOINTS**Tradesman Repair or Replace**

Foundation wall at front of home, sides and rear of home has loose missing mortar and failing. Repairs are needed. Recommend a qualified licensed general contractor inspect further and repair as needed . Recommend a skilled masonry contractor perform the repairs.

8.7 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS**Tradesman Repair or Replace**

Visible signs of moisture intrusion in basement at left corner (facing front) and right rear corner are present from visible dampness on walls. Water intrusion can cause deterioration and excessive moisture on building components if not corrected. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

PLUMBING SYSTEM**9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Tradesman Repair or Replace**

Corroded galvanized connection (wet joint) under half bath at stairs. This piping may become worse.

9.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Inspected**

Gas is used but oil use to heat home. I did not look or find oil barrel or if it remains in ground. We did not inspect condition of barrel or soil.

HEATING**10.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)****Not Inspected**

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

10.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Inspected**

Boiler piping is wrapped in possible asbestos. While we did not inspect or determine that material on pipes are asbestos, I would treat it as such until a certified asbestos inspector can determine. Asbestos found on piping is friable or can enter into the air in particles which is unhealthy to breath or can cause severe health issues. This is for your information.

10.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Inspected**

Wrap is loose and possible asbestos.

FIREPLACES**11.0 SOLID FUEL HEATING DEVICES****Not Inspected**

Bedroom fireplace is small and probably intended for coal. This fireplace is old and not considered safe until inspected by a certified chimney sweep.

11.3 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END**Not Inspected**

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic

items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To ALASPEC Residential Inspections, LLC

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

1.0 ROOF COVERINGS

VIEWED ROOF COVERING FROM: GROUND
ROOF COVERING: 3-TAB FIBERGLASS

Comments:

Some bulges in common board roofing where evident. No apparent problems as a result.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

1.1 FLASHINGS

Comments:

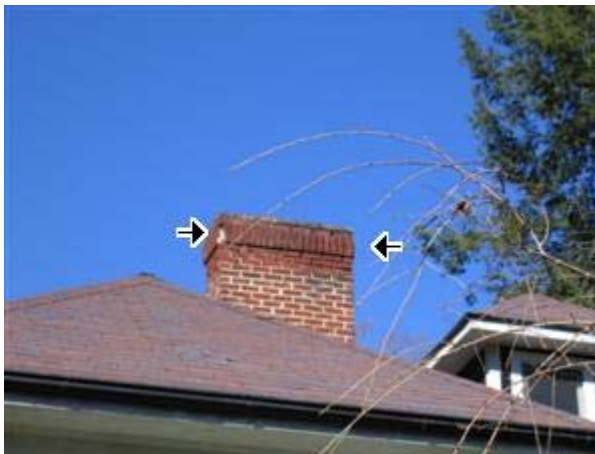
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

CHIMNEY (exterior): BRICK

Comments:

Brick chimney has loose mortar and missing bricks. Further deterioration may occur if not repaired. Recommend a qualified contractor inspect and repair as needed.



1.2 Picture 1

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

1.3 ROOF VENTILATION

Comments:

The attic is finished living space

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

1.4 CONDITION OF THE RAIN GUTTERS

Comments:

Gutter appears to leak at seam on covered porch at right side (facing front). Recommend cleaning and apply gutter sealant or epoxy. Gutters are peeling paint at virtually all areas where gutters are installed. Gutters are old and I did not inspect for deterioration. Recommend prep and paint using a qualified contractor.

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN NI NP MR TR Inspection Items



1.4 Picture 1

 1.5 GUTTER DOWNSPOUTS AND DRAINAGE
Comments:

Due to moisture mentioned in basement, downspouts may need drainlines to carry water away from home.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

2.0 EAVES, SOFFITS AND FASCIAS

Comments:
Paint failing on eave. Needs prep and paint at "All" of exterior in areas.



2.0 Picture 1

2.1 WALL CLADDING FLASHING AND TRIM

SIDING STYLE: BRICK
SIDING MATERIAL: FULL BRICK

Comments:
Green vegetation is obstructing view of brick siding at areas at rear of home. I could not inspect this area.

2.2 WINDOWS
WINDOW TYPES: SINGLE PANE, STORM WINDOWS

Comments:
Window frame and Wood trim are peeling paint at most windows. This is a maintenance issue and is for your information. Recommend prep and paint.

IN NI NP MR TR Inspection Items

IN NI NP MR TR Inspection Items



2.2 Picture 1

- 2.3 DOORS (Exterior)
EXTERIOR ENTRY DOORS: WOOD

Comments:

French doors at covered porch reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. Recommend repair as desired.

- 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS
APPURTENANCE: COVERED PORCH

Comments:

Support column (s) on Covered porch at right side (facing front) are weathered or lightly deteriorated in areas. This is for your information. Recommend repair as needed.



2.4 Picture 1

- 2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS
Comments:

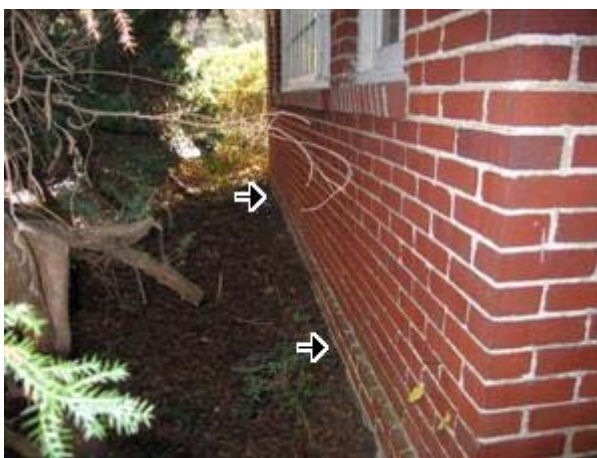
Brick Foundation wall at front of home and left side (facing front) has loose or missing mortar. Repairs are needed. Recommend a skilled masonry contractor perform the repairs.

IN NI NP MR TR Inspection Items

IN NI NP MR TR Inspection Items



2.5 Picture 1



2.5 Picture 2

2.6 LANDSCAPE DRAINAGE AROUND FOUNDATION

Comments:

2.7 RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)

DRIVEWAY: ASPHALT

Comments:

2.8 WALKWAY AND DRIVEWAY

Comments:

2.9 OTHER DISCOVERIES

Comments:

I did not inspect extra building. Only the main home was inspected.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ATTIC AND ROOF STRUCTURE

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

3.0 ATTIC ACCESS
METHOD USED TO OBSERVE ATTIC: FROM ENTRY
ATTIC INFO: STORAGE, LIGHT IN ATTIC
Comments:

3.1 INSULATION
Comments:

3.2 ROOF STRUCTURE
Comments:

3.3 VENTILATION FANS AND THERMOSTATIC CONTROLS
Comments:

3.4 VISIBLE ELECTRIC WIRING IN ATTIC
Comments:

One loose wire splice needs placing inside a box with a coverplate within "Five feet" of attic access in attic. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician correct.



3.4 Picture 1

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

KITCHEN AND COMPONENTS



IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 CEILINGS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 WALLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 FLOORS Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 DOORS (REPRESENTATIVE NUMBER) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4 WINDOWS (REPRESENTATIVE NUMBER) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.5 OUTLETS AND WALL SWITCHES Comments: "Three-prong" outlets are not grounded. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend repair as needed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE Comments: Outlet is not accessible. We do not move refrigerators to access.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7 GFCI OUTLETS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8 THE CONDITION OF PLUMBING UNDER THE SINK Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9 FAUCET AND SPRAY NOZZLE CONDITION Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10 DISHWASHER Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.11 FOOD WASTE DISPOSER

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

Comments:

Disposer power switch is too low, and does not prevent children from operating.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.12 RANGES/OVENS/COOKTOPS
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	----------------------------

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.13 RANGE HOOD
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	-----------------

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.14 MICROWAVE COOKING EQUIPMENT
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

Comments:

Microwave is integral with range and appears to be non-operational.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.15 CABINETS CONDITION
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	-------------------------

Comments:

Drawers squeak due to the type of drawer guides

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.16 COUNTERTOP CONDITION
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	---------------------------

Comments:

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Hall Bath



IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

5.0.A CEILINGS

Comments:

5.1.A WALLS

Comments:

Tile surround at bathtub on wall needs mortar or grout where loose at Hall Bath. Repairs are needed. Recommend a qualified contractor inspect and repair as needed.



5.1.A Picture 1

5.2.A FLOORS

Comments:

5.3.A DOORS (REPRESENTATIVE NUMBER)

Comments:

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Comments:


One window missing lock hardware at Hall Bath. This is a small repair. Recommend repair as desired.

5.5.A VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Comments:

One "Three-prong" outlet is not grounded. Needs correcting and is wired in with light fixture and

IN NI NP MR TR Inspection Items

IN	NI	NP	MR	TR	Inspection Items
					should be separate in Hall bath. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.A SINK BASE AND CABINETRY Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.A PLUMBING FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8.A SINK PLUMBING Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9.A SINK FAUCETS AND STOP VALVE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.10.A TOILET SHOULD BE SECURE AND OPERATIONAL Comments: Toilet leaks at tank to toilet connection at Hall Bath. Repairs are needed. Recommend a qualified licensed plumber repair or correct as needed.
					
5.10.A Picture 1					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.11.A SHOWER/BATH SHOULD DRAIN PROPERLY Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.12.A SHOWER HEAD, TUB FAUCETS AND STOP VALVE Comments: Bathtub uses a drain plug.

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Upstairs Bath



IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.B CEILINGS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.B WALLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.B FLOORS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3.B DOORS (REPRESENTATIVE NUMBER) Comments: Entry door rubs at jamb when closing at upstairs Private bath. This is a maintenance issue and is for your information. Recommend repair as desired.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.B WINDOWS (REPRESENTATIVE NUMBER) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.5.B VERIFY DUPLEX GFCI OUTLET IN BATHROOM Comments: "Three-prong" outlet is not grounded. Needs correcting (at upper level) in Guest bath. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.



5.5.B Picture 1

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN	NI	NP	MR	TR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.B SINK BASE AND CABINetry Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.B PLUMBING FIXTURES Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.8.B SINK PLUMBING Comments: Plumbing waste line drains slow at Upstairs Bath sink. Recommend repair as necessary by a qualified person.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9.B SINK FAUCETS AND STOP VALVE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.10.B TOILET SHOULD BE SECURE AND OPERATIONAL Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.11.B SHOWER/BATH SHOULD DRAIN PROPERLY Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.12.B SHOWER HEAD, TUB FAUCETS AND STOP VALVE Comments:

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Half (1/2) Bath



IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.C CEILINGS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.C WALLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.C FLOORS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3.C DOORS (REPRESENTATIVE NUMBER) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.C WINDOWS (REPRESENTATIVE NUMBER) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.C SINK BASE AND CABINETS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.C PLUMBING FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.C SINK PLUMBING Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8.C TOILET SHOULD BE SECURE AND OPERATIONAL Comments:

IN	NI	NP	MR	TR	Inspection Items
IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace					

ROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0 CEILINGS CEILING MATERIALS: PLASTER, CEILING TILE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1 WALLS WALL MATERIAL: PLASTER Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2 FLOORS FLOOR COVERING(S): CARPET, WOOD Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS Comments: Hand/guard rail for stairs to basement needs proper picket spacing (4 inch max between pickets recommended) and is loose and needs tighten or repair. A fall or injury could occur if not corrected.

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN NI NP MR TR Inspection Items

Recommend repair or replace by a qualified contractor.



6.3 Picture 1

6.4 DOORS (REPRESENTATIVE NUMBER)

Comments:

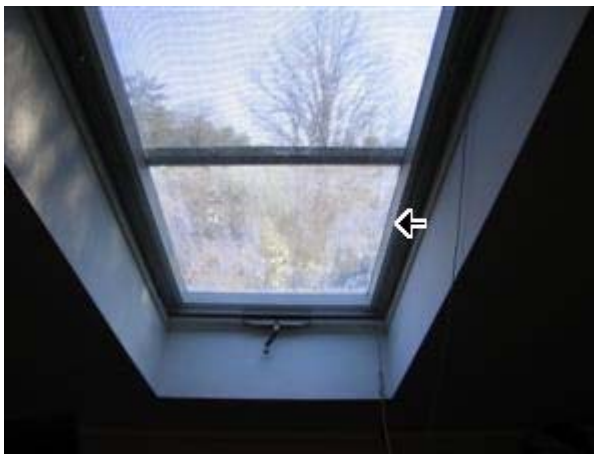
Entry door rubs at jamb when closing at Guest Bedroom. This is a maintenance issue and is for your information. Recommend repair as desired.

6.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments:

There are cracked glass at some windows throughout home.

One window is cloudy (lost seal) at loft. This is a cosmetic issue for your information. Recommend repair or replace as needed using a qualified person.



6.5 Picture 1

6.6 OUTLETS AND WALL SWITCHES

Comments:

"Three-prong" outlets are not grounded. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend repair as needed.

6.7 WASHER/DRYER CONNECTIONS

Comments:

Dryer Vent piping does not vent to the outside. Recommend metal flex or rigid pipe when installed.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS
ELECTRICAL SERVICE CONDUCTORS: OVERHEAD SERVICE

Comments:
 Service to garage apt is low and may need repair or replacement by an electrician.



7.0 Picture 1

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

PANEL CAPACITY: 150 AMP
PANEL TYPE: CIRCUIT BREAKERS

Comments:
 Main service is low and an electrician should determine if vegetation should be removed at weather head and service. I did not inspect this area.

IN NI NP MR TR Inspection Items

IN NI NP MR TR Inspection Items



7.1 Picture 1

- 7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS
Comments:
 Main panel box is located at basement.

- 7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
BRANCH WIRE 15 and 20 AMP: COPPER
WIRING METHODS: ROMEX, KNOB AND TUBE
Comments:
 Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), 12 gauge doubled into a 30 amp circuit and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

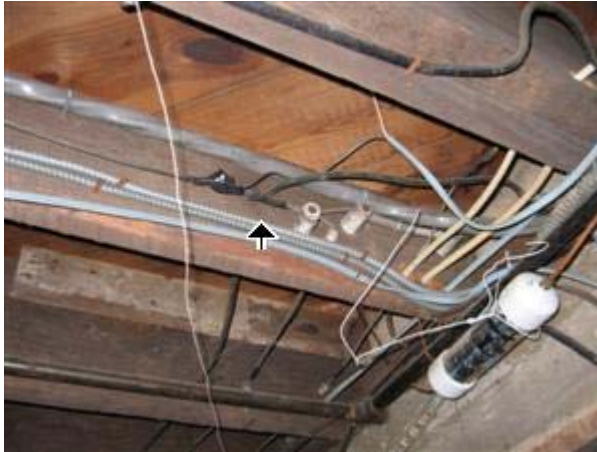


7.3 Picture 1

- 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments:
 Exposed splice(s) at ceiling in basement. Further inspection is needed by a qualified licensed electrician. Recommend a qualified licensed electrician correct as needed. "Three-prong" outlets are not grounded in many rooms of the home including basement. Freezer in basement is connected to a reversed polarity outlet and needs repair. Further inspection is needed by a qualified licensed electrician. Recommend a qualified licensed electrician correct as needed.

IN NI NP MR TR Inspection Items

IN NI NP MR TR **Inspection Items**



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

IN NI NP MR TR **Inspection Items**

IN NI NP MR TR **Inspection Items**



7.4 Picture 4



7.4 Picture 5

Electrical box and recepticle for dryer is loose.



7.4 Picture 6

IN NI NP MR TR **Inspection Items**

IN NI NP MR TR Inspection Items



7.4 Picture 7

Pump for hot tub is wired tempory or is exposed. Electrician is needed to properly install.



7.4 Picture 8

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:
No outside outlets found.

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

7.7 SMOKE DETECTORS

Comments:
Smoke detector should be tested at common hallway to bedrooms upon moving in to home.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in

this inspection report.

STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

8.0 FOUNDATION / WALLS AND MORTAR JOINTS

FOUNDATION: POURED CONCRETE
METHOD USED TO OBSERVE CRAWLSPACE: FROM ENTRY
Comments:

Foundation wall at front of home, sides and rear of home has loose missing mortar and failing. Repairs are needed. Recommend a qualified licensed general contractor inspect further and repair as needed . Recommend a skilled masonry contractor perform the repairs.



8.0 Picture 1

8.1 COLUMNS OR PIERS
COLUMNS OR PIERS: SUPPORTING WALLS
Comments:

8.2 FLOORS (Structural)
FLOOR STRUCTURE: 2 X 8, 2 X 10, WOOD JOISTS
Comments:

8.3 CEILINGS (structural)
Comments:

8.4 INSULATION
Comments:
 Floor system is not insulated. Basement is heated this way and through heat from boiler piping.

8.5 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE
Comments:

8.6 FOUNDATION VENTS OR WINDOWS
Comments:

8.7

IN NI NP MR TR Inspection Items

IN NI NP MR TR

Inspection Items

REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Comments:

Visible signs of moisture intrusion in basement at left corner (facing front) and right rear corner are present from visible dampness on walls. Water intrusion can cause deterioration and excessive moisture on building components if not corrected. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



8.7 Picture 1

8.8 SUMP PUMP

Comments:

Sump pump in basement beside stairs appears to be used for other purpose than to be there as a water intrusion repair. Whatever its purpose, it is connected to waste line improperly and needs a plumber to correct.



8.8 Picture 1

IN NI NP MR TR

Inspection Items

IN NI NP MR TR Inspection Items



8.8 Picture 2

8.9 DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT
Comments:

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

WASHER DRAIN SIZE: NOT VISIBLE
PLUMBING WASTE: CAST IRON (OLD)

Comments:
 Plumbing outside at covered porch may need winterizing. I did not inspect outside HOT TUB.



9.0 Picture 1

9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

WATER SOURCE: PUBLIC
PLUMBING SUPPLY: GALVANIZED (OLD)
PLUMBING DISTRIBUTION: GALVANIZED

Comments:
 Corroded galvanized connection (wet joint) under half bath at stairs. This piping may become worse.

IN NI NP MR TR Inspection Items

IN NI NP MR TR Inspection Items



9.1 Picture 1

9.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)
Comments:

9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments:
 The main shut off is the red knob located in basement beside stairs. This is for your information.



9.3 Picture 1

9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY)
Comments:

9.5 CONDITION OF VENT PIPE (from furnace/water heater to chimney)
Comments:

9.6 WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR
Comments:

9.7 WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)
Comments:
 Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

9.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting,

IN NI NP MR TR Inspection Items

IN NI NP MR TR Inspection Items

supports, leaks)

Comments:

Gas is used but oil use to heat home. I did not look or find oil barrel or if it remains in ground. We did not inspect condition of barrel or soil.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 HEATING EQUIPMENT HEAT TYPE: CIRCULATING BOILER ENERGY SOURCE: GAS NUMBER OF HEAT SYSTEMS (excluding wood): ONE Comments:
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 NORMAL OPERATING CONTROLS Comments:
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 AUTOMATIC SAFETY CONTROLS Comments:
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE) Comments: Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.
--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Comments: Boiler piping is wrapped in possible asbestos. While we did not inspect or determine that material on pipes are asbestos, I would treat it as such until a certified asbestos inspector can determine. Asbestos found on piping is friable or can enter into the air in particles which is unhealthy to breath or can cause severe health issues. This is for your information.
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--



10.4 Picture 1

Wrap is loose and possible asbestos.

IN	NI	NP	MR	TR	Inspection Items
----	----	----	----	----	------------------

IN NI NP MR TR Inspection Items



10.4 Picture 2

10.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments:

Unfinished basement uses radiant heat from piping overhead.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

FIREPLACES

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

IN NI NP MR TR Inspection Items

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.0 SOLID FUEL HEATING DEVICES
--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	---------------------------------

Comments:

Bedroom fireplace is small and probably intended for coal. This fireplace is old and not considered safe until inspected by a certified chimney sweep.



11.0 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1 FIRE-BRICK WALLS OR METAL WALLS
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------------------

Comments:

Main fireplace inspected

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2 CONDITION OF HEARTH, MANTLE AND WALL
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	---

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.3 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END
--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	---

Comments:

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

IN NI NP MR TR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To ALASPEC Residential Inspections, LLC



INVOICE

ALASPEC Residential Inspections, LLC
 124 Maple Trace
 Hoover, AL 35244
 (205) 444-8737
 Inspected By: Ben Chambless

Inspection Date: 11/26/2004
Report ID: sample 1

Customer Info:	Inspection Property:
SELLERS INSPECTION Customer's Real Estate Professional:	19 Willow Run SAMPLE REPORT Birmingham, AL

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note:



ALASPEC Residential Inspections, LLC

**124 Maple Trace
Hoover, AL 35244
(205) 444-8737**

Report Attachments

[Pre-Inspection Agreement](#)

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.