

INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

FILE #: 00-00-00-00.

DATE OF INSPECTION: Inspection Date.

CLIENT NAME: New Homeowner.

INSPECTION SITE: New Address.

**INSPECTION SITE
CITY/STATE/ZIP:** City, State.

CLIMATIC CONDITIONS:

WEATHER: Clear.

SOIL CONDITIONS: Damp.

**APPROXIMATE OUTSIDE
TEMPERATURE in F:** 70-80.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2 years.

BUILDING TYPE: 1 family.

STORIES: 1

SPACE BELOW GRADE: Crawl space.

**APPROXIMATE SQUARE
FEET:** 3500.

OF BEDROOMS 3 Bedrooms.

BATHS 3 1/2 Baths.

OTHER ROOMS: Living Room, Dining Room, Dining Area, Laundry Room/Area, Bonus Room.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

INSPECTOR(S): Ronnie Blankenship; License AL HI-0765
Shane Blankenship; License AL HI-0766.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL: Brick.

CONDITION: The exterior walls show normal wear and tear for a home of this age.

FOUNDATION

CONDITION: The inspection did not discover evidence of substantial structural movement.

TRIM:

MATERIAL: Wood.

CONDITION: The exterior of the home is generally in good condition.

SOFFITS Vinyl, The soffits are generally in good condition.

FASCIA: Aluminum, The fascia is generally in good condition.

CHIMNEY:

MATERIAL: Metal Below Siding.

CONDITION: Appears to be in satisfactory condition.
An outside air source for the fireplace/chimney system was not observed. It is possible the fireplace/chimney may not draw properly without an outside air source for fire box combustion. It is recommended to have an outside air source for proper draw.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Crawl space is fully accessible.

VAPOR BARRIER Vapor barrier was observed in the crawl space. It appears to be satisfactory.

BASEMENT WALLS - TYPE: Concrete block.

CONDITION: *Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture.*

BEAMS: Appears satisfactory.

FLOOR JOISTS: Appear to be in good condition.

FLOOR CONDITION: Floor is satisfactory.

COLUMNS/SUPPORTS: Appear to be adequate.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

ROOF SYSTEM

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

Attic is full size.

**INSULATION TYPE AND
CONDITION:**

Blown Insulation
Insulation levels are typical for a home of this age and construction.

VENTILATION:

Soffit Vents, Ridge Vents,
The level of ventilation in attic is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

ROOF:

STYLE:

Gable, Hip.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from ground. Viewed from roof edge on ladder.

ROOF COVERING STATUS:

The roof coverings are in generally good condition. It appears the roof is within useful life.
Exposed roof decking was observed at the fascia. Exposed decking is vulnerable to the weather and should be properly repaired.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, The roof flashings appear to be in good condition.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: None. Consider installing gutters and downspouts to help with site drainage.

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

PLUMBING

MAIN LINE:

METER LOCATION

Water meter is located, at the front side of the house.

PRESSURE READINGS

The static water pressure of the supply plumbing system exceeds 100 pounds per square inch (psi), it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

STATIC:

90-100 psi.

MAIN VALVE(S)

The main water shut off valve is located in the plumbing manifold system located in Laundry.

SUPPLY LINES:

MATERIAL:

The plumbing supply lines are plastic material (PEX). Usually, the hot water lines are red in color and the cold water lines are blue in color. There are some manufactures produce a white or clear product.

CONDITION:

Supply lines not fully visible.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Lines not fully visible.

HOSE FAUCETS:

OPERATION: Sample operated, faucet(s) operated properly.

WATER HEATER:

TYPE: Electric.

MANUFACTURE: AO Smith.

SIZE: 50 Gallons.

DATE OF MANF: 2007.

LOCATION: Laundry Room/Area.

CONDITION: The water heater responded properly during the inspection. Pressure relief valve noted, not tested, A water shutoff valve is installed.

WATER HEATER #2:

TYPE: Electric.

MANUFACTURE: AO Smith.

SIZE: 50 Gallons.

DATE OF MANF: 2007.

LOCATION: Attic.

CONDITION:

The water heater responded properly during the inspection. **The TPR drain line for the water heater has been reduced in size from the TPR valve. This does not meet industry standards. The size of the drain line should be the same size of the valve outlet.**

A water shutoff valve is installed

It is recommended a water alarm be installed in the drain pan of the water heater.

FUEL SYSTEM:

METER/TANK

LPG tank located on left side of home.

LOCATION-CONDITION:

As we have discussed and as described in your inspection agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection agreement for a detailed explanation of the scope of this inspection.

GROUNDS

DRIVEWAY:

CONDITION: Appears to be in good condition. Cracks noted are typical.

WALKWAYS:

TYPE: Concrete.

CONDITION: Appears to be in satisfactory condition.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope,
Evidence of poor drainage. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.



PATIO:

TYPE: Concrete.

CONDITION: Appears to be in satisfactory condition.

PATIO/PORCH COVER:

TYPE: Same as structure.

CONDITION: The patio/porch cover is in satisfactory condition.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Appears to be in satisfactory condition.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE:	Heat pump. The heat pump serves to air-condition or cool the home and also provide heat during cooler weather conditions.
NUMBER OF SYSTEMS	The home is equipped with two HVAC systems.
MANUFACTURE:	Bryant.
FUEL TYPE AND NOTES:	Electric.
DATE OF MANF:	2008.
SIZE OF UNIT	The outside unit is a 4Ton capacity unit. In our climate this unit is rated to properly heat/cool a home approximately 2800 - 3000 square feet, if the home is properly insulated.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:	Responded properly to operational controls.
AIR PLENUM:	<i>Air leaks noted at plenum- Sealing is recommended, Air leaks noted at air plenum. The leaks were sealed as a courtesy of the inspector.</i>
AIR FILTERS:	Appears to be in satisfactory condition.
NORMAL CONTROLS:	Responded to operational controls.

AIR CONDITIONING:

MANUFACTURE:	Bryant.
TYPE:	Heat Pump.
NUMBER OF SYSTEMS	The home is equipped with two HVAC systems.
POWER SOURCE:	Electrical disconnect present.
DATE OF MANUFACTURE:	2008.
SIZE OF UNIT	The outside unit is a 3 Ton capacity unit. In our climate this unit is rated to properly heat/cool a home approximately 2000 - 2200 square feet, if the home is properly insulated. The outside unit is a 4Ton capacity unit. In our climate this unit is rated to properly heat/cool a home approximately 2800 - 3000 square feet, if the home is properly insulated.
TEMP FROM REGISTERS	Upon testing in the air conditioning mode, a higher than normal temperature from the air registers was observed. This suggests that the system needs servicing.
SYSTEM CONDITION:	Unit is not producing an adequate air temperature drop, Recommend servicing system and checking Freon refrigerant level.
CONDENSATE LINE:	Condensate line installed.
NORMAL CONTROLS:	Responded to operational controls.

DUCTWORK:

TYPE:	Insulated sheet metal, Flexible Round.
DUCTS/AIR SUPPLY:	Appears to be in satisfactory condition.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection.

Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION: Underground.

ELECTRICAL PANELS:

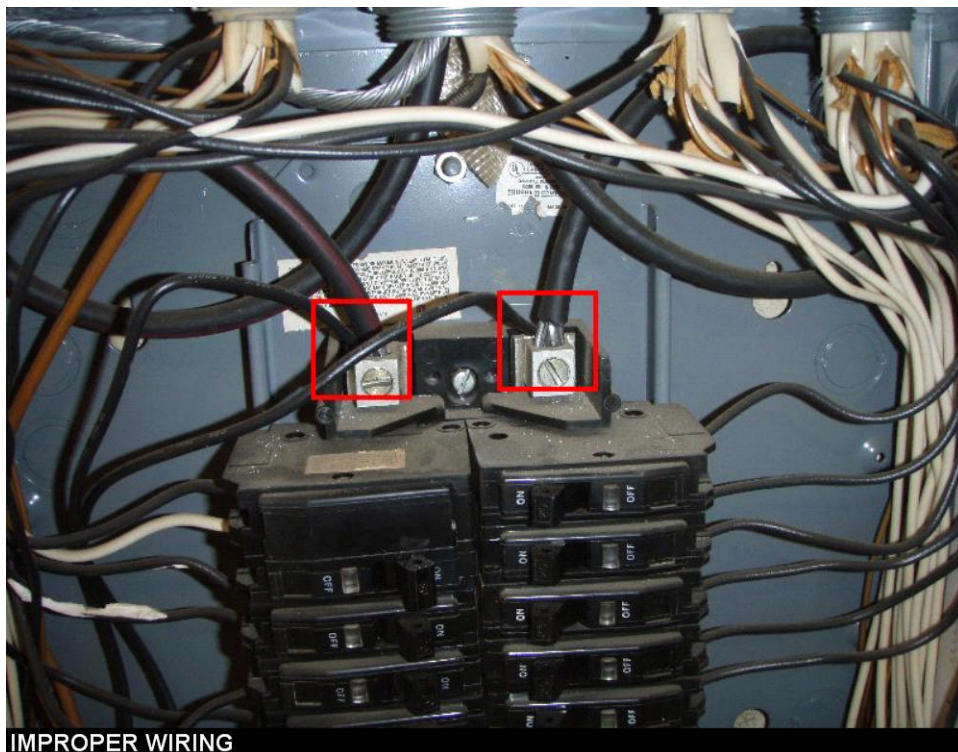
MAIN PANEL LOCATION AND NOTES: Garage, The electrical panel is accessible.

AMP RATING: 200 AMPS.

Inspector Notes: Circuit and wire sizing correct so far as visible, Grounding system is present, **Improper wiring observed in the electrical panel.**
Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected
Electrical panels are without the benefit of complete labeling.

MAIN DISCONNECT LOCATION: Exterior at Meter.

AMP RATING OF MAIN DISCONNECT: 200.



CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: All visible wiring within the home is copper. This is a good quality electrical conductor. Aluminum (220 volt OK), The size of the electrical service is sufficient for typical single family needs.
Open junction boxes are noted, Attic.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in satisfactory condition for the age of the home. Stored items prevent access and testing at some outlets and switches. **GFCI not operational, Garage.**

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

INTERIOR

DOORS:

MAIN ENTRY DOOR: Material Door Made of, Solid Wood, Appears to be operating satisfactorily.

OTHER EXTERIOR DOORS: French, **Adjustment needed; door difficult to operate.**

INTERIOR DOORS: Doors appear to be operating satisfactorily.

DOOR TO GARAGE **The door between the garage and the interior of the house appears to be hollow. The door should be rated to resist fire as per local codes.**

WINDOWS:

TYPE & CONDITION: Vinyl Insulated glass, A representative sampling was taken. Windows as a grouping are generally operational.
The insulated window(s) have lost its seal. The window may be cloudy or has moisture in between the panes.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears to be in average condition. Stored items or furnishings prevent full inspection.

CEILINGS:

TYPE & CONDITION: Drywall, Wood, General condition appears satisfactory.



FLOORS:

TYPE & CONDITION:

Carpet, Wood, Tile, General condition appears satisfactory. Stored items or furnishings prevent full inspection.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

Location: Living Room, Prefabricated metal
Damper is operational

Recommend cleaning and inspection by a certified chimney professional before using fireplace.

SMOKE / FIRE DETECTOR:

COMMENTS:

The smoke detectors are not inter connected as required by industry standards.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Chimney fires can overheat the firebox and flue liners, sometimes resulting in internal damage.

GARAGE - CARPORT

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Appears to be in average condition. Typical cracks noted.

GARAGE DOOR(S):

CONDITION: Garage door is in satisfactory condition. Automatic reverse feature is, responding properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears to be in satisfactory condition, **The hot and cold water selection is reversed on the kitchen sink fixture.**

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Gas, Separate cook top, Responded to testing.
Built In Oven, Responded to testing.

VENTILATION:

TYPE AND CONDITION: External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Appears to be operating satisfactorily.

DISHWASHER:

CONDITION: Responded to operations. **The dishwasher is not properly secured to the cabinet. A proper air gap or high loop IS NOT installed in the dishwasher drain line. It is recommended to add a proper air gap or high loop in the dishwasher drain line.**

GARBAGE DISPOSAL:

CONDITION: Operated properly.

OTHER BUILT-INS:

MICROWAVE: Responded to operations.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counter tops are granite. Appear to be in average condition. Cabinets appear to be in satisfactory condition.

WALLS/CEILINGS/FLOORS: Walls and ceilings appear to be in satisfactory condition.



LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Visible Plumbing appears to be in good condition. Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, ***The dryer vent was observed to be exiting the structure vertically. This will necessitate lint cleaning more often.***

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

BATHROOM**BATHROOM AREA:**

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Appears to be in satisfactory condition. Drain operated properly. Counters/cabinets appear to be in satisfactory condition.

CONDITION OF TOILET: **The following problems were noted at the toilet: Toilet is loose at floor.**

TUB/SHOWER PLUMBING FIXTURES: Operated properly. Drain operated properly. Shower head operated properly.

TUB/SHOWER AND WALLS: Shower walls appear to be in satisfactory condition.

BATH VENTILATION: Responded to controls. Ventilation is minimal. Consider installing an exhaust fan to provide additional ventilation.

BATHROOM AREA:

BATH LOCATION: Living Room.

CONDITION OF SINK: Appears to be in satisfactory condition. Drain properly. Counters/cabinets appear to be in satisfactory condition.

CONDITION OF TOILET: Operated properly.

BATH VENTILATION: Responded to controls.

BATHROOM AREA:

BATH LOCATION: Between bedrooms.

CONDITION OF SINK: Appears serviceable.

CONDITION OF TOILET: Operated properly.

TUB/SHOWER PLUMBING FIXTURES: Operated properly. **The following problems were noted at the tub/shower drain: Drain is slow at tub.**

TUB/SHOWER AND WALLS: Tub and shower areas appear to be in satisfactory condition.

BATH VENTILATION: Responded to controls.

BATHROOM AREA:

BATH LOCATION: Upstairs.

CONDITION OF SINK: Appears to be in satisfactory condition.
Drain properly. Counters/cabinets appear to be in satisfactory condition.

CONDITION OF TOILET: Operated properly.

TUB/SHOWER PLUMBING FIXTURES: Operated properly. Drain properly. Shower head operated properly.

TUB/SHOWER AND WALLS: Tub and shower areas appear to be in satisfactory condition.

BATH VENTILATION: Responded to controls.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

POOL/HOT TUB & EQUIPMENT

POOL SURFACE:

TYPE: Concrete/Plaster.

CONDITION: Appears to be in good condition.

SKIMMER & BASKET:

CONDITION: Appears to be in good condition.

RAILINGS AND ACCESSORIES:

CONDITION: Handrailings are in good condition.

POOL LIGHT:

Operable.

PUMPING EQUIPMENT:

PUMP/MOTOR CONDITION: Hayward brand pump. The pool pump operated properly at time of inspection.

LEAKAGE? No.

LEAF BASKET: Appears to be in good condition.

PRIMARY FILTERING: Appears to be in good condition.

CHLORINATOR: In-line type.

VISIBLE PLUMBING LINE:

CONDITION: Appears to be in good condition.

POOL DECKING:

TYPE AND CONDITION: Concrete, Appears to be in satisfactory condition.

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

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