

Home Sweet Home Inspections

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Home Inspection Report

Prepared For:
home buyer



Report Number: Sample

Inspection Date: Test

Property Information

Address:

811 Lake Village, Northport AL 35473

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Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission is a violation of federal copyright law. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

Major Repair These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than \$500.00 to remedy.

Minor Repair These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.

Maintenance These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

Safety Concern Conditions that are judged to be a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns. **These items should be repaired immediately and prior to occupancy.** Cost may be minimal or significant.

Investigate Further Conditions that warrant further investigation by an appropriately licensed specialist are identified here. Often, only a specialist can confirm that repairs are needed and determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual home inspection, or subjects outside the general knowledge of a home inspector.

CONDITIONS DURING INSPECTION

The weather was wet. Rain fell prior to the inspection.

The outdoor temperature during the inspection was about 45

The soil was wet.

The buyers and sellers were present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a one story home

The exterior walls are constructed of wood frame.

The foundation type is a raised concrete slab.

The floor construction is elevated concrete slab

The roof is constructed using conventional rafters sheathed with plywood.

Ceilings are supported by ceiling joists.

Observations and Recommendations

The interior and exterior surfaces have no signs of cracking that would indicate significant movement. Typical small cracks are present.

No structural damage was observed in the limited readily visible portions of the wood framing in the attic.

SIDING AND TRIM

Description

The primary siding on the house is vinyl.

Some areas are sided with brick.

Trim on the house is primarily Vinyl.

Soffits and fascia are constructed of vinyl.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the house. The siding was found to be in adequate condition unless note

There are no weep holes or flashing visible in the brick veneer as recommended by "the Brick Industry Association" (www.bia.org) and Modern building standards This is to let any water out from behind the bricks. Water that is trapped behind the brick against exposed wood could cause decay. This is supposed to be at the windows, above the garage door and other areas. d below.

Trim around the house was found to be in adequate condition unless noted below.

Minor Repair Cosmetic rot was observed in the bottom of the jamb or trim at the exterior of the back door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.

Minor Repair Cosmetic rot was observed in the bottom of the jamb or trim at the exterior of the front door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.

Minor Repair There are areas at the windows where the bricks are sloping wrong. Slopping backer or not enough slope (less than 15 degree). This can be letting water into the interior walls. The area that was seen is at the front of the house. There could be other places.

Minor Repair There are areas at the brick rowlock that the bricks are sloping wrong. Slopping backer or not enough slope (less than 15 degree). This can be letting water get behind the bricks.

Minor Repair There are some windows that need to be caulked around to help keep moisture out from getting behind the siding. The one(s) that was seen are in the brick siding.

The soffits and fascia were found to be in adequate condition.

GARAGE DOOR

Description

The garage door is metal.

The door has an automatic opener. The opener has an automatic electric eye to reverse the door when an object crosses the door's path. This is a safety feature.

Observations and Recommendations

Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Test the reversing mechanism by laying a 2x4 block of wood flat on the floor and closing the door on the block. The door should reverse. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended.

The garage door was operated and found to be functional. Hardware fastening together and supporting the door appears to be in adequate condition.

The door was checked for balance. (The door should stay at any height without rising or falling.) The door is balanced.

Safety Concern The automatic garage door did not reverse properly when tested. Immediate repair is needed. This is hazardous to life and property that may be in the way of the door while it's closing. This usually can be easily corrected by adjusting the force control on the opener or replacing a defective part. (Some older garage door openers are not adjustable or repairable. Replacement of this hazardous obsolete type of door opener is recommended if this is the case.) The door opener should be disconnected until repairs are made.

Safety Concern Modern standards would require the installation of a solid core door between the house and garage to slow the spread of fire. It is suggested that you consider installing a solid core door here.

The “electric eye” beam was found to be functional. The door reversed when it was interrupted.

WINDOWS AND EXTERIOR DOORS

Description

The windows are Vinyl with insulated glass.

The doors are wood and metal covered

Observations and Recommendations

Doors and random windows were operated and found to be functional.

Minor Repair There is or has been water getting in at the exterior door(s) and causing damage. The ones that where seen is at the front door.

DRIVE AND WALKWAYS

Description

The driveway is constructed of concrete.

Walks are constructed of concrete.

Exterior steps are constructed of bricks.

Observations and Recommendations

The drive, walks and steps are in adequate condition. We saw typical minor cracks.

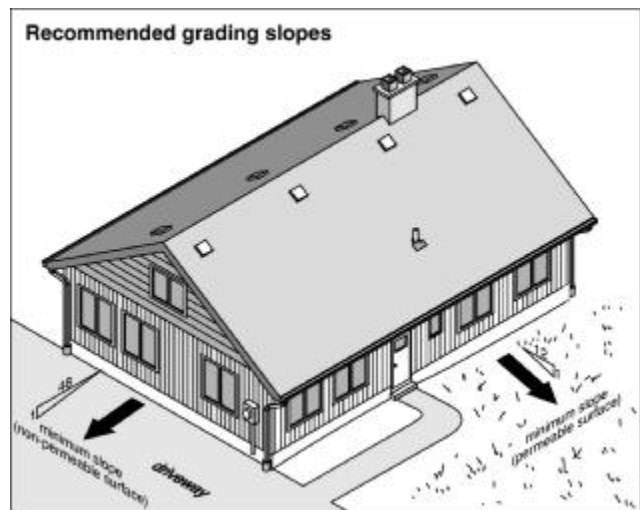
Maintenance There is a built up of moss on the steps that need cleaned off.

Maintenance The mortar has washed out from between some of the bricks on the exterior steps. They should be repaired.

GRADING NEAR HOUSE

Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof gutters and downspouts should be directed away from the foundation for the same reason.



Observations and Recommendations

ROOF AND ATTIC

ROOF AREA:

The roof type is hip gable combination. The roof was examined by walking on it.

The roof covering is asphalt fiberglass three tab strip shingles. Based on visible wear, its age was estimated to be eight to eleven years.

Actual age was reported to be eight years.

Gutters are installed on the house.

Recent weather has been wet. Heavy rain fell in the days prior to the inspection.

Observations and Recommendations

The roof flashings were observed. The flashings are in functional condition. No leakage was observed under flashings in areas visible in the attic.

Based on the condition of the roof, we estimate that the roof is in the middle third of its typical expected lifespan.

Minor Repair No “kickouts” were installed at the lower ends of sidewall flashings. The lack of kickouts allows water to flow beneath the siding. This will lead to damage. Kickout flashings should be installed at the lower ends of all sidewall flashings.

At the roof to wall connections rake flashing is being used instead of step flashing.

Maintenance The gutters are clogged with leaves and debris. They need to be cleaned out.

Minor Repair The gutters are improperly sloped allowing water to collect without draining away. This can be corrected fairly easily by rehangng them.

This type of shingle has a typical lifespan of 10-15 years in this part of the country. This varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic spaces, and color of the shingles. (Dark shingles achieve lower lifespans.) Lifespans are shorter here due mainly to the fact that the sunlight is stronger and shines more than in other areas.

The asphalt/fiberglass shingles appear to remain in adequate condition. No signs of active leaks were observed. They show signs of moderate wear typical for their age consisting of moderate loss of mineral surface granules and light to moderate wear along the lower edges of the tabs.

No curling was observed.

No cracking or splitting was observed. The roof covering appears to be somewhere in the middle third of its typical lifespan.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if

active leakage is occurring. In most homes, not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

We recommend that you ask the seller about the presence of any roof leaks, including past leakage. If repairs are needed, a licensed roofing contractor should make them.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

Attic

Description

The attic was entered through the access opening in the garage.

The attic was examined by walking through the center area only. Remote areas were not inspected.

Observations and Recommendations

The condition of readily visible elements in the attic appears adequate except as noted elsewhere in the report. Roof sheathing and framing were examined and probed for signs of deterioration in limited areas. None were found except as noted elsewhere in the report.

The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report.

We saw no evidence of leakage in the readily accessible areas.

Attic ventilation appears to be adequate.

Insulation

Floor insulation is not installed.

Ceiling insulation is loose fiberglass and fiberglass batts. R-value is estimated to be 30.

Wall insulation was observed in one area and found to be fiberglass batts. R-value is estimated to be 19.

(R-Value is the ability to resist the movement of heat. Higher numbers are better.)

Observations and Recommendations

Insulation appears adequate for this climate.

ELECTRICAL SYSTEM

Description

The 120/240 volt, 200 amp service enters the house from through conduit underground.

The service entrance wires are #4/0 aluminum.

The main service panel is located on the exterior wall next to the meter. The main panel contains circuit breakers.

The main disconnect is a 100 amp circuit breaker located in the main panel.

Service grounding connections were observed at a driven rod.

A sub-panel is located in the laundry room.

The readily visible wiring is copper in non-metallic cable.

Receptacles are the modern three hole grounded type.

Smoke detectors were observed in appropriate locations.

Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. We recommend that you have a licensed electrician perform annual inspection and maintenance.

We opened and inspected all main and sub-panels. Conditions appear adequate.

We tested a random number of receptacles using a testing device. Accessible receptacles tested as being wired properly and grounded.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. GFCI devices are now required in new homes in wet or damp environments. We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician if not already present. This will considerably improve electrical safety for occupants of the building.

GFCI devices tested functional using a testing device.

Overall, we found the system to be in adequate condition. It's very similar to what would be installed today.

Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. We recommend upgrading to this level of protection (if not already present.)

Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

The waste system is municipal sewers.

Readily visible plumbing supply pipes are PVC plastic. (Most of the piping is concealed and cannot be identified.) Readily visible waste pipes are PVC plastic.

Hot water is provided by a water heater that uses gas to heat with.

The gas 50 gallon primary water heater is located in the utility room We estimate the age of the water heater to be seven years old. A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping was not found. This is not uncommon. The water can be shut off at the meter.

Observations and Recommendations

The readily visible supply piping system appears to be in functional condition.

The readily visible drain piping system appears to be in functional condition.

Water was run through all fixtures and drains. Functional flow was observed. Functional drainage was observed.

Water pressure was measured using a pressure gauge. Water pressure during the inspection was 60 PSI.

Valves and fixtures were operated. All fixtures were functional.

Showers are typically lined with a waterproofing material placed beneath the floor tile. This material is called a pan. The tile and grout are not completely waterproof. The pan captures and diverts water into the floor drain. Older pans often develop leaks. Occasionally, small leaks are present that are very difficult to detect. This is especially true if the shower is not in daily use. Although care is taken in the inspection, the report is not an assurance that future repairs will not be needed. We saw no evidence of leakage after blocking the drain and filling the bottom of the shower with water.

Hot water was present at all fixtures on the correct side of the fixture.

The temperature of the hot water was 120 degrees. The temperature is within the safe range.

Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F. Newer water supply valves contain anti-scalding mechanisms to prevent scalding. These can be retrofitted. Note that higher water temperatures are not necessary for modern dishwashers, which heat the water.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. We do not test these valves.

Tile walls in the tub(s) and/or shower(s) were tapped to test for signs of deterioration. None were observed. The tile walls appear to be in adequate condition.

Minor Repair A toilet in the house is loose from its connection to the drain line or the drain line itself is loose. The pipe flange that the toilet is bolted to may be broken. Repetitive movement from normal use will eventually cause a leak if this condition is not corrected. Cost may range from minimal (if due to loose bolts) to more if the flange is broken.
Location: hall bathroom

Minor Repair We observed a toilet that runs. Correcting this is usually a minor repair.

Location: Master bathroom The hydro-massage tub installation requires an access panel to allow access to the motor and wiring connections. There is no readily visible access opening here. An opening should be installed.

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. If a well is present, it is recommended that you sample the well water for testing by local health authorities. No water testing of any type is performed during the inspection.

If the house has a septic system, inspection and pumping by a septic tank contractor should be done before closing. Septic tanks need regular pumping. Evaluation of the system can be made at that time. Reliable evaluation of the septic system cannot be made during a visual inspection.

HEATING AND AIR CONDITIONING SYSTEM

Description

The heating system for the house located in the attic consists of a gas fired hot air furnace.

The heating system capacity 100,00 BTUis

The heating system is estimated to be six to ten years old.

The air conditioning system for the house is a straight cool system.

The estimated size of the system is three tons.

The estimated age of the cooling system is six to ten years old.

Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost from \$600-\$800. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

We recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

CENTRAL AIR CONDITIONING:

The outside air temperature was below 60 degrees at the time of the inspection. The inspector was unable to operate the cooling system. Operating the system at this temperature could damage the system. (2)

Coils in the condensing unit and air handler were examined and found to be in need of cleaning. The condensing unit coil is dirty and clogged limiting airflow. The air handler coil is dirty and clogged. This affects the operation of the system.

Motors and fans were found to be in functional condition. No unusual noises were observed.

The primary condensate drain line was inspected where readily visible. The drain is functional.

An auxiliary drain line is present. The drain line appears to be functional.

The air conditioning system is in adequate condition.

Minor Repair The failure probability of this system is moderate due to the age of the system. The coil in the outdoor A/C condensing unit is clogged with dirt and debris. This is not simply a maintenance issue. The dirty coil reduces heat transfer which affects the operation of the coil and the entire system. Cleaning of the coil is needed to restore the system to functional condition.

Minor Repair The evaporator coil in the air handler is dirty. This dirt may contain mold, fungus or other substances. A contractor should clean the coil. The inside of the air handler should also be cleaned. The dirty coil reduces heat transfer and affects the operation of the system.

Investigate Further The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. We cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. We recommend you have the system checked by a qualified contractor prior to closing (if weather allows.) If not, be sure that the system has a warranty or service contract that would cover the cost of repairs.

DUCTWORK:

Filters should be cleaned or changed on a regular basis. This helps keep the system and the house clean and reduces operating costs.

Visible ductwork was observed where readily accessible and found to be in adequate condition.

INTERIOR

Description

The walls and ceilings are drywall.

Floors are carpet, tile, and vinyl.

Interior cabinets are painted wood.

Observations and Recommendations

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Walls and ceilings were found to be in adequate condition. No unusual cracking or staining was observed.

Interior floors were found to be in adequate condition.

Interior cabinets were found to be in adequate condition.

Safety Concern The dead bolts on most of the exterior doors are key type on the interior. That should be thumb type or key keep in them for safety.

A Word about Mold and Other Indoor Air Contaminates

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

Molds are found in virtually every environment and can be detected, indoors and outdoors, year round. Mold growth is encouraged by warm and humid conditions. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as basements or showers or where water leaks into the building.

Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and

shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold infections in their lungs.

Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60%, and ventilating showers and cooking areas. If there is mold growth in your home, you should clean up the mold and fix the water problem. Mold growth can be removed from hard surfaces with commercial products, soap and water, or a weak bleach solution (1 cup of bleach in 1 gallon of water).

To reduce the possibility of mold growth, keep the humidity level in the house between 40% and 60%. Use an air conditioner or a dehumidifier during humid months. Be sure the home has adequate ventilation, including exhaust fans. Add mold inhibitors to paints before application. Clean bathrooms with mold killing products. Do not carpet bathrooms and basements. Remove or replace previously soaked carpets and upholstery.

We do not inspect or test for the presence or absence of mold. Generally, it is not necessary to identify the species of mold growing in a residence, and CDC and EPA do not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. Since the susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. Consult your doctor.

If you are susceptible to mold and mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. Furthermore, reliable sampling for mold can be expensive, and standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.

For further current information regarding the issues of mold and other indoor air contaminants we recommend that you visit the Center for Disease Control at <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm> and the Environmental Protection Administration at <http://www.epa.gov/iaq/molds/moldguide.html>

CHIMNEY AND FIREPLACE

Description

The chimney is prefabricated metal in a wood frame structure. The chimney has a cap.

The fireplace is a metal prefabricated unit. The fireplace has a damper.

Observations and Recommendations

The chimney and fireplace were examined visually. A fire was not started. No comment can be made on the efficiency or operation of either.

Chimneys cannot be fully inspected as part of a home inspection. The interiors of flues and chimneys cannot be reliably observed from the fireplace or roof. Areas that are visible are usually covered with soot.

Investigate Further The National Fire Prevention recommends that a level 2 inspection be performed whenever a home is sold. This involves inspection of the interior of the flue. We recommend you contact a qualified chimney sweep to perform this inspection.

The readily visible areas of the chimney appear to be in adequate condition.

The condition of the readily visible areas of the fireplace appears to be adequate.

The damper is in functional condition.

It is important that a fireplace flue be cleaned on a regular basis to prevent a buildup of creosote in the flue, which can catch fire. We recommended that the flue be examined and cleaned if needed before use each year.

The flue was observed from the firebox. The readily visible areas of the flue appear to be in adequate condition. The view was limited. Inspection was not complete. Defects may be present.

We observed clearance from combustibles while in the attic. Clearance are adequate.

Minor Repair The opening where the gas line comes into the fireplace needs to be sealed where flumes and other items cannot get behind the firebox

Minor Repair The damper in the fireplace needs to be blocked open so the flumes from the gas logs will vent out of the house. *

APPLIANCES

Description

The following appliances were inspected by operating the appliance using the normal operating controls as you would under every day use:

Range: Operated during inspection, found to be functional.

Range hood: Operated during inspection, found to be functional.

Dishwasher: Operated during inspection, found to be functional.

Disposer: Operated during inspection, found to be functional.

Microwave: Operated during inspection, found to be functional.

Observations and Recommendations

We inspected appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliances. (For example, it is impossible to thoroughly check a washer and dryer without a load of clothes.) The inspection only determines whether or not the appliances run.

We found the appliances to be in adequate condition.

Safety Concern The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.

Discovery of recalled appliances and other products is outside the scope of this inspection. For the latest information on recalls, visit <http://www.pueblo.gsa.gov/recallsdesc.htm#CP> and <http://www.cpsc.gov/cpscpub/prerel/prerel.html>

Refrigerator maintenance: Regular maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind a grille under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to *dissipate heat*. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electrical bills. Cleaning these coils twice year makes a big difference and will take only minutes.

In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which needs regular cleaning. Location of the evaporator plate (or evaporator coil) will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back.

Unplug the refrigerator before starting. Begin by lifting the grille from its place below the front door. Use a vacuum cleaner on the coils. If the coils are greasy, use a spray bottle and a degreasing cleaner to rinse the fins and tubes. Next, pull the refrigerator out so you can work on the compressor. Remove the access panel and vacuum the compressor and the evaporator coil. Finally, replace the grille and access panel and move the refrigerator back.

The door seal on your refrigerator should be kept clean, especially along the bottom edge where food particles and liquids are spilled. Spilled soda is the primary cause of deterioration of refrigerator door seals.

Dryer Maintenance: Adequate venting of your dryer is a priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. We recommend you clean this vent upon moving into the home. During a typical home inspection, we

usually can't observe or evaluate any of the dryer vent. Often, the dryer itself blocks our view of the vent. In most cases, much of the vent is hidden by finish materials (such as wallboard), and insulation.

We recommend that you make sure your dryer vent is made of proper materials, and is properly installed. You should do this before closing, when you have a good opportunity to observe the dryer vent. Here's why we make the recommendations: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available at the retailer where the dryer was purchased, check other locations; such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct. Source: CPSC Document #5022.

End, summary follows.



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SUMMARY

The inspected components appear to be in adequate condition, with some exceptions. Comparing this house to other houses of this age and type that we have recently inspected,

The number of repairs listed in the report is normal for this age home. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Immediate repairs that should be completed prior to occupancy and major repairs that might cost more than \$500.00 to remedy include:

Minor Repair The hydro-massage tub installation requires an access panel to allow access to the motor and wiring connections. There is no readily visible access opening here. An opening should be installed.

Minor Repair We observed a toilet that runs. Correcting this is usually a minor repair.
Location: Master bathroom

Minor Repair A toilet in the house is loose from its connection to the drain line or the drain line itself is loose. The pipe flange that the toilet is bolted to may be broken. Repetitive movement from normal use will eventually cause a leak if this condition is not corrected. Cost may range from minimal (if due to loose bolts) to more if the flange is broken.
Location: Hall bathroom

Safety Concern The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.



Investigate Further The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. We cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. We recommend you have

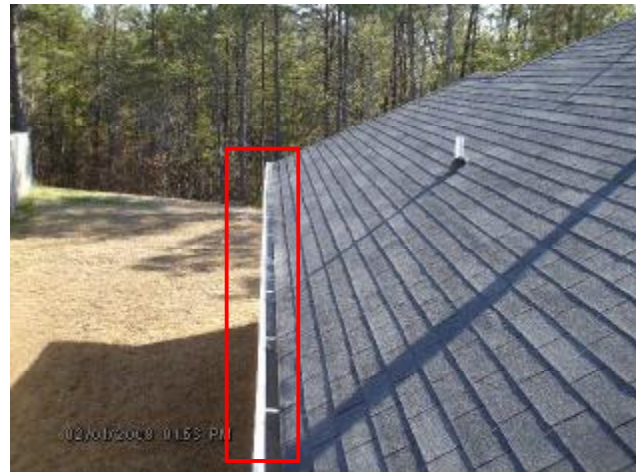
the system checked by a qualified contractor prior to closing (if weather allows.) If not, be sure that the system has a warranty or service contract that would cover the cost of repairs.

Minor Repair The evaporator coil in the air handler is dirty. This dirt may contain mold, fungus or other substances. A contractor should clean the coil. The inside of the air handler should also be cleaned. The dirty coil reduces heat transfer and affects the operation of the system.

Minor Repair The coil in the outdoor A/C condensing unit is clogged with dirt and debris. This is not simply a maintenance issue. The dirty coil reduces heat transfer which affects the operation of the coil and the entire system. Cleaning of the coil is needed to restore the system to functional condition.



Minor Repair The gutters are improperly sloped allowing water to collect without draining away. This can be corrected fairly easily by rehangng them.



Maintenance The gutters are clogged with leaves and debris. They need to be cleaned out.



Minor Repair There are places the gutters are leaking.



Minor Repair No “kickouts” were installed at the lower ends of sidewall flashings. The lack of kickouts allows water to flow beneath the siding. This will lead to damage. Kickout flashings should be installed at the lower ends of all sidewall flashings. At the roof to wall connections rake flashing is being used instead of step flashing.



Major Repair There is no flashing at the roof to wall connections at the gable returns. This can let water get in and cause damage (2)



Safety Concern The garage door opener did not reverse direction when it tested. This is hazardous to life and property that may be in the way of the door while it's closing. This usually can be easily corrected by adjusting the force control on the opener or replacing a defective part. (Some older garage door openers are not adjustable or repairable. Replacement of this hazardous obsolete type of door opener is recommended if this is the case.) The door opener should be disconnected until repairs are made.

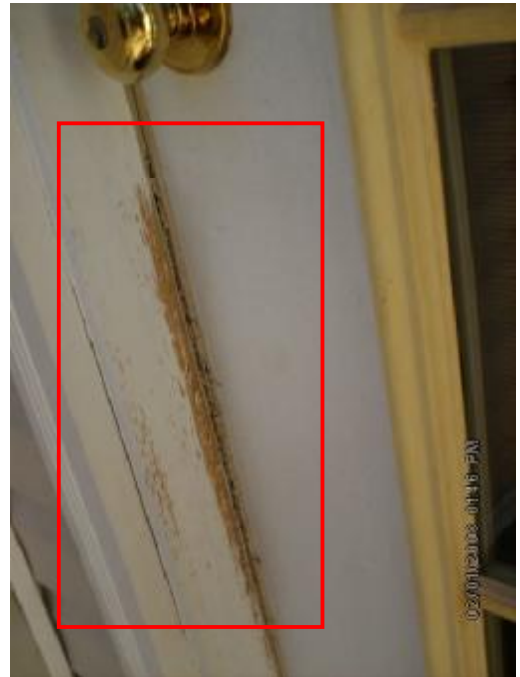
Minor Repair Cosmetic rot was observed in the bottom of the jamb or trim at the exterior of the front door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.



Minor Repair Cosmetic rot was observed in the bottom of the jamb or trim at the exterior of the back door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.



Minor Repair There is damage to the wood trim and weather striping at the rear door that was caused by a pet.



Minor Repair There are areas at the windows where the bricks are sloping wrong. Slopping backer or not enough slope (less than 15 degree). This can be letting water into the interior walls. The area that was seen is at the front of the house. There could be other places.



Minor Repair There are areas at the brick rowlock that the bricks are sloping wrong. Slopping backer or not enough slope (less than 15 degree). This can be letting water get behind the bricks.



Minor Repair There are some windows that need to be caulked around to help keep moisture out from getting behind the siding. The one(s) that was seen are in the brick siding.



Minor Repair There is or has been water getting in at the exterior door(s) and causing damage. The ones that were seen is at the front door.



Maintenance There is a built up of moss on the steps that need cleaned off. The mortar has washed out from between some of the bricks on the exterior steps. They should be repaired.



Other repairs are needed as mentioned in the report. All safety concerns listed in the report should be completed prior to occupancy.

Possible, future concerns over the next couple of years include:

- Normal wear and tear.

Inspection Findings Note:

Any indication of repair, service or maintenance revealed in this report or verbally at the time of the inspection should be performed by a qualified contractor prior to any final date as indicated in any Real Estate sales agreement. Since this inspection company does not dismantle equipment or perform invasive inspections the contractors subsequent examination and repairs may reveal additional required repairs.

Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

I have put my report in writing with my name, company name, and license number on it, along with what I use to base my report on.

I ask that any qualified licensed contractor or specialty tradesman that says I am wrong about what I put in the report do the same as I have done. Then sent me a copy. This may show that I may need to change the way I am reporting something.

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. We recommend that you budget perhaps \$1,000.00 to \$1,500.00 dollars a year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

Please feel free to call at any time if you have any questions.



Phillip R. Smith Sr. Home Sweet Home Inspections
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END OF REPORT