

Home Sweet Home Inspections

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New Home Inspection Report Sample

Prepared For:
New Home Buyer



Report Number: 051508

Inspection Date: 5/15/08

Property Information

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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.

FYI These are items that are noted for your information. You may or may not want to act on them.

CONDITIONS DURING INSPECTION

The weather was rainy. The inspection was limited by the poor weather conditions.

The outdoor temperature during the inspection was about 70

The soil was wet.

The buyers were present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a one story home with and basement.

The exterior walls are constructed of wood frame.

The foundation type is poured concrete footers with a concrete block stemwall.

The floor construction is wood frame.

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.

BASEMENT

Description

The foundation walls are constructed of concrete blocks.

The walls are not covered. They are readily visible.

The basement floor is concrete.

The basement columns are wood framing.

The floor structure of the house is conventional wood framing.

No sump pump is present in the basement. Installation is advisable to remove excess water.

Observations and Recommendations

Signs of past water entry were observed in the basement. Determining whether or not water entry has occurred is often difficult during a one time inspection, particularly if walls are finished or have been recently painted. Be sure to ask the current owner if water entry has been a problem. Almost all basements suffer from water entry at one time or another.

Floor insulation is not installed.

We observed no significant damage to the structural components visible in the basement.

Investigate Further Evidence of water entry was observed in the basement. Often water entry problems can be reduced or cured with a few simple steps. Make sure the gutter down spouts carry water away from the building. The soil near the building should have a positive slope away from the building to carry away water. Be sure that no water can collect in window wells. These steps may help alleviate the problem, but this is not a certainty.

Investigate Further There is water getting in the basement under the front porch. There is a high moist reading in this area. Steps need to be taken to find out how the water is getting in, then repair as needed.

Investigate Further Some Anchor bolts/straps were noted in the raised foundation area. There are places where they are not installed, as they should. At the joints where the boards end and the next one begins.

Safety Concern The basement stair hand railing is not turn into the wall, as it needs to be. (International Residential Code 315)

SIDING AND TRIM

Description

The primary siding on the house is brick.

Some areas are sided with vinyl.

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 noted below.

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

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

Investigate Further *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. (International Residential Code 2003 Section 703.)*

Investigate Further There are areas at the windows 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.

GARAGE

Description

The garage doors are metal.

Both doors have automatic openers. The openers have automatic electric eyes to reverse the doors 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 doors were operated and found to be functional. Hardware fastening together and supporting the doors appears to be in adequate condition.

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

The automatic garage door opener reversed properly when tested.

The "electric eye" beams were found to be functional. The doors reversed when the beams were interrupted.

Safety Concern The water heater is installed in the garage. It needs to have a post or some type of protection installed in front of it so a car cannot make contact with it

Safety Concern The ceiling above the garage and below the living space is missing its fire separation

Safety Concern From the 2000/2003 International Residential Code.- R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

WINDOWS AND EXTERIOR DOORS

Description

The windows are vinyl

The windows have insulated glass.

The doors are wood and metal covered

Observations and Recommendations

Doors and random windows were operated and found to be functional except as noted below.

There are areas at the windows where the bricks are sloping wrong. Slopping backers or not enough slope; (less than 15 degree). This can be letting water into the interior walls.

DRIVE AND WALKWAYS

Description

The driveway is constructed of concrete.

Walks are constructed of concrete.

Exterior steps are constructed of bricks and wood.

Observations and Recommendations

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

Investigate Further Where the drive way connects to the road there are places that are washing away. These areas need to be repaired.

PATIOS / DECKS / PORCHS

Description

A concrete porch is present.

A wood deck is present.

Observations and Recommendations

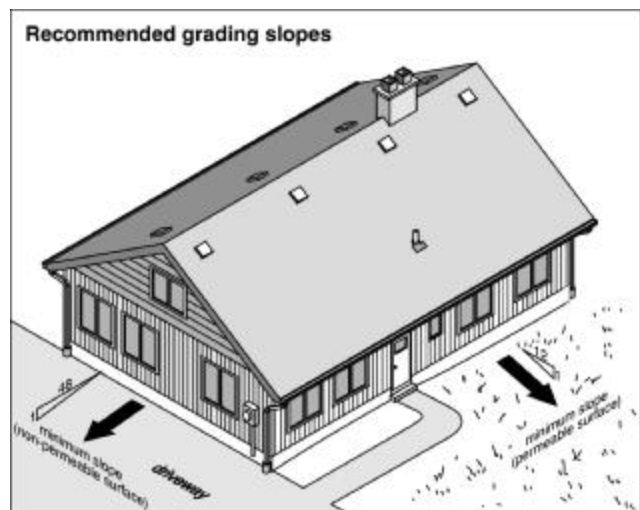
The porch is in adequate condition. Common cracks are seen.
The deck is in adequate condition. Minor damage is seen.

Investigate Further There is no flashing installed where the deck connects to the house.
The flashing is supposed to be here is to protect the wall from water getting in and causing damage to the framing the deck is connected to.

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

Grading is adequate in most areas. Minor adjustment is needed in some locations to divert water away from the foundation.

ROOF AND ATTIC

ROOF AREA:

The roof type is hip gable combination. The roof was examined from the edge on a ladder.

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

Actual age was reported to be two years.

Gutters are installed on the house.

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

Observations and Recommendations

The roof flashings were observed. The flashings are in need of repair.

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

Minor Repair The gutters are improperly sloped allowing water to collect without draining away. This can be corrected fairly easily by rehangng them. The main area is at the rear of the house.

Minor Repair Nails or staples were observed that are "popping", or rising up out of the wood deck. Eventually, these will wear small holes through the shingles that they are pressing up into. These need to be nailed back down into place. This is a common condition, and it may reoccur in the future. Any shingles with holes worn through are considered leaks. These should be repaired.

Investigate Further At the roof to wall connections rake flashing is being used instead of step flashing. (International Residential Code R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method).

Investigate Further There is no counter flashing installed at the flashing at the roof to wall connections at the front of the hose. This could be letting water get behind the flashing

Minor Repair There is no roof to wall flashing installed at the gable roof returns

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 openings.

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.

Safety Concern The attic pull down stairway is unsafe; it is installed with screws. It is suppose to be installed with nails or bolts. The manufacturer's instructions recommend 16-penny nails or 1/4" x 3" bolts.

Safety Concern The attic access needs to be turned around so it would be easier to get into the attic when someone needs to work in the attic or a fireman needs to put out a fire if there was one.

Minor Repair Attic pull down stairs should have insulation added to it to help keep the condition air from getting into the attic.

Insulation

Floor insulation is not installed. R-value is estimated to be

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.

Minor Repair There are areas that the insulation is missing. This is under some of the wood flooring in the attic

Minor Repair There is insulation that has been knocked down at the raised interior wall in the attic. This needs to be installed back in place.

Investigate Further There are areas that the dry wall is missing in the ceiling. This is in the attic. The backside of the interior wall can be seen. The drywall needs to be installed and covered with insulation or the interior wall needs insulation to keep the condition air from getting into the attic

ELECTRICAL SYSTEM

Description

The 120/240 volt, 200 amp service enters the house from overhead.

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 a single circuit breaker main disconnect.

The main disconnect is a 200 amp circuit breaker located in the main panel.

Service grounding connections were observed at a driven rod.

A sub-panel is located at the basement. The panel was opened and examined.

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.

Arc fault circuit interrupters are installed on the bedroom circuits. (They are newly required safety devices, which are supposed to prevent fires caused by some types of electrical arcs). These devices tested functional using the integral test button.

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.

Safety Concern The exterior units of the heating and cooling units are in front of the electrical disconnect(s). The electrical disconnect(s) are to have clear working space in front of them. [IRC 3305.1]

Safety Concern There is no electrical disconnect for the heat pump, to shut the power off when they are being worked on. (2) (4) [IRC 3305]

Safety Concern There is no electrical disconnect for the water heater(s) or lock out for the breaker at the electrical panel, to shut the power off when they are being worked on.

Safety Concern (2003 International Residential Code T4001.5 and 2002 National Electrical Code 422.31B)

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

The waste system is a septic system.

Readily visible plumbing supply pipes are Plex 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 electric elements to heat with.

The electric 50 gallon primary water heater is located in the garage We estimate the age of the water heater to be one to three 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 50 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 on the floors or baseboards adjacent to the shower.

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.

Investigate Further In the basement there is a pit for a pump for the bathroom that has not been installed. This pit is holding water and has cans and trash in it. There should not be water in the pit since it not tied into the plumbing. The water may be coming in from underground. If it is it could cause the basement to have water come in and cover the floor and cause damage. A pump needs to 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 basement consists of an electric air to air heat pump.

The heating system capacity 100,00 BTUis

The heating system is estimated to be one to three years old.

The air conditioning system for the house is an electric air to air heat pump.

The estimated size of the system is two and a half tons.

The estimated age of the cooling system is one to three 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.

HEAT PUMP:

A heat pump operates exactly the same as an air conditioner when it's cooling. When heating, it operates in a reverse cycle, using the same components that are used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts heat from the outdoor air and exchanges it indoors (heating.) The heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning, because it is easier to move heat than it is to create heat. While air conditioning, function and efficiency are the same. Some units are more efficient than others. This is true for regular air conditioners also.

Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract as much heat from the colder air.

The heat pump was operated in cooling mode only during the inspection using the normal operating controls. The temperature differential was measured and found to be 20. This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 16-22 degrees when cooling and 20-28 degrees when heating (without supplemental heat.)

The suction line at the air handler was found to be cold and sweating which is normal. The liquid line was found to be warm which is normal.

Coils in the condensing unit and air handler were examined and found to be reasonably clean and in functional condition.

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 not installed. (Not needed as the unit is installed in the garage.)

The heat pump system is in adequate condition.

The failure probability of this system is low due to the relatively young age of the system.

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, wood, and vinyl.

Interior cabinets are 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.

Interior floors were found to be in adequate condition.

Interior cabinets were found to be in adequate condition.

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>

FIREPLACE

Description

The fireplace is a gas burning vent-free manufactured unit.

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.

Investigate Further The gas tank and line has not been installed for the gas logs. The logs where not tested. The tank needs to be installed along with the rest of the gas line.

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.

Dishwasher: 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, except as noted below.

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

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.

The inspection is NOT for Building Code Compliance. Many critical components covered by the Building Codes are not visible after a house has been completed making inspection impossible. The Code is mentioned solely as a point of reference to what is acceptable practice. The Report is not intended to be and should not be construed as Building Code Compliance report. Other Code deficiencies are likely to be present.

Immediate repairs that should be completed prior to occupancy include:

Investigate Further Evidence of water entry was observed in the basement. Often water entry problems can be reduced or cured with a few simple steps. Make sure the gutter down spouts carry water away from the building. The soil near the building should have a positive slope away from the building to carry away water. Be sure that no water can collect in window wells. These steps may help alleviate the problem, but this is not a certainty.



Investigate Further There is water getting in the basement under the front porch. There is a high moist reading in this area. Steps need to be taken to find out how the water is getting in, and then repair as needed.



Investigate Further Some Anchor bolts/straps were noted in the raised foundation area. There are places where they are not installed, as they should. At the joints where the boards end and the next one begins.



R403.1.6 Foundation anchorage.

When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. In Seismic Design Categories D1 and D2, anchor bolts shall also be spaced at 6 feet (1829 mm) on center and located within 12 inches (305 mm) from the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least ½ inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R318 and R319. Cold-

formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.1.1.

Exception: Foundation anchor straps, spaced as required to provide equivalent anchorage to ½-inch-diameter (12.7 mm) anchor bolts.

Safety Concern The basement stair hand railing is not turn into the wall, as it needs to be.

R311.5.6.2 Continuity.

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. **Handrail ends shall be returned or shall terminate in newel posts or safety terminals.** Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails.



Safety Concern The water heater is installed in the garage. It needs to have a post or some type of protection installed in front of it so a car cannot make contact with it



Safety Concern The ceiling above the garage and below the living space is missing its fire separation

R309.2 Separation required.

The garage shall be separated from the residence and its attic area by not less than ½-inch (12.7 mm) gypsum board applied to the garage side. **Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent.** Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½-inch (12.7 mm) gypsum board or equivalent.



Investigate Further Where the drive way connects to the road there are places that are washing away. These areas need to be repaired.



Investigate Further There is no flashing installed where the deck connects to the house. The flashing is supposed to be here is to protect the wall from water getting in and causing damage to the framing the deck is connected to.



Minor Repair The gutters are improperly sloped allowing water to collect without draining away. This can be corrected fairly easily by rehanging them. The main area is at the rear of the house.

Minor Repair Nails or staples were observed that are "popping", or rising up out of the wood deck. Eventually, these will wear small holes through the shingles that they are pressing up into. These need to be nailed back down into place. This is a common condition, and it may reoccur in the future. Any shingles with holes worn through are considered leaks. These should be repaired.

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

(International Residential Code R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method).



Investigate Further There is no counter flashing installed at the flashing at the roof to wall connections at the front of the house. This could be letting water get behind the flashing



Minor Repair There is no roof to wall flashing installed at the gable roof returns

R905.2.8.5 Other flashing.

Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to asphalt shingle manufacturer's printed instructions.



Safety Concern The attic pull down stairway is unsafe; it is installed with screws. It is suppose to be installed with nails or bolts. The manufacturer's instructions recommend 16-penny nails or 1/4" x 3" bolts.



Safety Concern Label how access is to be fastened.



Safety Concern The attic access needs to be turn around so it would be easier to get into the attic when some one needs to work in the attic or a fireman needs to put out a fire if there was one.



Minor Repair Attic pull down stairs should have insulation added to it to help keep the condition air from getting into the attic.

Minor Repair There are areas that the insulation is missing. This is under some of the wood flooring in the attic



Minor Repair There is insulation that has been knocked down at the raised interior wall in the attic. This needs to be installed back in place.



Investigate Further There are areas that the dry wall is missing in the ceiling. This is in the attic. The backside of the interior wall can be seen. The drywall needs to be installed and covered with insulation or the interior wall needs insulation to keep the condition air from getting into the attic



Investigate Further In the basement there is a pit for a pump for the bathroom that has not been installed. This pit is holding water and has cans and trash in it. There should not be water in the pit since it not tied into the plumbing. The water may be coming in from underground. If it is it could cause the basement to have water come in and cover the floor and cause damage. A pump needs to be installed



Investigate Further The gas tank and line has not been installed for the gas logs. The logs were not tested. The tank needs to be installed along with the rest of the gas line.



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.



Safety Concern The exterior units of the heating and cooling units are in front of the electrical disconnect(s). The electrical disconnect(s) are to have clear working space in front of them.

E3305.1 Working space and clearances.

Sufficient access and working space shall be provided and maintained around all electrical equipment to permit ready and safe operation and maintenance of such equipment in accordance with this section and Figure E3305.1.



Safety Concern There is no electrical disconnect for the heat pump, to shut the power off when they are being worked on. [IRC 3305]

Safety Concern There is no electrical disconnect for the water heater(s) or lock out for the breaker at the electrical panel, to shut the power off when they are being worked on.



Investigate Further *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. (International Residential Code 2003 Section 703.)*

R703.7.5 Flashing.

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

R703.7.6 Weepholes.

Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (4.8 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.8 Flashing.

Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1 1/8 inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

Investigate Further There are areas at the windows 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.



Minor Repair The bathroom exhaust fans are vented to the soffits. They are supposed to be vented to the exterior. Manufacture installment instructions, International Residential Code 303.3 and United Mechanical Code 504]

R303.3 Bathrooms.

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²), one-half of which must be operable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (23.6 L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. **Ventilation air from the space shall be exhausted directly to the outside.**



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.

This report uses Modern building standards as a guideline.

FYI The main reference books for the Modern building standards are. The International Residential Code, Manufacturer's installment instructions, The Code Check books and the Journal of Light Construction, Best Practice books.

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.



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END OF REPORT