

Home Sweet Home Inspections

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Sellers Home Inspection Report Sample

Prepared For:
Home Seller



Report Number: 050608A

Inspection Date: 05/06/08

Property Information

Address: 1625 Creek Drive Mudville Al. 35470

CONDITIONS DURING INSPECTION	4
STRUCTURAL COMPONENTS	4
SIDING AND TRIM	5
GARAGE DOOR	6
WINDOWS AND EXTERIOR DOORS	7
DRIVE AND WALKWAYS	7
PATIOS / DECKS / PORCHS	8
GRADING NEAR HOUSE	8
ROOF AND ATTIC	9
INSULATION	12
ELECTRICAL SYSTEM	12
PLUMBING SYSTEM	14
HEATING AND AIR CONDITIONING SYSTEM	17
INTERIOR	20
FIREPLACE	20
APPLIANCES	21
SUMMARY	22
END OF REPORT	29

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.

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 warm and sunny.

The outdoor temperature during the inspection was about 65

The soil was partly wet.

The home owner was present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a one story home

The exterior walls are constructed of wood frame.

Support for the structure is provided by aluminum columns that support the front entry porch roof.

The foundation type is a monolithic concrete slab.

The floor construction is concrete slab on grade.

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.

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 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.

FYI There was no weep holes and flashing seen in the brick siding

Minor Repair The opening around the pipes and wires should be sealed to keep water from getting in behind the siding. (2) The areas seen are gas meter and AC lines. There could be other areas.

Investigate Further There are areas at the windows brick rowlock that the bricks are sloping wrong. Sloping backer or not enough slope (less than 15 degree). This can be letting water get behind the bricks. The windows need to be kept caulked at these areas.

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 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 interior of the garage door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.

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.

The automatic garage door did not reverse properly when tested. Immediate repair is needed.

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

Safety Concern The garage door opener did not reverse direction when it met resistance at 2" above the floor level. 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. The photo electric beam did cause the door to

reverse, however the door is still required to reverse when it strikes an object in its path, especially near floor level where a child's limb may be trapped.

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.

Maintenance Windows in the house are functional, but hard to open from lack of use.
Lubrication of the mechanisms should help this problem.

DRIVE AND WALKWAYS

Description

The driveway is constructed of concrete.

Walks are constructed of concrete.

Observations and Recommendations

The drive, and walks are in adequate condition except as noted below. We saw typical minor cracks.

PATIOS / DECKS / PORCHS

Description

A concrete patio is present.
A concrete porch is present.

Observations and Recommendations

The patio is in adequate condition. Common cracks are seen.
The porch is in adequate condition. Common cracks are seen.

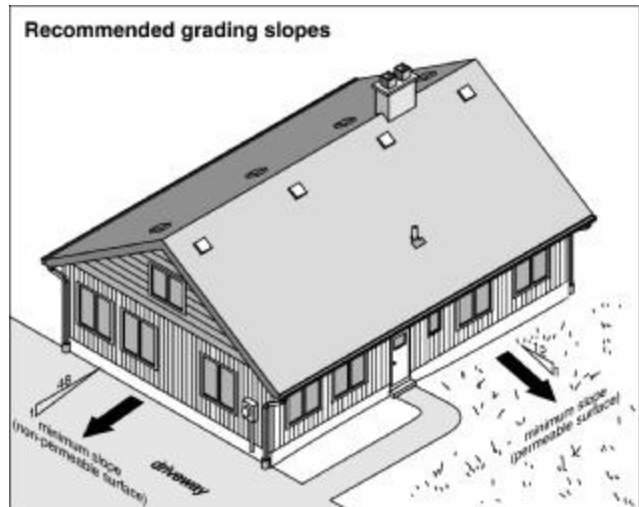
GRADING NEAR HOUSE

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 of soil around the house appears adequate.



ROOF AND ATTIC

ROOF AREA:

The roof type is gable. 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.

No gutters are present. Installation is strongly recommended to reduce the chance of foundation problems.

Recent weather has been wet.

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 middle third of its typical expected lifespan.

View of roof.



Minor Repair There are areas that nails are backing out of the shingles. This is causing opening that could let water to get under the roofing and into the attic. The places that where seen is at the right side ridge of the roof.

Investigate Further There are areas that the shingles are not bonded/stuck to each other. They should be sealed down so the wind cannot get under them and be blown off.

Minor Repair Separations were noted in the exposed flashing at the plumbing vent pipes. They need to be repaired/replaced to help keep water out of the attic.

Minor Repair Some of the ridge vents are loose and should be installed back in place to keep water from getting in.

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 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.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually

Attic

Description

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

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.

View of attic



Safety Concern The attic pull down ladder is installed in an unsafe manner. Attic access is installed with drywall screws. It is suppose to be installed with nails. (2) (4). The manufacturer's instructions recommend 16-penny nails or 1/4" bolts. **DO NOT USE THE LADDER UNTIL IT CAN BE MADE SAFE.**

Minor Repair The attic framing system has been altered/cut. This needs to be repaired since it supports the roof.

Investigate Further The ridge board for the attic framing is to small. It is suppose to be at least as large as the cut angle on the roof rafters. Adding a 2 X 2 to the bottom of the ridge board is one repair that could be done..

Insulation

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

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

Observations and Recommendations

Insulation R- Value is typical for houses this age.

Minor Repair The insulation in the attic is improperly covering the recessed light fixtures. This condition may cause the light fixtures to overheat. The insulation needs to be moved off of the lights

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 group of circuit breakers located in the main panel.

Service grounding connections were observed at a driven rod.

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

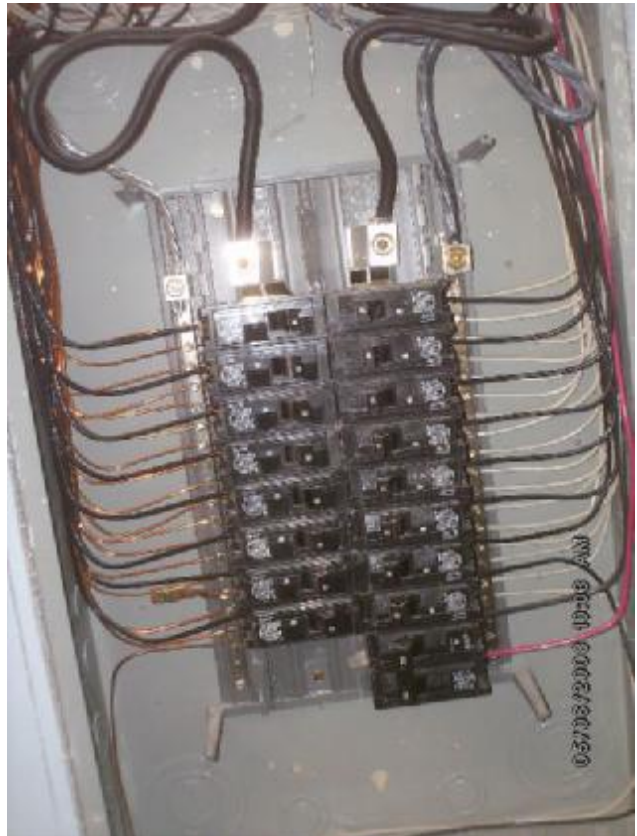
Receptacles are the modern three hole grounded type.

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.

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.

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

The waste system is a septic system.

Readily visible plumbing supply pipes are copper. (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 40 gallon primary water heater is located in the utility room We estimate the age of the water heater to be eight 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.

Fuel system appears to be in functional condition.



The readily visible fuel piping system appears to be in functional condition

All of fuel lines were not visible.

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 40 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.

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.

Investigate Further The house has a septic tank 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.

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report.

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 is 100,00 BTU

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.

Combustion System:

The supply of combustion air appears adequate. Be sure to maintain a supply of fresh air. Do not block off vents.

The flue draft was observed during operation and found to be adequate.

The condition of the flue appears adequate.

The induced draft fan was observed running during inspection. The fan appears to be functional.

Burners were observed during operation and appear to be dirty and partially clogged. Cleaning is needed.

The flame was observed during operation. The flame appeared normal.

Clearance to combustibles was observed and appears to be adequate. Be sure to maintain clearance from combustibles for safety reasons.

The heat exchanger is the chamber in the furnace where combustion takes place. The heat exchanger separates the house air and the combustion air. When cracks or holes develop in the heat exchanger, potentially toxic gases can mix with the house air. Replacement of the furnace is required at that time as replacement is not practical or cost effective. The average life span is twenty five years. The presence of holes or cracks usually cannot be determined during a home inspection. The heat exchanger could not be examined due to configuration of the furnace. Condition is unknown and specifically excluded from the inspection and report.

The condensate drain line appears functional.

listed carbon monoxide detector is strongly recommended.

Regular service and inspection of the heating system is strongly recommended.

Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system.

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.

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 cooling temperature split across the air handler coil was 14 degrees. (This is the difference in temperature of air entering and leaving the air handler.) This is below the normal operating range of 16-22 degrees. A licensed A/C contractor should determine the cause of this and make repairs to make the system perform as intended. If the cause of the problem is found to be low refrigerant, a written statement from a licensed A/C contractor should be obtained stating that the entire system has been leak tested and that no leaks are present.

Minor Repair The heating/cooling system(s) does not appear to have been serviced per manufacturer's instructions, within the last year. Recommend that the system(s) be cleaned and serviced.

Minor Repair The auxiliary drain line on the exterior of the house is sloped where the water will drain back to the house. An elbow needs to be install so the water will drip downward..

CENTRAL AIR CONDITIONING:

The central air conditioner was operated during the inspection using the normal operating controls. The temperature differential was measured and found to be 14. 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 operating the system during hot weather, higher when ambient temperatures are lower.



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 in need of cleaning.

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 with repairs needed.

The failure probability of this system is moderate due to the 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. Typical hairline cracks were observed. These do not appear to indicate any problems.

Interior floors were found to be in adequate condition except as noted below.

Interior cabinets were found to be in adequate condition.

FIREPLACE

Description

The fireplace is a metal prefabricated unit.

Observations and Recommendations

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

Minor Repair There are no gas logs installed in the fireplace. The type of fireplace can only use gas logs.

APPLIANCES

Description

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

Refrigerator: Operated during inspection, found to be functional.

Range: Operated during inspection, found to be functional.

Dishwasher: Operated during inspection, found to be functional.

Disposer: Operated during inspection, found to be functional.

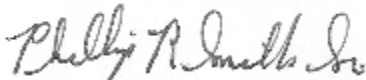
Microwave: Operated during inspection, found to be functional.

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.

End, summary follows.



Phillip R. Smith Sr. Home Sweet Home Inspections

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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.

Minor Repair The opening around the pipes and wires should be sealed to keep water from getting in behind the siding. The areas seen are gas meter and AC lines. There could be other areas.



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. The windows need to be kept caulked at these areas.



Minor Repair There are some windows and doors 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 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 interior of the garage door. This can be repaired by replacing rotted sections or digging out rotted areas and filling them with various patching materials.



Safety Concern The garage door opener did not reverse direction when it met resistance at 2" above the floor level. 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. The photo electric beam did cause the door to reverse, however the door is still required to reverse when it strikes an object in its path, especially near floor level where a child's limb may be trapped.

Maintenance Windows in the house are functional, but hard to open from lack of use. Lubrication of the mechanisms should help this problem.



Investigate Further There are areas that the shingles are not bonded/stuck to each other. They should be sealed down so the wind cannot get under them and be blown off.



Minor Repair Separations were noted in the exposed flashing at the plumbing vent pipes. They need to be repaired/replaced to help keep water out of the attic.



Minor Repair Some of the ridge vents are loose and should be installed back in place to keep water from getting in.



Minor Repair There are areas that nails are backing out of the shingles. This is causing opening that could let water to get under the roofing and into the attic. The places that where seen is at the right side ridge of the roof.



Safety Concern The attic pull down ladder is installed in an unsafe manner. Attic access is installed with drywall screws. It is suppose to be installed with nails. The manufacturer's instructions recommend 16-penny nails or 1/4" bolts. **DO NOT USE THE LADDER UNTIL IT CAN BE MADE SAFE.**



Minor Repair The attic framing system has been altered/cut. This needs to be repaired since it supports the roof.



Investigate Further The ridge board for the attic framing is too small. It is suppose to be at least as large as the cut angle on the roof rafters. Adding a 2 X 2 to the bottom of the ridge board is one repair that could be done..



Minor Repair The insulation in the attic is improperly covering the recessed light fixtures. This condition may cause the light fixtures to overheat. The insulation needs to be moved off of the lights



Investigate Further The house has a septic tank 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.

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 cooling temperature split across the air handler coil was 14 degrees. (This is the difference in temperature of air entering and leaving the air handler.) This is below the normal operating range of 16-22 degrees. A licensed A/C contractor should determine the cause of this and make repairs to make the system perform as intended. If the cause of the problem is found to be low refrigerant, a written statement from a licensed A/C contractor should be obtained stating that the entire system has been leak tested and that no leaks are present.

Minor Repair The heating/cooling system(s) does not appear to have been serviced per manufacturer's instructions, within the last year. Recommend that the system(s) be cleaned and serviced.

Minor Repair The auxiliary drain line on the exterior of the house is sloped where the water will drain back to the house. An elbow needs to be install so the water will drip downward..



Minor Repair There are no gas logs installed in the fireplace. The type of fireplace can only use gas logs.



More areas that needs to be sealed.



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. 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.

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

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