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Building Inspection Report

Prepared For:
Small
Commercial
Office

Report Number: 0672308
Inspection Date: 06/2/08

Property Information

Address: 1205 1st Street South AL.

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 hot and sunny.

The outdoor temperature during the inspection was about 70

The soil was dry.

The buyer was present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a one story commercial building.

The exterior walls are constructed of concrete block.

The foundation type is a raised concrete slab.

The floor construction is elevated concrete slab

The roof is constructed using Steel Framing

Ceilings are supported by the steel beams suppoting a lay in ceiling.

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 framing in the attic.

SIDING AND TRIM

Description

The primary siding on the house is vinyl.

Some areas are sided with cement fiber panels.

Trim on the house is primarily wood.

Soffits and fascia are constructed of wood.

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 At the wall where the water supply pipe come into the building the pipe are covered with foam and plastic. These in time will deteriorate in the sun. It is also blocking some of the drainage.

Minor Repair There is a piece of trim that needs to be nailed in place.

Investigate Further At the front of the building the trim and siding is run below the concrete of the side walk. This will cause moistre to get to the siding and give termites a pathway to get in.

WINDOWS AND EXTERIOR DOORS

Description

The windows are wood

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.

Safety Concern There is no back door or windows in stalled to provided for emergency fire escape. Emergency fire escape needs to be provided.

DRIVE AND WALKWAYS

Description

The driveway is constructed of asphalt. Parking on the street

Walks are constructed of concrete.

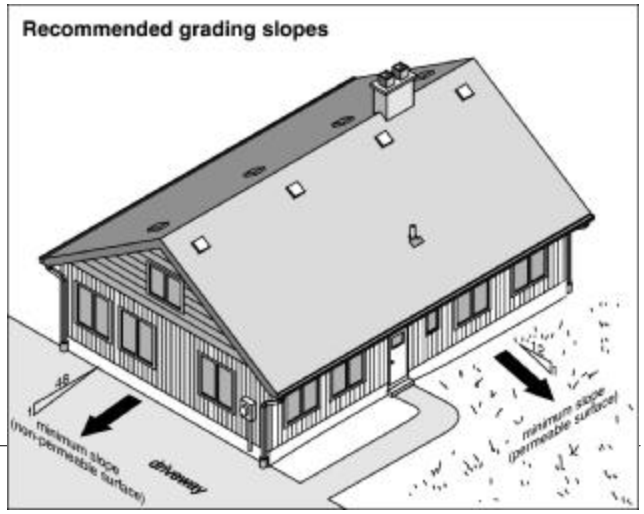
Observations and Recommendations

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

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.

Investigate Further The drainage at the left side of the building is caring a lot of water.. There are places that the drainage does not slope properly, there are items that blocks the flow of the water and places the water is getting next to the building. Adjust needs to be made or other type of drainage needs to be installed.

Investigate Further The sump pump at the rear of the building needs to be in a deeper hole where it will come on before the water has completely full up the pit and is overflowing.

Investigate Further There is a lip on the sump pump pit that makes it hard for water to get in. The lip needs to be removed.

Investigate Further The sump pump at the rear of the building is on an extension cord. It needs to be on permanent wiring. This pump will not work when the power is off from a storm.

ROOF AND ATTIC

ROOF AREA:

The roof type is low slope. The roof was examined by walking on it.

The roof covering is Metal panels. Based on visible wear, its age was estimated to be twenty or more years old.

Old leaking gutters are present. Replacement should be considered within the next year.

Recent weather has been dry.

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 latter third of its typical expected lifespan.

Minor Repair There are areas that the screws are backing out of the metal roof. This is causing opening that could let water to get under the roofing and into the attic

Investigate Further There is no counter flashing installed at the flashing at the roof to wall connections at the building next door. This could be letting water get behind the flashing

Minor Repair At the caulk joints in the flashing at the roof to wall connections the caulking is cracking open. This could be letting water get behind the flashing

Investigate Further The seams/joints in the metal coping on top of the wall is installed with flat overlapping joints that is sealed with caulk. It time these joints will crack open and have to be resealed. If they had been installed with a standing seam this would not be a problem.

Investigate Further The gutter and downspout is rusting and leaking. Repair/replaces is needed.

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 is a lay in ceiling

Observations and Recommendations

Safety Concern The lights that are installed in the lay in ceiling is suppose to have support wire installed on them. This is to keep tem from falling if there is a fire in the building. This is to protect fire firefighters and other folks in the building

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.

Insulation

Ceiling insulation is missing. There has never been any installed. R-value is estimated to be

Wall insulation was observed in one area and found to be fiberglass batts.. R-value is estimated to be 11.

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

Observations and Recommendations

Major Repair There is insulation missing on top of the lay in ceiling. Insulation needs be added to it to help 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 in the utility room.

The readily visible wiring is copper in rigid metal conduit. copper in flexible metal conduit.

Receptacles are the modern three hole grounded type.

Smoke detectors were not found. Installation is strongly recommended.

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 except as noted below.

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 except as noted below.

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

Safety Concern We found wiring junction boxes without covers. All wiring connections are required to be enclosed in approved equipment to reduce the risk of fire that could occur in the event of a fault that might cause sparking or over heating. While not urgent, this is a potential hazard that can easily be corrected by installing covers on the boxes. Location: above the lay in ceiling.

Safety Concern No smoke detectors are installed. Modern standards require that interconnected AC powered smoke detectors should be installed. Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon moving in and monthly thereafter.

Safety Concern The neutral and ground conductors are improperly connected in the sub-panel(s). These are required to be isolated at any point beyond the main disconnect.. This is the lights in the back store room

Safety Concern There is temporary wiring hanging next to the interior panel. It was used when the building was being worked on. This is for lights above the ceilings. If it is going to be left in place it needs to be installed properly and in a safe manor.

Safety Concern The ground fault circuit interrupters (GFCI's) at the kitchen sink does not work properly. When you plug something in the bottom part the power go out at the receptacle.

Safety Concern There are receptacles in the bathrooms that are not ground fault circuit interrupters (GFCI's) .All receptacles in the bathroom are suppose to be ground fault circuit interrupters (GFCI's).

Safety Concern There are receptacles that missing at the counter of the sink in the break room There is not to be any space greater than 24 inches away from a Receptacle on the counters.

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 CPVC 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 electic elements to heat with.

The electric 40 gallon primary water heater is located in the utility room We estimate the age of the water heater to be two years old. A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping is in the back room

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.

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 Hot water was present

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.

Investigate Further A plumbing vent pipe is discharging sewer gases into the attic. This can allow sewer gases to enter the house and can cause moisture problems in the attic. This pipe needs to be extended through the roof to eliminate these problems. A plumber should make the repair.

Investigate Further The water heater is not installed in a drain pan (as would be required in a new installation.) When it begins to leak, as all inevitably do, water will damage floor coverings.

Safety Concern The water heater Temperature Pressure Relief Valve overflow pipe is missing. The pipe needs to be installed so the water will not spray on someone if there is ever a time that the Temperature Pressure Relief Valve releases and the water needs to be shut off at the water heater.

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

Minor Repair The wrong type of vent valve is being used to vent the drain at sink in the breakroom_. It is suppose to be air admittances valve not a mechanical vent.

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 utility room consists of an electric air to air heat pump.

The heating system capacity 100,00 BTU

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 five 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.

Minor Repair The l box under the air handler serves as part of the return duct system. The box is open to the walls on its sides. This allows air from the walls to be drawn into the

system. Ideally, ductwork should be installed. At minimum any openings and joints should be sealed.

Minor Repair There are opening at the coil in the heat pump that is letting unfiltered air into the unit. This could stop up the coil. These areas need to be sealed off. Recommend that the system(s) be cleaned and serviced.

Investigate Further There is no electrical disconnect at the exterior heat pump, to shut the power off when they are being worked on. There is no receptacle there to be used when the unit is being worked on.

Investigate Further The line set and electrical conduit is just hanging in the air.. It needs to be supported.

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 16. 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 in not installed.

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.

Minor Repair The ductwork is leaking air. It needs to be sealed.

INTERIOR

Description

The walls and ceilings are primarily drywall. plaster of the ceilings are covered with acoustical tiles.

Floors are carpet and vinyl.

Interior cabinets are plastic laminate.

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 except for minor adjustments.

FYI This is an older building. There are a few things we'd like to explain about older building. First of all, they don't conform to modern building codes. Many older building were built before building codes existed. By today's standards, virtually every older house is "underbuilt."

Until just the last few years, local municipal codes inspections were often done hurriedly, and were essentially a "rubber stamp" for repair work. Please don't assume that all the work on the house has been done "to code." Also, as stated in the Inspection Agreement and the report, our inspection isn't an inspection for code compliance. If you want a codes compliance inspection, you'll need to talk to the local codes authority, which is the only entity authorized to do a codes compliance inspection.

The older the building, the more likely it is that some components have been repaired by some unskilled workers (often, well-meaning homeowners or handymen). Often, the work of unskilled people is hidden (sometimes cleverly disguised), and can't be discovered during a visual building inspection.

In Alabama, it is not unusual to find termites or old termite damage in older building. Often, signs of termites or termite damage turn up when you undertake a renovation project; or, when termites swarm (usually in April). As noted in the Inspection Agreement and in the report, we can't see or report on hidden damage. We can't eliminate all surprises. The older the building, the greater the chance that a hidden problem will pop up.

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 contaminates 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

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.

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.

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.

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.

Immediate repairs that should be completed prior to occupancy include:

SIDING AND TRIM

Investigate Further At the wall where the water supply pipe come into the building the pipe are covered with foam and plastic. These in time will deteriorate in the sun. It is also blocking some of the drainage.

Minor Repair There is a piece of trim that needs to be nailed in place at the front of the building.

Investigate Further At the front of the building the trim and siding is run below the concrete of the side walk. This will cause moisture to get to the siding and give termites a pathway to get in.

Investigate Further There are signs that termites have been in the building.

WINDOWS AND EXTERIOR DOORS

Safety Concern There is no back door or windows in stalled to provide for emergency fire escape. Emergency fire escape needs to be provided.

GRADING NEAR HOUSE

Investigate Further The drainage at the left side of the building is caring a lot of water.. There are places that the drainage does not slope properly; there are items that block the flow of the water and places the water is getting next to the building. Adjust needs to be made or other type of drainage needs to be installed.

Investigate Further The sump pump at the rear of the building needs to be in a deeper hole where it will come on before the water has completely full up the pit and is overflowing.

Investigate Further There is a lip on the sump pump pit that makes it hard for water to get in. The lip needs to be removed.

Investigate Further The sump pump at the rear of the building is on an extension cord. It needs to be on permanent wiring. This pump will not work when the power is off from a storm.

ROOF and ATTIC

Minor Repair There are areas that the screws are backing out of the metal roof. This is causing opening that could let water to get under the roofing and into the attic

Investigate Further There is no counter flashing installed at the flashing at the roof to wall connections at the building next door. This could be letting water get behind the flashing

Minor Repair At the caulk joints in the flashing at the roof to wall connections the caulking is cracking open. This could be letting water get behind the flashing

Investigate Further The seams/joints in the metal coping on top of the wall is installed with flat overlapping joints that is sealed with caulk. It time these joints will crack open and have to be resealed. If they had been installed with a standing seam this would not be a problem.

Investigate Further The gutter and downspout is rusting and leaking. Repair/replaces is needed.

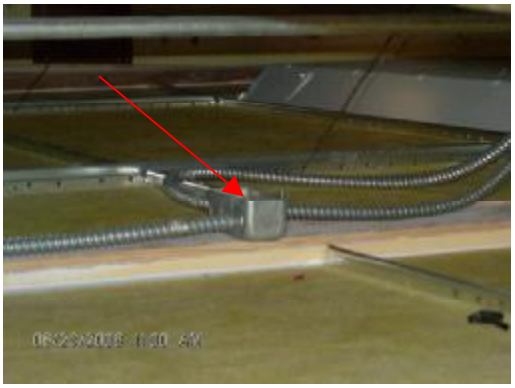
Safety Concern The lights that are installed in the lay in ceiling are supposed to have support wire installed on them. This is to keep tem from falling if there is a fire in the building. This is to protect fire firefighters and other folks in the building

INSULATION

Major Repair There is insulation missing on top of the lay in ceiling. Insulation needs be added to it to help keep the condition air from getting into the attic.

ELECTRICAL SYSTEM

Safety Concern We found wiring junction boxes without covers. All wiring connections are required to be enclosed in approved equipment to reduce the risk of fire that could occur in the event of a fault that might cause sparking or over heating. While not urgent, this is a potential hazard that can easily be corrected by installing covers on the boxes. Location: above the lay in ceiling.



Safety Concern No smoke detectors are installed. Modern standards require that interconnected AC powered smoke detectors should be installed. Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon moving in and monthly thereafter.

Safety Concern The neutral and ground conductors are improperly connected in the sub-panel(s). These are required to be isolated at any point beyond the main disconnect.. This is the lights in the back store room

Safety Concern There is temporary wiring hanging next to the interior panel. It was used when the building was being worked on. This is for lights above the ceilings. If it is going to be left in place it needs to be installed properly and in a safe manor.

Safety Concern The ground fault circuit interrupters (GFCI's) at the kitchen sink does not work properly. When you plug something in the bottom part the power go out at the receptacle.

Safety Concern There are receptacles in the bathrooms that are not ground fault circuit interrupters (GFCI's) .All receptacles in the bathroom are suppose to be ground fault circuit interrupters (GFCI's).

Safety Concern There are receptacles that missing at the counter of the sink in the break room There is not to be any space greater than 24 inches away from a Receptacle on the counters.

PLUMBING SYSTEM

Investigate Further A plumbing vent pipe is discharging sewer gases into the attic. This can allow sewer gases to enter the house and can cause moisture problems in the attic. This pipe needs to be extended through the roof to eliminate these problems. A plumber should make the repair.

Investigate Further The water heater is not installed in a drain pan (as would be required in a new installation.) When it begins to leak, as all inevitably do, water will damage floor coverings and walls.

Safety Concern The water heater Temperature Pressure Relief Valve overflow pipe is missing. The pipe needs to be installed so the water will not spray on someone if there is ever a time that the Temperature Pressure Relief Valve releases and the water needs to be shut off at the water heater.

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

Minor Repair The wrong type of vent valve is being used to vent the drain at sink in the break room. It is suppose to be air admittances valve not a mechanical vent.

HEATING AND AIR CONDITIONING SYSTEM

Minor Repair The l box under the air handler serves as part of the return duct system. The box is open to the walls on its sides. This allows air from the walls to be drawn into the system. Ideally, ductwork should be installed. At minimum any openings and joints should be sealed.

Minor Repair There are opening at the coil in the heat pump that is letting unfiltered air into the unit. This could stop up the coil. These areas need to be sealed off. Recommend that the system(s) be cleaned and serviced.

Investigate Further There is no electrical disconnect at the exterior heat pump, to shut the power off when they are being worked on. There is no receptacle there to be used when the unit is being worked on.

Investigate Further The line set and electrical conduit is just hanging in the air. It needs to be supported.

Minor Repair The ductwork is leaking air. It needs to be sealed.

INTERIOR

Investigate Further The wall at the rear left corner is showing a higher that normal moisture reading. The cause of the moisture needs to be found and repaired

Safety Concern The ramp handrail is suppose to run from the top of the stairs all the way to the bottom and end and start on the wall or a post.

Safety Concern The hand railings at the ramp are too tall. They are supposed to be 34 - 38 inches from ramp. These are 40 inches

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
Al. Lic. # HI-0445 (205) 333-0102

END OF REPORT