

Alabama Home Inspections

Property Inspection Report



1000 Sample Dr., Samletown USA
Inspection prepared for: Report Sample
Inspection Date: 1/21/2010 Time: 400pm Size: Approx. 2,200sf
Weather: Cloudy 62

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Comment Key or Definitions // Inspected (IN) = I visually observed the item and it appeared to be functioning. // Not Inspected (NI) = I did not inspect this item and made no representation as to whether it was functioning as intended. // None (None) = Not Present // N/A = Not Applicable // Repair or Replace (RR) = This item or component is not functioning as intended. Recommend Repair or Replacement.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roofing		
Page 4 Item: 2	Roof Drainage System Condition	<ul style="list-style-type: none"> The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.
Page 5 Item: 3	Flashing Condition	<ul style="list-style-type: none"> There is evidence of repair around the chimney. Recommend Roofing Contractor for further evaluation Repair/Replacement
Exterior		
Page 6 Item: 1	Wall Cladding Condition	<ul style="list-style-type: none"> Areas of the brick veneer needs pointing. Recommend proper professional to Repair/Replace
Page 6 Item: 5	Vegetation, Grading, and Drainage Condition	<ul style="list-style-type: none"> There is a negative slope toward the residence, this can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.
Interior		
Page 8 Item: 6	Counter Condition	<ul style="list-style-type: none"> Grout needed around tile on bathroom counters. Recommend proper professional for Repair/Replace.
Structural		
Page 10 Item: 6	Roof (Structural) Condition	<ul style="list-style-type: none"> Moisture stain on roof sheathing around the vent pipe in the attic. Recommend roofing contractor evaluate and Repair/Replace.
Plumbing		
Page 11 Item: 1	Drain, Waste, and Vent Condition	<ul style="list-style-type: none"> Toilet loose at the floor in the master bathroom. Recommend plumber Repair/Replace. Toilet loose at the floor in the hall bathroom. Recommend plumber Repair/Replace.
Page 11 Item: 2	Supply and Distribution System Condition	<ul style="list-style-type: none"> There is a supply line leak under the hall bathroom sink. Recommend plumber to Repair/Replace. There is a supply line leak under the sink in the downstairs bathroom. Recommend plumber to Repair/Replace.
Electrical		
Page 12 Item: 2	Main Panel Condition	<ul style="list-style-type: none"> There are breaker knock outs missing. Recommend Electrician for Repair/Replacement.
Page 13 Item: 7	Switches, Receptacles, and Fixtures (Interior) Condition	<ul style="list-style-type: none"> Junction Box Cover Plates Missing/Damaged. Recommend Electrician for Repair/Replacement.
Page 13 Item: 9	Detector Condition	<ul style="list-style-type: none"> SAFETY CONCERN: There are no working smoke detectors present in the residence. Recommend Proper Professional for Repair/Replacement.

Heating and AC		
Page 14 Item: 4	Fireplace and Gas Firelogs Condition	• Damper Door in the living room fire place nonfunctional. Recommend proper professional to Repair/Replace.
Page 14 Item: 5	Chimneys, Flues, and Vent Condition	• Recommend Proper Professional for cleaning and evaluation prior to use.
Insulation and Ventilation		
Page 15 Item: 1	Attic Insulation Condition	• Areas of the Insulation Appear to be inadequate. Recommend insulation professional evaluate and/or make repairs.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Roofing

1. Roof Conditions

IN	NI	R/R	N/A	None
X				

Materials: Shingles
 Materials: Ladder
 Observations:
 • Appears Functional

2. Roof Drainage System Condition

IN	NI	R/R	N/A	None
		X		

Observations:
 • The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



Gutters full of debris.

3. Flashing Condition

IN	NI	R/R	N/A	None
		X		

Observations:
 • There is evidence of repair around the chimney. Recommend Roofing Contractor for further evaluation Repair/Replacement



Evidence of repair around the chimney.

4. Skylights and Roof Penetrations Condition

IN	NI	R/R	N/A	None
				X



Moisture stain around the vent pipe in the attic.

5. Chimney Condition

IN	NI	R/R	N/A	None
X				

Materials: Brick
Observations:
• Appears Functional

Exterior

1. Wall Cladding Condition

IN	NI	R/R	N/A	None
		X		

Materials: Brick • Wood

Observations:

- Areas of the brick veneer needs pointing. Recommend proper professional to Repair/Replace



Areas of the brick veneer needs pointing.

2. Eaves, Soffits, and Fascia Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Appears Functional

3. Doors Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood

Observations:

- Appears Functional

4. Decks, Porches, Patios, and Railing Condition

IN	NI	R/R	N/A	None
X				

Materials: Deck • Stoop

Observations:

- Appears Functional

5. Vegetation, Grading, and Drainage Condition

IN	NI	R/R	N/A	None
		X		

Observations:

- There is a negative slope toward the residence, this can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

6. Driveway and Walkway Condition

IN	NI	R/R	N/A	None
X				

Materials: Concrete

Materials: Concrete

Observations:

- Appears Functional

Garage

1. Garage/ Carport Ceiling, Walls, and Floor Condition

IN	NI	R/R	N/A	None
X				

Observations:
• Appears Functional

2. Garage Door Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood
Observations:
• Appears Functional

3. Garage Door Operator Condition

IN	NI	R/R	N/A	None
X				

Materials: One Automatic
Observations:
• Appears Functional

Interior

1. Ceiling Condition

IN	NI	R/R	N/A	None
X				

Materials: Drywall
 Observations:
 • Appears Functional
 • Common Cracks.

2. Wall Condition

IN	NI	R/R	N/A	None
X				

Materials: Drywall
 Observations:
 • Appear Functional
 • Common Cracks

3. Floor Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood • Carpet • Tile
 Observations:
 • Appears Functional

4. Door Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood
 Observations:
 • Appears Functional

5. Window Condition

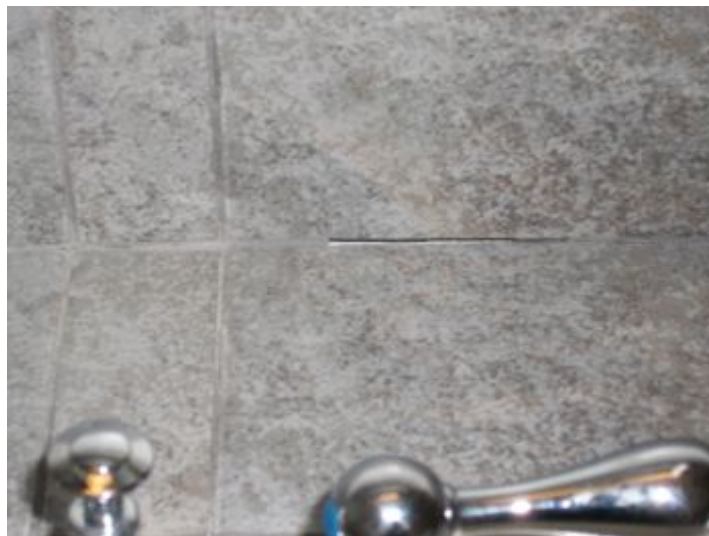
IN	NI	R/R	N/A	None
X				

Materials: Aluminum
 Observations:
 • Appears Functional

6. Counter Condition

IN	NI	R/R	N/A	None
		X		

Materials: Laminate • Tile
 Observations:
 • Grout needed around tile on bathroom counters. Recommend proper professional for Repair/Replace.



Tile around the bathroom sinks needs grout.

7. Cabinet Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood

Observations:

- Appears Functional

8. Steps, Stairways, and Balconie Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Appears Functional

Structural

1. Foundation, Basement, and Crawspace Condition

IN	NI	R/R	N/A	None
X				

Materials: Masonry Block
 Materials: Steel Columns
 Observations:
 • Appears Functional
 • Common Cracks

2. Crawspace Viewed From

Materials: N/A

3. Walls Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood • Masonry
 Observations:
 • Appears Functional
 • Common Cracks

4. Floors (Structural) Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood Joist
 Observations:
 • Appears Functional

5. Ceiling (Structural) Condition

IN	NI	R/R	N/A	None
X				

Materials: Wood
 Observations:
 • Appears Functional

6. Roof (Structural) Condition

IN	NI	R/R	N/A	None
		X		

Materials: Stick Built
 Materials: Gable
 Observations:
 • Moisture stain on roof sheathing around the vent pipe in the attic.
 Recommend roofing contractor evaluate and Repair/Replace.

7. Method Used to View Attic

IN	NI	R/R	N/A	None
X				

Observations:
 • Viewed from opening

8. Attic Info

IN	NI	R/R	N/A	None
X				

Observations:
 • Pull Down Stairs

Plumbing

1. Drain, Waste, and Vent Condition

IN	NI	R/R	N/A	None
		X		

Materials: Cast Iron • PVC

Observations:

- Toilet loose at the floor in the master bathroom. Recommend plumber Repair/Replace.
- Toilet loose at the floor in the hall bathroom. Recommend plumber Repair/Replace.

2. Supply and Distribution System Condition

IN	NI	R/R	N/A	None
		X		

Materials: Copper

Materials: Copper

Observations:

- There is a supply line leak under the hall bathroom sink. Recommend plumber to Repair/Replace.
- There is a supply line leak under the sink in the downstairs bathroom. Recommend plumber to Repair/Replace.



Supply line under hall bathroom sink leaking.



Supply line leak under the downstairs bathroom sink.

3. Main Water Shutoff Location

Materials: Outside in Ground

4. Water Heater Condition

IN	NI	R/R	N/A	None
X				

Materials: 50 gallon

Materials: Electric

Observations:

- Appears Functional

5. Water Heater Location

Materials: Garage

6. Sump Pump Condition

IN	NI	R/R	N/A	None
				X

Electrical

1. Service Entrance Conductor Condition

IN	NI	R/R	N/A	None
X				

Materials: Above Ground

Observations:

- Appears Functional

2. Main Panel Condition

IN	NI	R/R	N/A	None
		X		

Materials: Garage

Materials: 100

Observations:

- There are breaker knock outs missing. Recommend Electrician for Repair/Replacement.



Missing Breaker knock out.

3. Sub Panel Condition

IN	NI	R/R	N/A	None
X				

Materials: Garage

Observations:

- Appears Functional

4. Panel Types

Materials: Breakers

5. Branch Wire Type

Materials: Copper

Materials: Romex

6. Switches, Receptacles, and Fixtures (Exterior) Condition

IN	NI	R/R	N/A	None
X				

7. Switches, Receptacles, and Fixtures (Interior) Condition

IN	NI	R/R	N/A	None
		X		

Observations:

- Junction Box Cover Plates Missing/Damaged. Recommend Electrician for Repair/Replacement.



Junction box missing cover plate under kitchen sink.



Junction box missing cover plate in garage.



Outlet damaged in garage.

8. GFCI Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Recommend GFCI Outlets in Garage.

9. Detector Condition

IN	NI	R/R	N/A	None
		X		

Observations:

- **SAFETY CONCERN:** There are no working smoke detectors present in the residence. Recommend Proper Professional for Repair/Replacement.

Heating and AC

1. Heating Equipment Condition

IN	NI	R/R	N/A	None
X				

Materials: Heat Pump Forced Air
 Materials: Electric
 Observations:
 • Appears Functional

2. Cooling Equipment Condition

IN	NI	R/R	N/A	None
X				

Materials: Heat Pump Forced Air
 Materials: Electricity
 Observations:
 • Appears Functional
 • Temperature below 65 Degrees. Not able to fully inspect.

3. Distribution System Condition

IN	NI	R/R	N/A	None
X				

Materials: Insulated
 Observations:
 • Appears Functional

4. Fireplace and Gas Firelogs Condition

IN	NI	R/R	N/A	None
		X		

Materials: Solid Fuel
 Observations:
 • Damper Door in the living room fire place nonfunctional. Recommend proper professional to Repair/Replace.

5. Chimneys, Flues, and Vent Condition

IN	NI	R/R	N/A	None
		X		

Observations:
 • Recommend Proper Professional for cleaning and evaluation prior to use.

Insulation and Ventilation

1. Attic Insulation Condition

IN	NI	R/R	N/A	None
		X		

Materials: Batt

Observations:

- Areas of the Insulation Appear to be inadequate. Recommend insulation professional evaluate and/or make repairs.

2. Attic Ventilation Condition

IN	NI	R/R	N/A	None
X				

Materials: Gable Vents

Observations:

- Appears Functional

3. Attic Fans and Thermostatic Controls Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Appears Functional

4. Foundation Ventilation Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Appears Functional

5. Insulation Under Floor System Condition

IN	NI	R/R	N/A	None
				X

6. Vapor Retarders Condition

IN	NI	R/R	N/A	None
			X	

7. Venting Systems Condition

IN	NI	R/R	N/A	None
X				

Observations:

- Appears Functional

Kitchen Appliances

1. Dishwasher Condition

IN	NI	R/R	N/A	None
X				

Observations:
• Appears Functional

2. Ranges/Ovens/Cooktops Conditions

IN	NI	R/R	N/A	None
X				

Observations:
• Appears Functional

3. Range Hood Condition

IN	NI	R/R	N/A	None
X				

Observations:
• Appears Functional

4. Trash Compactor Condition

IN	NI	R/R	N/A	None
				X

5. Food Waste Disposer Condition

IN	NI	R/R	N/A	None
X				

Observations:
• Appears Functional

6. Microwave Condition

IN	NI	R/R	N/A	None
				X