

HomeInfo, LLC

"Information You Deserve"

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A Sample Report On The Conditions At:

123 Main Street
Anytown, Alabama 36101-1101



This is a sample report. The items in this report are intended only to give a general idea of the content and type of report that is written.

The following inspection of a home located at 123 Main Street, Anytown, Alabama, was conducted by Sherrill Jeffcoat on behalf of HomeInfo LLC, on February 22, 2005, between the hours of 9:00 A.M. and 11:00 A.M. This inspection was performed for the sole and exclusive use of John Jones, the purchaser, under the terms and conditions of an inspection agreement signed by John Jones. John Jones and his agent, Sue Smith were present at the time of the inspection.

This residence is a 4 bedroom, 3 bath, two story, brick sided house with a hipped roof. The foundation is constructed over a concrete slab. The home was occupied at the time of the inspection. The electrical, natural gas, and water services were on at the time of the inspection. The weather condition was clear and the temperature was 70 degrees.

This inspection report expresses the personal opinion of this inspector as to the conditions of the residence at the date and time of the inspection and is based on the standards and practices of the State of Alabama Building Commission and the National Association of Home Inspectors (NAHI). A copy of the NAHI standards may be obtained from this inspection company or through the internet at www.nahi.org.

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the dwelling and is not intended to reflect the value of the premises.

This report contains 11 pages (including the cover page and this page).

Definition of Inspection Terms

Acceptable	Refers to the condition of the item at the time of inspection as being functional or requiring no rehabilitation prior to being used.
Needs Attention	Refers to the condition of the item at the time of inspection as needing repair or maintenance, or being in a state of total disrepair. Repair or replacement of this item should be considered.
Not Inspected	Refers to items that are shut down, disconnected, de-energized or not accessible or beyond the scope of the inspection.
None Visible	Refers to items that could not be seen or were not present at the time of inspection.

Grounds & Drainage

Surface Drainage:

Needs Attention. The ground is not adequately sloped away from the foundation on the back left side. Generally accepted landscaping practices state that there should be 4 – 6 inches of slope away from the foundation within the first 10 feet. This condition has allowed water penetration into the garage. This can cause wood deterioration and could attract wood eating insects.

Recommendation. A licensed landscape contractor should evaluate this condition and make any needed changes to divert water away from the back left side of the house.



A view of water concentration around the back left exterior. A view of water penetration inside the garage.

Exterior Structure

Siding Material & Condition:

Needs Attention. The exterior is covered with brick siding. There are visible cracks & evidence of foundation movement on the right back side.

Recommendation. A licensed structural engineer should further evaluate the condition of the foundation and make recommendations for repair.



A view of diagonal cracks in the exterior brick wall.

Siding Material & Condition:

Acceptable. The exterior is covered with brick siding.

Note: There are small cracks in the brick on all four sides. I recommend the new owner monitor these cracks occasionally and if they change in width or length, a contractor who is experienced with foundation settlement should evaluate and make any needed repairs.



A view of small exterior settlement cracks along the front side.

Trim / Soffits / Fascia:

Needs Attention. The fascia board & soffit on the front of the house is deteriorated.

Recommendation. A licensed contractor should replace this board and prime and paint the replacement board to match.



A view of deteriorated fascia board along the front side of the house.

Roof

Roof Covering:

Needs Attention. There is one layer of asphalt shingles. One shingle tab is missing. There are numerous areas that show signs of hail damage. These conditions could lead to water penetration into the living area.

Recommendation. A licensed roofing contractor should evaluate the condition of this roof and make the needed repairs.



A view of a torn shingle tab.



A view of hail damage.

Roof Support System:

Needs Attention. There are center posts that are not supporting the center part of the roof. These posts are constructed of 2" x 4" lumber and are bowed from excessive weight. These posts should be overlapped or cross braced for added strength. Their present condition could allow the roof to sag.

Recommendation. I recommend a licensed contractor evaluate the condition of these center posts and make the necessary repairs to provide additional strength to these posts.



A sample view of bent center post located inside the attic space.

Attic

Roof Decking:

Needs Attention. The underside of the roof decking shows signs of water penetration. This condition could damage the roof deck and the ceiling below this area.

Recommendation. A licensed roofing contractor should evaluate the condition of the roof and make any needed repairs.



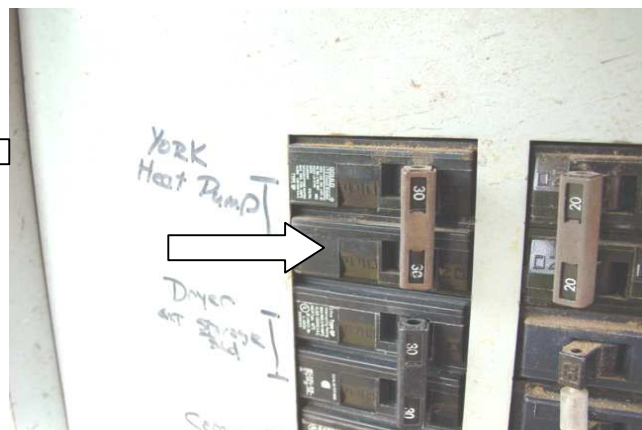
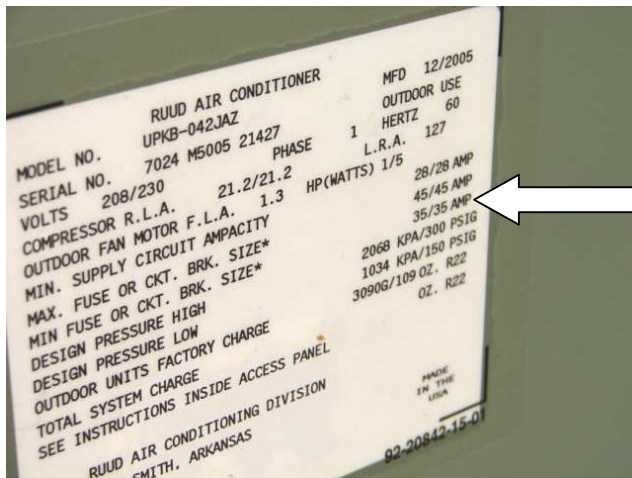
A view of moisture stains on the roof decking.

Electrical

Air Conditioning Breaker Size:

Needs Attention. The upstairs air conditioner breaker is undersized. The nameplate rating for this unit is a minimum of 35 amps. It contains a 30 amp breaker. This condition could lead to breaker failure and loss of air conditioning.

Recommendation. A licensed electrician should evaluate and replace the breakers with the proper sized breakers.



A view of the nameplate rating of 45 amps maximum. A view of the 30 amp breaker inside the breaker panel.

**Ground Fault
Current Interrupters:**

Needs Attention. There are no Ground Fault Current Interrupters (GFCI's) installed on the kitchen or exterior circuits. The hall bathroom GFCI does not trip under a test condition. This outlet has been marked with a red dot.

Concern. Ground Fault Current Interrupters (GFCI's) are designed to open the electrical circuit faster than conventional circuit breakers and should be used on all exterior circuits and other interior circuits that are within 4 feet of any cold water source. This is a personal safety hazard.

Recommendation. GFCI's were not required at the time this house was originally built. However, I recommend the new owners consider hiring a licensed electrician to install GFCI outlets on those circuits that are near sinks & vanities and on all exterior circuits.



A sample view of a faulty GFCI.

Plumbing

Water Heater:

Needs Attention. A 40 gallon natural gas water heater is located in the hall closet. There are signs of supply pipe corrosion on top of the water tank.

Recommendation. A licensed plumber should evaluate the condition of the supply pipes and make the needed repairs.



A wide angle view and a close up view of the corroded water supply pipes.

Bathrooms / Laundry Room

Ceiling / Walls:

Needs Attention. The ceiling in the upstairs bathroom shows signs of water penetration.

Recommendation. A licensed roofing contractor should evaluate the condition of the roof and make any needed repairs.



A view of a ceiling stain in the upstairs bathroom.

Dryer Vent:

Needs Attention. The dryer is improperly vented. The vent pipe is terminated into the crawl space. The additional moisture can also cause mold growth inside the crawl space area and damage the floor joist. The lint accumulation could also create a fire hazard.

Recommendation. A licensed contractor should terminate the dryer vent to the exterior of the home.



A view of a dryer vent terminated inside the crawl space.



A view of lint build-up inside the crawl space.

Heating / Air Conditioning System

System Type:

2 Ton Split Natural Gas / Air Conditioning System.

Manufacturer:

York

Age: 13 yrs.

Fuel: Natural Gas / Electricity

System Operation:

Needs Attention. Supply to return temperature is not within the acceptable range. A temperature difference of 12 to 20 degrees is needed to adequately cool. The temperature difference is only 10.5 degrees in the cooling mode. This condition causes the system to run longer and causes unnecessarily high utility bills. The heat output was acceptable.

Recommendation. I recommend that a licensed HVAC technician evaluate this condition and make the necessary repairs or adjustments.

**Return Air Filter
& Plenum:**

Needs Attention. The return air filters are clogged. This could adversely affect the indoor air quality and the efficiency of both systems.

Recommendation. All return air filters should be changed monthly.

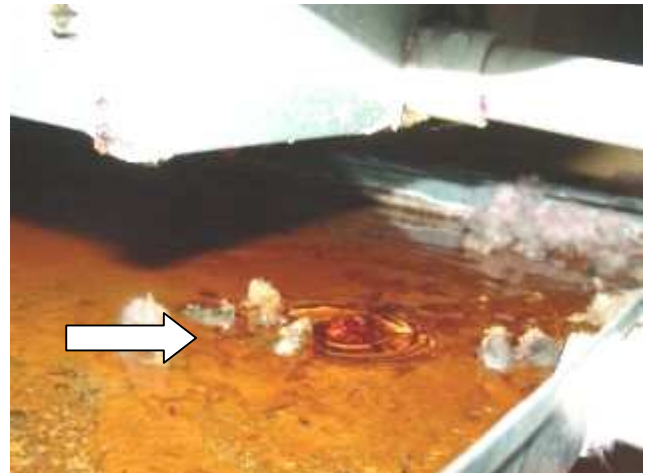
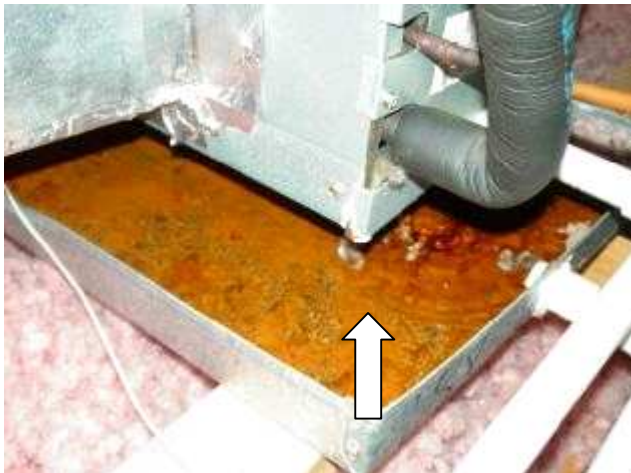


A view of one of the clogged filters.

**Condensate
Drainage:**

Needs Attention. The cooling coil for the A/C system is mounted inside the attic space. The auxiliary drain pan is approximately 1/2 full of water. This is an indication that the primary and the back-up drain lines are both stopped up. This condition could allow water to overflow the drain pan and damage the ceiling below.

Recommendation. I recommend a licensed HVAC technician evaluate this condition and make the needed repairs to unstop the drain lines. Consideration should be given to installing a drain pan float switch.



A view of the auxiliary drain pan that is approximately half full of water.

Pool

Pool Type: Concrete

**Electrical Controls
& Circuits:**

Needs Attention. There is no evidence of an electrical bonding conductor between the pool and the pool pump. All electrical components within the pool system should be bonded together to avoid a voltage differential between the pool pump and the pool. This could be a safety hazard.

Recommendation. A licensed electrician should evaluate this condition and make the necessary repairs to bond the pool to the filter pump.



A view of the missing bond wire from the bond clamp.

=====**End of Report**=====