



116 Saralee Drive Huntsville, AL. 35811
Serving Athens, Huntsville, Decatur, Madison, Hartselle, The Shoals and Surrounding Areas
Inspected By: Tim McNeese HI-4002

Inspection Report

David Lass

Property Address:
1406 Ascent Trail
Huntsville AL 35816



McNeese Home Inspections

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Serving Athens, Huntsville, Decatur, Madison, Hartselle, The Shoals and Surrounding Areas



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Date: 6/20/2018	Time: 09:00 AM	Report ID:
Property: 1406 Ascent Trail Huntsville AL 35816	Customer: David Lass	Real Estate Professional: ** *** ****

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (M) = This item, This item may require some maintenance and will be found in the Maintenance Summary at the end of the report. A maintenance issues may or may not be cause of concern...some something that may require regular actions, part of being a home owner.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type Of House:

4-plex

Age Of Home:

38 years old

Home Faces:

West

Client Is Present:

No

Radon Test:

No

Water Test:

No

Weather:

A beautiful day for an Home Inspection

Temperature:

Typical Hot Southern Humid Day feels like 100

Rain in last 3 days:


Yes

1. General Statement on the Home

Items

1.0 General Statement on This Home

Comments: Issues or Concerns that may require Action

 Based on Madison County Tax Assessors website it appears this building was constructed in 1980. Listed below are the issues I found while inspecting this property.

- Unless I missed an access I was unable to enter the attic area. If an access hole exist I will be happy to return and inspect attic area.
 - Exterior of this building needs to be pressured cleaned and decks stained or treated. These are cosmetic issue but would help with the overall appearance of the building.
 - Entrance way needs to have carpet cleaned or replaced. Due to the water leak there are mosquitoes everywhere. Once cleaned and dried or replaced this should correct the issue.
 - The entrance way window above the door is broken.
 - In all units that have floor covering it is stained beyond cleaning. It appears all carpet covering may need to be replaced.
 - Could not see the water heater in unit A.
-
1. The roof appears to be at the end of its life expectancy. Recommend having a licensed roofer to confirm my findings and to give an estimate of replacing roof. This is an issue and it needs to be addressed.
 2. The exterior of this building has one or more holes in the vinyl siding that need to be repaired/ patched to prevent water from entering and causing moisture issues behind the siding. This is an issue and it needs to be corrected.
 3. Hand rails need to be installed at entrance way going into the building. This is an issue and it needs to be corrected.
 4. All plant life needs to be trimmed so that is it not coming in contact with structure. This is an issue and it needs to be corrected.
 5. Water meter is leaking at the shut off valve on units B & D. This is an issue and it needs to be corrected.
 6. The HVAC unit did not operate properly in any of the units. Recommend having all units serviced and certified by a licensed HVAC professional. These are issues and they need to be corrected.
 7. The anti-tip bracket is missing on the kitchen stove in all four units. This is an issue and it needs to be corrected.
 8. Air filters need to be replaced or installed in all four units. This is an issue and it needs to be corrected.
 9. The load center in all four units are Federal Pacific Electric. These are no longer used and have been advised to replaced due to fire hazards issues. Please google hazards of FPE to find more information on this matter. This is an issue and it needs to be corrected. Here is one of many sites to read up on this service panel, <http://www.ismypanelsafe.com/fpe.php>.
 10. One or more outlet and light switch cover plates appear to be missing in all of the units. This is an issue and it needs to be corrected.

11. The sliding glass door in unit B did not operate properly at time of inspection. This is an issue and it needs to be corrected.
12. The kitchen in unit B is in total disarray. Unable to verify that any appliance operated properly.
13. Two of HVAC system appears to be past the life expectancy of 15 years. Unit is 18 years old. Unit did not operate properly at time of inspection. Recommend having system serviced and certified by a licensed HVAC professional. This is an issue and it needs to be addressed.
14. The GFCI outlet in the kitchen appears to be a bad outlet. Until replaced none of the outlets are GFCI in the kitchen and they should be. This is an issue and it needs to be corrected.
15. The closet the split unit is in needs to have sheet rock added to the ceiling. This is an issue and it needs to be corrected.
16. Looking at some of the registers for the HVAC units the ductwork seems to not be attached properly to the register in unit B. This is an issue and it needs to be corrected.
17. Flooring cover is needed in most of unit B. This is an issue and it needs to be corrected.
18. In unit B one or more doors appear to be missing trim work. This is an issue and it needs to be corrected.
19. The laundry room in unit B is missing the dryer vent access. This is an issue and it needs to be corrected.
20. Closet doors need to be installed in unit B. This is an issue and it needs to be corrected.
21. In unit B the bathroom is missing the toilet seat, cover for the ventilation fan and the register vent. The bathtub is missing the shower head, the stopper and the drain cover plate. These are issues and they need to be corrected.
22. Globes and bulbs are missing on most light fixtures in all four units. This is an issue and it needs to be corrected.
23. Smoke detectors need to be installed in all bedrooms for all four units. This is an issue and it needs to be corrected.
24. The sliding glass door in unit D does not operate properly. Door needs to be replaced. This is an issue and it needs to be corrected.
25. Flooring in front of sliding glass door in unit D needs to be repaired. Area is soft to walk on. This is an issue and it needs to be corrected.
26. In unit D the kitchen stove did not operate at time of inspection. This is an issue and it needs to be addressed.
27. Bare wire beside water heater in unit D needs to be installed in a sealed junction box. This is an issue and it needs to be corrected.
28. The dishwasher in unit D did not operate at time of inspection. This is an issue and it needs to be corrected.
29. In unit D the pressure relief valve plumbing on the water heater is missing. This is an issue and it needs to be corrected.
30. Accordion style plumbing drain line is not proper plumbing material. In unit D. This is an issue and it needs to be corrected.
31. In unit D one or more windows appear to be fogging. Windows are still functional but no longer energy efficient. This is an issue and it needs to be corrected.
32. Dishwasher did not operate in unit C. This is an issue and it needs to be corrected.
33. Bare wires in unit C in the kitchen need to be installed in a sealed junction box. This is an issue and it needs to be corrected.
34. Romex connector is missing at the power source on the water heater in unit C. This is an issue and it needs to be corrected.
35. Sliding glass door in unit A does not operate properly at time of inspection. This is an issue and it needs to be corrected.
36. In unit A trim is missing around the front door. This is an issue and it needs to be corrected.

37. The GFCI outlet in unit A is bad and needs to be replaced. This is an issue and it needs to be corrected.
38. In unit A the dishwasher did not operate properly at time of inspection. This is an issue and it needs to be corrected.
39. Sliding glass door in unit A did not operate properly at time of inspection. This is an issue and it needs to be corrected.
40. In unit A the window is missing in the kitchen area. This is an issue and it needs to be corrected.
41. In unit A the bathtub is in need of some repair at the faucet. This is an issue and it needs to be corrected.

Note: This report will post all issues and defects i find. Every defect is NOT the responsibility of the seller to fix but is my responsibility to inform you of the condition of this home. Some are due to aging of a home and you cannot expect an older home to be fault free nor have unreasonable expectations towards repairs. I recommend you dwell on structural, health and safety issues and use this report with your agent to develop a reasonable list of issues you want the seller to address.

1.1 Money Saving Coupons From the Post Office

Comments: Inspected

Money saving coupons are available to you and all you have to do is go to your local Post Office. Just go to the window and ask for a **MOVERS GUIDE**. Inside you will find the following savings...

- Save up to **20%** on a Moving Truck rental from **Budget Truck Rental**
- Save **10%** on Televisions and Appliances at **Best Buy**
- Get 150 Channels for only \$29.99 per month for 12 months and free installation from **Direct TV**
- Get **10%** off any purchase (up to \$500 in Savings) from **Lowes**.

1.2 Safe and Sound

Comments: Inspected

Home Inspections today are based on two principals: Safety and Soundness. Is the home safe and is it structurally sound and my job as an certified inspector is to provide information to my clients so they can make an informed decision. During my lifetime, an amazing amount of changes have been made to electrical, plumbing and mechanical codes as structural elements that are targeted to make your home safer.

My inspection will point out safety issues or concerns that may have met building codes at the time of construction but should be considered for upgrading today. I may make recommendations to improve safety to an item or device that meets all building codes today but has been found to be unsafe by the International Association of Certified Home Inspectors.

Whether or not you decide to make the improvements i recommend are totally up to you. I have NO enforcement power.

Here are some common areas that are checked for safety, there are others:

1. **Exterior:** Electrical outlets, fixtures and devices protected and well grounded. Landscaping and walkways. Handrails and steps.

2. **Garage:** Firewalls in place, garage doors and openers operating in a safe manner. If appliances are located in the garage they should be placed correctly, following all safety standards
3. **Interiors:** Trip Hazards, electrical fixtures, outlets and switches. Stairwells and hand rails. Doors and Door Locks, Windows and plumbing devices.
4. **Electrical:** Load Centers, GFCI outlets, connections to all installed devices and attic and crawlspace wiring and junction boxes.
5. **Roof:** roof coverings, insulation, venting, entrance to the attic and electrical wiring.
6. **Plumbing:** Water Heating devices, handrails, windows and glass near tubs, wax seals at toilets and proper gas traps at all drains.

1.3 Termite Inspection Letter

Comments: Inspected

Recent changes in Conventional Mortgage practices has removed the requirement that the seller provide a Termite Letter. So, now the responsibility falls to the buyer. Pest control companies are usually eager to do termite inspections and letters if they find they can move that letter into a treatment contact. Home Inspectors in the State of Alabama are prevented from conducting such inspections. My policy is if i see what i think are termites, i will advise my clients i have discovered what appears to be an insect infestation and recommend that a licensed Pest Control Company inspect the property.

With the chance of a termite infestation at greater than 100% over the life of a home in Alabama, I think it prudent that every home owner have there home inspected and maintain a treatment policy to protect their homes.

1.4 Vendors I Recommend

Comments: Inspected

This list is composed of vendors i have either used personally, or seen examples of their work. I recommend them because of the quality of services they have preformed either for me or others, if i find they fail to satisfy even one client, i remove them from the list. I receive no compensation for recommending their services. I have several rental homes and i routinely use folks from this list to help me maintain these homes. It is my feeling that the best complement anyone can give a company is recommend their services. You probably were referred to my services from a satisfied customer.

(1) Acme Services, Handyman on Steroids no job too small Flooring/Painting/light HVAC and minor Plumbing and general repairs: George Fetter 256-206-1788 : Limestone, Madison and Morgan County

(2) League and Jones Roofing: General Roofing, replacement windows and siding Ronny League 256-379-3851 Madison and Limestone County

(3) Perfect Temp HVAC: Heating and Air repairs and service Author Vaughn 256-489-2277 Madison and Limestone County

(4) Mr. Electric: Licensed Electrician Keith Pinkerton 256-536-8119 Madison, Jackson and Limestone County

(5) Crawlspace Solutions: Mold and fungi treatment and pier installation and services Chris Simmons 256-436-0014 Madison, Lawrence, Lauderdale, Limestone and Morgan County

(6) Alabama Foundation Specialist: Foundation services and repairs. 877-340-8479 All of Alabama, probably the best warranty in the business

(7) TRI-State Siding and Gutters: Gutters and Siding Huey Long 256-232-6843 Limestone, Madison, Morgan and Lauderdale County

(8) C&M Plumbing: Master Plumbing Services Milton Stark 256-509-7240 Madison, Morgan and Limestone County. Milton is wonderful.

(9) Wilson Garage Doors: Garage Door Installation and Service 256-830-9001 Madison and Limestone County

(10) Painting: Melissa Wilson Huntsville/Madison area 256-714-3734

(11) Painting: Decatur/Hartselle Area Diana Teague 256-621-0573

(12) A Plumber: Morgan County , Alex Organ 256-355-6130,6161 or 773-5551

(13) The Garage Door Man: Morgan County Larry Sheppard. 256-345-2836 I met Larry when a newly repaired door fell on me in Hartselle that had been installed/serviced by Valley Overhead Door of Decatur. Valley refused to make the necessary repairs even though they

failed to properly set the reversing mechanism the door and caused it to fail. Valley Door is NOT on the recommended list.


(14) Hall Properties and Management LLC; A full service metal building and Metal Roofing company offering service throughout the valley. Mike Hall 256-566-6716 256-350-6029 35 years experience, licensed and insured.

I support the efforts of the Re-Store operated by Habitat for Humanity in the following locations: Decatur at 620 Wilson Street NE, 256-308-1160, Huntsville 400 Pratt Avenue NW : 256-533-3267 , Athens on Brownsferry Street (256) 230-6001 and Florence Phone: (256) 764-4494. This store operate thru donations of goods and services. I have often found excellent buys on light fixtures, appliances, flooring and building supplies, usually at less than 20% off retail prices.

I encourage you to get more than one estimate when contracting for services. Do your Due Diligence and protect your interest.

1.5 Re-Inspection after Repairs

Comments: Issues or Concerns that may require Action

 If you are purchasing a home that will require plumbing, electrical, HVAC, roofing or other repairs, we will be happy to return and inspect those areas. Due to rising costs we charge a nominal fee just to cover our travel expenses. Our re-inspection fee is \$75.

1.6 Keep up with your home Maintenance

Comments: Inspected

A free service from Bright Nest. Just log on and this service will help you track repairs and maintenance, reminding you of services to need to preform on schedule. Its Free, Its Easy and I recommend it. [Bright Nest Service](#)

1.7 Lowest Common Denominator: State Building Standards

Comments: Inspected

The codes and standards currently adopted and enforced by the Alabama Building Commission as the State Building Code are:

1. 2009 International Building Code
2. 2009 International Plumbing Code
3. 2009 International Mechanical Code
4. 2009 International Fuel Gas Code
5. 2009 International Fire Code
6. 2011 National Electric Code

1.8 Talk To Your Agent

Comments: Issues or Concerns that may require Action



Section Photos

Its Always Time to do the Right Thing

When purchasing an older home that is missing some recently Designated safety items such as smoke detector, carbon monoxide detector and improper locks, YOU the buyer should assume the responsibility and minor cost of adding these items. Once cannot expect a home owner to provide endless upgrades to a buyer. When added, these items will improve your safety

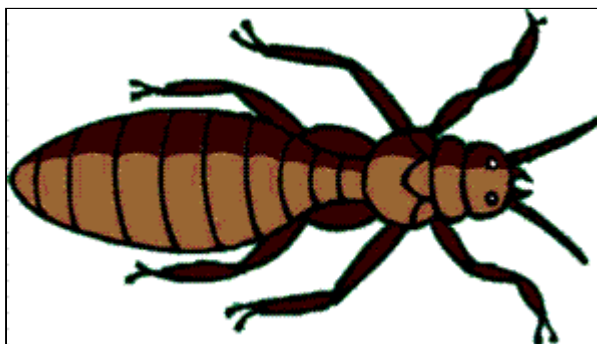
1.0 Item 1(Picture)



1.1 Item 1(Picture)



1.2 Item 1(Picture)



1.3 Item 1(Picture)

brightnest

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It's easy to save money and keep your home healthy and safe with our free tools and tips.

- Organize With HomeSolve**
Make moving a hassle and home stays in one easy step.
- Expert Tips & Tricks**
Get a customized list of things to look right away.
- Relevant Reminders**
We E-mail reminders about what your home needs and when.

A FREE SERVICE
WWW.BRIGHTNEST.COM

1.6 Item 1(Picture)

Talk to your Agent!

As a home inspector I will do my best to reveal every small detail that might be out of place; changes in codes, safety recommendations and other issues that may or may only marginally impact the safety and or soundness of a home. I may also make recommendations for improvements in the future. But overwhelming a seller with repair requests might cause you to miss out on the dream home you have searched for. For this reason, I recommend you discuss this report with your agent to develop a reasonable repair list.

1.8 Item 1(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<p>Viewed roof covering from: Ground From the attic as well</p>	<p>Roof Condition: The Roof appears to be in a generally good condition The roof appears to have two years of life remaining The roof shows some damages</p>	<p>Roof-Type: Gable</p>
<p>Roof Covering: 3-Tab fiberglass Asphalt/Fiberglass</p>	<p>Chimney (exterior): N/A</p>	<p>Roof Ventilation: Gable vents Soffit Vents</p>
<p>Method used to observe attic: From entry</p>	<p>Roof Structure: Stick-built</p>	<p>Ceiling Structure: Not visible</p>
<p>Attic info:</p>	<p>Attic Insulation: Extra Info : No Asccess</p>	

Items

2.0 Roofing Issues

Comments: Issues or Concerns that may require Action

The roof and the shingles and all water management systems were inspected for proper operations. Missing or malfunctioning items will be itemized, some actions or recommendations may be made. The attic was entered and the insulation, bracing, decking, venting, plumbing and electrical elements were inspected.

1. The roof appears to be at the end of its life expectancy. Recommend having a licensed roofer to confirm my findings and to give an estimate of replacing roof. This is an issue and it needs to be addressed.

2.1 General Statement on Roofs and Roofing

Comments: Inspected

General Statement on Roofs/Roofing

Sags or depressions in roofs can be caused by many things but they are usually caused by past or active leaks. When roofs leaks, the first damage is usually to the decking that begins to deteriorate and often some slight stains or damage may be visible inside the home on the ceilings or walls. Many times, it can be months or years before internal signs are present and leaks are noticed. By that time some structural damages can also begin to set in. We attempt to catch all problems with roofs as we inspect homes but since we are precluded from removing shingles, flashing, siding and or other materials small leaks can simple not appear at the time of the inspection and we may note the depressing or bow in a roof.

When we make references to these depressions, humps, sags or spongy areas on the roof we are suggesting that you seek additional professional assistance to insure further damages do not take place.

2.2 Fire Safety: Make an Escape Plan

Comments: Inspected

Home Fire Escape Plan.

Each family member must know what to do in the event of a fire in their home. Unless a small fire can be easily controlled, it is recommended that fighting the fire be left to professional fire fighters and that family members escape safely from the home.

A home escape plan must be created and practiced so that each person knows exactly what to do. It also is important to practice Exit Drills In The Home (EDITH).

Most residential fires occur between 8 p.m. and 8 a.m. Deaths from residential fires occur in greater numbers between midnight and 4 a.m. when most people are asleep. An average of 800 fires strike residential buildings each day in the United States. More than 6,500 persons die each year from fire - more than half of them children and senior citizens. The majority of these deaths are in home fires.

Regardless of the cause of the fire, a home may be filled with smoke. This is a very dangerous situation. Family members may be unable to see very well. The smoke and toxic gases may cause dizziness and disorientation. In the confusion, one can easily become lost or trapped in the home. Family members must understand that their safety depends upon quickly leaving the home. It has been proven that exit drills reduce chances of panic and injury in fires and that trained and informed people have a much better chance to survive fires in their home.

1. Plan Ahead
2. Plan an Escape Route
3. Realize the Danger of Smoke
4. Establish a Safe Meeting Place
5. Provide for Those Requiring Additional Help
6. Practice Your Fire Escape Plan
7. Exit Safely From a Structure
8. Remember, Plan Ahead!

Plan Ahead

The first step in escaping a fire in the home is to plan ahead. By installing smoke detectors in the home and being sure they are in good working order, family members can be alerted to the presence of smoke or fire before it is too late. Together, family members can decide on an escape plan in the event of a fire in the home. Bedroom doors should be closed while people are sleeping. It takes fire 10 to 15 minutes to burn through a wooden door. That's 10 to 15 minutes more for the inhabitant to escape. Next, family members should visit each bedroom and figure out two escape routes -

The normal exit

The other exit through a door or a window

Plan an Escape Route

Each member of the family should know how to get safely outside by at least two routes. Family members should practice opening their windows to become familiar with their operation. Jammed windows should be identified and repaired. If, during a fire, a window is jammed, it may be broken out with an object and a blanket or towel placed over the frame to cover shards of glass. However, it is much safer to open a window than it is to break the glass out. If a family feels they need the additional

security, "firesafe bars" should be installed or retrofitted. An exit should not require special tools. A key is considered a special tool. Bars on windows should have a single action quick release device.

Realize the Danger of Smoke

Each member of the family should understand the importance of crawling low under smoke. Smoke and heat rise so the best place to find fresher, cooler air is near the floor. When a person is caught in a building filled with smoke, they should drop on hands and knees and crawl to the nearest exit. Test all closed doors before opening them.

Feel the back of the door. If it is hot, don't open it. Turn and go to the second route of exit. If the door is not hot, open slowly but be prepared to slam it closed again if there are flames. Practice what to do if you become trapped. Since doors hold back smoke and fire fighters are adept at rescue, the chances of survival are excellent. Close doors between you and the smoke. Stuff the cracks and cover vents to keep smoke out. If there's a phone, call in your exact location to the fire department even if they are on the scene. Wait at the window and signal with a sheet or flashlight or something visible.

Establish a Safe Meeting Place

A special meeting place should be established a safe distance from the house. It could be a mailbox, the neighbor's driveway or a large tree in the yard. Whatever it is, it must be something that is stationary and won't be moved (such as a car). This is where everyone meets in the event of a fire. It also prevents family members from wandering around the neighborhood looking for one another, or worse, being tempted to re-enter the burning house for one thought to be trapped inside.

Once outside at the special meeting place, a person can be sent to the neighbor's to call 9-1-1. If anyone is missing, give that information to the fire department immediately and tell them where the probable location of the missing person could be. Under no circumstances should anyone re-enter the burning building.

Provide for Those Requiring Additional Help

Special provisions may be required for infants, young children, disabled or the elderly who may need additional help when escaping. These provisions should be included in the home fire escape plan and discussed with family members.

When afraid, children commonly seek sheltered places such as a closet or under the bed. Encourage them to exit outside. Do not allow them to hide. Make sure children can operate the windows, descend a ladder, or lower themselves to the ground through a window. (Slide out on the stomach, feet first. Hang on with both hands. Bend the knees when landing.) Lower children to the ground before you exit from the window. They may panic and not follow if an adult goes first.

Have children practice saying the fire department number, the family name, and street address into the phone.

Practice Your Fire Escape Plan

One very good step in the planning of a home fire escape plan is to make a floor diagram of the house. Mark the regular and emergency escape routes, as well as windows, doors, stairs, halls. A good way to practice the effectiveness of a home fire escape plan is to position each family member in his or her bed, turn all the lights off, and activate the smoke detector by depressing the test switch.

Each family member should help "awaken" the others by yelling the alert. Family members should exit their rooms according to the plan, crawl low under smoke, practice feeling doors for heat, and meet in the designated location outside the home.

Not all "homes" are single residential structures but include

apartments and other types of buildings. Some additional discussion may be helpful in the home escape plan.

Most high-rise or multi-story apartment complexes post fire escape plans for all residents to see and follow. However, these plans seldom include escape routes for each apartment. Family members must develop and practice an evacuation plan for their individual apartment.

Exit Safely From a Structure

Jumping from upper floors of a building should be avoided. However, it is possible to hang from a second story window and drop feet first to the ground without significant injury. A sprained ankle or broken leg is better than dying. Parents can purchase fire ladders for the bedrooms, or instruct children to use an adjacent porch or garage roof to await rescue by the fire department.

When exiting such a structure, do not use the elevator. Elevators are notorious for stopping at the fire floor and killing the people inside. A power failure may cause them to stop in between floors. Use the fire escape or an enclosed fire resistive stairwell to exit.

As a family, explore the building so that every exit, is familiar, including those from storage, laundry and recreation rooms. If the hallways become smoke-filled as the result of a fire, memory can help in finding the exits.

Look for these important features in the building - enclosed exit stairways, clearly-marked exits, clean hallways and lobbies, automatic sprinklers, fire alarm systems and smoke detectors.

Remember, Plan Ahead!

Remember, the first step toward escaping a fire is to plan ahead. Practice a home fire escape plan throughout the year and be sure that if anything should change around the home, it is included in the home fire escape plan.

Section Photos



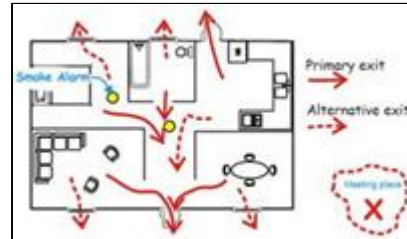
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.2 Item 1(Picture)



2.2 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service	Panel capacity:	Panel Type:
Conductors:	125 AMP	Circuit breakers
Below ground	Extra Info : 4 125's	
200 Amp Meter Base		
Electric Panel	Branch wire 15 and 20 AMP:	Wiring Methods:
Manufacturer:	Copper	Romex
FEDERAL PACIFIC		three wire system in branch
Underwriters Lab		wiring
Approved		
Location of Electrical	GFCI Safety Protection:	Safety Devices for Smoke or
Disconnect:	GFCI outlets are in place in the Kitchen, bathrooms,	Carbon Monoxide:
Inside on the Main	garage and exterior outlets as they should be	The Home is missing Smoke
Load Center	Kitchen outlets near water are protected	Detectors in one or more Bedrooms
	Bathroom outlets near water are protected	The Home is missing a Carbon
	Exterior outlets near water are protected	Monoxide Detector
	GFCI outlets are missing	
	Kitchen outlets should be GFCI protected and they	
	are not	
	Bath outlets should be GFCI protected and they are	
	not	
	External outlets should be GFCI protected and they	
	are not	
	There are GFCI outlets in place that do not work	
	properly	
	Extra Info : Some are portected	
Grounding of Meter	Outlets and Covers:	ATTIC WIRING:
Base and Load Center:	Acceptable	Attic Wires Appear in Good Order
System is grounded as		
it should be		

Items

3.0 Electrical Issues

Comments: Issues or Concerns that may require Action

- We viewed the power lines to the home and the meter base. inspected the wiring and for active methods of grounding. The load center and its various components were viewed and the branch wiring

was observed exiting the load center and safety items were verified if present. Generally, the wiring was universally inspected where viewable, issues or recommended changes will be noted as found.

1. The load center in all four units are Federal Pacific Electric. These are no longer used and have been advised to be replaced due to fire hazards issues. Please google hazards of FPE to find more information on this matter. This is an issue and it needs to be corrected. Here is one of many sites to read up on this service panel, <http://www.ismypanelsafe.com/fpe.php>.
2. One or more outlet and light switch cover plates appear to be missing in all of the units. This is an issue and it needs to be corrected.
3. The GFCI outlet in the kitchen appears to be a bad outlet. Until replaced none of the outlets are GFCI in the kitchen and they should be. This is an issue and it needs to be corrected.
4. Bare wire beside water heater in unit D needs to be installed in a sealed junction box. This is an issue and it needs to be corrected.
5. Bare wires in unit C in the kitchen need to be installed in a sealed junction box. This is an issue and it needs to be corrected.
6. Romex connector is missing at the power source on the water heater in unit C. This is an issue and it needs to be corrected.
7. The GFCI outlet in unit A is bad and needs to be replaced. This is an issue and it needs to be corrected.
- 8.

3.1 XPERT Home Inspections' Policy on GFIC Outlets

Comments: Inspected

This is a general policy statement

In the U.S., the National Electrical Code requires GFCIs in bathrooms (since 1975), kitchen receptacles (since 1987) (near the sink, and specifically not including the refrigerator outlet, which is usually on a dedicated circuit), garages, outdoor areas (since 1973), crawl spaces (since 1990) and in unfinished basements (since 1990). GFCI protection has been in the building codes for over twenty years and we feel, all homes should have them as minimum protection equipment.

Installing GFCI outlets is not rocket science and they are readily available for less than \$20 per outlet. Each outlet comes with easy to read instructions and usually the only tools you need to install one is a screw driver. For this reason, THIS Inspector, feels that the benefits of having the protection, regardless of the age of the home, far out ways the cost of the repairs, and therefore I will always recommend non GFCI outlets be updated. GFCI outlets are required in bathrooms, kitchens, unfinished basements, crawlspaces, garages and all external outlets. Its all about the safety of you and your family.

3.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The load center panel cover was removed and the internal breakers and connections were examined for

1. evidence of corrosion or rust
2. missing romex connectors
3. panel firmly attached to the wall
4. knock out covers
5. the meter base grounded re.
6. wiring entering and exiting the load center box.
7. frayed wires
8. double tapping

3.3 Electrical Safety

Comments: Inspected

It's easy to practice electrical safety. Remember that electricity always takes the shortest way to the ground. It will go through wire, metal, wet objects... or you. It's invisible, but very real, so treat it with respect.

Wires run around, through and over our houses. And each year hundreds are electrocuted in their homes, and thousands are injured in electricity-related accidents... Accidents that can be prevented with a little foresight, and some common sense.

Here are some indoor safety tips:

- Keep appliances like hair dryers away from water-filled tubs and sinks.
- Unplug appliances before you clean them.
- Use only appliances and equipment approved by Underwriters Laboratories (look for the UL listing on the label), or other recognized testing laboratories.
- Don't overload outlets with cords. If your TV picture shrinks or flickers when major appliances go on, or if fuses or circuit breakers blow frequently, you should have your circuits and wiring checked.
- Never unplug or carry anything by its cord. And don't run cords under carpets or furniture; the cords can overheat and cause a fire.
- Make it a habit to unplug small appliances when they're not in use, and push them to the back of your counters. And make sure you use all three prongs of your electric plugs, and replace worn or frayed cords immediately. Never force a plug into an outlet if it doesn't fit, and never nail or tack cords to walls or floors.
- Teach your kids not to poke things into electrical outlets, toasters, or any other appliances, whether they're on or off. Use plug covers or inserts in all your outlets.
- Keep electrical cords away from kids' reach. Teach them that electricity and water never mix. Keep all radios, hair dryers and other appliances secured or out of bathrooms.

Here are some outdoor safety tips:

- If you have overhead electrical service, watch out for the drop line from the utility pole to your house. Don't hit it with implements or let other wires touch it. Be particularly careful when you are unloading materials from your car or truck.
- Overhead power lines might look insulated. They aren't. The dark color may be weather protection or oxidation... Not insulation. And even an insulated line may have flaws in the insulation, and contact could mean serious injury. Keep away! If you must work near power lines, contact us or the utility involved before you start work. Ask that safety measures be taken, or the lines de-energized. We want to work with you to make sure you work safely.
- Outdoor outlets should be on a circuit protected by a ground fault circuit interrupter (GFCI), which are required in newer homes in bathrooms, garages, outdoors, and near sinks. GFCIs can be added as a temporary plug-in adapter, added as a replacement outlet, or even installed as a circuit breaker. Check with your electrician for options.

- Keep television and radio antennas away from power lines. They should be far enough away to remain clear if they were blown over.
- Teach your kids never to fly kites near any power lines. Toys or other objects caught in electrical equipment should be left alone and the kids should find an adult to help. Balls or other objects tossed or falling into an electrical substation should be left there. Call Dominion or the utility involved to retrieve the item.
- Teach your kids to recognize "Danger" signs and not to climb in trees if power lines pass through or near them. They should also know that pad-mounted transformers (those metal cabinets on concrete pads) are not safe places to play.

3.4 Standard Safety Equipment

Comments: Issues or Concerns that may require Action



A proper home inspection includes determining if the safety equipment is in place such as smoke detectors, carbon monoxide detectors and GFCI protection for outlets near water or moisture.

3.5 Electrical Factoid

Comments: Issues or Concerns that may require Action



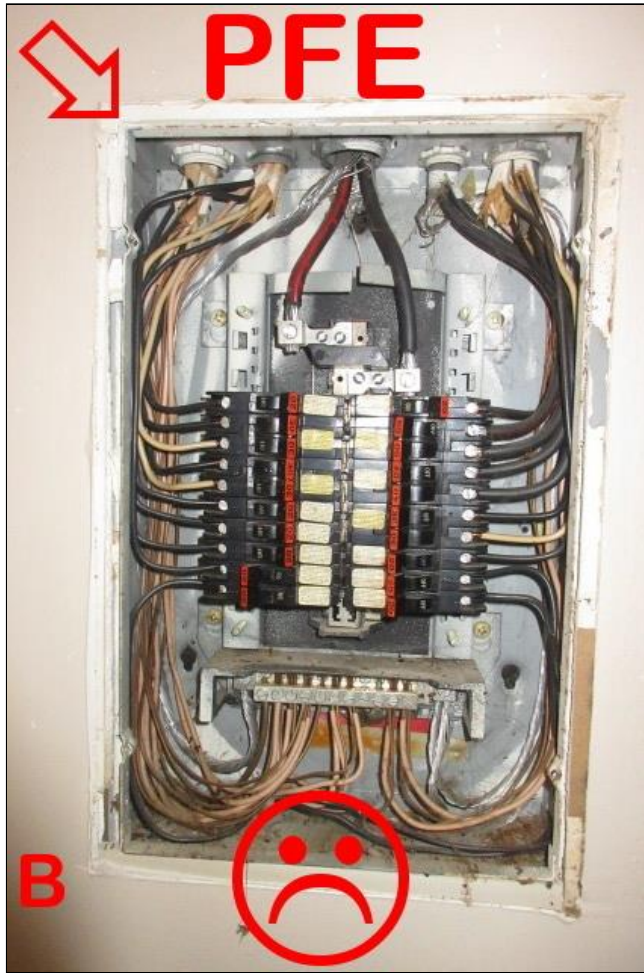
[Section Photos](#)



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



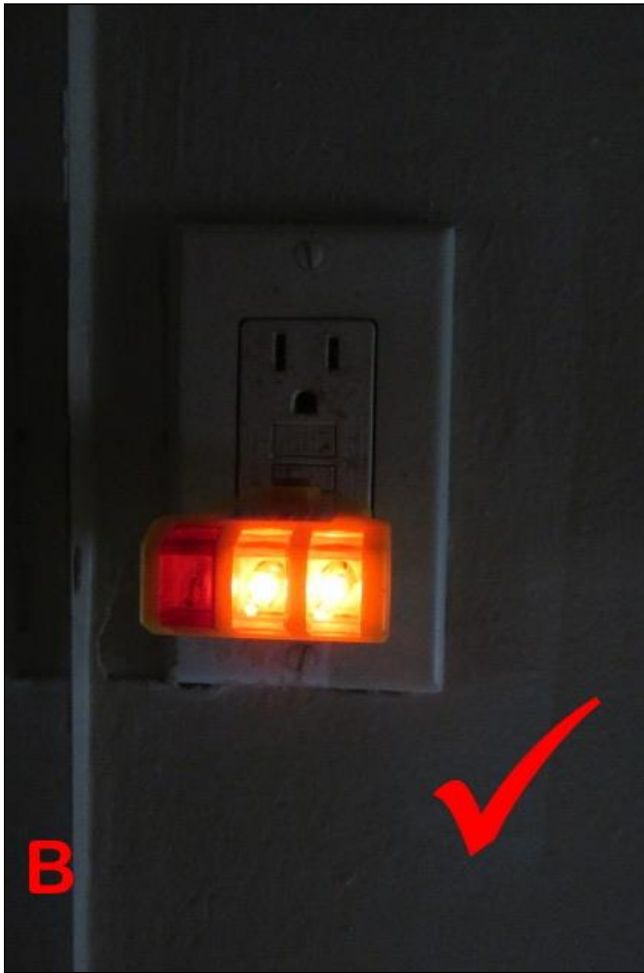
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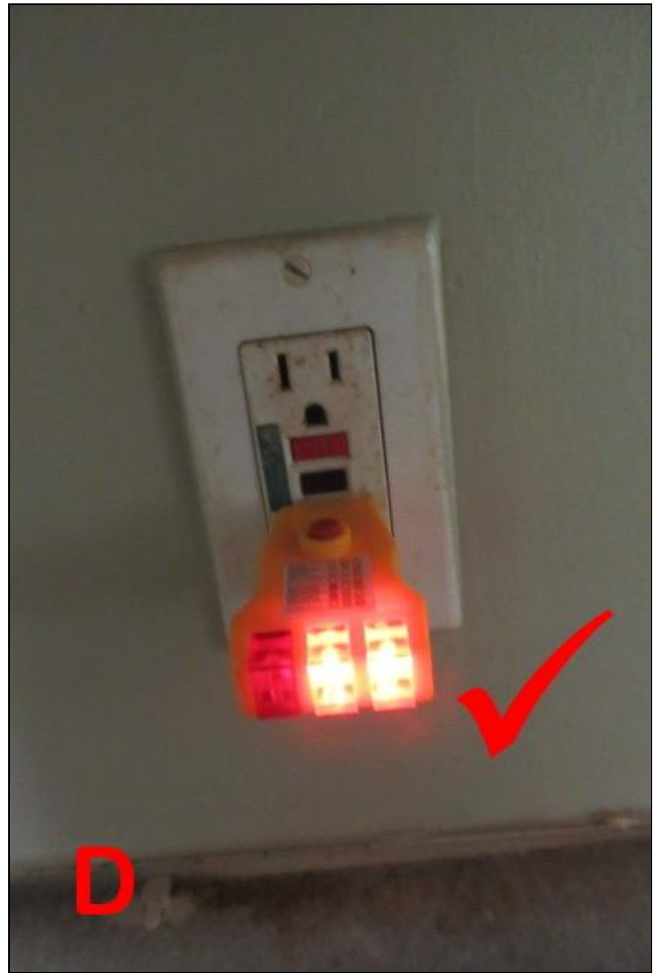
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3.0 Item 10(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



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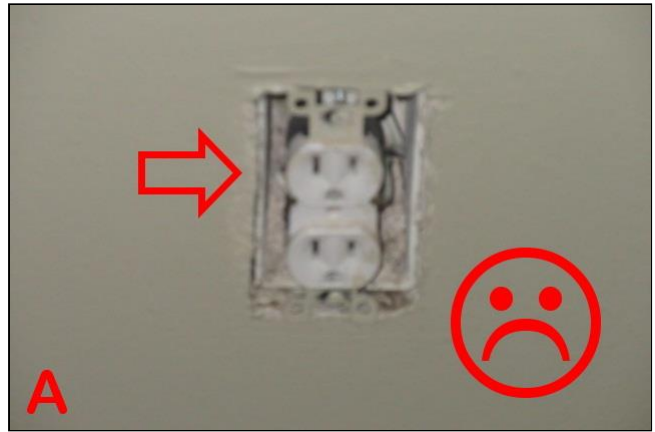
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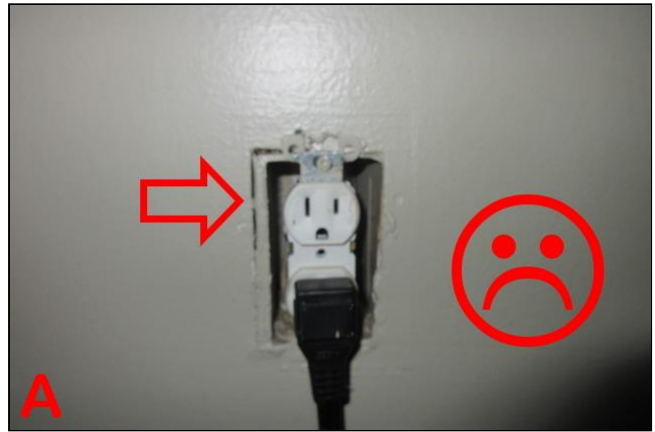
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3.0 Item 19(Picture)



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3.0 Item 21(Picture)



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3.0 Item 23(Picture)



3.0 Item 24(Picture)



3.0 Item 25(Picture)



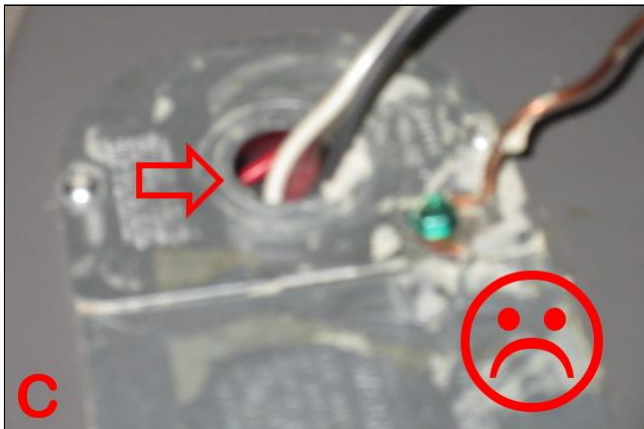
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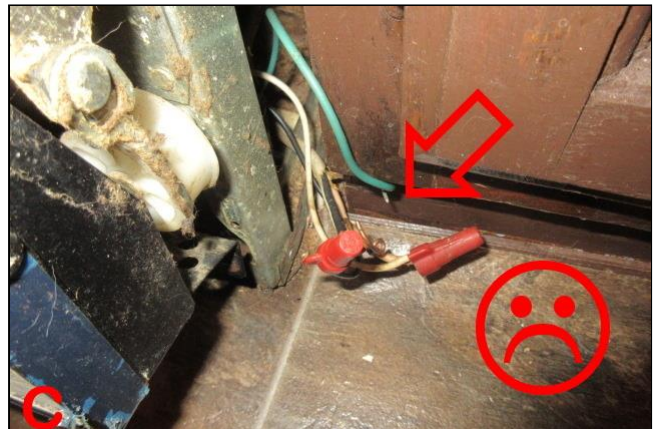
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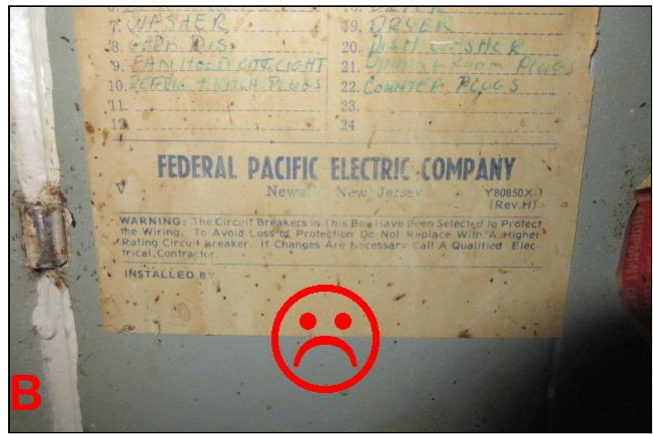
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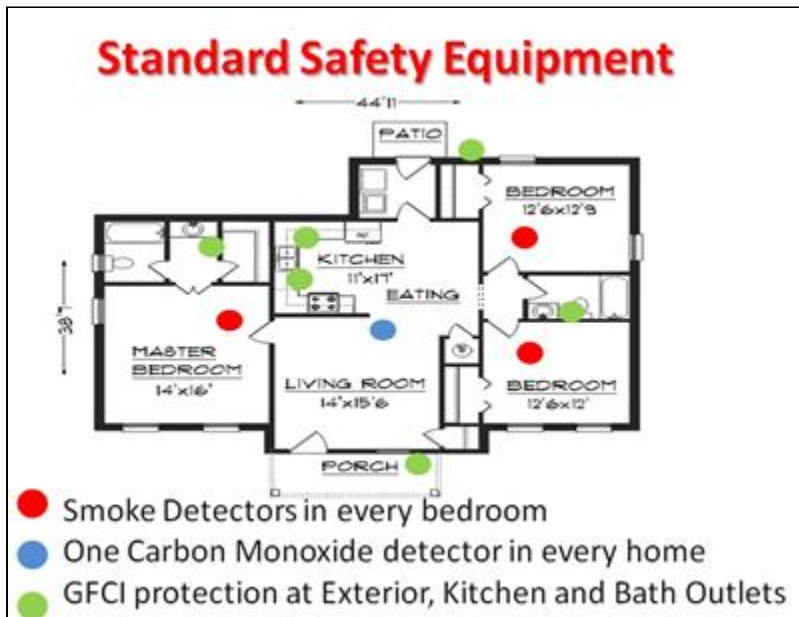
3.0 Item 30(Picture)



3.0 Item 31(Picture)



3.0 Item 32(Picture)



3.4 Item 1(Picture)



3.5 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

T-111

Appurtenance:

Covered porch

Decks and Porch Details:

Hand Rails NOT in place

Current standards require hand rails for all steps with three or more risers

Current Standards require hand rails on decks and porches 30 inches or more above grade

Current hand rail standards require picket spacing of less than 4 inches maximum spacing between pickets

Siding

Material:

Wood

Exterior Entry Doors:

Wood

Steel

Driveway: Windows:


Concrete

Single Hung, Double Paned Vinyl Windows

Items

4.0 Exterior Issues

Comments: Issues or Concerns that may require Action

 (1) We viewed the exterior, the walls, windows, all exterior surfaces as well as the landscaping and grade. When deemed necessary we touched, pressed or probed areas of concern. Safety standards and elements will be observed and reported.

1. The exterior of this building has one or more holes in the vinyl siding that need to be repaired/ patched to prevent water from entering and causing moisture issues behind the siding. This is an issue and it needs to be corrected.
2. All plant life needs to be trimmed so that is it not coming in contact with structure. This is an issue and it needs to be corrected.
3. In unit D one or more windows appear to be fogging. Windows are still functional but no longer energy efficient. This is an issue and it needs to be corrected.
4. In unit A the window is missing in the kitchen area. This is an issue and it needs to be corrected.

 (2)

Section Photos



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



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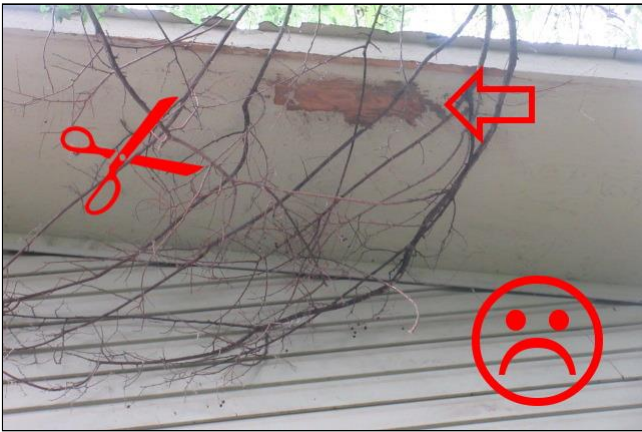
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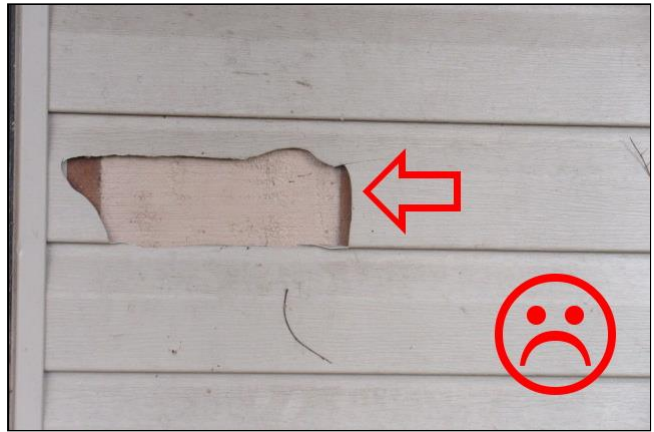
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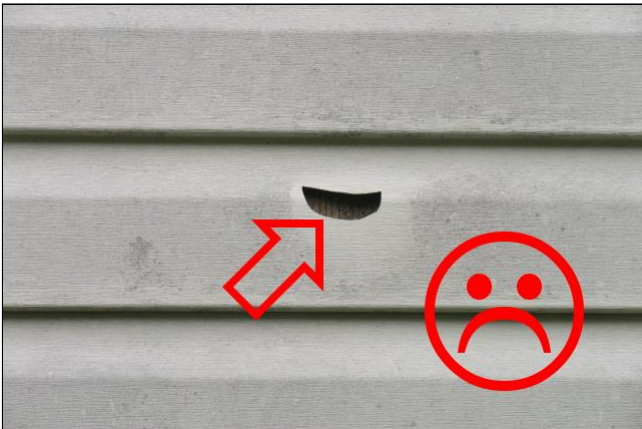
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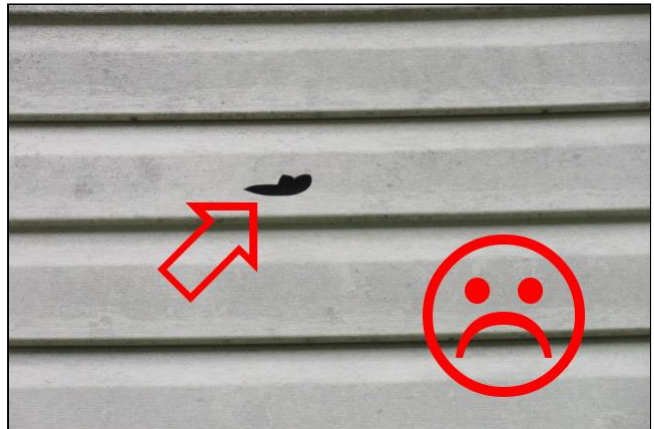
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4.0 Item 20(Picture)



4.0 Item 21(Picture)



4.0 Item 22(Picture)



4.0 Item 23(Picture)



4.0 Item 24(Picture)



4.0 Item 25(Picture)



4.0 Item 26(Picture)



4.0 Item 27(Picture)



4.0 Item 28(Picture)



4.0 Item 29(Picture)



4.0 Item 30(Picture)



4.0 Item 31(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Kitchen and Breakfast Area

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Information:

The dishwasher was started and the unit was draining as it should
 FRIGIDAIRE
 GENERAL ELECTRIC
 HOTPOINT
 KENMORE

Disposer Information:

NONE

Exhaust/Range hood Information:

RE-CIRCULATE
 BROAN
 KENMORE

Range/Oven Information:

All of the eyes on the range were turned on and observed heating
 FRIGIDAIRE
 HOTPOINT

Built in Microwave Information:

NONE

Cabinetry:

Wood

Countertop:

Laminate

Refrigerator:

NONE
 HOTPOINT

Hot and Cold Supply Lines:

Good Condition: No Leaks

Items

5.0.A Kitchen Issues

Comments: Issues or Concerns that may require Action



We report the general condition of all appliances, cabinets and surfaces. Inspect the presence and operation of electrical devices and their safety protection devices. Lights and venting system were inspected. Drains, fixtures and plumbing issues are discussed in the Plumbing section of this report. Electrical issues are found in the electrical section.

1. The anti-tip bracket is missing on the kitchen stove in all four units. This is an issue and it needs to be corrected.
2. The kitchen in unit B is in total disarray. Unable to verify that any appliance operated properly.
3. In unit D the kitchen stove did not operate at time of inspection. This is an issue and it needs to be addressed.
4. The dishwasher in unit D did not operate at time of inspection. This is an issue and it needs to be corrected.
5. Dishwasher did not operate in unit C. This is an issue and it needs to be corrected.
6. In unit A the dishwasher did not operate properly at time of inspection. This is an issue and it needs to be corrected.

5.1.A Kitchen Safety

Comments: Inspected

Kitchen Safety-
 Fire Prevention in the Kitchen

EACH YEAR, KITCHEN FIRES kill hundreds of people and injure thousands in North America. Most

of these fires can be prevented by following the basic fire safety tips on this page.

Don't leave cooking unattended

Never leave food cooking on your stove or in your oven when you leave home and stay in the kitchen whenever anything is cooking. Turn off stoves and appliances promptly when you're finished using them and unplug electrical appliances when they are not in use.

Keep appliances clean

Built-up grease catches fire easily. Wipe appliance surfaces after spills and clean stove surfaces and ovens regularly.

Be alert

Studies show that 42 percent of the people who have died in cooking fires were asleep. Do not attempt to cook if you have been drinking alcohol or are drowsy.

Wear close-fitting sleeves

Loose sleeves can dangle too close to hot stove burners and catch fire. Don't store things on or above your stove. Clothing can catch fire when you lean over stove burners to reach shelves.

Keep flammable objects clear of the stove

Pot holders, dish towels, and curtains catch fire easily. Keep such items at least three feet (one meter) from your stove.

Do not overload electrical outlets

Plugging too many kitchen appliances, especially heat producing appliances such as toasters, coffee pots, waffle irons, or electric frying pans into the same electrical outlet or circuit could overload your circuit, overheat, or cause a fire.

Operate microwaves safely

Microwave ovens stay cool, but what's cooked in them can be very hot. Use pot holders when removing food from microwave ovens.

Turn pot handles inward

A pot handle sticking out over the edge of your stove can be bumped in passing or grabbed by a child. Prevent burns and stovetop fires by always turning pot handles in toward the back of the stove.

Heat oil slowly

Heat cooking oil slowly over moderate heat and never leave hot oil unattended.

If a grease fire starts, smother it.

Never pour water on a cooking fire. If a pan of food catches fire, carefully slide a lid over the pan and turn off your stove burner. Keep the lid on until completely cooled. If a fire starts in your oven, close the oven door and turn off the heat source. If the flames do not go out immediately, call the fire department.

Close the door on microwave fires

If anything catches fire in your microwave, keep the door closed and turn off or unplug the microwave. Opening the door will only feed oxygen to the fire. Do not use the oven again until it is

serviced.

First aid for burns

Run cool water over a burn for 10 to 15 minutes. This will minimize skin damage and ease the pain. Never apply butter or other grease to a burn. If the burned skin is blistered or charred, see a doctor immediately.

Stop, drop, and roll

If your clothing catches fire, do not run. Stop where you are, drop to the ground, cover your face with your hands, and roll over and over to smother the flames. If someone else's clothes catch fire, push them to the ground and roll them over and over, or smother the flames with a flame-resistant blanket or carpet.

Section Photos



5.0.A Item 1(Picture)



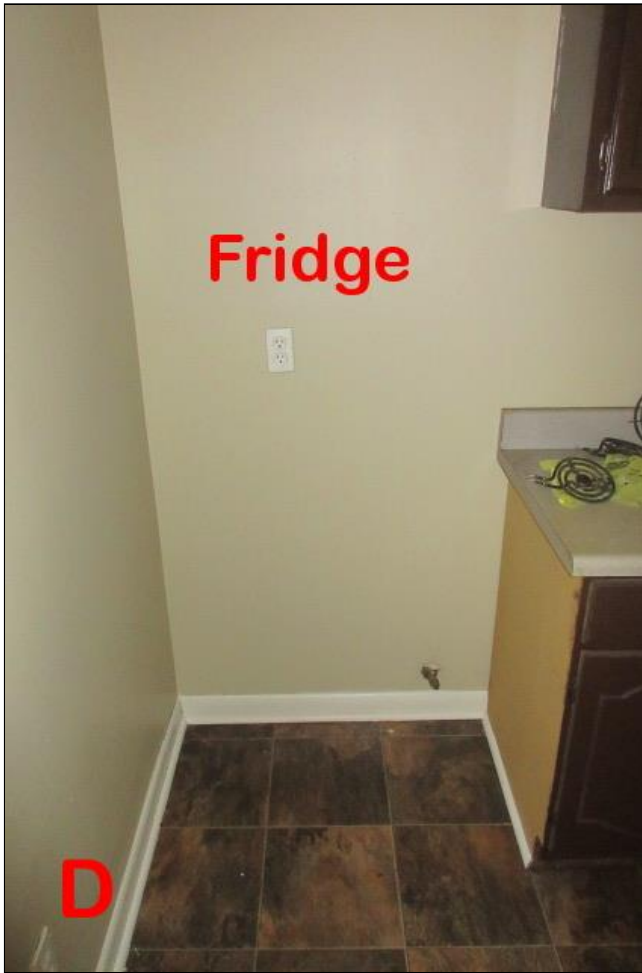
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5.0.A Item 3(Picture)



5.0.A Item 4(Picture)



5.0.A Item 5(Picture)



5.0.A Item 6(Picture)



5.0.A Item 7(Picture)



5.0.A Item 8(Picture)



5.0.A Item 9(Picture)

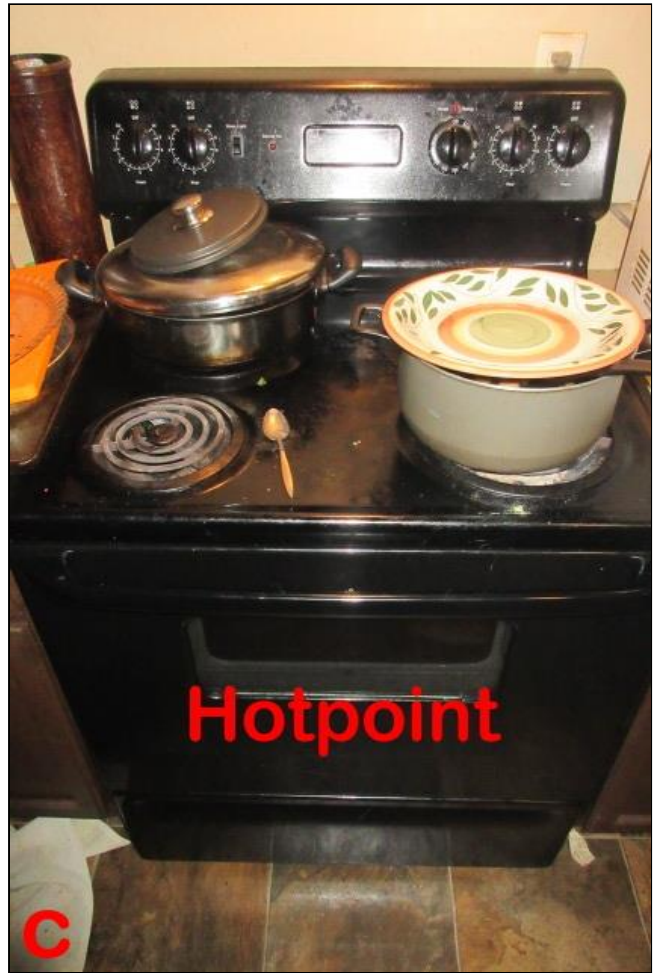


5.0.A Item 10(Picture)



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5.0.A Item 11(Picture)



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5.0.A Item 12(Picture)



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5.0.A Item 13(Picture)



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5.0.A Item 14(Picture)



5.0.A Item 15(Picture)



5.0.A Item 16(Picture)



5.0.A Item 17(Picture)



5.0.A Item 18(Picture)



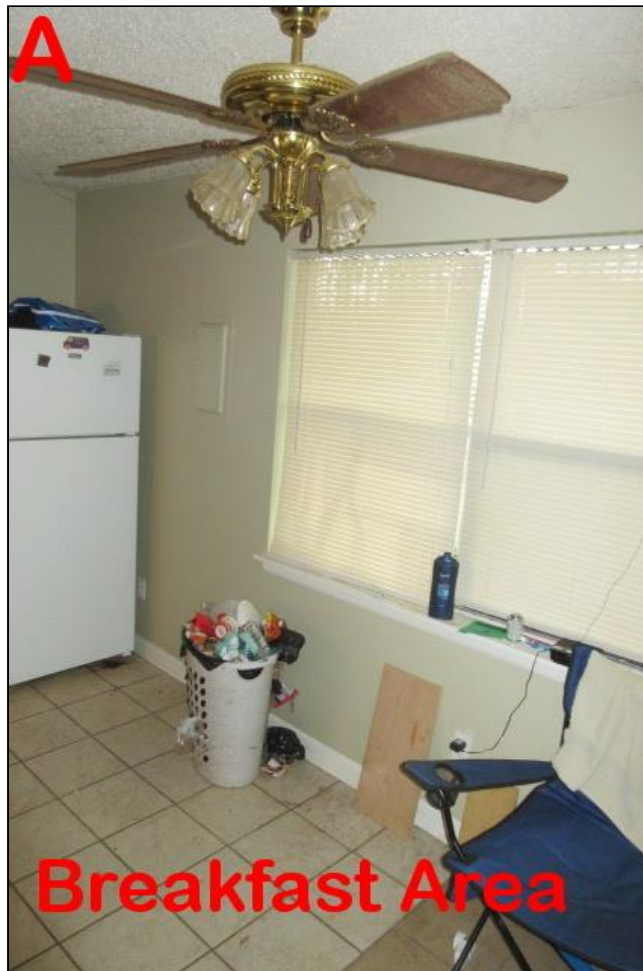
5.0.A Item 19(Picture)



5.0.A Item 20(Picture)



5.0.A Item 21(Picture)



5.0.A Item 22(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . LAUNDRY ROOM

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Clothes Dryer Vent

Material:

Metal

Dryer Power

Source:

220 Electric

Dryer Vent Direction:

Horizontal: Vents from the Laundry area to the side of the house

Hot and Cold Supply Lines:

Good Condition: No Leaks

Items

5.0.B Laundry Room Issues

Comments: Issues or Concerns that may require Action



Please keep your dryer duct clean. House fires are NEVER caused by clean ductwork. And, keep the outside vents intact to keep critters out of your dryer.

1. The laundry room in unit B is missing the dryer vent access. This is an issue and it needs to be corrected.

5.1.B Laundry Room Safety

Comments: Inspected

Laundry Area Safety

Your laundry room might not seem a dangerous place but, according to the [Consumer Product Safety Commission](#) it is. Each year in the United States, about 15,500 fires start in laundry rooms, causing about \$84 million in damage. The cause: the clothes dryer. Its neighbor, the washing machine, can be unruly, too. It is responsible for about \$150 million in water damage in the United States and Canada because of bursting supply hoses.

And shocks and trips in the laundry room are responsible for many trips to the hospital emergency room or the morgue. But you and your loved ones do not have to become laundry room statistics. Just follow these simple precautions.

Dryer

Your clothes dryer looks safe enough but it can turn into a real killer if you do not watch out. Whether electric or gas, dryers collect lint, which is highly combustible. Lint buildup--on the inside

of the exhaust pipe, where the pipe connects at the back of the dryer and outside at the vent--also reduces air flow and the drying efficiency of the appliance. Preventing disaster though is easy.

A simple check out and cleaning of your dryer can often make it safe to use. The first area to clean is the lint trap. It should be cleaned after every load. Peel lint from the screen and wipe the edges and the trap drawer with a damp cloth. A shop vacuum is handy for sucking out any lint stuck inside the trap drawer.

Next, unplug the dryer. Check the back, where the exhaust pipe connects to the appliance. The pipe is held in place by a clip or a steel clamp that can be loosened by pliers or a screwdriver. After removing the pipe, reach inside the dryer opening to remove as much lint as possible. Again, use a damp cloth to wipe away lint.

Clean the inside of the exhaust pipe, too. Reach in to wipe away any buildup. Replace the exhaust pipe if it is made of vinyl or foil. Building codes usually prohibit vinyl and foil exhaust pipes, which can ignite and cause fires. Instead, use flexible metal pipe, which includes snap-lock fittings, and comes in a variety of lengths.

Flexible metal is more durable, too, so it won't puncture or rip. Don't allow dryer exhaust to vent inside your home or attic; dryer exhaust contains too much humid air and can cause problems with mold and mildew.

Also, don't store flammable materials--paints, solvents, household cleaners and paper--near your dryer. Some liquids can emit vapors that can ignite.

Further, clean the exterior vent which might entail using a step ladder because some dryers vent upward from ground-level floors. The cleaning process is similar to the interior, except you might need a screwdriver or scraper blade to hold the vent flap open. Wipe away as much lint buildup as possible. A shop vacuum can be used to suck out any excess lint.

And, remove lint and visually inspect the exhaust pipe at least once a year, more often if you use your dryer twice weekly.

Washing Machine

Check the supply hoses to the washing machine. Look for cracked or frayed material on rubber supply hoses, which can burst. These rubber hoses should be replaced by hoses of braided steel.

Braided steel supply hoses come in lengths of 4, 5 and 6 feet and cost \$10 to \$12 apiece. They install like garden hoses. However, you'll first have to turn off the water supply valves to the washer. Valves that are hard to turn can be closed with pliers--work carefully--and use a bucket to collect excess water. Hand-tighten the new braided steel hoses, turn the water back on and check for leaks.

In addition to braided steel hoses, automatic flood stopping units are available. The units, which contain two solenoid valves that connect between the shutoff valves and the hoses, run about \$70. The valves are connected to a sensor, mounted beneath the hoses. When the sensor detects a leak, it engages the solenoid valves, which stop water flow at the control valve. Installation is simple: a screwdriver and pliers are about the only necessary tools.

General Laundry Safety

Wherever you install your washer and dryer - whether it's in the basement or another room - make sure you install a smoke alarm as well. Like all major appliances, your washer and dryer should be properly grounded. Ensure you have the proper sized fuse or breaker switch installed. Washing means water, of course, and if not already in place, you should install an outlet with a ground fault circuit interrupter.

If your laundry room shares the basement with the furnace, avoid hanging clothes, or storing laundry products, such as bleach near the furnace where they can create fire. Water, electrical appliances, tight spaces are all present dangers to children, so make the laundry room off limits as a play area. Also, the iron should also be kept out of reach of children - young tots can pull on the cord and pull a heavy iron down on themselves causing injury. When finished ironing, unplug the iron, and never leave a hot iron unattended.

And, watch your step while carrying laundry, especially if you have to take the stairs. It's better to take two small loads so you can see where you're going over the top of the laundry basket and avoid tripping. It's also not a good idea to locate the laundry hamper or basket on the stairs.

Section Photos



5.0.B Item 1(Picture)



5.0.B Item 2(Picture)



5.0.B Item 3(Picture)



5.0.B Item 4(Picture)



5.0.B Item 5(Picture)



5.0.B Item 6(Picture)



5.0.B Item 7(Picture)



5.0.B Item 8(Picture)



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5.0.B Item 9(Picture)



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5.0.B Item 10(Picture)



C

5.0.B Item 11(Picture)



A

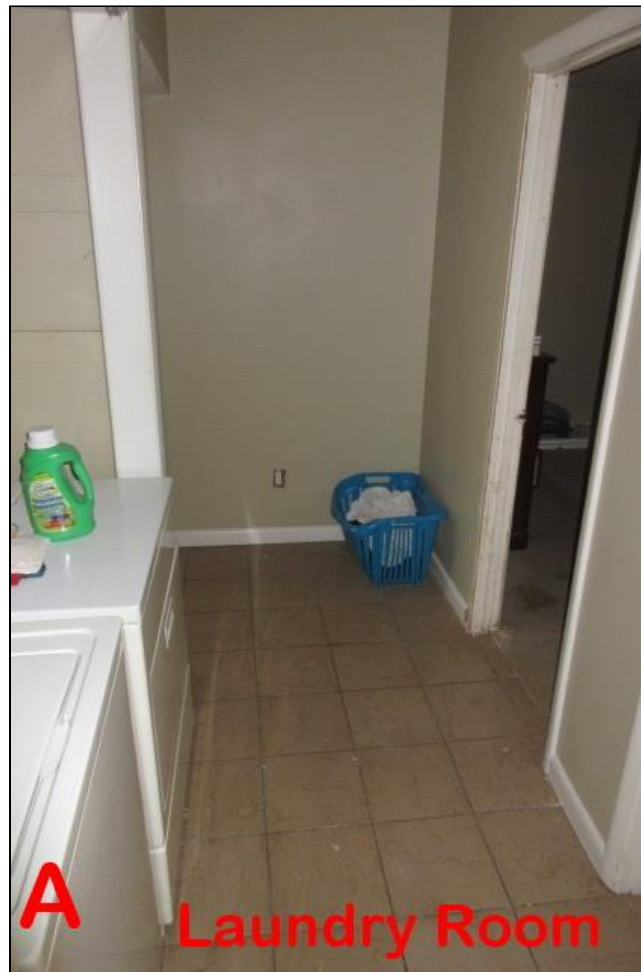
5.0.B Item 12(Picture)



5.0.B Item 13(Picture)



5.0.B Item 14(Picture)



5.0.B Item 15(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Hallways, entrance areas Doors and stairways

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall
Sheetrock

Wall Material:

Drywall
Sheetrock

Floor Covering(s):

Carpet
Linoleum
Tile

Interior Doors:

Hollow core paneled composite doors

Items

6.0.A Hallway and Entrance Issues

Comments: Issues or Concerns that may require Action



We operated every door, and observed the operation of every door lock were possible. Doors and handrails were evaluated for safe operation.

1. Hand rails need to be installed at entrance way going into the building. This is an issue and it needs to be corrected.
2. The sliding glass door in unit B did not operate properly at time of inspection. This is an issue and it needs to be corrected.
3. The sliding glass door in unit D does not operate properly. Door needs to be replaced. This is an issue and it needs to be corrected.
4. Sliding glass door in unit A does not operate properly at time of inspection. This is an issue and it needs to be corrected.
- 5.

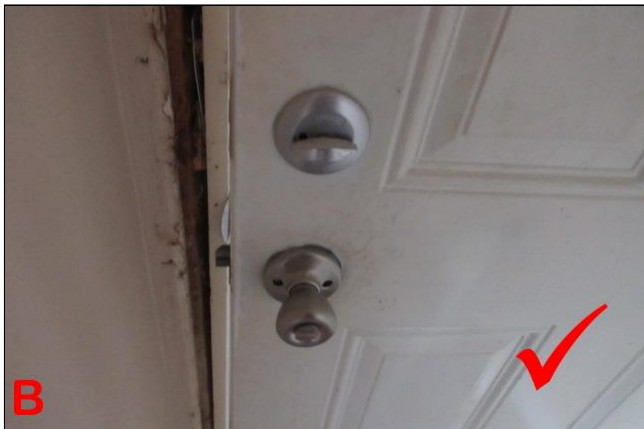
[Section Photos](#)



6.0.A Item 1(Picture)



6.0.A Item 2(Picture)



6.0.A Item 3(Picture)



6.0.A Item 4(Picture)



6.0.A Item 5(Picture)



6.0.A Item 6(Picture)



6.0.A Item 7(Picture)



6.0.A Item 8(Picture)



6.0.A Item 9(Picture)



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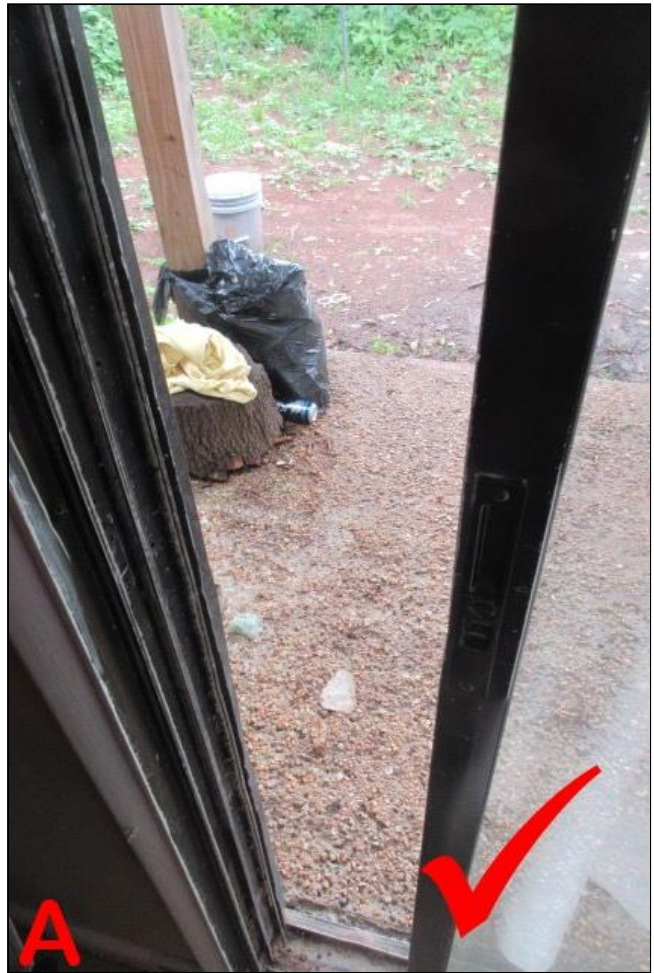
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6.0.A Item 17(Picture)



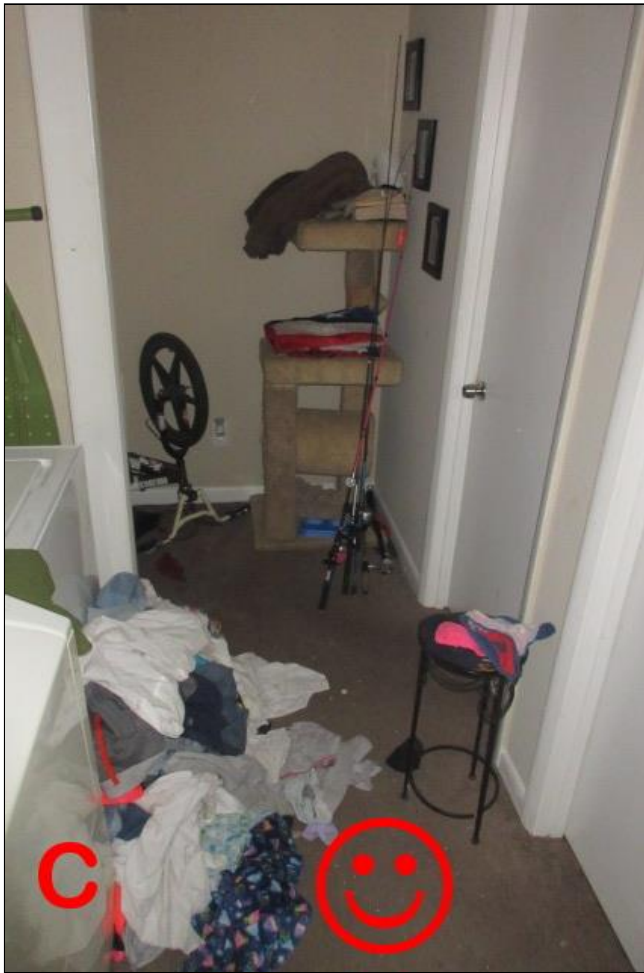
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6.0.A Item 19(Picture)



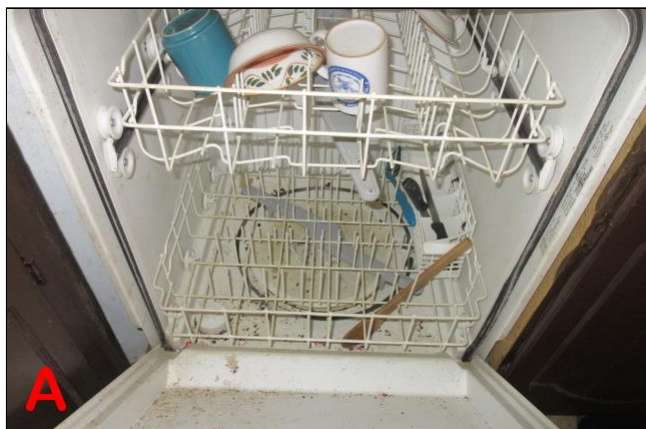
6.0.A Item 20(Picture)



6.0.A Item 21(Picture)



6.0.A Item 22(Picture)



6.0.A Item 23(Picture)



6.0.A Item 24(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall
Sheetrock

Wall Material:

Drywall
Sheetrock

Floor Covering(s):

Carpet
Linoleum
Tile

Interior Doors:

Hollow core paneled composite doors

Window Types:

Metal Windows; Single Hung, Single Paned

Items

6.0.B Discovered Issues in the Living Areas, Bedrooms, Game Rooms and Offices

Comments: Issues or Concerns that may require Action



The interior was observed as a system. While we check every room for issues, the reporting may be provided in broad general statements except with specific issues found.

1. The closet the split unit is in needs to have sheet rock added to the ceiling. This is an issue and it needs to be corrected.
2. Flooring cover is needed in most of unit B. This is an issue and it needs to be corrected.
3. In unit B one or more doors appear to be missing trim work. This is an issue and it needs to be corrected.
4. Closet doors need to be installed in unit B. This is an issue and it needs to be corrected.
5. Globes and bulbs are missing on most light fixtures in all four units. This is an issue and it needs to be corrected.
6. Smoke detectors need to be installed in all bedrooms for all four units. This is an issue and it needs to be corrected.
7. Flooring in front of sliding glass door in unit D needs to be repaired. Area is soft to walk on. This is an issue and it needs to be corrected.
8. In unit A trim is missing around the front door. This is an issue and it needs to be corrected.

Note: A home inspector is to inspect homes for safety and soundness...cosmetic issues are not normally discussed in a home inspection report.

[Section Photos](#)



6.0.B Item 1(Picture)



6.0.B Item 2(Picture)



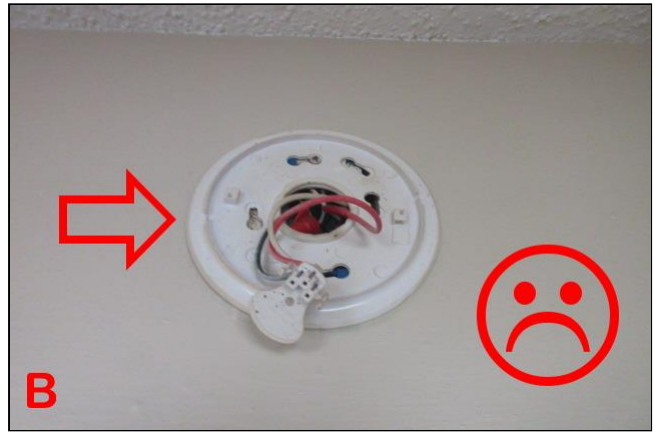
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6.0.B Item 4(Picture)



6.0.B Item 5(Picture)



6.0.B Item 6(Picture)



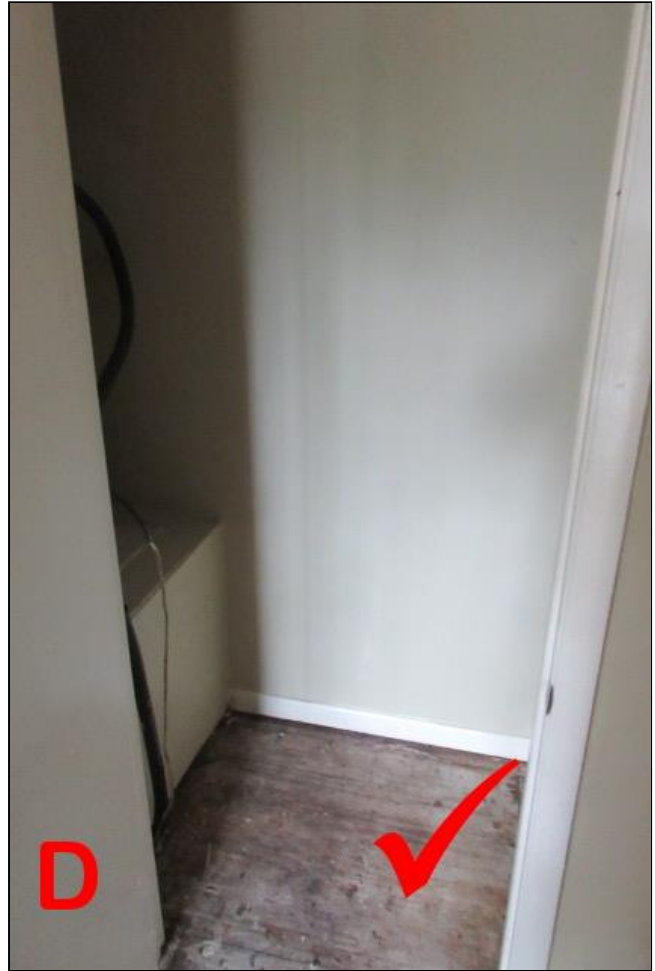
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6.0.B Item 8(Picture)



6.0.B Item 9(Picture)



6.0.B Item 10(Picture)



6.0.B Item 11(Picture)



6.0.B Item 12(Picture)



6.0.B Item 13(Picture)



6.0.B Item 14(Picture)



6.0.B Item 15(Picture)



6.0.B Item 16(Picture)



Living Room

6.0.B Item 17(Picture)

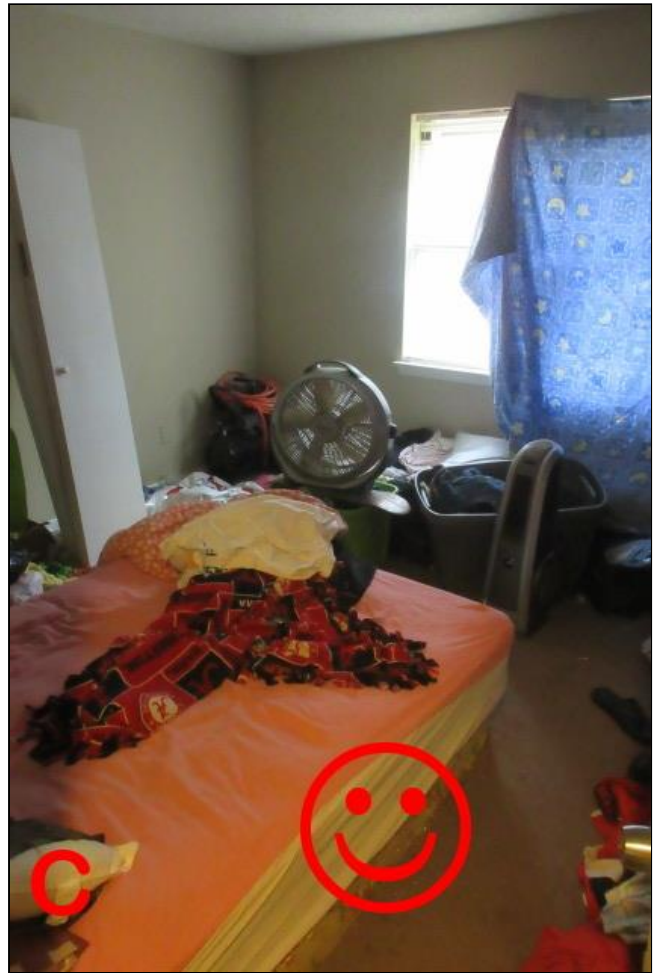


Living Room

6.0.B Item 18(Picture)



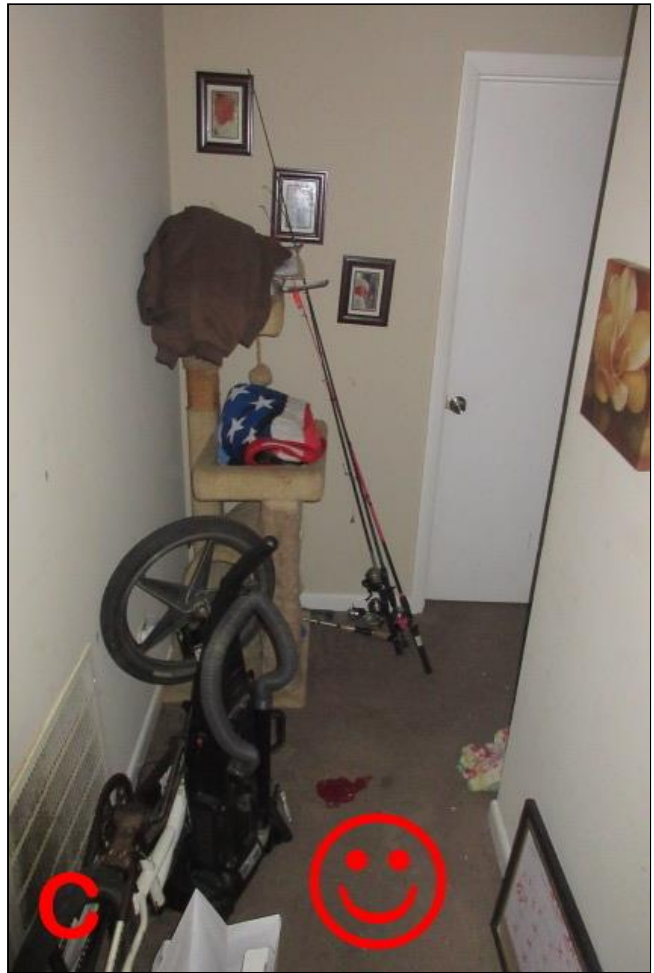
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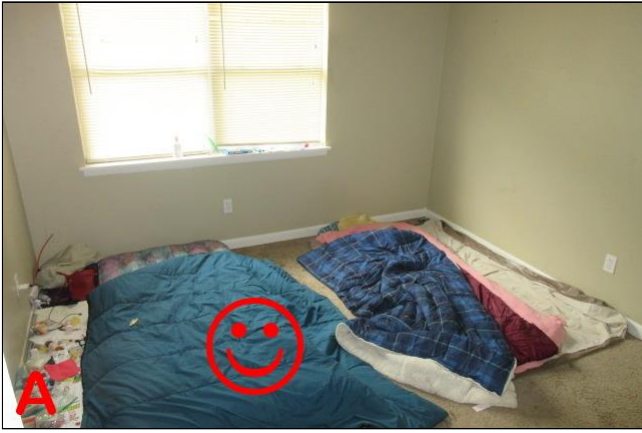
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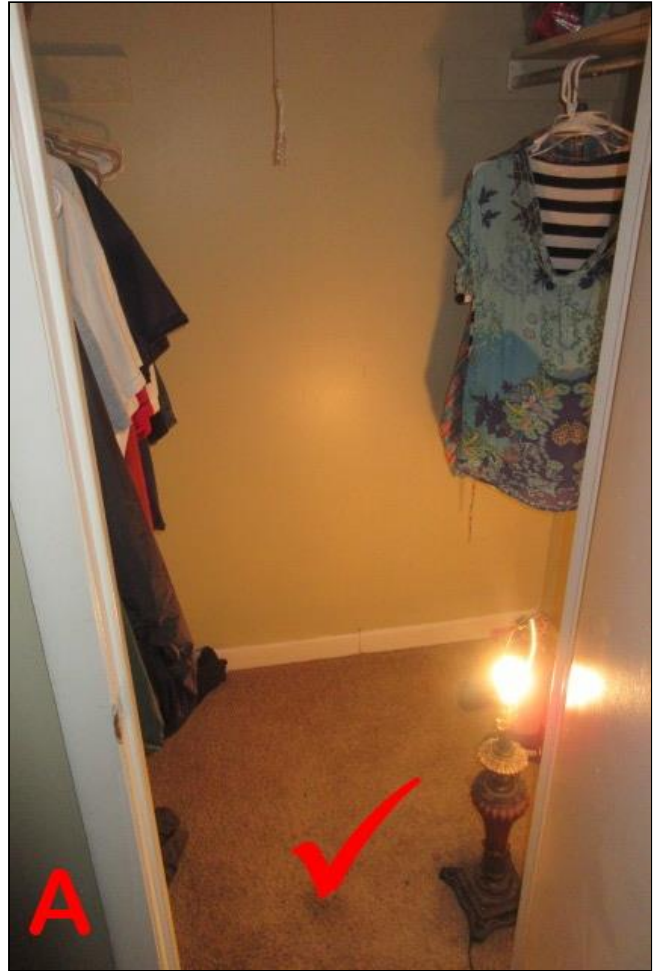
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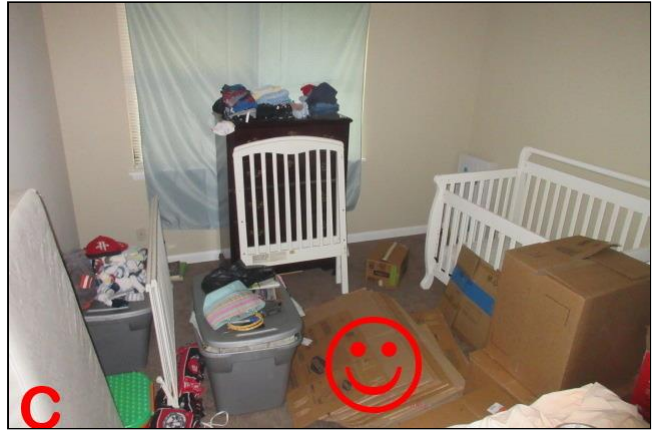
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6.0.B Item 24(Picture)



6.0.B Item 25(Picture)



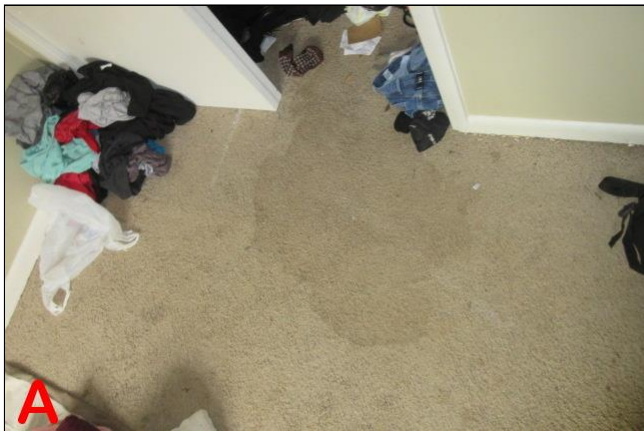
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6.0.B Item 27(Picture)



6.0.B Item 28(Picture)



6.0.B Item 29(Picture)



6.0.B Item 30(Picture)



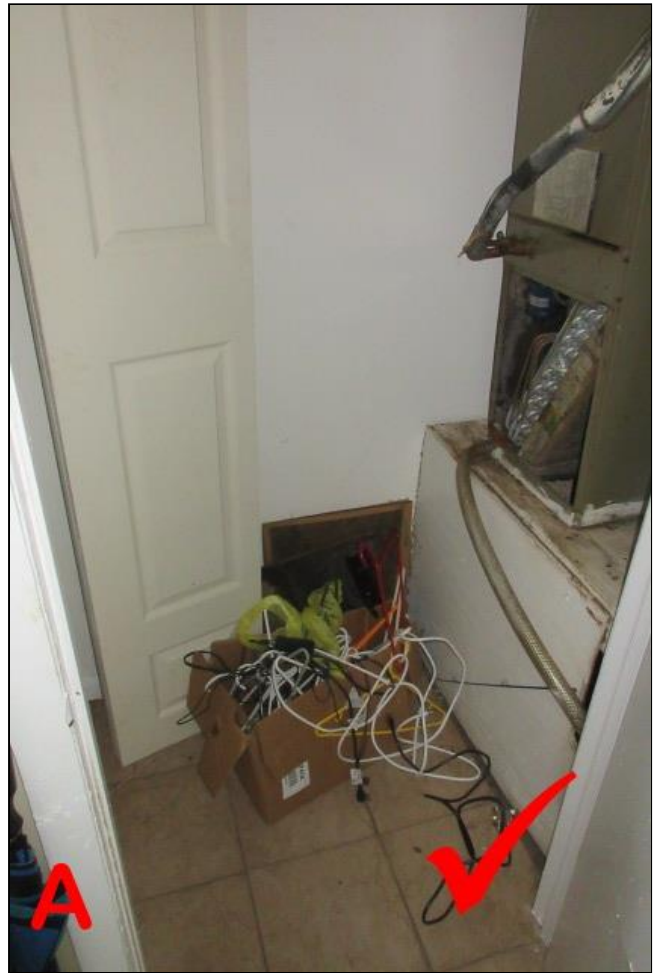
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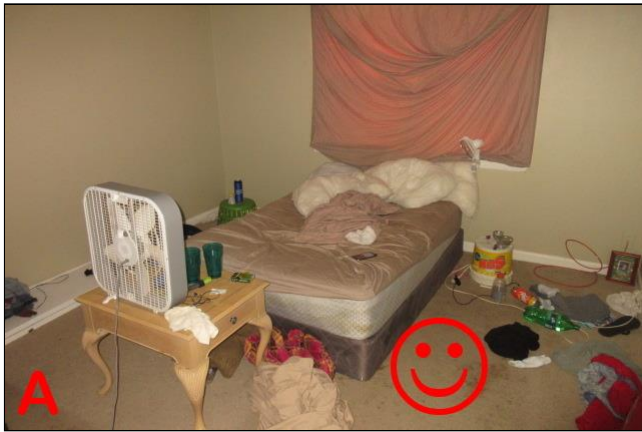
6.0.B Item 32(Picture)



6.0.B Item 33(Picture)



6.0.B Item 34(Picture)



6.0.B Item 35(Picture)



6.0.B Item 36(Picture)



6.0.B Item 37(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan

Sinks:

Leaks found in the sink fixture
Missing Stopper or assembly

Toilets:

Loose at the Base
Extra Info : Missing Seat

Tub/Showers:

Issues with the fixture/valve
Issues or leaks at the Shower Head
Leaks at the valve


Fixtures:

Check Plumbing Sections for more info on issues

Items

7.0 Bathroom Issues

Comments: Issues or Concerns that may require Action

 We inspected every toilet, operated every valve, ran water through each drain and observed the flow. Toilets are one of those odd little things that MAY or MAY NOT reveal a flushing issue during an inspection because flappers become intermittent near the end of their lives and these are common maintenance items that should be regularly replaced by the home owner.

1. In unit B the bathroom is missing the toilet seat, cover for the ventilation fan and the register vent. The bathtub is missing the shower head, the stopper and the drain cover plate. These are issues and they need to be corrected.
2. In unit A the bathtub is in need of some repair at the faucet. This is an issue and it needs to be corrected.

7.1 Bathroom Safety

Comments: Inspected

Bathroom Safety Tips

graphic

One of the most frequented places in your house, the humble bathroom ranks right up there with the kitchen as one of its prime danger zones. But with a little common sense, appropriate supervision, and a few pointers such as those below, you can make your bathroom much safer for your young children.

Toilet. You probably don't need to be told that toddlers like to explore and play with water. What you may not realize is that they are also rather top-heavy because their heads are much bigger in size relative to their bodies than adults'. This makes drowning in a toilet a real--and preventable--possibility. In addition to always keeping a watchful eye on your child when you know he's in the bathroom, consider installing toilet seat locks to keep him from opening the lid.

Bathtub. Not only do [bathtubs](#) provide an easily accessible source of hot water and a slippery surface on which to fall, but when filled with water, they also pose a significant drowning risk for children. You can reduce these risks by covering the faucet handle with a soft, insulated cover, putting in a non-skid mat or adhesive strips, and *never*, under any circumstances, leave your child in the bathtub without adult supervision-even for a minute or two.

Garbage can. Your carefree days of tossing anything and everything into the garbage can are over, at least for the next few years. Common bathroom items such as razors, medications, old cleaning supplies, and hairspray containers can pose serious risks to curious young children.

Medicines. Most people keep at least some of their medicines in the bathroom medicine cabinet. While that is a relatively safe place when you have an infant, older toddlers and children can climb and explore. Always leave medicines in their childproof and labeled containers; if some didn't come in such safety containers (many over-the-counter medicines don't), store them on a shelf well out of even a climbing child's reach. When possible, locked away in a medicine cabinet or elsewhere is best.

Electrical risks. Clearly, water and electricity don't mix. Protect your child by making sure that your bathroom outlets are covered just as they should be elsewhere in your house; easy-to-install and inexpensive outlet plugs are available at most baby-supplies stores. Also, if the outlets are close to the sink or another water source, make sure that they meet current safety standards. Be sure that electrical devices such as razors and hair dryers aren't left plugged in anywhere near water, and are unplugged and stored away when not in use.

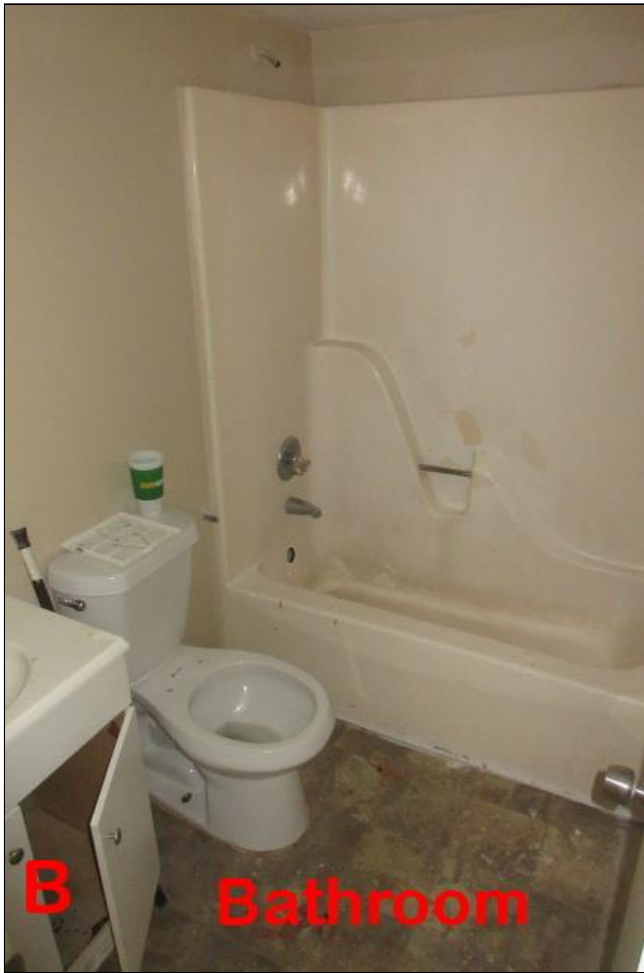
Burns. Hot water poses the obvious risk when it comes to the potential for burns in the bathroom. You should be able to hold your hand under the faucet with only the hot water running. Simply turning down your water heater to a maximum of 120 degrees Fahrenheit can limit the risk of scalding. Initially, teach your toddler not to touch the water controls. As he grows older, teach him the difference between the hot and cold controls and supervise him carefully as he uses water in the sink or takes a bath. Another potential burn culprit: curling irons. Hot curling irons are responsible for many childhood burns and can be easily avoided by not leaving the cord hanging over the counter or the iron plugged in and unsupervised.

Cleaning supplies. Before you became a parent, you may have been accustomed to storing your toilet bowl cleaners, floor polish, drain openers, and other cleaning supplies under the bathroom sink. Now is a good time to make sure all these products are kept in cabinets with childproof locks or stored in a high and hard-to-reach cabinet. All cleaning products should be stored in their original, labeled, childproof containers.

Windows. As with any other room in your house, bathroom windows can pose a risk to your child, as can the cords on the blinds. For more information on avoiding these dangers, see our article on [window safety](#).

General access. Now that you know some of the potential dangers that lurk in your bathroom, you just might want to install a hook-and-eye lock high up on the outside of the bathroom door so you can keep it secured when the bathroom isn't in use. But, remember, for this to work, you and everyone else in the house has to be diligent about using it.

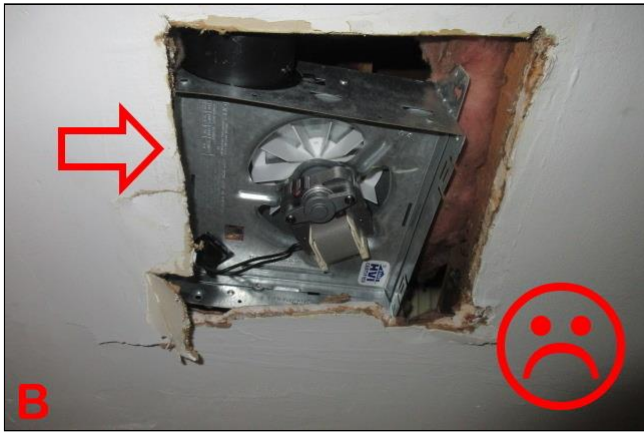
[Section Photos](#)



7.0 Item 1(Picture)



7.0 Item 2(Picture)



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7.0 Item 25(Picture)



7.0 Item 26(Picture)



7.0 Item 27(Picture)



7.0 Item 28(Picture)

8. Structural, Foundation and Crawlspace

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Unfortunately, some crawl spaces and attics cannot be entered due to size restrictions. In all my inspection I strive to meet all inspection standards for inspection.

Styles & Materials

Foundation:

Poured concrete foundation (slab)

Method used to observe

Crawlspace:

No Crawlspace on Concrete

Slab Homes

Floor Structure:

Concrete Slab Foundation

Wall Structure:

2 X 4 Wood

Columns or Piers:

Slab Foundations dont have columns or piers

Floor System Insulation:

Concrete Slab Homes do not require insulation under the foundation

Foundation Ventilation:

Concrete Slab Foundations do not require ventilation

Items

8.0 Structural, Foundation and Crawlspace Issues

Comments: Issues or Concerns that may require Action



We view the home and its structure as a whole and in its various parts. We look for cracks, shifts, sticking doors and uneven floors, wall sand ceilings and report our findings.

1. Home is built on a slab.

8.1 General Statement on Structural Components

Comments: Inspected

The inspection of this property included all visible components of the roof, walls and foundation; during the inspection no defects, wear or conditions were observed that appeared to detract from the structural integrity of the home and this property appears to be sound and in compliance with commonly recommended building and framing standards so in consideration of this i find no reason to recommend further evaluation by a structural engineer.

8.2 Structural Engineering

Comments: Inspected

As a home inspector i am expected to comment on the general over all condition of the homes i inspect and do my best to comply, and as a former home builder, i probably understand these issues more than most inspectors but i am not a structural engineer and dont pretend to be one. If i find signs of unusual movement, turns, tilts or other indicators of the walls, roof structure or foundations, i may recommend that you contact a structural engineer to can take specific measurements and determine if the issues warrant additional action. Homes are expected to flex a little, they are going to settle some and some small cracks are going to develop in bricks and sometimes over doors and windows inside the home. When i see these things, i look for a cause under the home or in the attic to satisfy my interest in the areas. I do not routinely suggest structural engineering services unless i feel they are warranted as they do come at a significant cost.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): CPVC	Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 30 Gallon (small)	Water Heater Manufacturer: RHEEM Whirlpool
Location of Water Shut Off Valve: Outside in the Water Meter Base	Expansion Tank: Expansion tank is a safety device that helps protect your plumbing in the unlikely event of over heated water causing the contents to swell in a closed water system.	Hot Water Heater Expanded: Missing Safety Pan Missing Safety Discharge Pipe Discharge Pipe too Short

Items

9.0 Plumbing Issues

Comments: Issues or Concerns that may require Action

We ran water through each valve when the water supply is active, view valves opening and closing and inspect each drain for leaks and clogs. Every toilet is flushed and a significant amount of water is passed through the drains.

1. Water meter is leaking at the shut off valve on units B & D. This is an issue and it needs to be corrected.
2. In unit D the pressure relief valve plumbing on the water heater is missing. This is an issue and it needs to be corrected.
3. Accordion style plumbing drain line is not proper plumbing material. In unit D. This is an issue and it needs to be corrected.

FYI: the best plumbing i know is Milton Stark with C&M Plumbing. He works Limestone, Madison and northern Morgan counties. 256-509-7240

9.1 General Statement on Plumbing

Comments: Inspected

Every plumbing leak should be examined by a qualified repairman, and every leak should be repaired immediately regardless of the nature or size of the leak. (I have never seen a large leak get smaller, or a small leak disappear)

Even a small amount of water can cause big ticket repairs. For example, a loose toilet may not appear to leak, and unless you are under the home at the time of a flush, you may never see moisture present, but such a leak can cause puddles of water in the basement that becomes an invitation for Mold, or Mildew or Rot to have a party. In a matter of days, a leaking toilet can do enough damage to require floors and ceilings and even structural components to experience deterioration. Resetting a loose toilet with a new wax ring and mounting bolts and potentially a repair flange usually costs less than \$15 in parts, but left un-repaired for a while cost over \$1000 to fix.

During our inspection, we will run water from every fixture and observe ever drain. If we see a drain that appears to be slow, we will point it out, but we cannot be held responsible for hidden sewer tank or sewage lines that may be blocked. The amount of water we use in our tests are not targeting these elements and we cannot be responsible for unfound blockages or septic tank problems. That process is beyond the scope of a home inspection.

9.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

The plumbing system is one of the most critical systems in the house. And it is also one of the most over-looked as far as maintenance. When you consider that the plumbing system is under pressure 24 hours a day, and is subjected to valves being turned on and off numerous times a day, it is a wonder that plumbing doesn't fail more often. But when it does, the results can be costly and destructive.

Since most of the plumbing components corrode from the inside, they can fail without warning. Because of this it is particular important for you to perform preventative and proactive maintenance. This means that you should inspect your plumbing system at least once a year. Look at all the valves under your sinks and behind toilets, at the clothes washer, and look at the plumbing at the water heater. If you see calcium deposits around the valves, have them replaced. If you have rubber hoses on your washer, change them every two years.

If your water heater is over 10 years old, we recommend that you replace it before it leaks. It is a common misconception that all water heaters develop tiny leaks which don't really damage anything, and that your home warranty will replace it. This is not always the case! We do not recommend that you wait until your water heater leaks to have it replaced. A water heater can have a catastrophic failure and flood your house within hours costing you a lot of time and money to correct, even if you have insurance.

Galvanized Pipe: Over the years, a range of materials have been used to deliver potable water for industrial and residential uses. Early on, galvanized steel pipe was used for water distribution. This

suffered from high cost of installation and internal corrosion, which after 30-40 years of use eventually constricts the water flow to the point of being ineffective.


CPVC Is Code Compliant This well-designed water supply system has been used in more than a million homes to date. CPVC is capable of carrying 180-degree water at 100 psi (water in the average home is about 125 degrees at 50 psi).

Pex is Code Compliant Step into just about any house built in the past 50 years, and odds are, you're going to see one of three materials used for the water supply lines: copper, steel or CPVC. While these three materials are reliable and fairly easy to work with, a new flexible tubing called PEX ("cross-linked" polyethylene) has become popular with many plumbers. PEX has been used for many years for in-floor heating systems but only more recently for supply lines. You may find it in a newer home, and, since it's easy to work with, you might consider it as an alternative to traditional materials when running new water lines. It's now available at many home centers.

Copper Piping is Code Compliant: For several decades now, copper tubing has been the mainstay and preferred method of water distribution inside residential structures, accounting for approximately 85% market share in new construction. When installed properly and when the water supply is non-acidic, copper plumbing has proven the test of time as a reliable and safe delivery vehicle for potable water.

9.3 Plumbing System Disclaimer

Comments: Issues or Concerns that may require Action

 During a typical home inspection, i will run water through every valve, flush every toilet, run every tub/shower and every sink. I will observe every drain either under a sink or in the crawlspace where possible. And, i will run the dishwasher and view it drain. During the inspection, i may run as many as 15 to 25 gallons of water through the drains and if i find a clogged drain i will advise a course of action. **HOWEVER, i cannot be held responsibility for clogged drain lines weeks later when your home finally closes. There are just too many things that can happen that could cause clogs further down in the system between the time i inspect the home and you finally move in. Toilets in vacant homes can have leaks at the flapper valves and cause excessive water bills when water is restored and i suggest every home owner replace toilet flappers when they move in. Lowes offers a Plumb Pak 5-Pack Chemical Resistant Flapper with Strap and Hook for under \$15.**

9.4 Water Heater Safty Elements

Comments: Inspected

(A) EXPANSION TANK: Protects entire plumbing system against transient high pressure fluctuations. About \$100 The Uniform Plumbing Code (Section 608.3) and the Uniform Mechanical Code Section 1010) requires THERMAL EXPANSION TANK (or Listed Equivalent) to be installed to water heating systems to relief excessive pressure build up in the heating process.

(B) SAFETY TABLE : Protects against flash fires due to spilled fuels. Required in garage installations. The Uniform Plumbing Code (Section 510.1) states that:- Water heaters generating a glow, spark or flame capable of igniting flammable vapors may be installed in a garage, provided that pilots, burners or heating elements and switches are at least eighteen

(18) inches above the floor level. This applies also to ELECTRIC WATER HEATERS installed in garages.

(C) 3/4 INCH CPVC PIPE: Minimum sized pipe for drains and supply lines.

(D) CRASH POST: Protects tank and fuel supply from runaway vehicle damage

(E) SAFETY DRIP PAN: Protects floors from leaks of failing tanks and should be drained to outside the home.

(F) TEMPERATURE AND PRESSURE VALVE: First defence against failed thermostat, provides pressure relief and this drain should be drained to the outside of the home with no less than a 3/4 inch line.

(G) ROMEX CONNECTOR: Protect against shorts in the electrical supply line

(H) HEATING ELEMENTS: Most hot water systems have two elements, most elements are less than \$10.

(I) TRANSITION PIPES: Particularly in CPVC plumbed homes, transition pipes protect CPVC from becoming brittle due to constant heat. Brittle pipes are prone to crack and leak without warning.

[Section Photos](#)



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)



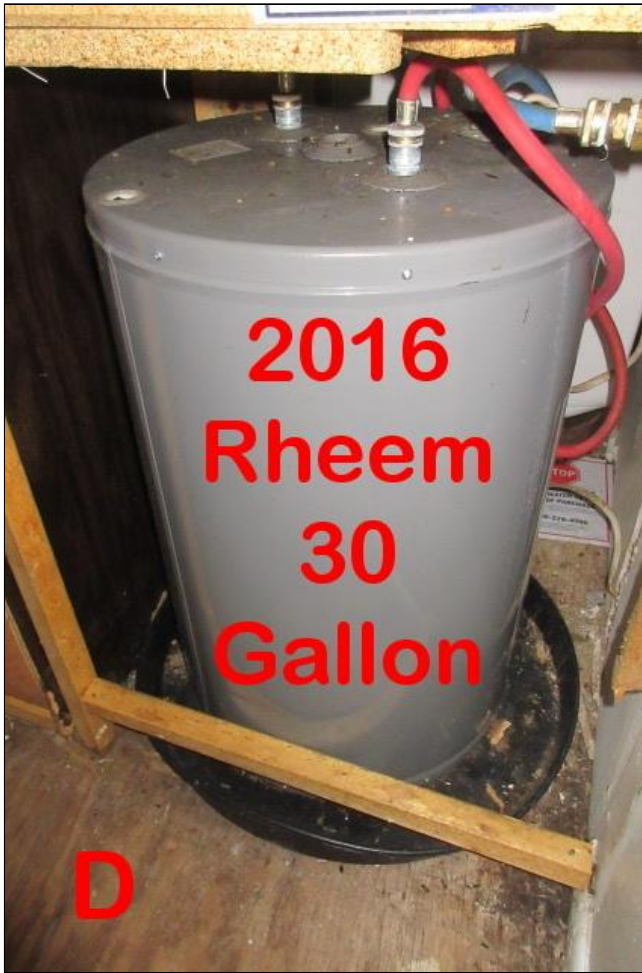
9.0 Item 4(Picture)



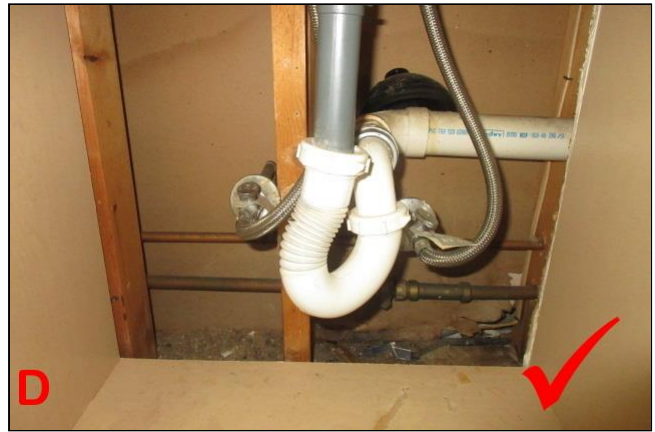
9.0 Item 5(Picture)



9.0 Item 6(Picture)



9.0 Item 7(Picture)



9.0 Item 8(Picture)



9.0 Item 9(Picture)



9.0 Item 10(Picture)



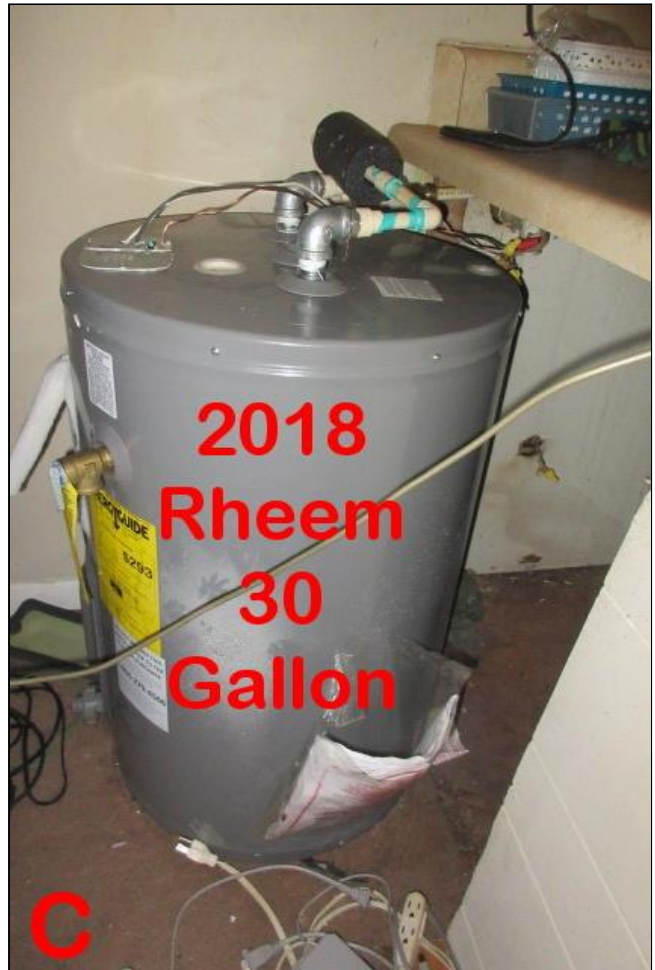
9.0 Item 11(Picture)



9.0 Item 12(Picture)



9.0 Item 13(Picture)



9.0 Item 14(Picture)



9.0 Item 15(Picture)



9.0 Item 16(Picture)



9.4 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Split Unit (Inside and outside elements)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

Four

Heat System Brand:

On Pad
GOODMAN

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

Dirty Filters and ductwork indicate possible past poor maintenance practices
(Three filters)
20x25
20x30
Filter is missing

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

GOODMAN
Same Brand/Unit as the Heating System

Items

10.0 HVAC Issues

Comments: Issues or Concerns that may require Action



We operated the HVAC system/s and viewed their operation at inside and outside components and examine the system as a whole.

1. The HVAC unit did not operate properly in any of the units. Recommend having all units serviced and certified by a licensed HVAC professional. These are issues and they need to be corrected.
2. Air filters need to be replaced or installed in all four units. This is an issue and it needs to be corrected.
3. Looking at some of the registers for the HVAC units the ductwork seems to not be attached properly to the register in unit B. This is an issue and it needs to be corrected.
4. Two of HVAC system appears to be past the life expectancy of 15 years. Unit is 18 years old. Unit did not operate properly at time of inspection. Recommend having system serviced and certified by a licensed HVAC professional. This is an issue and it needs to be addressed

10.1 What is all this stuff about SEER ratings?

Comments: Inspected

In January 2006, the Department of Energy increased the minimum SEER from 10 to 13. SEER (Seasonal Energy Efficiency Ratio) indicates the efficiencies of different types of equipment. The majority of systems installed before 1992 are 10 SEER or below and will continue to drop in efficiency as the systems age. The chart (Picture 1) shows you the possible savings over an 8 SEER system when you install higher efficiency systems.

10.2 General Statement on HVAC System

Comments: Inspected

One of the biggest mistakes home owners make is to ignore the maintenance of their HVAC systems. They require regular cleaning and servicing by a qualified repairman. The little tweaks help keep the equipment working efficiently and you will actually save money on energy costs and repair cost by having an annual or bi-annual servicing. If you miss a year, the costs will build up and cleaning a filthy system is far more expensive than it would normally be.

10.3 HVAC Inspection and Testing Methods

Comments: Inspected

We conduct a thorough inspection of the working components of the systems. During the warmer months (such as today) we check for water in the condenser pans and leaks that could spoil your ceilings or floors. Outside we will inspect the compressor system and coils. Inside we will check the temps of the inbound and outbound registers.

We have found the most effective method of testing a heat pump or air conditioning system is to observe the temperature of the output registers compared to the ambient temps available. Too cold or too warm indicate issues.

10.4 HVAC Testing Methods and Disclaimer

Comments: Inspected

HVAC Disclaimer: Today's HVAC systems are complicated devices with hundreds of components. Our inspections include a visible review of all the elements of the system and an inspection, taking readings from air registers and observing the system.

Here is the actual standards we are required to follow: The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Our intent is to insure the system is working at the time of the inspection and to do our best to stress the system a little to determine how well the system is working. And, we attempt to state those conditions in our reports. However, it is possible that a compressor can pop tomorrow, next week or next month and we cannot be held responsible for that, lightning strikes or other unusual issues

cannot be predicted. **We uniformly suggest that all home owners purchase a home warranty to cover these types of unexpected expenses and that all HVAC systems be serviced and cleaned by a professional prior to putting a system back into service especially when the home may have been unoccupied for a while.**

10.5 Rating Your HVAC Efficiency

Comments: Issues or Concerns that may require Action



[Section Photos](#)



10.0 Item 1(Picture)



10.0 Item 2(Picture)



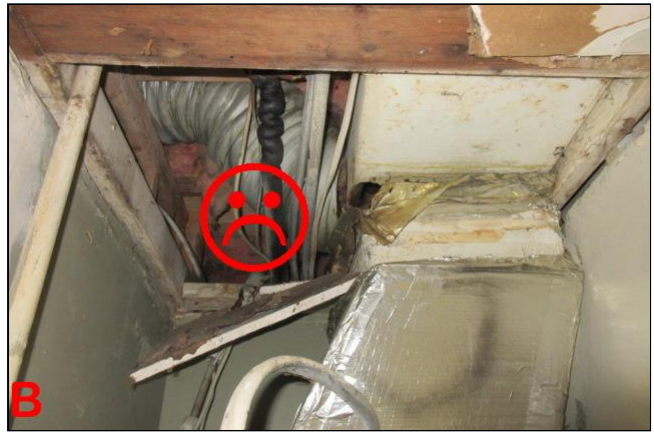
10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)



10.0 Item 6(Picture)



Thermostat

10.0 Item 7(Picture)



**Return Air
20 X 25**

10.0 Item 8(Picture)



10.0 Item 9(Picture)



10.0 Item 10(Picture)



10.0 Item 11(Picture)



10.0 Item 12(Picture)



10.0 Item 13(Picture)



10.0 Item 14(Picture)



10.0 Item 15(Picture)



10.0 Item 16(Picture)



10.0 Item 17(Picture)



10.0 Item 18(Picture)



10.0 Item 19(Picture)



10.0 Item 20(Picture)



10.0 Item 21(Picture)



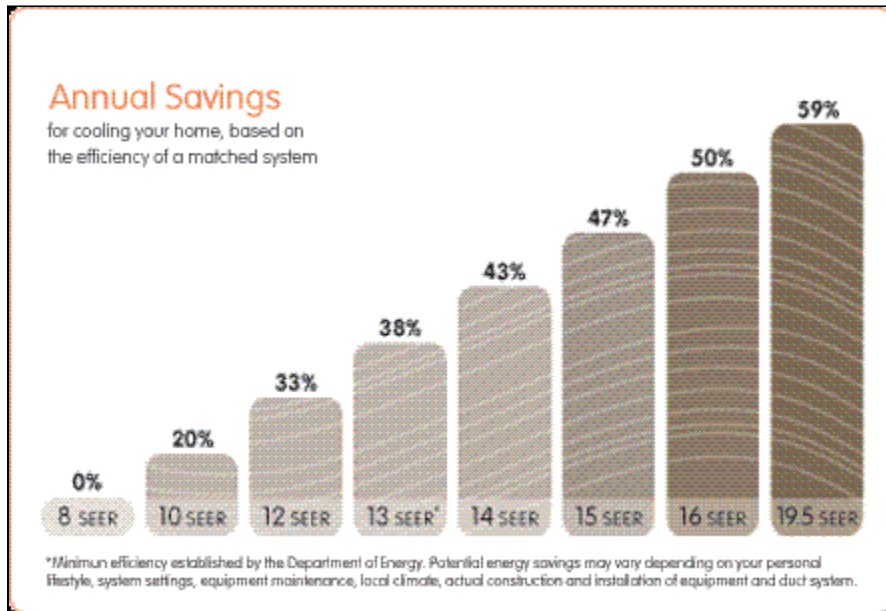
10.0 Item 22(Picture)



10.0 Item 23(Picture)



10.0 Item 24(Picture)







10.1 Item 1(Picture) Savings for HVAC systems when replacing an "8" SEER unit.



10.4 Item 1(Picture)

Rating HVAC System Efficiency

<10 SEER 10 SEER 13 SEER 14 SEER 15 SEER 16 SEER >16 SEER

The Seasonal Energy Efficiency Ratio "SEER" is an EPA rating to advise you on the efficiency of your system and is a good indicator of what to expect in your monthly utility bill. The greater the SEER the better the system. Today, systems less than 13 SEER cannot be manufactured or sold in the USA.

10.5 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Would You Recommend the Services of McNeese Home Inspections???


Styles & Materials

General Condition of Walls:	General Condition of Interior Doors and Trim:	General Condition of Windows and Interior trim and Sashes:
General Condition of Floors:	General Condition of Ceilings:	General Condition of Interior Stairs and Hallways:

Items

11.0 Rate our Services

Comments: Issues or Concerns that may require Action

 We do our best to provide a comprehensive suite of services from a thorough inspection to detailed reporting at a fair price. And, we strive to be sensitive to the needs of our clients and customers just like you. In addition we offer flexible payment options and are one of the few inspectors equipped with realtor entry keys. To monitor our goal of excellence and our progress, we maintain a "rating" system; each customer has the option of rating our services. When you log in, follow the link to RATE the inspector. Thanks for your help!

[Click Here to Rate our Services](#)

Or, if you have a GOOGLE account (gmail email service, they are free) you can log into my Google Places page and leave a review there. I have an excellent reputation from happy, satisfied customers just like you. Spreading the word helps me gain new customers and stay in business. Thanks!

Section Photos



11.0 Item 1(Picture)



INVOICE

McNeese Home Inspections
116 Saralee Drive Huntsville, AL. 35811
256-337-0877
info@timsinspections.com
Serving Athens, Huntsville, Decatur,
Madison, Hartselle, The Shoals and
Surrounding Areas
Inspected By: Tim McNeese HI-4002

Inspection Date: 6/20/2018
Report ID:

Customer Info:	Inspection Property:
David Lass 1406 Ascent Trail Huntsville AL 35816 Customer's Real Estate Professional: ** *** ****	1406 Ascent Trail Huntsville AL 35816

Inspection Fee:

Service	Price	Amount	Sub-Total
Four Plex/Apartment per unit	150.00	4	600.00
			Tax \$0.00
			Total Price \$600.00

Payment Method: Credit Card
Payment Status: Paid
Note: Happy to Serve You.



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McNeese Home Inspections

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