

HOME INSPECTION REPORT



Bayminette, AL

Prepared exclusively for
John & Kristen

Prepared by
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November 8, 2008

John & Kristen

RE:

Bayminette, AL

Dear John & Kristen,

At your request, a visual inspection of the above referenced property was conducted on November 7, 2008. A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

We have included a limited mechanical home warranty with our inspection. (see separate forms) No other warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects by ASHI Standards, however, in the event of an oversight, maximum liability is limited to \$2,500.00 without the limited liability inspection.

The summary page is provided only as a brief overview of the Report. The entire Inspection Report including limitations, Scope of the Inspection and Contract must be carefully read to fully assess the findings of the Inspection.

HOME SUMMARY REPORT

This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent prior to closing.

EXTERIOR - FOUNDATION-STRUCTURE

TRIM:

1. We found some rotted trim at the bottom of the left front column, rear fascia near the a/c and by the den near the banana trees.

Refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the full disclosure of wood rot and all of it's locations.

CHIMNEY:

2. Deteriorated mortar will need re-pointing before water intrudes
There are a few broken bricks that need repairs and sealing to keep water out now.
Seal flashing to chimney.

ROOF SYSTEM

MAIN ROOF:

3. REPAIRS NEEDED. This consists of repair/replacement of damaged/missing shingles and sealing loose shingles at the east and rear sides.

ELECTRICAL SYSTEM

CONDUCTORS:

4. Rear doorbell does not function properly.
Spliced wires were noted in the attic, under the kitchen sink, behind the stove vent pipe in the kitchen without being installed into a junction box and cover as required
Exposed wire should be protected from mechanical damage at the rear exterior by the a/c unit.

5. Wires installed into junction boxes above the interior panel in the attic are missing covers.

SWITCHES & OUTLETS:

6. Three hole grounded outlets are installed though no grounding wire is present throughout most of the electrical system.

GFCI's have been installed in many locations, keep in mind they will not "trip" as an outlet that is properly grounded would.

HEATING - AIR CONDITIONING

DUCTWORK:

7. Ductwork is loose and disconnected.

INTERIOR

INSPECTOR NOTES:

8. A material that looks like asbestos was found in the attic.

Do not cut, sand or disturb this material in any way to allow airborne particles into the air. This is known to cause some serious health issues

No testing was performed to verify asbestos material.

BATHROOMS

BATHROOM(S):

9. There is an active leak at the supply line to the toilet in the 2nd master bathroom.

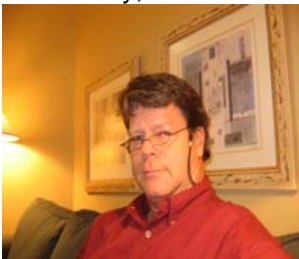
This same toilet runs, adjustment / replacement of the valve and or flap are needed.

Other items are noted in the following report should receive eventual attention. As always, it is recommended that any deficiencies, and the components and systems related to those deficiencies noted anywhere in the report, be evaluated, inspected and repaired as needed by appropriate licensed contractors prior to the close of escrow.

A thorough walk-thru prior to closing and an independent Home Warranty are strongly recommended.

Thank you for selecting our firm for your inspection needs.

Sincerely,



Jim Ellis

President
Ellis Inspection Services, Inc.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

BUYERS AGENT:

WEATHER CONDITIONS:

Current weather is partly sunny with the temperature in the 70's
Recent weather has been dry.

BUILDING CHARACTERISTICS:

Single family and was built in 1966

UTILITY SERVICES:

SEWAGE DISPOSAL: Sewage disposal is not inspected by this company.

OTHER INFORMATION:

HOUSE OCCUPIED? No.

PEOPLE PRESENT: Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$426.00.

PAID BY: Credit card.

\$2,500.00 GUARANTEE

Ellis Inspection Services, Inc. certifies that on the inspection date, we conducted a home inspection in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice, a copy of which is available at www.ashi.com and made a part of this warranty. Ellis Inspection Services hereby agrees it will pay the reasonable costs to repair or replace any defective item (s) or defective conditions the Home Inspector failed to observe in his written report up to a total payment not to exceed in the aggregate, for all claims, the sum equal to \$2,500.00 provided the defective item (s) is an item which the inspector was required to inspect pursuant to the ASHI Standards of Practice, is not an item covered under a home warranty policy or a mechanical warranty and was reported to Ellis Inspection Services, in writing within 90 days of the inspection date. There is no other warranty expressed or implied beyond 90 days and our total Liability Limit is \$2,500.00

Ellis Inspection Services must be given the opportunity to view any and all items in question prior to any repairs being performed. Neglect to call Ellis Inspection Services prior to work being started will void the warranty.

Client understands that an inspection and inspection report without this \$2,500.00 LIMITATION OF LIABILITY is available by our Company and will include an inspection of the property by the following specialists: Roof, Electrical, Heating and Air Conditioning, Plumbing, Foundation, Fireplace & Pool (as applicable) Contractors, Geo-technical and Structural Engineers in addition to the Inspector. The fee for this inspection is between 2 (two) and 4(four) dollars per square feet.

This is intended to be a legal and binding contract. Payment and or any use of the inspection report constitutes agreement of all conditions

A thorough walk-thru prior to closing and an independent Home Warranty are strongly recommended.

EXTERIOR - FOUNDATION-STRUCTURE

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

VIEW

Photo



Rear elevation.

STRUCTURE

TYPE OF
CONSTRUCTION;
CONDITION:

Concrete slab with wood frame.

No readily visible problems are noted - very little of the slab is visible due to floor covering.

WALLS:

MATERIAL:
CONDITION
CONDITION / NOTE

Brick veneer.

Current general conditions are OK.



The wood siding at the rear gable should not be in contact with the shingles. This allows water to wick and creates rot. Since there is currently no rot, it can be repaired when later.(before damage occurs)

TRIM:

MATERIAL:

CONDITION:

Wood eaves and trim with wood door jambs and door trim.

OK, current general condition is serviceable.

Soffit vents have partially blocked by paint. Current building methods dictate these vents should be open for proper ventilation of the attic.

CONDITION / NOTE



We found some rotted trim at the bottom of the left front column, rear fascia near the a/c and by the den near the banana trees.

Refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the full disclosure of wood rot and all of it's locations.

WINDOWS

CONDITION



The kitchen / den windows are designed in a way that the lower corners will allow water to get into the window frame and cause rot issues. I suggest using a quality sealant and seal all the lower corners.

The kitchen window will not open fully due the window trim frame. Some modifications will be needed.

CHIMNEY:

MATERIAL:

Brick.

CONDITION:



Deteriorated mortar will need re-pointing before water intrudes

There are a few broken bricks that need repairs and sealing to keep water out now.

Seal flashing to chimney.

ROOF SYSTEM

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ATTIC ACCESS Hallway ceiling.

LOCATION:

ACCESSIBILITY AND CONDITION: Attic is accessible, some ventilation is provided, and it's visible general conditions are OK.

Note: Complete viewing of the attic is not possible due to the framing members, insulation, low headroom, etc.

INSULATION TYPE
AND CONDITION:



Cellulose- Blown.

DEPTH AND R-FACTOR: R-30 Current standard is to insulate to an R-32 value.

CONDITION: *Minor stains are noted, none of them are currently active.*

MAIN ROOF:

STYLE: Gable.

TYPE: Composition shingles.

ROOF FRAMING: Site built framing using 2 X 4 and/or larger material with roof decking of made of butted one inch nominal boards and plywood sheeting.

ACCESS / SLOPE: Medium slope and most of the roof was walked enough for good viewing.

ROOF COVERING
STATUS:



REPAIRS NEEDED. This consists of repair/replacement of damaged/missing shingles and sealing loose shingles at the east and rear sides. This should help insure the weather tightness of the building and should be performed on a regular basis.

ROOF STATUS NOTES



Roofing manufacturers recommend sealing the bottom shingles to the drip edge flashing in all high wind areas, this has not been done here and is recommended.

EXPOSED FLASHINGS:
TYPE:

Metal and rubber.

CONDITION:



There is no kick out flashing detail at the end of the roof/wall intersection.
Though not required at the time this house was built, it would be advised to seal
the end runs to prevent moisture entry into the house.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Consider installing gutters and downspouts to help with site drainage.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The only portion of the pipes that can be inspected without destroying walls are those pipes exposed to view

MAIN LINE:

MATERIAL: Not determined.
SHUTOFF / Water meter is located at the left side of the house.
CONDITION:

SUPPLY LINES:

MATERIAL: Combination of materials, Copper, Pex (flexible plastic-Cross-Linked Polyethylene)
CONDITION: No visible leaks noted, (most of the piping is hidden in the walls and under the home).

WASTE LINES:

MATERIAL: Combination of materials, Plastic, Cast Iron.
CONDITION: No visible leakage noted, (most of the piping is not visible).

HOSE FAUCETS:

OPERATION: Visible faucets operated and are working fine.

WATER HEATER:

TYPE: Tankless heater.
AGE / LOCATION [New unit located in the laundry room.](#)

FUEL SYSTEM:

GAS Meter located at exterior at the right side of the house.
METER/LOCATION-CO
NDITION:

ELECTRICAL SYSTEM

SERVICE:

TYPE / SIZE

Overhead - 110/220 Volt with circuit breakers

200 amp The ampacity of the main power panel appears to be adequate for the structure as presently used.

CONDITION:



Service entrance cable is frayed and should be repaired,
Entrance wires should be 12 feet above the driveway. Call the power company for any needed repairs. This is very close to the desired height, use caution with large vehicles, ladders, poles etc.

GROUNDING

Verified:

Yes - The main service ground wire was located.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

A combination of copper and aluminum (220V - OK)

Since the panel could not be removed, I did not view the wires inside the panel.

BRANCH WIRING
NOTES



Samples shown

Rear doorbell does not function properly.

Spliced wires were noted in the attic, under the kitchen sink, behind the stove vent pipe in the kitchen without being installed into a junction box and cover as required

Exposed wire should be protected from mechanical damage at the rear exterior by the a/c unit.



Wires installed into junction boxes above the interior panel in the attic are missing covers.

ELECTRICAL PANELS:

MAIN PANEL

Exterior of house at the left of the home.

LOCATION

MAIN PANEL NOTES:

The exterior panel needs to have all of it's breakers correctly identified and labeled.

Anti oxidant recommended on aluminum 220 volt connections.

SUBPANEL #1

Laundry room.

LOCATION:

SUBPANEL #2

HVAC unit.

LOCATION:

SUB PANEL NOTES:



The interior sub panel needs to have all of it's breakers correctly identified and labeled.

Cover not removed due to likely wall covering damage.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition including GFCI's.

CONDITION / NOTE

Three hole grounded outlets are installed though no grounding wire is present throughout most of the electrical system. The use of 3 hole grounded type outlets gives the impression this safety protection circuit is present, when in reality it is not. Older style two slot outlets are still available and 3 wire GFCI's can and should be installed per electricians recommendations. Three hole outlets are more convenient and are often installed without consideration to this situation.

GFCI's have been installed in many locations, keep in mind they will not "trip" as an outlet that is properly grounded would.

LIGHT FIXTURES

CONDITION

OK Lights are not operational in some areas, possibly due to bad bulbs, in the hall.

HEATING - AIR CONDITIONING

This company and its employee's assume no liability of air quality.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency, or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a bi-annual basis.

HEATING SYSTEM DESCRIPTION

LOCATION OF: Closet hall.
PRIMARY UNIT:
SYSTEM TYPE: Natural Gas with electronic ignition.
CAPACITY OF UNIT: 125,000 btu.
APPROXIMATE AGE IN YEARS: The inside heating system can last 10+ years with normal maintenance and this unit was built in 2004

HEATING SYSTEM CONDITION

PRIMARY UNIT: Operating as designed at time of inspection.
HEAT RISE: OK-Within range.
BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical.
BLOWER FAN: OK.
COMBUSTION AIR: OK.
VENTING: OK.
AIR PLENUM: The intake plenum is dirty, I suggest cleaning it to help prevent potential health issues.
AIR FILTERS: Suggest replacing the dirty filter with a quality pleated type filter.

AIR CONDITIONING:

TYPE: Central.
POWER SOURCE: Electrical disconnect present.
MAKE/MODEL/SERIAL: American Standard/2a6h4060b1000a/637472f.
COMPRESSOR/CONDENSER BUILD DATE: Unit was built in 2006 This unit typically lasts 10-15 years with proper maintenance.
CAPACITY OF UNIT: 5 TON A/C SIZING: The general rule of thumb (many variances are not determined) for proper sizing of central air conditioner systems is that each ton of air conditioning will serve between 500 to 750 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the house should fall. Many allowances should be made for building types, age, windows, insulation, etc.

The temperature difference between the intake and register is between 12-20 degrees. This is normal for this air conditioning unit.

Unable to view the indoor coil for dirt/debris/rust/mold due to the amount of dismantling required. (beyond the scope of a home inspection)

The outdoor unit could use some cleaning of vegetation.

CONDENSATE LINE:



A condensate access port has been added to the drain line. This has been installed (and should be used) for the purpose of keeping the condensate line clean and free of debris, so you may be able to avoid water damage from occurring inside your house should the line become clogged.

It is common practice in this area to clean the condensation line by pouring a cup of bleach down the pipe or using a cleansing tablet / powder etc. monthly during cooling season

A float switch has been added to help prevent interior damage in case of an overflow problem.

NORMAL CONTROLS: OK, responds normally to control demands.

FIREPLACE/WOOD BURNING DEVICES:
LOCATION - TYPE



Masonry located in the living room.

CONDITION:

Damper is not operational

Soot / creosote noted. Recommend cleaning before use.

DUCTWORK:

TYPE:

Insulated and non insulated sheet metal.

DUCTS/AIR SUPPLY:



Ductwork is loose and disconnected.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Moisture Equals Mold, if moisture is found, it is scientifically known that moisture and mold are inter-related. We do not have the experience to form an opinion if good or "bad" mold exists. If water has entered any part of the structure, to any degree, from the exterior, a plumbing leak, or by any other means, the possibility does exist for the formation of mold, both visibly and in hidden areas. Further evaluation should be sought

DOORS:

MAIN ENTRY DOOR: OK.

OTHER EXTERIOR DOORS: OK.

DOORS:

INTERIOR DOORS: OK. *Most doors operate OK, however some need minor adjustments to operate smoothly*
Front guest bedroom closet door drags on the carpeting.

WINDOWS:

WINDOW TYPE: Insulated.

CONDITION: Accessible windows were opened and operated normally.

INTERIOR WALLS:

MATERIAL & CONDITION: General conditions are OK.

CEILINGS:

TYPE & CONDITION: Drywall, general conditions are OK.
Stains noted in the back bedrooms are dry at this time. They are likely the cause of the new roof.

FLOORS:

TYPE & CONDITION: General conditions are acceptable, *Typical tile / grout cracks noted, this is an appearance item.*

STAIRS & HANDRAILS:

CONDITION:



Ladder to the attic is weak and presents a safety hazard. Make improvements as needed.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke detector failed to operate,
Because there are gas appliances in the house, it is recommended to install carbon monoxide detectors per manufacturers specifications.
I suggest additional smoke detectors be installed in appropriate locations.

CEILING FAN(S)

Comments

Fans are operating as designed on at least one speed.

INSPECTOR NOTES:

A material that looks like asbestos was found in the attic.
Do not cut, sand or disturb this material in any way to allow airborne particles into the air. This is known to cause some serious health issues
No testing was performed to verify asbestos material.

BATHROOMS

BATHROOM(S):

The bathrooms are in good working order. There are no active leaks under the sinks, the toilets are secure to the floor and they flush normally. The tub / shower fixtures were operated and there was no problem found with the drainage. There is adequate ventilation. Except as noted.

[Replace missing plunger in the master bathroom.](#)

SINK & DRAIN

FIXTURE:

FAUCET & SUPPLY

LINES:

TOILET CONDITION:

[Secure loose shower / head pipe. This condition could cause leaking and damage to fixtures and was noticed in the master bathroom.](#)



[There is an active leak at the supply line to the toilet in the 2nd master bathroom.](#)

[This same toilet runs and adjustment / replacement of the valve and or flap. General caulking and sealing \(grout\) of wet areas suggested. Damage may result if not corrected.](#)

CAULKING

KITCHEN-APPLIANCES-LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Any built in appliance that was tested, was done so in one mode for a cursory basic examination, generally as they would be operated by an occupant turning a switch or valve and then observing the results. These items are beyond the ASHI inspection guidelines and are not part of our warranty.

KITCHEN SINK:

CONDITION: The sink and faucet are OK except a small leak under the cold water handle.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Cook top with a separate oven.

VENTILATION:

TYPE AND CONDITION: Fan / Hood / Light is operational with external ventilation.

REFRIGERATOR:

TYPE AND CONDITION: None noted.

DISHWASHER:

CONDITION: OK - ran through a normal cycle without any visible leaks.
Dishwasher is not attached to the cabinetry. Suggest securing to prevent accidental damage.

GARBAGE DISPOSAL:

CONDITION: Improper wiring
There is something loose inside the unit. Clean debris from inside the unit and retest.

INTERIOR COMPONENTS:

COUNTERS AND
CABINETS:



Cabinets and tops are serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

DRIVEWAY:

TYPE Concrete and asphalt.

CONDITION: OK.

LANDSCAPING:

CONDITION:



Trim plants away from structure

Trees are touching the roof. Damage is possible and should be trimmed as needed.

GRADING:

SITE: Gentle slope, water should always be directed away from the building

PATIO:

TYPE: Concrete.

CONDITION: OK.

PATIO/PORCH COVER:

TYPE: Open design.

DETACHED STRUCTURES:

SHED: Good overall condition.