

SAMPLE INSPECTION REPORT



346 Nowhere Drive, Birmingham, AL 35007

Inspection Date:
2/14/2014

Prepared For:
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Exterior

Landscaping:

Repair: Slab edges are exposed which create tripping hazards. These need to be backfilled to where they are flush with finished grade to eliminate these hazards.
Repair: Cut the shrubs back to protect the house.

Fence:

The fence is in fair condition needing only minor repairs. Adjust the gates and latches as needed.
The fence is turning green at the bottom due to wicked up moisture and direct wood soil contact. Improve: The wood fencing could be cleaned then sealed, painted or stained to improve its appearance and prolong its useful life span.

Discretionary improvements:

I recommend a termite replacement bond but a treatment bond is not recommended. A replacement bond repairs the damage done by the termites but the treatment bond does not.
The brickwork could be cleaned if desired. It would be wise to hire a professional brick cleaner to avoid the safety hazards and damage to the brick.
The cleaning and application of a sealant on the concrete slabs would offer protection from mold formation.

Limitations of Exterior Inspection

The official Wood Infestation Inspection Report is furnished by the termite bond provider so termites and wood fungus (rot) are not included in the scope of this report.
Some of the exterior walls of the house were not accessible.
Landscape components restricted a view of some exterior areas of the house.
Storage in the garage restricted the inspection.

Exterior Photos



Propane Gas Should Not Be Stored Indoors



Tripping Hazard At Garage Door Threshold

Structure

Structure Observations

Roof:

Monitor: The ridges of the roof appear to lack proper bracing. This applies to the main ridge and the gable ridges.

Holes/Light Visible at some of the vent pipes. These could be sources of leaks.

Structure Photos



Ridge Braces Missing



Gable Ridge Braces Missing - Example



Gable Ridge Braces Missing - Example

Roofing

Roofing Observations

Flashings:

Remove abandoned TV dish bracket and caulk bolt holes.
Repair: The clearance at the siding at the roof is insufficient. This condition leaves the siding vulnerable to rot. This detail is usually repaired when siding needs repair or replacement or when re-roofing work is performed.
Repair: The siding base flashing is rusting. It should be prepped, primed and painted to extend its useful life span.
Repair: The flashing is loose and should be caulked between the brick and the metal flashing to avoid leaks. It is not recommended that the flashing be caulked between the siding and the metal. This would negate the purpose of the flashing altogether.
Portions of the roof were viewed from the ground. Some sections of the roof could not be viewed.

Gutters & downspouts:

Water appears to be flowing off the roof next to the chimney causing green growth and calcification. This needs to be corrected by use of the gutters and downspouts. The lack of a roof cricket behind the chimney could be causing all of the water on the roof above the chimney stack to drain to one side rather than split half and half. Adding a cricket behind the chimney would also make the chimney less likely to leak by dividing the water flow in half for each side.

Roofing Photos



Siding Clearance Is Lacking

Electrical

Electrical Observations

Main panel:

Repair: Poor electrical connections within the main distribution panel should be improved. The aluminum wire connections should be coated with a dielectric grease to avoid corrosion and fire hazards.

There is a defective arc fault breaker in the panel. It does not test correctly. See Photo For Location

Distribution wires:

Monitor: All electrical work should be done by a licensed electrician for safety reasons.

Lights:

Repair: Some of the lights are inoperative. If the bulbs are not blown, the circuit or light fixture should be repaired or replaced as needed.

Repair: Caulk all exterior light fixtures and plug outlets to the house to avoid water damage.

Some of the light shades are missing.

The light fixture over the tub is a shock hazard because it can be touched while a person is standing in the water.

Smoke detector units:

The smoke detectors may have been recalled. Check for recalled smoke detectors. (Kidde model numbers: (i12010S)(i12010SCO)(KN-COSM-IBA) were recalled depending on what dates they were manufactured)

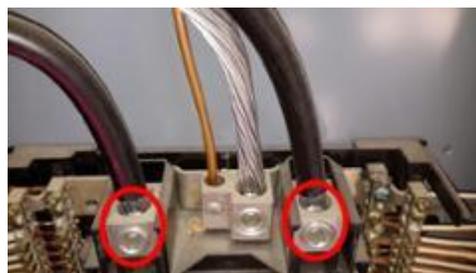
Repair: The installation of smoke, heat, gas and carbon monoxide detectors inside and outside sleeping areas is highly recommended. They are also recommended in the garage and attic.

Repair, Safety Issue: Some of the smoke detector(s) did not respond to testing correctly. They did not set each other off as they should have.

Electrical Photos



Arc Fault Breaker Inoperative



Dielectric Grease Missing

Heating

Heating Observations
Combustion / exhaust:

Repair, Safety Issue: There is insufficient clearance between the exhaust flues and combustible materials. This is a fire hazard. This condition should be corrected by a qualified heating technician all the way through the house.

Heating Photos



Hot Flue Vent Pipe Clearance Lacking
Fire Hazard



Light Coming In At Vent Pipes Possible Leak Sources



Hot Flue Vent Pipe Clearance Lacking From
Combustibles - Fire Hazard

Cooling

Cooling Observations

Central air conditioning:

Repair: The temperature drop measured across the evaporator coil of the air conditioning system is less than typical. This usually indicates that servicing is needed. A qualified and trustworthy heating and cooling technician should be consulted to further evaluate this condition and the remedies available. I recommend that the PURCHASER retain the contractor to at least price the needed repairs in order to see if they fit in the budget and get all of the important details about the system health and life expectancy.

Repair: The discharge location of the condensate line for the air conditioning system should be improved. It needs to be extended away from the house to avoid attracting termites to the home.

Cooling Photos



Condensate Discharge Location Poor

Interior

Interior Observations
Wall / ceiling finishes:

Monitor: Evidence of patching was detected.
Monitor: Damage to the interior finish was observed.
Monitor: Typical drywall flaws were observed.
Wood floors are dog damaged.

Floors:
Windows:

Monitor: It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
Repair: Some of the windows have lost their seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but the sashes may need to be replaced because they have lost their insulating value. Please visit www.getthefogout.com for other options.

Door:

One of the window blinds had some repaired damage. General Trimming/Adjustment is needed at the doors. The ball latch hardware at the double doors is damaged/missing.
Repair: Damaged or non-functional door hardware should be improved.
The rear glass doors are scratched. This can sometimes be repaired without replacing the glass.
There is dog damage at the garage man door trim work.
There is some wood decay at the door jambs that needs repair.

Interior Photos



Dog Damage At Garage Door



Minor Wood Decay At Door Jamb Noted



Dog Damage To Glass



One Blind Was Noted As Damaged

Appliance

Appliance Observations

Electric range unit:

Improve: An anti-tipping device is needed at the range.
Safety Hazard

Clothes dryer unit:

Clean: Remove the lint from the dryer vent piping. There are 15,000 dryer fires a year in the US.
Clean: Have a professional chimney sweep clean out the dryer vent piping as soon as possible and remove the screen on the end (if there is one) for improved fire safety.

Door bell system:

The doorbell button needs to be replaced.

Limitations of Appliance Inspection

The clothes washer and dryer were not tested.

Appliance Photos



Anti - Tipping Device Missing At Range
Life Safety Hazard

Fireplace

Fireplace Observations

Fireplace:

Improve: Seal around the gas line at the fireplace fire box wall penetration.
Gas logs appear to be generating soot.

Limitations of Fireplace Inspection

Limitations:

The gas logs were not tested for safety reasons.
The adequacy of the fireplace draw is not determined during a visual inspection; if no fire is burning we do not ignite fires nor light paper or other materials.

Fireplace Photos



Gas Logs Generating Soot