

# HOME INSPECTION REPORT

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Prepared exclusively for

Prepared by

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Dear

At your request, a visual inspection of the above referenced property was conducted on January 4, 2007. 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.

No 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, 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

##### WALLS:

##### CONDITION

1. A) I could not find the flashing that is normally required for brick veneer weep holes. There have been some weeps added above and below the windows and near the slab  
B) The left side of the brick wall moves with only moderate pressure applied.  
C) With the use of a garden hose on medium force, I was able detect water leaking into the bedroom wall.  
D) Brick / mortar work is not very neat and I do not understand the cracking around the side window framing  
E) The lintels are not finished, most of these style should be protected from rusting  
Go to the following web site for more information [http://www.bia.org/html/frmset\\_thnt.htm](http://www.bia.org/html/frmset_thnt.htm)

#### ROOF SYSTEM

##### ROOF:

##### ROOF FRAMING:

2. There is broken roof frame in the attic (10 feet north west of the attic access) and 2 pieces of unknown origin in the same area.  
Near the 4 inch vent pipe in the attic is a truss with a no longer attached gusset plate

##### ROOF COVERING STATUS:

3. Nails/Fasteners are protruding from the roof surface. It would be advised to set the nails and seal the shingles back down to prevent water intrusion.

Nail heads are showing and should be sealed to prevent moisture entry, Roofing mastic has been used to stop water leaks. This is common on this style roof, it should however, be monitored closely and reapplied as needed.

Most roofing manufacturers recommend sealing the bottom shingles to the drip edge flashing, this has not been done here and is recommended.

I lifted a sample of shingles and found some nails over driven, some under driven, some in the wrong section of shingle and only 4 (four) nails per shingles.

#### ELECTRICAL SYSTEM

CONDUCTORS:

ENTRANCE CABLES:

4. The conduit has become loose going into the main exterior panel.

ELECTRICAL PANELS:

SUB PANEL NOTES:

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

National Electrical Code (NEC) requires Arc Fault circuit breakers (AFCI) for all bedrooms.

#### GARAGE - CARPORT-OUTBUILDING

ROOF / WALLS / CEILING

CONDITION:

6. The wood framing around the garage door does not appear to be pressure treated and is resting on the cement floor.

FLOOR:

CONDITION:

7. 309.3 Floor surface.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

FIRE WALL:

CONDITION:

8. I have no way to verify the ducting in the garage is fire retardant. I suspect it is breaching the fire wall into the home and attic.

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.



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## 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.

### STRUCTURE

#### TYPE OF CONSTRUCTION;

Concrete slab with wood frame.

#### CONDITION:

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

### WALLS:

#### MATERIAL:

Brick veneer with vinyl.

#### CONDITION

A) I could not find the flashing that is normally required for brick veneer weep holes. There have been some weeps added above and below the windows and near the slab

B) The left side of the brick wall moves with only moderate pressure applied.

C) With the use of a garden hose on medium force, I was able to detect water leaking into the bedroom wall.

D) Brick / mortar work is not very neat and I do not understand the cracking around the side window framing

E) The lintels are not finished, most of these should be protected from rusting

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Weep holes-samples



**CONDITION / NOTE**

Some window ledges are basically flat. To prevent a problem at a later date, it would be advised to keep a good caulk joint at the windows and apply a mason sealant as recommended by the manufacturer.



**TRIM:**

**MATERIAL:**

Vinyl/Aluminum eaves and trim with wood door jambs and door trim.

**CONDITION:**

OK, current general condition is serviceable.

## 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 LOCATION:**

Garage ceiling.

**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, ductwork, insulation,

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low headroom, etc.

**INSULATION TYPE AND CONDITION:**

Batts & blown - OK.

**DEPTH AND R-FACTOR:**

R-32 Current standard is to insulate to an R-32 value.

**CONDITION:**

Evidence of prior rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator.

**ROOF:**

**STYLE:**

Gable.

**TYPE:**

Composition shingles.

**ROOF FRAMING:**

A combination of truss and site built framing using 2 X 4 and/or larger material with roof decking material of oriented strandboard sheeting.(OSB)

There is broken roof frame in the attic (10 feet north west of the attic access) and 2 pieces of unknown origin in the same area.

Near the 4 inch vent pipe in the attic is a truss with a no longer attached gusset plate



**ACCESS / SLOPE:**

Medium slope and most of the roof was walked on.

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**ROOF COVERING STATUS:**

Nails/Fasteners are protruding from the roof surface. It would be advised to set the nails and seal the shingles back down to prevent water intrusion.

Nail heads are showing and should be sealed to prevent moisture entry, Roofing mastic has been used to stop water leaks. This is common on this style roof, it should however, be monitored closely and reapplied as needed.

Most roofing manufacturers recommend

sealing the bottom shingles to the drip edge flashing, this has not been done here and is recommended.

I lifted a sample of shingles and found some nails over driven, some under driven, some in the wrong section of shingle and only 4 (four) nails per shingles.



**EXPOSED FLASHINGS:**

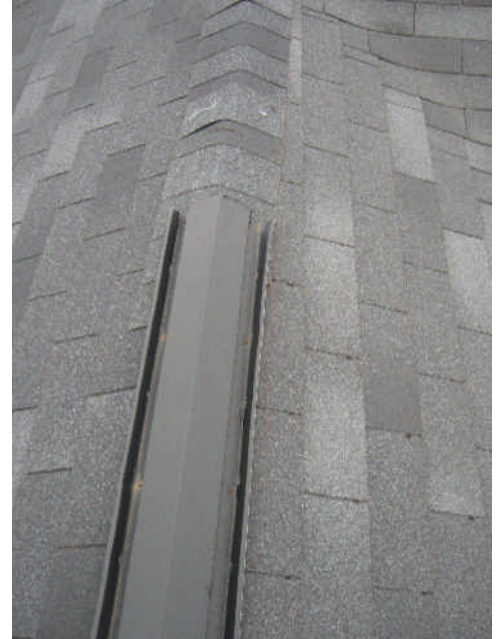
**TYPE:**

Metal and rubber.

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**CONDITION:**

The potential for water entry is present Seal and secure ridge vents.



**GUTTERS & DOWNSPOUTS:**

**TYPE & CONDITION:**

None installed.

## 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 / CONDITION:**

The water meter is located in the front yard, I could see no visible problems.

**SUPPLY LINES:**

**CONDITION:**

No visible leaks noted, (most of the piping is hidden in the walls and under the home).

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**WASTE LINES:**

**MATERIAL:**

Plastic.

**CONDITION:**

No visible leakage noted, (most of the piping is not visible).

**HOSE FAUCETS:**

**OPERATION:**

Visible faucets operated and are working fine.

**WATER HEATER:**

**SERIAL #**

e06a053182.

**TYPE:**

Electric.

**SIZE:**

50 Gallons.

**AGE**

This unit was manufactured in 2006.

**LOCATION:**

Garage.

**CONDITION:**

Operational at this time.

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. No low voltage equipment such as: stereo, alarms or intercom's are inspected. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

**SERVICE:**

**TYPE / SIZE**

Underground - 110/220 Volt with circuit breakers

Since the service entrance comes into the panel from underground, I am not able to verify the amperage size of the service, The meter is designed to handle up to 200 amps.

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## GROUNDING

### Verified:

Yes - The main service ground wire was located.

## CONDUCTORS:

### ENTRANCE CABLES:

Cannot determine.

The conduit has become loose going into the main exterior panel.



### BRANCH WIRING:

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

## ELECTRICAL PANELS:

### MAIN PANEL LOCATION

Exterior of house.

### MAIN PANEL NOTES;

Circuit and wire sizing correct so far as visible, there is visible anti oxidant paste on the aluminum wires, I could see no signs or overheating or double taps and the panel is properly labeled.

### SUBPANEL #1 LOCATION:

Garage.

### SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible.

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

National Electrical Code (NEC) requires Arc Fault circuit breakers (AFCI) for all bedrooms.

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## 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.

## LIGHT FIXTURES

### CONDITION

OK.

## 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 PRIMARY UNIT:

Due to the HVAC unit being located in the garage, it is important to keep it well sealed to prevent carbon monoxide from entering the system.

### SYSTEM TYPE:

Electric Forced Air with heat pump.

### APPROXIMATE AGE IN YEARS:

The inside heating system can last 15-30 years with normal maintenance and this unit was built in.

## HEATING SYSTEM CONDITION

### BLOWER FAN:

OK.

### AIR FILTERS:

OK.

## AIR CONDITIONING:

### POWER SOURCE:

Electrical disconnect present.

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**CAPACITY OF UNIT:**

2 1/2 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.

**AIR TEMPERATURE**

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

**SYSTEM CONDITION:**

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)

There are 2 high pressure lines running from the indoor to outdoor unit with only 1 hooked up.

**DUCTWORK:**

**TYPE:**

Fiberglass ductboard with flexible ducts.

**DUCTS/AIR SUPPLY:**

OK - no leaks were noted, where viewable.

**SECONDARY SYSTEM DUCTWORK:**

Air flow is minimal out of the registers.

## 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. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions and we assume no liability for "fogged windows" Check with owners for further information.

**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 home, 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:**

Poor fit allows air to escape

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**OTHER EXTERIOR DOORS:**

Poor fit allows air to escape

**INTERIOR DOORS:**

OK.

**WINDOWS:**

**WINDOW TYPE**

Insulated.

**CONDITION**

Accessible windows were opened and operated normally.

**INTERIOR WALLS:**

**MATERIAL & CONDITION:**

The lower section of the bedroom wall has been removed to view water leak results and entry points into the home.



**CEILINGS:**

**TYPE & CONDITION:**

Drywall, general conditions are OK.

**FLOORS:**

**TYPE & CONDITION:**

General conditions are acceptable.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Noted, but not tested.

**CEILING FAN(S)**

**Comments**

Fans are operating as designed on at least one speed.

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## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### 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.

## 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

### KITCHEN SINK:

#### TYPE AND CONDITION:

The sink and faucet are OK.

### RANGE/COOK TOP AND OVEN:

#### TYPE/CONDITION:

OK, The burners, broiler, oven, and oven door all operated satisfactorily.

### VENTILATION:

#### TYPE AND CONDITION:

Fan / Hood / Light is operational with internal ventilation.

### REFRIGERATOR:

#### TYPE AND CONDITION:

The inside of the refrigerator is cold (below 45), the gaskets are not torn and the shelving is in satisfactory condition. There is an ice maker that has ice cubes in the tray.

### DISHWASHER:

#### CONDITION:

OK - ran through a normal cycle without any visible leaks. Cleaning efficiency is not included as part of this inspection.

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**GARBAGE DISPOSAL:**

**CONDITION:**

OK.

**BUILT IN MICROWAVE**

**CONDITION:**

The handle is broken.

**INTERIOR COMPONENTS:**

**COUNTERS AND CABINETS:**

The cabinet over the refrigerator is loose and is pulling off the wall



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.

## GARAGE - CARPORT-OUTBUILDING

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:**

Attached, Two car.

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## ROOF / WALLS / CEILING

### CONDITION:

The wood framing around the garage door does not appear to be pressure treated and is resting on the cement floor.



## FLOOR:

### CONDITION:

Typical cracks noted.

309.3 Floor surface.

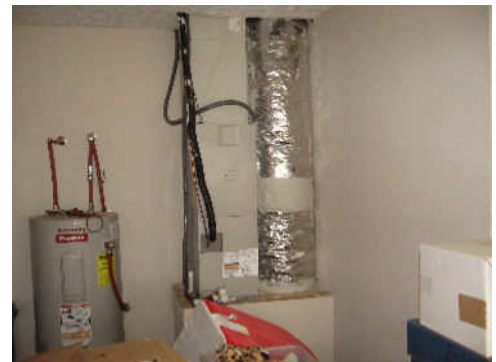
The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.



## FIRE WALL:

### CONDITION:

I have no way to verify the ducting in the garage is fire retardant. I suspect it is breaching the fire wall into the home and attic.



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## 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, Gravel.

**CONDITION:**

The culvert pipe at the front yard does not have any support over the top side. I do not know if how well the pipe will stand up to the pressure of automobiles



### SIDEWALKS:

**TYPE:**

Concrete.

**CONDITION:**

OK.

### GRADING:

**SITE:**

Nearly flat site, water should always be directed away from the building