



Inspection Report

Nelson Witby

Property Address:
4711 Estmark Circle
Huntsville AL



The Insider Home Inspection

Tim Benton
Huntsville, AL
256-653-9020

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Date: 7/9/2014	Time: 01:00 PM	Report ID:
Property: 4711 Estmark Circle Huntsville AL	Customer: Nelson Witby	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 (NP) = This item, component or unit is not in this home or building.

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.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp, Wet

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

No

1. Roofing

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

Roof Covering:

Architectural

Viewed roof covering from:

Ladder

Sky Light(s):

One

Chimney (exterior):

Composition board

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems				•
1.4	Roof Structure	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 (1) Shingles are in serviceable condition at time of inspection.



1.0 Item 1(Picture)

1.0 (2) This row of shingles is just above the rear deck. Recommend that exposed nail heads be covered with caulk or roofing tar.



1.0 Item 2(Picture)

1.1 (1) Recommend caulking of upper edge of flashing (above bay window) to obtain weather tight seal.



1.1 Item 1(Picture)

1.1 (2) This area (front of home) shows some sign of water overflow at end of gutter, running down brick surface below. This is common when roof lines terminate against a vertical surface as seen here. There is no evidence of damage to brick at this point, but customer may consider the addition of "kickout" flashing of the type seen in photo 3.



1.1 Item 2(Picture)

1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.1 (3) Gutter overflow here, similar to section 1.2. Again, kickout flashing should be considered here, though this situation may be corrected by cleaning of gutter, which has obvious buildup of debris in this area.



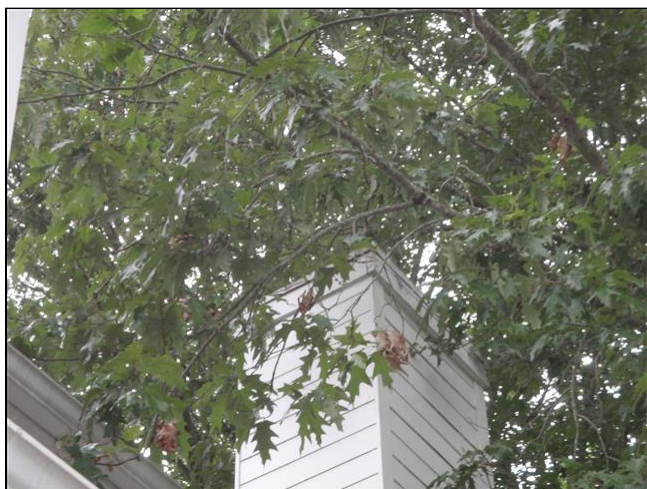
1.1 Item 5(Picture)

1.2 (1) Recommend caulking vertical edge of chimney corners to provide weather tight seal.



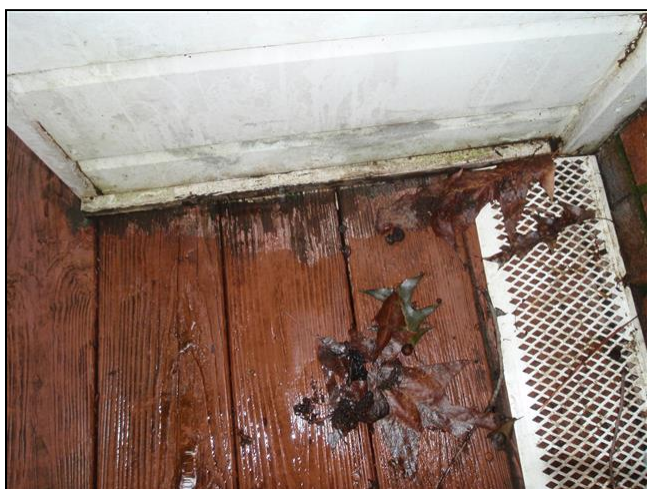
1.2 Item 1(Picture)

1.2 (2) Vegetation in contact with exterior surfaces can cause damage over time. Recommend trimming from chimney and any areas of contact with roof.



1.2 Item 2(Picture)

1.2 (3) Weather damage evident at base of chimney. Recommend repair.



1.2 Item 3(Picture)

1.3 (1) A gutter guard system is in place in some areas and is deteriorated to the extent of improper function. If customer desires a gutter guard system, recommend repair. In any event, the system should be cleaned as part of regular home maintenance.



1.3 Item 1(Picture)

1.3 (2) Gutters are showing leaks in some areas, which is common as a gutter system ages. A gutter "tune up" is recommended.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.3 (3) Gutters showing rust in some areas. Recommend further evaluation by a gutter contractor to assess integrity of the entire gutter system.



1.3 Item 4(Picture)

1.3 Item 5(Picture)

1.3 (4) Gutters clogged with debris in some areas. Recommend cleaning of entire gutter system.



1.3 Item 6(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.

2. 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:

- Lap
- Brick

Siding Material:

- Composite board
- Brick veneer

Exterior Entry Doors:

- Steel

Appurtenance:

- Deck

Driveway:

- Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Other				•

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IN NI NP RR

Comments:

2.0 (1) Vegetation is contacting wall surfaces in several places, which can damage wall surface over time, facilitate pest entry, and hinder inspection and maintenance of wall surfaces. Recommend trimming vegetation to eliminate wall contact as needed. .



2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 (2) Siding damaged around chimney. Recommend repair.



2.0 Item 3(Picture)

2.0 (3) Obvious clogging of gutter causing overflow of rain onto wall surface (rear of home). Recommend repair.



2.0 Item 4(Picture)

2.2 (1) Window at rear of structure needs caulk refresh on the vertical edge. No other window caulk deficiencies were obviously apparent, but it would be advisable that when this repair is done, check all windows and recaulk as needed.



2.2 Item 1(Picture)

2.2 (2) Two windows (front of home) showing some damage to casing. Recommend repair. When this repair is done, it is advisable to evaluate all windows, repair as needed.



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.3 (1) Spindles on deck railing exceed 4" of spacing (the modern safety standard). Recommend adjusting spindles to no more than 4" of separation.



2.3 Item 1(Picture)

2.3 (2) Steps from deck have some damage and at least two treads are loose, moving when stepped on. Recommend repair.

Brick steps from lower patio are covered in debris, which could present trip hazard. Recommend cleaning.



2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.3 (3) Dead vegetation is clinging to deck in many places, which can cause damage over time. Recommend removal of debris.



2.3 Item 4(Picture)

2.3 (4) Vertical rise of steps from garage into house exceeds 24". Customer may consider adding handrails as safety upgrade.



2.3 Item 5(Picture)

2.4 (1) Driveway and patio show some cracking, which is common in concrete surfaces. Not structural concern or safety issue. No action recommended.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.4 (2) Patio (under deck) does not have slope to drain away from structure and holds water. Customer should consider taking steps to provide for adequate drainage.



2.4 Item 3(Picture)

2.5 (1) Exposed wood at this corner above deck. Recommend repair.



2.5 Item 1(Picture)

2.5 (2) Damage to fascia board and soffit at rear corner of house, apparent result of gutter leak. Recommend repair.



2.5 Item 2(Picture)



2.5 Item 3(Picture)

2.5 (3) This fascia board above deck, adjacent to chimney, showing weather damage. Recommend repair.



2.5 Item 4(Picture)

2.5 (4) Damage to fascia (under gutter edge, rear of home). Recommend repair.



2.5 Item 5(Picture)

2.6 Pet door (rear patio) does not close tightly and could allow pest entry. Recommend repair.



2.6 Item 1(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.

3. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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IN NI NP RR

Comments:

3.5 Garage door passed all three safety tests: photo, resistance, obstruction.

4. 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:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Granite

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)				•
4.6	Windows (representative number)				•

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Comments:

4.0 There is evidence of a leak on ceiling in hall bath. However, this appears to be an old leak and may not represent a current issue. In the absence of rain, active leaks cannot be identified for certain. Suggest monitoring.



4.0 Item 1(Picture)

4.5 (1) Door from garage into house, drags on interior floor, but functional. Customer may consider adjustment. Utility room door is hard to close, but functional. Customer may consider adjustment.

4.5 (2) Many doors are missing bumpers, creating potential of cosmetic damage from swinging doors. Customer may consider adding bumpers as desired.

4.6 Windows in all three bedrooms were checked for function and could not be opened. Wood windows are often found to be "paint stuck" and difficult to open. It is necessary to have functioning windows in bedrooms as a means of emergency exit if needed. Recommend repair. Bonus room window was inaccessible because of furniture.

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.

5. Structural Components

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.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 10
Wall Structure: 2 X 4 Wood	Ceiling Structure: Not visible	Roof Structure: 2 X 6 Rafters Lateral bracing
Roof-Type: Hip	Method used to observe attic: Walked	

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers			•	
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)		•		
5.5	Roof Structure and Attic	•			

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IN NI NP RR

Comments:

5.4 Ceiling structure not visible.

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.

6. 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): Copper
Plumbing Water Distribution (inside home): Copper	Plumbing Waste: PVC	Water Heater Power Source: Electric
Water Heater Capacity: 65 Gallon	Manufacturer: RUUD Extra Info : Water heater date of manufacture: 2001. Water heater useful life expectancy is appx. 15 years.	Water Heater Location: Basement

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)			•	
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
6.7	Water pressure	•			
6.8	Water temperature	•			

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IN NI NP RR

Comments:

6.1 (1) Commode in powder room runs periodically, indicating slow internal leak. Recommend repair.

6.1 (2) Air jets in whirlpool tub, master bath, would not respond to controls. Recommend further evaluation and repair as needed.

6.1 (3) Kitchen sink drain showing corrosion. Not a functional concern. Customer may consider repair as desired.



6.1 Item 1(Picture)

6.1 (4) Drain trap under kitchen sink appears to be bowed slightly and is sealed with tape. Though drain was tested and showed no leak, this is an unconventional practice which should not be considered acceptable for long term function. Recommend repair by plumbing contractor.



6.1 Item 2(Picture)

6.3 A separate main water shut off could not be located. When these shut offs are provided, they are often in plant bedding areas and obscured by dirt or mulch. However, water can be shut off from the water meter, located at right front of front yard.

6.7 Water pressure is 60 psi. Normal.

6.8 Hot water temperature tested to be 107 degrees. Normal.

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.

7. 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 Conductors: Below ground	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SQUARE D	Branch wire 15 and 20 AMP: Copper Extra Info : Branch wires are assumed to be copper because of construction date of home, but this could not be verified.	Wiring Methods: Not Visible

		IN	NI	NP	RR
7.0	Service Entrance Conductors		•		
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage		•		
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors			•	

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IN NI NP RR

Comments:

7.0 Service conductors not visible.

7.3 (1) Patio light (under deck) and fixture above garage door would not illuminate. Recommend change of bulbs and retest.



7.3 Item 1(Picture)

7.3 Item 2(Picture)

7.3 (2) Exterior receptacle (by front door) is non-functional. Recommend repair.



7.3 Item 3(Picture)

7.4 GFCI receptacles in garage and above kitchen countertop are functional, though two receptacles to the right of stove top are not GFCI protected. See section 7.5 for additional information.

7.5 GFCI receptacle (hall bath) is non-functional. Recommend repair by electrical contractor.

Master bath receptacle non-functional. Recommend repair.

Exterior receptacle (main level, wood deck) is not GFCI protected. GFCI receptacles are safety features (standard in modern construction) for applications within six feet of a water source, in garages, and exterior applications. Customer should consider adding GFCI in these areas as safety upgrade.



7.5 Item 1(Picture)

7.5 Item 2(Picture)

7.7 There is one smoke detector per floor (functioning). Customer may consider adding detectors to bedrooms as a safety upgrade.

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.

8. 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: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: CARRIER HEIL	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Conventional	Operable Fireplaces: One	Number of Woodstoves: None
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: HEIL Serial # : L904057325. Manufacture date 1999.

		IN	NI	NP	RR
8.0	Heating Equipment		•		
8.1	Normal Operating Controls		•		
8.2	Automatic Safety Controls		•		
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment				•
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

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IN NI NP RR

Comments:

8.0 Heat pump was not operated, as outside temperature exceeded the level at which a heat pump can be operated without possible damage to condenser.

8.3 (1) Cooling line insulation is deteriorated. Recommend repair.



8.3 Item 1(Picture)

8.3 (2) Vegetation should be trimmed and debris cleared from unit.



8.3 Item 2(Picture)

8.3 (3) Unit is on unlevel pad, which can shorten operating life of unit. Recommend adjustment. Unit is beginning to rust, as water accumulates because of leaking gutter above. Recommend repair. Units are showing rust and wear but are serviceable at time of inspection.



8.3 Item 3(Picture)

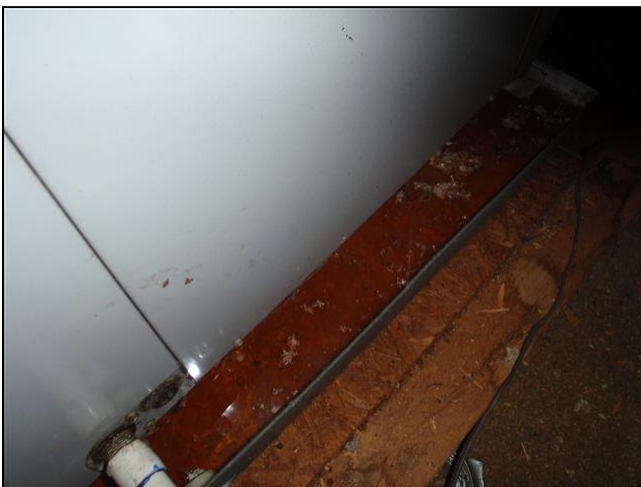


8.3 Item 4(Picture)



8.3 Item 5(Picture)

8.8 Air handler drip pan (located in attic) is holding water and showing rust. Recommend evaluation by AC contractor.



8.8 Item 1(Picture)

8.9 Conditioned air tested at temperature of 58 degrees, with return air testing at 76 degrees. Eighteen degree differential is in normal operational range.

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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Unknown

Floor System Insulation:

Batts

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System	•			
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.0 Insulation has settled and is of inconsistent depth, averaging 6-8", which will not provide the modern standard R-30 insulation level. Customer may consider an insulation refresh to enhance energy efficiency.



9.0 Item 1(Picture)

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen Appliances

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 Brand:

FRIGIDAIRE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

GENERAL ELECTRIC

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment	•			
10.5	Trash Compactor			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

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.

General Summary



Huntsville, AL
256-653-9020

Customer
Nelson Witby

Address
4711 Estmark Circle
Huntsville AL

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

- (1) Shingles are in serviceable condition at time of inspection.
- (2) This row of shingles is just above the rear deck. Recommend that exposed nail heads be covered with caulk or roofing tar.

1.1 Flashings

Repair or Replace

- (1) Recommend caulking of upper edge of flashing (above bay window) to obtain weather tight seal.
- (2) This area (front of home) shows some sign of water overflow at end of gutter, running down brick surface below. This is common when roof lines terminate against a vertical surface as seen here. There is no evidence of damage to brick at this point, but customer may consider the addition of "kickout" flashing of the type seen in photo 3.
- (3) Gutter overflow here, similar to section 1.2. Again, kickout flashing should be considered here, though this situation may be corrected by cleaning of gutter, which has obvious buildup of debris in this area.

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

- (1) Recommend caulking vertical edge of chimney corners to provide weather tight seal.
- (2) Vegetation in contact with exterior surfaces can cause damage over time. Recommend trimming from chimney and any areas of contact with roof.
- (3) Weather damage evident at base of chimney. Recommend repair.

1.3 Roof Drainage Systems

1. Roofing

Repair or Replace

- (1) A gutter guard system is in place in some areas and is deteriorated to the extent of improper function. If customer desires a gutter guard system, recommend repair. In any event, the system should be cleaned as part of regular home maintenance.
- (2) Gutters are showing leaks in some areas, which is common as a gutter system ages. A gutter "tune up" is recommended.
- (3) Gutters showing rust in some areas. Recommend further evaluation by a gutter contractor to assess integrity of the entire gutter system.
- (4) Gutters clogged with debris in some areas. Recommend cleaning of entire gutter system.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Repair or Replace

- (1) Vegetation is contacting wall surfaces in several places, which can damage wall surface over time, facilitate pest entry, and hinder inspection and maintenance of wall surfaces. Recommend trimming vegetation to eliminate wall contact as needed.
- (2) Siding damaged around chimney. Recommend repair.
- (3) Obvious clogging of gutter causing overflow of rain onto wall surface (rear of home). Recommend repair.

2.2 Windows

Repair or Replace

- (1) Window at rear of structure needs caulk refresh on the vertical edge. No other window caulk deficiencies were obviously apparent, but it would be advisable that when this repair is done, check all windows and recaulk as needed.
- (2) Two windows (front of home) showing some damage to casing. Recommend repair. When this repair is done, it is advisable to evaluate all windows, repair as needed.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

- (1) Spindles on deck railing exceed 4" of spacing (the modern safety standard). Recommend adjusting spindles to no more than 4" of separation.
- (2) Steps from deck have some damage and at least two treads are loose, moving when stepped on. Recommend repair.

Brick steps from lower patio are covered in debris, which could present trip hazard. Recommend cleaning.

(3) Dead vegetation is clinging to deck in many places, which can cause damage over time. Recommend removal of debris.

(4) Vertical rise of steps from garage into house exceeds 24". Customer may consider adding handrails as safety upgrade.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

- (1) Driveway and patio show some cracking, which is common in concrete surfaces. Not structural concern or safety issue. No action recommended.
- (2) Patio (under deck) does not have slope to drain away from structure and holds water. Customer should consider taking steps to provide for adequate drainage.

2.5 Eaves, Soffits and Fascias

Repair or Replace

- (1) Exposed wood at this corner above deck. Recommend repair.

2. Exterior



- (2) Damage to fascia board and soffit at rear corner of house, apparent result of gutter leak. Recommend repair.
- (3) This fascia board above deck, adjacent to chimney, showing weather damage. Recommend repair.
- (4) Damage to fascia (under gutter edge, rear of home). Recommend repair.

2.6 Other

Repair or Replace

Pet door (rear patio) does not close tightly and could allow pest entry. Recommend repair.

4. Interiors

4.0 Ceilings

Repair or Replace

There is evidence of a leak on ceiling in hall bath. However, this appears to be an old leak and may not represent a current issue. In the absence of rain, active leaks cannot be identified for certain. Suggest monitoring.

4.5 Doors (representative number)

Repair or Replace

- (1) Door from garage into house, drags on interior floor, but functional. Customer may consider adjustment. Utility room door is hard to close, but functional. Customer may consider adjustment.
- (2) Many doors are missing bumpers, creating potential of cosmetic damage from swinging doors. Customer may consider adding bumpers as desired.

4.6 Windows (representative number)

Repair or Replace

Windows in all three bedrooms were checked for function and could not be opened. Wood windows are often found to be "paint stuck" and difficult to open. It is necessary to have functioning windows in bedrooms as a means of emergency exit if needed. Recommend repair. Bonus room window was inaccessible because of furniture.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- (1) Commode in powder room runs periodically, indicating slow internal leak. Recommend repair.
- (2) Air jets in whirlpool tub, master bath, would not respond to controls. Recommend further evaluation and repair as needed.
- (3) Kitchen sink drain showing corrosion. Not a functional concern. Customer may consider repair as desired.
- (4) Drain trap under kitchen sink appears to be bowed slightly and is sealed with tape. Though drain was tested and showed no leak, this is an unconventional practice which should not be considered acceptable for long term function. Recommend repair by plumbing contractor.

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- (1) Patio light (under deck) and fixture above garage door would not illuminate. Recommend change of bulbs and retest.
- (2) Exterior receptacle (by front door) is non-functional. Recommend repair.

7. Electrical System

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

GFCI receptacle (hall bath) is non-functional. Recommend repair by electrical contractor.

Master bath receptacle non-functional. Recommend repair.

Exterior receptacle (main level, wood deck) is not GFCI protected. GFCI receptacles are safety features (standard in modern construction) for applications within six feet of a water source, in garages, and exterior applications. Customer should consider adding GFCI in these areas as safety upgrade.

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) Cooling line insulation is deteriorated. Recommend repair.

(2) Vegetation should be trimmed and debris cleared from unit.

(3) Unit is on unlevel pad, which can shorten operating life of unit. Recommend adjustment. Unit is beginning to rust, as water accumulates because of leaking gutter above. Recommend repair. Units are showing rust and wear but are serviceable at time of inspection.

8.8 Cooling and Air Handler Equipment

Repair or Replace

Air handler drip pan (located in attic) is holding water and showing rust. Recommend evaluation by AC contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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