

**HAL F. LEARY HOME INSPECTIONS**

**P.O. Box 210524**

**Montgomery, AL 36121**

**Cell#: (334) 221-1035**

**A REPORT ON THE CONDITIONS AT:**

**001 Sample Street**

**Montgomery, AL**

**October 16, 2008**



**Prepared for the Sole and Exclusive Use of:**

**John Client**

**Inspector: Hal Leary (Home Inspection Registration # HI-0524)**

**Assistant: Jennifer Leary**

**Note: This is a sample document. It is intended to demonstrate the format of our reports. The items noted are compiled from actual inspections. None of them are from the home that is pictured on the cover. The address and client name are fictional. Any similarity with actual home addresses or names is coincidental.**

## **SCOPE, CONDITIONS AND LIMITATION**

The intent of this inspection is to provide you with professional opinion of the condition of the structural and mechanical components of a particular home at one point in time, based only on conditions readily observable. No warranties are expressed or implied with our inspection. Our inspections are visual and operational only - not building code inspections or termite or other infestation inspections. Our inspection is not conducted to detect every minor problem or condition.

Note: This inspection does not cover items or conditions that may be discovered only by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection.

The following are not within the scope of this inspection:

1. Building code or zoning ordinance violations
2. Structural integrity
3. Geological stability or ground conditions of the site
4. Termites, wood destroying organisms, or dry rot
5. Asbestos, radon, or any other environmental hazards
6. Value of or estimates of property repairs
7. Wells, septic systems, or any underground piping
8. Home warranties, system warranties, components warranties
9. Mold or any other toxic substance.

During our inspection, our inspectors will not inspect any area that poses a threat to safety, such as un-floored or excessively hot attic space, or crawl spaces with heights of less than thirty inches. No testing will be done that could possibly result in property damage, such as performing a chimney smoke test, nor will any equipment be dismantled. Our inspectors do not inspect optional or accessory items, or any low voltage wiring system (telephone, TV cable, intercom, security systems, sprinkler systems, etc.)

There are some areas that may not be accessible for inspection, such as sub flooring, sills, joists, walls, ceilings, and floors. Components that are concealed or inaccessible cannot be inspected and are excluded. For example, underground pipes, waterproofing, wall-framing components, any items concealed by insulation, furnishings, rugs, wall coverings, un-floored attic space, etc.

Our written report is not to be construed as a warranty of continued mechanical functioning since any equipment may malfunction or fail at any time. Further, our report does not offer an opinion as to the design, selection, or efficiency of the equipment or to its feasibility for a particular function.

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**GENERAL INFORMATION**  
**And**  
**CONDITIONS OF INSPECTION**

**This Home Inspection Report is designed to conform to the Standards of Practice of the American Society of Home Inspectors. These standards may be obtained at:**

[www.ashi.org](http://www.ashi.org)

There are 14 pages in this report.

Date:	October 16, 2008
Time:	9:00 am until 12:15 pm
Temperature:	72 Degrees
Weather:	Fair
Soil Conditions:	Dry
House Occupied:	Yes
Utility Status:	
Water	On (Shut off is at meter in front lawn)
Electric	On (Shut off is at main panel on left side)
Gas	On (Shut off is at meter on right side)
Estimated Age:	5 Years
Building Type:	Single Family Residence
Space Below Grade:	Crawl Space
Car Cover:	Two Car Garage
Water Source:	Public
Sewage Disposal:	Private (The septic system is not included in the scope of this inspection.)

**DEFINITIONS**

Listed below are the meanings of the ratings used for each feature of the house:

Acceptable -	Refers to functional or sound items at time of inspection, without Observed signs of a substantial defect.
Not Present -	Items missing, or items not applicable by design of this property.
Not Inspected -	Items in this category weren't inspected because of:  Disconnected, shut-down, de-energized, or were inaccessible, or conditions not conducive for inspection.
Needs Attention -	Items may be partially or totally dysfunctional. Repairs, servicing, or replacement is recommended.

## GROUNDS

<b>Driveway:</b> concrete	<u>Acceptable</u>
<b>Walks:</b> concrete	<u>Acceptable</u>
<b>Patio:</b> concrete	<u>Acceptable</u>
<b>Grading:</b>	<u>Acceptable</u>

## EXTERIOR SURFACE & COMPONENTS

<b>Porches / Carport:</b>	<u>Acceptable</u>
<b>Retaining Walls:</b>	<u>Not Present</u>
<b>Decks / Balconies:</b>	<u>Acceptable</u>
<b>Exterior Lights and Electrical:</b>	<u>Needs Attention</u>



*\*The weatherproof cover is missing at the patio outlet.*

<b>Outside Faucets:</b>	<u>Acceptable</u>
<b>Brick Veneer:</b>	<u>Acceptable</u>
<b>Siding:</b> Material: "Masonite" <i>*There is minor damage at the left end of the front porch. (See photo and note at "Sidewall Flashing" on page 7.)</i>	<u>Needs Attention</u>
<b>Fascia:</b> Material: Aluminum	<u>Acceptable</u>
<b>Soffits:</b> Material: Vinyl	<u>Acceptable</u>
<b>Entry Doors:</b>	<u>Acceptable</u>

**Windows:**

Needs Attention

Type windows: Metal Frame, Double Pane, Single Hung



*\*The window in Bedroom #2 has lost its thermoseal, which has resulted in moisture condensing between the double panes.*

**Shutters:**

Acceptable

**Storm Doors/Windows:**

Not Present

**Outside Storage:**

Acceptable

**Overhead Garage Door & Jamb**

Acceptable

**ROOF**

Roof systems below have been inspected to determine the condition and estimated age of the roof covering. This is only a professional opinion and should not be interpreted as a guarantee or warranty. Roof leaks may occur at any time and may not be detected unless there has been a heavy rainfall or is raining at the time of inspection.

**Method of Inspection:** Walked on roof

**Roof Covering:**

Needs Attention

Surface Material: 3-Tab fiberglass shingles

Approximate Age: 14 Years



*\*The shingles are hail damaged at the rear slope. Replacement is recommended.*

**Valleys:**

Acceptable

**Sidewall Flashing:**

Needs Attention



*\*The sidewall flashing terminates behind the siding at the left end of the front porch. This has resulted in moisture damage to the siding.*

**Through Roof Ventilation:**

Acceptable

**Vent Caps:**

Acceptable

*\*The vent caps have been sealed with tar, which must be maintained to prevent leaking.*

**Plumbing Vent Flashings:**

Acceptable

**Chimney, Cap and Spark Arrester:**

Acceptable

**Gutters and Downspouts:**

Not Present

## **STRUCTURE**

The structural portion of this inspection is limited to visual observations. The interior is examined for signs of stress cracks, buckled sheetrock or plaster, binding doorframes, or cracked window frames. Even though past movement can be detected, future movement may not be predicted. Professional opinions are based on structural damages discovered in the same area and observations made by sight.

The soil conditions often found in this geographical area, (referred to as plastic clays, prairie soil, expansive soils, or gumbo soils), can show extreme changes in moisture content. Soils are known to shrink during dry seasons, which may result in openings in the soil, movement and settlement, flexing, floatation, unevenness, wacking of interior door and/or window frames, or cracking of wall and ceiling and expansion of building materials.

## **Conventional Foundation**

**Method of Inspection:** Entered crawlspace via access door.

70% visible:

**Vapor Barrier:** Type: (Plastic Sheeting)

Acceptable

**Ventilation:**

Acceptable

**Sump Pump:**

Not Present

**Joists, Beams and Sills:**

Needs Attention



*\*There is moisture damage under bathroom #2. Moisture was detected in the sub-flooring. This is in the area below the loose toilet. Further evaluation and correction by a licensed contractor is recommended.*

**Bearing Walls:**

Acceptable

**ATTIC**

**Method of Inspection:** Entered attic at pull-down stairs.

Percent Visible: 75 %

Obstructed by: Insulation, Ductwork, Contents, Lack of Flooring & Inability to enter portions of the attic due to low clearance and roof bracing.

\*All areas and components that are not readily accessible are not included in this inspection.

**Access:**

Acceptable

**Roof Framing:**

Acceptable

Type: Job framed 2x6 rafters spaced 24" on center



**Sheathing (Decking)**

Acceptable

Type: OSB

**Ventilation:**

Acceptable

Ventilation Type: Eave Vents and Gable Vents



**Insulation:**

Needs Attention

Insulation Type: Blown Fiberglass  
Approximate Thickness: 12"



*\*Insulation is needed at the “knee wall” around the Great Room. (This is the area where the ceiling height changes from 8’ to 10’.)*

**Electrical:**

Needs Attention



*\*There is an improper wiring junction in the attic. I recommend that it be evaluated and corrected by a licensed electrician.*

**ELECTRICAL**

**Service Cable:** Type: Underground

Acceptable

**Service Size:** AMPS: 200

**Main Panel:**

Acceptable

Location: Exterior, Left Side

Type of circuit protection: Circuit Breakers

Number of 120 volt circuits: 10

Number of 240 volt circuits: 5



**Sub-Panel:** Not Present

**Ground:** Needs Attention



*\*The clamp is broken and the ground cable is not secured to the ground rod. This is a hazardous condition that requires immediate correction by a licensed electrician.*

**Branch Circuits:** Acceptable

**Switches & Outlets:** Needs Attention

*\*The weatherproof cover is missing at the patio outlet.*

**Wire Conductors:** Needs Attention

Type wiring: Non-metallic sheathed cable (Romex)

Conductor material in 120volt circuits: Copper

*\*There is an improper wiring junction in the attic. (See photo and note on page 9.)*

**Ground Fault Circuit Interrupter (GFCI):** Acceptable

**Smoke Detectors** Needs Attention

*\*I recommend that smoke detectors be provided per today's national standards.*

**Doorbell:** Acceptable

## AIR CONDITIONING SYSTEM

Type: Central Electric  
Manufacturer: Goodman  
Model No: GSC130361DE  
Serial No: 0705172154  
Design Life: 18-20+/- Years  
Approximate Age: 1 Year



**System Operation:** Acceptable

Temperature Differential: 15 °

**Exposed Ductwork:** Acceptable

**Note:** The inspection of the duct work is limited to those portions which are readily accessible. The interior of the ducts is not included in the scope of this inspection. No testing is done for the presence of mold, asbestos, fiberglass or any environmentally hazardous substance.

**Condensation Removal:** Acceptable  
**Filter(s):** Acceptable  
**Electric Disconnect:** Acceptable  
**Refrigerant Line Insulation:** Acceptable  
**Thermostat(s):** Acceptable  
\*Checks for calibration or timed functions are not performed.

## **HEATING SYSTEM**

Type: Electric Furnace  
Manufacturer: Trane  
Model No: TWE036C140A1  
Serial No: L28545C1V  
Design Life: 18 to 20 Years  
Approximate Age: 8 Years



**System Operation:** Acceptable  
**Blower:** Acceptable

## **FIREPLACE**

**Firebrick:** Acceptable  
**Damper:** Acceptable  
**Chimney Flue Material:** Double walled metal pipe

## **PLUMBING**

Some water supply pipes and/or drainpipes are concealed in the slab or walls. Inspection of these is not included in this report.

**Water Pressure:** Acceptable  
Note: Water Pressure is based on the opinion of the inspector regarding the adequate volume of water flow to operate the systems being inspected. (Sinks, toilets, showers, etc.) No pressure measurements, such as PSI were taken as a part of this inspection.

**Water Pipes:** Type: Copper Acceptable

**Drain Pipes:** Type: PVC and Cast Iron

Needs Attention



*\*The drain pipe from the sink is not connected under the Master Bathroom.*

**Vent Pipes:**

Acceptable

**Water**

**Heater:**

Energy Source: Electricity  
Location: Attic  
Manufacturer: A. O. Smith  
Model No: EC 40 917  
Serial No: MB01-0061500-917  
Capacity: 40 Gallons  
Design Life: 18-20+/- Years  
Approx. Age: 8 Years



**Operation:**

Acceptable

**Pressure Relief Valve:**

Acceptable

**Exhaust System:**

Acceptable

## INTERIOR ROOMS

### KITCHEN and BREAKFAST AREA

**GE Drop-In Electric Stove:**

Acceptable

*\*Oven heated to 345° when controls were turned to 350°.*

**GE Microwave / Hood:** Re-circulating Vent

Acceptable

*Note: Clocks, timers, continuous and self-cleaning functions are not included in this inspection.*

**Plumbing Fixtures/Garbage Disposal**

Acceptable

**GE Dishwasher:**

Acceptable

*Note: Refrigerators, trash compactors, icemakers, etc... are not included in the scope of a standard home inspection according to ASHI (American Society of Home Inspectors) Standards of Practice.*

**Countertops/Cabinets:**

Acceptable

**Ceiling/Walls/Floors:** Acceptable  
**Doors/Windows:** Acceptable  
**Electrical: Outlets/Lights** Acceptable  
*\*There is GFCI protection at the Kitchen outlets.*

## **BATHROOMS**

**Two Bathrooms:** Locations: #1 Master Bath #2 Hall Bath

**Ceiling/Walls:** Acceptable

**Floors:** Acceptable

**Doors:** Needs Attention  
*\*The door lock is not functional at Bathroom #2.*

**Windows:** Acceptable

**Countertops/Cabinets:** Acceptable

**Electrical: GFCI:** Acceptable

**Toilet:** Needs Attention  
*\*The toilet is not securely anchored to the floor. This has resulted in moisture damage to the floor framing below. (See note and photo at page 8.)*

**Tub/Shower:** Acceptable

**Sinks/Traps/Faucets:** Acceptable

**Light Fixtures:** Acceptable

**Exhaust Fan:** Acceptable

## **BEDROOMS**

**Number of Bedrooms:** 4

Location(s): #1 Master Bedroom  
                  #2 Back right  
                  #3 Front right  
                  #4 Upstairs

**Ceiling/Walls:** Acceptable

**Floors:** Acceptable

**Doors:**

Needs Attention



*\*Touch-up is needed at the jamb in bedroom #2. All bedroom doors should be trimmed at the bottom to clear the carpet and allow air flow under the doors when they are closed.*

**Windows:** Acceptable

**Closets:** Acceptable

**Electrical Outlets:** Acceptable

**Light Fixtures / Fans:** Acceptable

### **OTHER ROOMS**

**Location:** Foyer, Great Room, Dining Room, Halls/Stairs and Garage

**Ceiling/Walls:** Acceptable

**Floors:** Acceptable

**Doors:** Acceptable

**Windows:** Acceptable

**Closets:** Acceptable

**Countertops/Cabinets:** Acceptable

**Electrical Outlets:** Acceptable

**Light Fixtures:** Acceptable

**Laundry Connections:** Not Inspected

The washer and dryer connections are not included in the scope of a home inspection.

**Note:** Walls, ceilings and floors above are referring to the structural and functional condition. Cosmetic deficiencies such as carpeting, floor coverings, and wallpaper are not included in this report.

# INVOICE

## Hal F. Leary Home Inspections, LLC

P. O. Box 210524  
Montgomery, Alabama 36121  
Inspector: Hal Leary  
334-270-8899

**For: John Client (Fictional)**  
**October 16, 2008**  
**Home Inspection Report At:**  
**001 Sample Street**  
**Montgomery, Alabama**

**Fee: \$250.00**

**Paid in Full**