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Home Inspection Report

Your New Address, Your Town, USA

Inspection Date:

Inspection Date

Prepared For:

New Homeowner

Prepared By:

Complete Home Inspectors
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Report Number:

00-00-00-00

Inspectors:

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Report Overview

THE HOUSE IN PERSPECTIVE

The repairs, maintenance, and improvements recommended in this report are common for a home of this age and type. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Repairs Recommended: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

INSPECTION CONDITIONS

1. The septic alarm not secured. The septic tank cover is damaged.

The home is equipped with a sewage sump and pump in the basement. The sewage pump did not operate properly during the evaluation. A licensed plumber that services this type of equipment should repair sewage disposal issues.

EXTERIOR - FOUNDATION - BASEMENT

2. Improper flashing(s) were noted at dormer window. This will result in higher than normal moisture intrusion around the opening.

3. Substantial foundation settlement cracking was observed. Since repairs are needed to protect the building, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

4. An outside air source for the fireplace/chimney system was not observed. It is possible the fireplace/chimney may not draw properly without an outside air source for fire box combustion. It is recommended to have an outside air source for proper draw.

5. Evidence of present water penetration is noted- Seen at front foundation wall.



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ROOF SYSTEM

6. Wet Stains are noted at edge of roof at fascia. Active leakage is present.
7. Batt Insulation has been disturbed and good coverage is no longer present.

PLUMBING

8. Pressure relief valve drain line for water heater is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location. The TPR drain line connection for the water heater has been reduced in size from the TPR valve. This does not meet industry standards. The size of the drain line should be the same size of the valve outlet. The two water heaters are inter connected. It appears they are not properly connected together.
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GROUNDS

10. Vinyl attached under the deck does not appear to be properly secured. The vinyl is not even and sagging in some areas. It is recommended to remove the vinyl in order to inspect the deck structure and install the vinyl properly.
11. Repairs needed to rear steps on deck. Improper conditions viewed to deck steps, The ledger board (the board that fastens to the structure) should have bolts that anchor the deck to the structure. The bolts with washers should be installed no more than 18" apart installed in a zig-zag fashion. The stringer board is not properly attached to the deck landing. Hazardous condition.

HEATING - AIR CONDITIONING

12. The basement unit did not respond to controls,

ELECTRICAL SYSTEM

13. Electrical panels are without the benefit of complete labeling. There are no arc fault breakers to protect the bedrooms as required by industry standards.
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15. The size of the electrical service is marginal for this size home. Typically a home of this size is equipped with 2-200 amp service panels to ensure electrical needs are met. Open junction boxes are noted, Attic & Basement.
16. Outlet did not function in basement (marked with blue tape),



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Loose outlets are viewed in kitchen at cooktop in the granite backsplash.
Lights are not operational throughout home, possibly due to bad bulbs,
The light fixture above the tub and or shower in hall bath is not approved for use in wet areas. We recommend to install a light fixture or light bulb that is approved for use in this area.
Ground Fault Circuit Interrupter (GFCI) outlets are not installed in the bath rooms, kitchen and in basement at sewage pump. This does not meet industry standards.
The exterior light fixtures are not properly attached to the home.

INTERIOR

17. Glass and closing hardware not installed above master bedroom doors.
18. Window damage left of fireplace.
19. There is no insulation in walls between basement bedrooms and basement wall. This is considered an exterior wall and should be insulated as such.
Mold growth was observed on basement walls & ceilings. It is recommended to have the entire basement area professionally cleaned by a mold remediation company and properly treated.
20. Ceiling damage noted in basement. Opening in ceiling was observed. This does not meet industry standards. There should be no openings into area between floors.
21. The handrail does not meet industry standards. The ends of the handrails are to turn into the wall.
22. We recommend to replace the batteries in the smoke detectors. The smoke detectors are not inter connected as required by industry standards.
The smoke detectors are not installed in the proper locations. Correction is needed.

KITCHEN - APPLIANCES - LAUNDRY

23. Turn table is missing.
24. Outlets within 6 feet of the sink are not GFCI protected.

KITCHEN - APPLIANCES - LAUNDRY

25. Dishwasher Not operational, The dishwasher is not properly secured to the cabinet.
26. Outlets within 6 feet of the sink are not GFCI protected.
27. No dryer vent is noted.



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BATHROOM

28. Hall: The bath vent fan duct does not terminate at an exterior location of the house. The duct should terminate at an exterior vent or at the ridge vent in the attic.
29. Master: Caulking and/or re-grouting is needed to prevent water intrusion at base of walls.
30. Master: The bath vent fan duct does not terminate at an exterior location of the house. The duct should terminate at an exterior vent or at the ridge vent in the attic.
31. Basement: The bath vent fan duct does not terminate at an exterior location of the house. The duct should terminate at an exterior vent or at the ridge vent in the attic.

SEAWALLS & DOCKAGE

32. Several nails have backed out of wood deck. It is recommended to replace nails with proper deck screws.

Improve: *denotes improvements which are recommended but not required.*

ROOF SYSTEM

1. Consider installing gutters and downspouts to help with site drainage.

ELECTRICAL SYSTEM

2. The ceiling fans on the porches and deck are not exterior fans.

INTERIOR

3. Adjustment needed to front door to operate properly.

KITCHEN - APPLIANCES - LAUNDRY

4. Refrigerator is not operative, thermostats off.



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THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the service agreement for a full explanation of the scope of the inspection.