

Summary of Issues Found or Discovered

**XPERT**  
Home Inspection

*Inspections Daily: Sunday after 2*

**(256) 232-4205**

***Short Summary***

This is a short summary of the full report. If you need additional information including pictures of any issues found, please refer to the Buyers Report or the Full Report. Thank You...

**Customer**

United Country Realty And Auction represented by Prepared by Tom Dunnavant: Xpert Home  
Inspections of

**Address**

1222 Main St West  
Hartselle Alabama



This Summary will provide you with a short list of items you should consider for immediate action as well as those items of your home that will require normal care.

## 1. General Statement on the Home

1.0

### General Statement on This Home

#### Issues or Concerns that may require Action

This home sits on a large lot just west of downtown Hartselle along Main Street (Hwy 36). Its about 2300 square feet +/- and in a generally good over all condition. There are many good things and some minor issues to consider. The home appears well maintained and the good things I found include....



- Large Lot
- Recent/New Roof
- Limited Gutters
- Large Patio in Rear
- Original Windows are in good order and covered with storm windows.
- Single car garage in basement
- Two bedrooms
- Three Bathrooms
- Laundry Room
- Kitchen with Appliances
- Central Heating and Air
- Brick and Metal Siding Exterior
- Wood Burning Fireplace
- Wooded Lot

Issues I found Include...

1. The roof is in good condition, recent and I found a cricket in place at the chimney and this is a good thing because of the pine trees and the build up of pine straw as it falls two times a year. Gutters are limited to the front entrance and there is a small leak in the seam of the gutter that should be sealed. In the attic, I found it well insulated and a truss system. Entering the attic is difficult because of the presence of roofing tacks protruding through the decking in close proximity of the scuttle hole. The tacks points can be cut with nippers. I found the exhaust fans are missing ducts and they should be added and I think you might have a mouse issue in the attic, as i found a snake skin and they are only there to hunt prey. Remove the mice and the snakes will leave. The fascia and soffits have been covered with metal and some adjustment at the outer seals are needed now.
2. The exterior was in good condition, I found some cracks in bricks but those issues have been addressed and the foundation has been jacked and braced and the cracks are superficial leftovers. The handrail at the front porch is loose and worn and may require replacement. The remains of a pool is evident with pump and filter still on the property

**1. General Statement on the Home**

- and some settlement in the area of the filled in pool. The driveway is asphalt and generally good but a bit uneven as tree roots have heaved some and the driveway could benefit from rolling but acceptable as it is.
3. The one car garage was acceptable but I noted some areas of the ceiling missing and this is a code issue as a missing ceiling is a missing firewall.
  4. The HVAC is aging but working. It's a heat pump but the data plate was worn and could not be read. Long term, the system is inefficient and a new system would be at least 40% more efficient and I recommend replacement. Check out the TVA plan that makes purchasing a new system painless and the energy savings will pay for the system with energy saving dollars. The fireplace was operational but should be cleaned before you put it into service OR replace with efficient unvented gas logs.
  5. The kitchen was generally good but the disposal was frozen up and needs minor repairs, the microwave oven is out of service and the oven is missing its necessary anti-tip bracket.
  6. The kitchen, outside, and garage outlets are missing GFCI protection and it should be added.
  7. Smoke detectors are required inside each bedroom and at least one carbon monoxide detector should be put into place
  8. The electrical system is in a generally good overall condition but some of the mounting screws for the load center cover are missing, some covers at junction boxes in the attic, garage area and crawlspace are missing and a handful of outlets are missing cover plates. One or more fixtures have blown bulbs and I found improper naked bulb fixtures inside closets that should be replaced with covered fixtures.
  9. Recent/past foundation work can be seen in the crawlspace where jacks and beams have been added and a new/recent moisture barrier added. The work looks in good order.
  10. In the master bath, I found a GFCI outlet positioned directly over the sink and this is a code/safety issue and it should be moved to one side... this is to prevent cords from lying in a sink and this creates a shock hazard.
  11. The hall bath door is not plumbed and it tends to want to shut by itself and plumbing and leveling is required.
  12. The drain under the sink in the hall bath is chrome and corroded and will soon fail and leak...so please replace the drain with a pvc drain soon.
  13. I noted the bottom seal of the front door is torn and will need action.
  14. In the crawlspace, I found the dryer exhaust vent hanging free and NOT exhausted to the outside AND, the duct was foil and foil ducts are no longer approved for use under a home and I recommend a rigid metal duct be installed.
  15. Please add a handrail at the garage staircase, the handrail is missing.
  16. In the attic, near the entrance, I found a naked light fixture lying on the floor of the attic in contact with insulation and the fixture should be raised and secured to a nearby truss.

**Note: This report will post all issues and defects I find. Every defect is NOT the responsibility of the seller to fix but is my responsibility to inform you of the condition of this home. Some are due to aging of a home and you cannot expect an older home to be fault free nor have unreasonable expectations towards repairs. I recommend you dwell on structural, health and safety issues and use this report with your agent to develop a reasonable list of issues you want the seller to address.**

**Code Requirements and Upgrades:**

**Homeowner are NOT required to upgrade homes as codes change. It would be an impossible task but you as a buyer can expect a reasonably safe home free from significant defects. I give you the example of the automotive seat belt.**

Q: Is it legal to drive a vintage pre-1963 car without a seatbelt?

**1. General Statement on the Home**

A: Yes, it is legal, but the State Patrol discourages it.

According to state law, people can't sell an automobile manufactured or assembled after January 1, 1964 unless it's equipped with automobile seat belts installed for front seat use, conforming to rules adopted by the State Patrol. Owners also may not register those cars until those conditions are met. The State Patrol standards can't be below those specified as minimum requirements by the Society of Automotive Engineers on June 13, 1963.

Here are some other specifics from RCW 46.37.510: (a) Every passenger car manufactured or assembled after Jan. 1, 1965, must be equipped with at least two lap-type safety belt assemblies for use in the front seating positions. (b) Every passenger car manufactured or assembled after Jan. 1, 1968, shall be equipped with a lap-type safety belt assembly for each permanent passenger seating position. This requirement shall not apply to police vehicles. (c) Every passenger car manufactured or assembled after Jan. 1, 1968, shall be equipped with at least two shoulder harness-type safety belt assemblies for use in the front seating positions. (d) State law allows for the State Patrol in some cases to excuse some of the requirements when compliance would be impractical.

To directly answer the question: Yes, it is legal to drive a vintage pre-1963 car without a seatbelt but the State Patrol strongly recommends retrofitting these vehicles with approved safety belts to enhance safety of all occupants. The seatbelt standards were passed after the safety devices became more common in the 1960s. Like a state trooper, i will recommend those upgrades.

Our Standards of Operation meet all published standards and specifically those adopted by the State of Alabama who licenses our operation. Our contract reflects those standards and limits our liability to the amount of fees we have collected on any given property. The contact may or may not have been signed by you but is valid as the only way you have of viewing the on line report is to acknowledge the contract and our software provider provides a log and tracking of every viewing including location and IP tracking. So by viewing the report you have agreed to the terms and conditions.

1.5

**Re-Inspection after Repairs**

**Issues or Concerns that may require Action**



If you are purchasing a home that will require plumbing, electrical, HVAC, roofing or other repairs, we will be happy to return and inspect those areas. Due to rising costs we charge a nominal fee. As of December 1, 2016 our fee for re-inspection is \$100 and this inspection will be followed up with a short email statement of the conditions we found. Please send us a list of the items we need to re-inspect, this is the same list you sent to the seller as your request for repairs. If the Termite Inspection revealed past or present activities, and your lender requires a letter concerning the structure, we can do both at the same time at a savings to you. So, check with your lender.

1.8

**Talk To Your Agent**

**Issues or Concerns that may require Action**



**2. Roofing / Chimneys / Roof Structure and Attic**

2.0

**ROOF ISSUES**

**Issues or Concerns that may require Action**

## 2. Roofing / Chimneys / Roof Structure and Attic



The roof and the shingles and all water management systems were inspected for proper operations. Missing or malfunctioning items will be itemized, some actions or recommendations may be made. The attic was entered and the insulation, bracing, decking, venting, plumbing and electrical elements were inspected. Nomenclature: Roofs will normally show no wear for several years and we may refer to roofs a "recent" at their half life because they appear that way. A home inspection is based on a visual inspection.

1. The roof was in good over all condition. Gutters were limited to the front entrance and sitting in a grove of pine trees, pine straw is plentiful. A cricket is installed at the chimney at the rear Item 3(Picture) Item 5(Picture)
2. Fascia needs a little adjustment as it has become loose and the edges of the soffits are exposed. Item 6(Picture)
3. The gutter leaks at the center joint just over the front steps and this should be sealed and repainted or fully replaced. Item 8(Picture)
4. Insulation is approx R30 in the attic
5. I found a snake skin wrapped around an exhaust vent near the air handler. Item 13(Picture)
6. The exhaust vents at the bathrooms exhaust to the attic and there are no ducts to direct the exhaust up and away from the insulation.
7. When entering the attic, please take care not to scrape your head on the bottom side of the roof where roofing nails are protruding and are a hazard. Item 14(Picture)

2.1

### Other Representative Pictures This Section Issues or Concerns that may require Action



## 3. Electrical System

3.0

### Electrical Issues

#### Issues or Concerns that may require Action

The electrical system was inspected, representative outlets checked, load center, meter base and circuitry reviewed, all lights and switches inspected AND safety elements tested.

1. Screws are missing in the load center cover plate and the missing screws should be replaced. Item 22(Picture)
2. Some fixtures in the home have bulbs that appear to be out of service. Item 4(Picture)
3. Several closet fixtures are naked bulb fixtures that are fire safety issues and should be replaced with covered fixtures. Item 5(Picture) Item 6(Picture)
4. Two or three outlets, one in the hallway and another in the front bedroom, are ungrounded and they should all be grounded. Item 7(Picture)
5. Please add smoke detectors to each bedroom. Item 9(Picture)
6. Please install a carbon monoxide detector in a central location. Item 9(Picture)
7. In the outlet over the sink in the master bathroom is poorly places over the sink and this is a shock hazard and the outlet should be moved. Item 12(Picture)
8. I found a small number of uncovered junction boxes in the crawlspace and attic, they are simple improvements. Item 24(Picture)
9. ONE loose lighting fixture is lying on its side with a bulb in it at the entrance to the attic, please secure the bulb to a rafter or support. Item 23(Picture)
10. GFCI outlets are missing at outlets in the kitchen, outside the home and in the garage area, please improve them.
11. A small electrical issues exists ONLY if the old house vac is used. The wiring for the switches is strapped to the vacuum pipes and spliced with tape. The vacuum was not active at the time of the inspection and unless the system is used, there is no reason to make these upgrades. Item 21(Picture) Item 18(Picture)
12. The exhaust ducts for the bath fans are missing at the fans. Item 25(Picture)

### 3. Electrical System

#### 3.1 Other Representative Pictures This Section Issues or Concerns that may require Action



#### 3.7 Standard Safety Equipment Issues or Concerns that may require Action



A proper home inspection includes determining if the safety equipment is in place such as smoke detectors, carbon monoxide detectors and GFCI protection for outlets near water or moisture.

#### 3.8 Electrical Factoid Issues or Concerns that may require Action



#### 3.9 Non Grounded Outlets Issues or Concerns that may require Action Replacing Receptacles to Meet the NEC



The NEC requires receptacles installed on 15 and 20 ampere branch circuits to be of the grounding-type and it requires the grounding contacts of those receptacles to be effectively grounded to the branch circuit equipment grounding conductor [210-7]. However, the Code allows the installation of any of the following installations when replacing a 2-wire nongrounding-type receptacle where no ground exists in the outlet box [210-7(d)(3)],

(a) Replace the 2-wire receptacle with another 2-wire receptacle.

(b) Replace the 2-wire receptacle with a GFCI-type receptacle and marked the receptacle with the words "No Equipment Ground."

(c) Replace the 2-wire receptacle with a grounding-type receptacle where protected by a GFCI protection device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, the receptacles must be marked with the words "GFCI Protected" and "No Equipment Ground."

A grounding-type receptacle that is GFCI protected without an equipment grounding conductor is a safer installation than a grounding-type receptacle with an equipment grounding conductor (if GFCI protection is not provided). This is because the GFCI protection device will clear a ground-fault when the fault-current is 5 milliamperes (+ or - 1 milliampere), which is less than the current level necessary to cause serious electric shock or electrocution,

A grounding-type receptacle without a ground is a safe installation as long as the GFCI protection circuitry within the device has not failed from shorts and voltage transients. To insure proper GFCI protection, test the GFCI monthly in accordance with the manufactures instructions and if the GFCI test does not operate properly, replace the GFCI protection device.

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### 3. Electrical System

These labels are normally found inside GFCI boxes.

3.10

#### Naked Bulb Light Fixtures in Closets, Crawlspace and Attics.

##### Issues or Concerns that may require Action

Uncovered bulb light fixtures are no longer approved for use inside a closet. These types of fixtures have been responsible for hundreds of thousands of fires. NEC published in 2008 contains very specific requirements for the types of light fixtures allowed in closets as well as the clearances that must be maintained between storage spaces and light sources. Perhaps the most significant change introduced in the 2008 code was that it allowed the use of LED fixtures.

Even if your closets and their existing lights are old, the current requirements are a good benchmark for them. Many closet lights are fires waiting to happen; this is especially true of exposed light bulbs, which generate more than enough heat to start a clothing fire. Here is a summary of the NEC's current requirements for closet lights:

Fixtures and bulbs/lamps

- Surface-mounted or recessed fixtures are both permitted, **but exposed (uncovered) light bulbs are not.**
- Light fixtures can accept fluorescent, incandescent or LED bulbs.
- Minimum clearances fixtures must maintain from any storage space (shelf, rod, etc.)
- 12 in. from surface-mounted incandescent and LED fixtures with completely enclosed light sources
- 6 in. from surface-mounted fluorescent fixtures installed on the ceiling or on the wall above the door
- 6 in. from recessed incandescent or LED fixtures with a completely enclosed bulb/lamp installed in the wall or ceiling
- 6 in. from recessed fluorescent fixtures installed in the wall or ceiling

3.11

#### Faulty or Missing GFCI Outlets

##### Issues or Concerns that may require Action

The National Electrical Code requires GFCI protection of receptacles located outdoors and in bathrooms, garages, and spa areas. This GFCI circuit breaker provides protection against overloads, short circuits, and ground faults. It detects very low levels of electrical current leaks (ground faults), and acts quickly to shut off power, preventing serious shock.

Most GFCI protectors have a spring-loaded breaker button. When the GFCI senses a problem, the breaker button is "tripped." The breaker button needs to be manually reset in order for the power to be re-established to the outlet. The breaker button will trip again if the electrical problem still persists. Continuously tripping breakers indicate that there is an electrical problem. Call an electrician if the GFCI continues to indicate there is a problem.

Ground Fault Circuit Interrupters (GFCI) circuits should be on all outlets near the kitchen sink, bathroom sinks, garage and all exterior plugs. **It was discovered that this house is missing those outlets and a licensed electrician should make the necessary repairs.**

[Here is a video about installing GFCI's](#)

3.12

#### Missing or faulty Smoke Detectors

##### Issues or Concerns that may require Action

Smoke detectors are required in every bedroom. Ideally they should be networked so that when one goes off, each unit sounds an alarm. Simple smoke detectors are available for less than five dollars each. **Please install smoke detectors.**



### 3. Electrical System

Smoke detectors have been determined to have an average life span of ten years. As a safety item for your home that can cost less than five dollars per unit, there is no reason not to install smoke detectors that appear to be aging. Don't wait until you are sorry, install new detectors and check the batteries twice a year.

Over the ten year life of a Smoke detector they cost less than \$.10 per month and are one of the most important safety items in your home. Please, Please install them in every bedroom.

House fires remain an important cause of death and injury, accounting for more than 3000 deaths and 17,000 injuries each year in the United States.

3.13

#### Missing Carbon Monoxide Detector

##### Issues or Concerns that may require Action

Carbon monoxide detectors should be installed in every home that has gas heat or appliances of any kind. Additionally, it is a good idea to install them in any home that has a fireplace that uses solid fuel or gas.

**This home is missing the safety equipment, please install**



3.14

#### Missing Screws in the Electrical Panel Cover

##### Issues or Concerns that may require Action

One or more screws were found to be missing that hold the cover on the load center. This is a minor issue but one that required the proper screws. Use only blunted panel screws as sharp pointed screws can puncture wire casings causing a dead short and potential arcing or fire.



3.15

#### Open Junction Boxes Found

##### Issues or Concerns that may require Action

Junction boxes should be covered, there is NEVER a reason to leave one open. Open junction boxes are prime contributors to house fires. Covers are inexpensive, easy to apply there is no excuse not to add the covers especially in the attic, under cabinets or in the crawlspace. This is a building code and fire safety issue.



3.16

#### Missing Outlet or Switch Covers

##### Issues or Concerns that may require Action

Outlet and Switch covers are necessary and will protect you and your family from electrical shocks. Outside outlets and switches require special approved covers to guard against moisture and further issues.



3.18

#### Outlet Placement at Sink

##### Issues or Concerns that may require Action

In dwelling units, not less than one 15A or 20A, 125V receptacle outlet must be installed within 3 ft from the outside edge of each bathroom basin [210.52(D)]. The receptacle outlet must be located on a wall or partition adjacent to the basin counter surface, or on the side or face of the basin cabinet not more than 12 in. below the countertop [210.11(C)(3)]. One receptacle outlet can be located between two basins to meet the requirement, but only if the receptacle outlet is located within 3 ft of the outside edge of each basin. The bathroom receptacles must be GFCI-protected [210.8(A)(1)].



## 4. Exterior

4.0

### Exterior Issues

#### Issues or Concerns that may require Action

(1) We viewed the exterior, the walls, windows, all exterior surfaces as well as the landscaping and grade. When deemed necessary we touched, pressed or probed areas of concern. Safety standards and elements will be observed and reported.

1. The exterior is brick and in good order, there is a small number of sheer cracks in the bricks in a couple areas but this is consistent with the foundation repairs that have been made in the home in the past and they are just leftovers. Item 8(Picture)
2. Handrails at the front door are loose and need replacement or repairs. Item 13(Picture)
3. There was once a pool on site, it has been filled in and there is some settlement in that area. Item 7(Picture)



(2)



4.1

### Other Representative Pictures This Section

#### Issues or Concerns that may require Action



4.2

### Brick Exterior

#### Issues or Concerns that may require Action

Brick-home exteriors can be more expensive than siding, and since bricks are porous, problems with drainage and mold may arise if the home is not maintained. However, with an adequate drainage system, a brick exterior offers several advantages to other home-exterior options. In the long run, brick may be worth the extra building costs, and may even reap a profit for home owners.



**Temperature Control** According to The Full Brick Advantage, brick functions very differently from traditional insulated siding. When insulation is combined with a brick exterior, the insulation will act as a barrier to heat and cold, and brick will "stabilize internal temperatures by delaying the passage of heat through the wall." In the summer, this means that the hottest temperatures of the day won't hit the inside of your home as quickly as they would in a home made of more lightweight materials. In the winter, the interior side of the wall will absorb and redistribute the heat inside the house.

**Easy Maintenance** Apart from occasional drainage problems, brick homes are easy to maintain. According to Siding Helper, for the first 25 years, brick homes only require an occasional wash with a hose. After that, loose or chipped bricks may need repairs. Brick-home owners won't need to worry about painting or decay. According to Cash Building Material, brick homes are also resistant to termites, fire and weather, which may result in lower insurance rates.

**Increased Home Value** Although brick can be a more costly home exterior choice, it may increase the value of your home-up to six percent, according to Siding Helper. You may also save money on home repairs, maintenance and insurance. Since many people find brick attractive, it can also increase the overall curb value of your home and increase the chances that potential buyers will come take a look. Brick is versatile and complements a variety of home designs.

4.3

### Double Hung Windows

#### Issues or Concerns that may require Action

**4. Exterior**



The windows were inspected and appear to be in a general overall good condition.

**5. Garage**

5.0

**Garage Issues**

**Issues or Concerns that may require Action**



The garage was observed from inside the home as well as outside. All doors operated, all locks inspected and adherence to all current safety standards noted. All mechanical devices and electrical outlets were inspected including ingress/egress at doors and or steps and handrails.

1. The garage has a manual door, it was operational.
2. The ceiling in the garage is partly missing and this constitutes a missing required firewall. Today's homes are required to have fire rated ceilings, the home is about 60 years old and this does not apply but having a fire rated ceiling would be a good thing.

5.1

**Other Representative Pictures This Section**

**Issues or Concerns that may require Action**



**6(A). Kitchen and Breakfast Area**

6.0.A

**Kitchen Issues**

**Issues or Concerns that may require Action**



We report the general condition of all appliances, cabinets and surfaces. Inspect the presence and operation of electrical devices and their safety protection devices. Lights and venting system were inspected. Drains, fixtures and plumbing issues are discussed in the Plumbing section of this report. Electrical issues are found in the electrical section.

1. Tile in the kitchen is soiled. It can be cleaned. Item 1(Picture)
2. The anti tip bracket is missing at the oven, please add.Item 4(Picture)
3. The microwave oven was showing an error code. It appears to need repairs or replacement. Item 5(Picture)
4. The microwave is not so old but has rusted up and it should be freed up. I feel it can put back into use. Item 8(Picture)

6.1.A

**Other Representative Pictures This Section**

**Issues or Concerns that may require Action**



6.3.A

**Missing Anti-Tilt Bracket**

**Issues or Concerns that may require Action**



Since 1991, voluntary standards have required new ranges to be supplied with an anti-tip bracket. It is typically a fork-shaped piece of metal that attaches to where the floor and

## 6(A). Kitchen and Breakfast Area

wall meet behind the range, but it can also be a metal bracket that is attached to the wall. Both types are designed to prevent the range from tipping forward.

Check with your owner's manual for directions on how to properly install the anti-tip bracket for your range. There are several safe ways to check if the anti-tip bracket is installed correctly. If your bracket is missing or not working, it is very important to repair or replace it.

If your range was manufactured after 1991, contact your appliance retailer, property manager, or home builder and specifically request the anti-tip device to be installed. You can also check with the manufacturer for a replacement anti-tipping bracket and instructions for correctly installing the bracket. If your range was manufactured before 1991, check with the manufacturer of the range to see if they offer a retrofit anti-tip device for your range.

### 6.5.A

#### How to Clean Grout Lines

##### Issues or Concerns that may require Action

Homemade Grout Cleaner



Here's how to use two inexpensive ingredients to easily clean your grout without using harmful chemicals. Here's a Top Secret Tip for Cleaning grout with Vinegar. For the grout,

1. you sprinkle baking soda on the lines,
2. spritz with vinegar,
3. and let sit for a minute.
4. Then, simply mop the floor with water.

### 6.7.A

#### Frozen or Rusted Disposal Motor

##### Issues or Concerns that may require Action

Stuck Flywheel



In most cases a humming noise will be caused by a stuck flywheel. The sound won't last long as the disposal's reset button or the circuit breaker / fuse protecting the garbage disposal wiring will trip to protect the circuit. To determine what is causing the humming sound, let's start with the easy possible problem, a stuck flywheel.

To start the repair, turn off power to the garbage disposal at the electrical service panel. Reminder: Don't ever put your hand down into the garbage disposal hopper (grinding chamber). Take the offset wrench that came with the disposal unit and insert the wrench into the flywheel turning hole in the bottom of the unit. If you don't have the wrench you can pick one up from the hardware store that sells your garbage disposal.

Once the wrench is inserted, turn it clockwise to dislodge the stuck impeller or flywheel. When it dislodges, you'll feel the flywheel turn freely.

Another approach is to try and use a wooden broom-handle or similar wooden object to free the stuck impeller and flywheel from the top of the unit through the drain.

Place the broom-handle into the hopper and against an impeller. Use leverage to try and free the stuck flywheel. As before, when it dislodges you'll feel the flywheel turn freely.

**6(A). Kitchen and Breakfast Area**

**Seized Motor Bearing**

If the flywheel was not stuck and the unit is humming with nothing in the grinding chamber, then the garbage disposal's motor has seized or has one or more frozen bearings. If a bearing is seized, then the garbage disposal needs to be replaced.

**6(B). LAUNDRY ROOM**

**6.0.B Laundry Room Issues**

**Issues or Concerns that may require Action**



Both water supply, dryer venting and drains were inspected for proper operation. As much as we would like to see through walls. alas we are not superman and cannot. SO, it is possible you could have antiquated dryer vents inside the walls that can not be seen and I can't take responsibility for them.

1. The laundry exhaust is hanging down into the crawlspace and is not exhausted to the outside of the home and a rigid metal pipe should be used. Item 3(Picture) Item 4(Picture)

**6.1.B Other Representative Pictures This Section Issues or Concerns that may require Action**



**7(A). Hallways, entrance areas Doors and stairways**

**7.0.A Hallway and Entrance Issues**

**Issues or Concerns that may require Action**



We operated every door, and observed the operation of every door lock were possible. Doors and handrails were evaluated for safe operation.

1. Doors and door locks are good but the threshold seal at the front door is torn and could use replacement soon. Item 3(Picture)

**7.1.A Other Representative Pictures This Section Issues or Concerns that may require Action**



**7(B). Interiors**

**7.0.B Discovered Issues in the Living Areas. Bedrooms, Game Rooms and Offices Issues or Concerns that may require Action**

**7(B). Interiors**

The interior was observed as a system. While we check every room for issues, the reporting may be provided in broad general statements except with specific issues found.

1. I found water stains consistent with past leaks from the roof, I found no leaks today. Item 1(Picture)
2. Doors are raised panel wooden doors.
3. The door to the hall bath is not plumb and tends to want to close itself. Item 6(Picture)
4. Please add a handrail at the garage staircase. Item 11(Picture)

Note: A home inspector is to inspect homes for safety and soundness...cosmetic issues are not normally discussed in a home inspection report.

7.1.B

**Other Representative Pictures This Section  
Issues or Concerns that may require Action**



7.3.B

**Water stains were found on the ceilings.**

**Issues or Concerns that may require Action**

Water stains could be from old leaks at the roof or even from a leak in plumbing or a back up cooling system leak. We do every thing we can to find the source of all of them but often they are relics form past issues now repaired.

**8. Bathroom and Components**

8.0

**Bathroom Issues**

**Issues or Concerns that may require Action**

We inspected every toilet, operated every valve, ran water through each drain and observed the flow. Toilets are one of those odd little things that MAY or MAY NOT reveal a flushing issue during an inspection because flappers become intermittent near the end of their lives and these are common maintenance items that should be regularly replaced by the home owner.

1. One tub shower has a very small ding in the fiberglass and this is minor. Item 5(Picture)



8.1

**Other Representative Pictures This Section  
Issues or Concerns that may require Action**

**9. Structural, Foundation and Crawlspace**

9.0

**Structural, Foundation and Crawlspace Issues**

**Issues or Concerns that may require Action**

We view the home and its structure as a whole and in its various parts. We look for cracks, shifts, sticking doors and uneven floors, wall sand ceilings and report our findings. Out building, detached garages and other structures are NOT inspected structurally unless specifically noted.

1. The crawlspace has been improved with jacks and beams and they appear in good order and a new moisture barrier was in place and in good order. The crawlspace was dry and in good order. Item 1(Picture)



## 9. Structural, Foundation and Crawlspace

### 9.1 Other Representative Pictures This Section Issues or Concerns that may require Action



### 9.6 Understanding your Block and Mortar Foundation and Crawlspace Issues or Concerns that may require Action



The picture below is of a typical crawlspace and we make the following recommends to help keep your home safe and sound for years to come.

1. Install a well maintained moisture barrier or 6 mil plastic.
2. Install automatic venting that opens and closes with the weather
3. Consider installing an exhaust fan that operates base on humidity and it should be pulled into a GFCI protected outlet.
4. Remove or do not add foundation insulation, it holds moisture and with the auto vents, the temperature of the crawlspace will rarely dip below the ambient temperature of the earth (57 degrees in this area).
5. Treat your home with a mold/fungicide such as Boracare with Mold Care that will also offer termite protection.
6. If your vents are low or at grade, add wells to the vents that will block water flowing into the home.
7. If you crawlspace access door is loose or low below grade, add a well block the water there too.
8. If you dont have gutters, get them and if you do have gutters, make sure the downspouts port water away from the foundation.
9. Keep electrical wires off the floor of the crawlspace
10. Ideally, the earth around the foundation should slope away at least dropping six inches in ten feet, if it does not, and you cant make it so, install one or more sump pumps in the crawlspace.
11. Get some old clothes, a good flashlight and make annual visits to your crawlspace, take your camera and make some pictures and if you find anything you dont understand or standing water, odd looking streaks or colors on floor joists ... send them to me and we can discuss. If you need better analysis, call me and i will make a trip to your home at a surprisingly low fee to fully inspect the crawlspace.

## 10. Plumbing System

### 10.0 Plumbing Issues Issues or Concerns that may require Action



We ran water through each valve when the water supply is active, view valves opening and closing and inspect each drain for leaks and clogs. Every toilet is flushed and a significant amount of water is passed through the drains.

1. The plumbing was in good order and the plumbing supply lines are generally copper.
2. Under one vanity, i found a chrome drain corroded and it will soon leak and I recommend it be repaired with PVC now. Item 2(Picture)
3. The 50 gallon water heater is electric and circa 2002 = 14/15 years old. Item 5(Picture)
4. When the water heater is replaced, please add an expansion tank, a new code that is in place because the water meters now have check valves.

FYI: the best plumbing i know is Milton Stark with C&M Plumbing. He works Limestone, Madison and northern Morgan counties. 256-509-7240

### 10.1 Other Representative Pictures This Section Issues or Concerns that may require Action

## 10. Plumbing System



10.5

### Plumbing System Disclaimer

#### Issues or Concerns that may require Action

During a typical home inspection, i will run water through every valve, flush every toilet, run every tub/shower and every sink. I will observe every drain either under a sink or in the crawlspace where possible. And, i will run the dishwasher and view it drain. During the inspection, i may run as many as 15 to 25 gallons of water through the drains and if i find a clogged drain i will advise a course of action. **HOWEVER, i cannot be held responsibility for clogged drain lines weeks later when your home finally closes. There are just too many things that can happen that could cause clogs further down in the system between the time i inspect the home and you finally move in. Toilets in vacant homes can have leaks at the flapper valves and cause excessive water bills when water is restored and i suggest every home owner replace toilet flappers when they move in. Lowes offers a Plumb Pak 5-Pack Chemical Resistant Flapper with Strap and Hook for under \$15.**



10.6

### Water Heater Safty Elements

#### Issues or Concerns that may require Action



(A) **EXPANSION TANK:** Protects entire plumbing system against transient high pressure fluctuations. About \$100 The Uniform Plumbing Code (Section 608.3) and the Uniform Mechanical Code Section 1010) requires **THERMAL EXPANSION TANK ( or Listed Equivalent )** to be installed to water heating systems to relief excessive pressure build up in the heating process.

(B) **SAFETY TABLE :** Protects against flash fires due to spilled fuels. Required in garage installations. The Uniform Plumbing Code (Section 510.1) states that:- Water heaters generating a glow, spark or flame capable of igniting flammable vapors may be installed in a garage, provided that pilots, burners or heating elements and switches are at least eighteen (18) inches above the floor level. This applies also to **ELECTRIC WATER HEATERS** installed in garages.

(C) **3/4 INCH CPVC PIPE:** Minimum sized pipe for drains and supply lines.

(D) **CRASH POST:** Protects tank and fuel supply from runaway vehicle damage

(E) **SAFETY DRIP PAN:** Protects floors from leaks of failing tanks and should be drained to outside the home.

(F) **TEMPERATURE AND PRESSUE VALVE:** First defence against failed thermostat, provides pressure relief and this drain should be drained to the outside of the home with no less than a 3/4 inch line.

(G) **ROMEX CONNECTOR:** Protect against shorts in the electrical supply line

(H) **HEATING ELEMENTS:** Most hot water systems have two elements, most elements are less than \$10.

(I) **TRANSITION PIPES:** Particularly in CPVC plumbed homes, transition pipes protect CPVC from becoming brittle due to constant heat. Brittle pipes are prone to crack and leak without warning.

10.7

### Add Expansion Tank at Water Heater

#### Issues or Concerns that may require Action

## 10. Plumbing System



This safety tank has been in the code books for about ten years. The reason is pretty simple. In order to add more safety to our water system, **the powers that be have dictated that water meters must now have check valves installed.** The check valves prevent water from your home, returning back to the water supply through the meter. So, since the meter can no longer allow water to pass back, the tank COULD fail because some of the other safety features fail. The resulting failure might even be explosive. Expansion tanks cost less than \$100.

I dont see a need to add an expansion tank to an older water heater but if your water was recently installed, if it was done professionally, the installer knew better and should have installed it then. I read the date codes and when I find a water heater less than four years old, I recommend adding the tank, beyond that ... I dont, instead recommending doing that when the tank is replaced.

The International Residential Code (P2903.4.2) requires the installation of an expansion tank on a hot water tank where thermal expansion may cause an increase in pressure. The tank is only required when the water supply system incorporates a backflow prevention device, check valve or similar device.

## 11. Heating / Central Air Conditioning

11.0

### HVAC Issues

#### Issues or Concerns that may require Action

We operated the HVAC system/s and viewed their operation at inside and outside components and examine the system as a whole.

1. This home has a working heat pump, it is an older unit that I was unable to establish a manufactured date on it or a tonnage as the data label on the compressor was worn and faded. The system is older than 2007, is inefficient and I recommend replacement soon, it has recently been serviced. Item 1(Picture)
2. The fire place should not be used until the flue is cleaned OR it is sealed and unvented gas logs installed. Item 3(Picture)
3. The air handler was making a noticeable hum during operation.

#### Life Expectancy

Estimates of a heat pump's lifespan vary slightly. Kansas City Power & Light reports that heat pumps generally last an average of 15 years. In 2006 the National Association of Home Builders conducted a survey on the life expectancy of various products used in the home. Averaging data from all respondents, the survey came up with an average lifespan of 16 years for heat pumps.

Gas furnaces are expected to last about 18 years, but heat exchangers often fail prior to 10 years. If i recommend you have the system serviced, it may be because I see the possibility of heat exchanger damage either due to age or exterior condition.

**From Home Inspectors Standards of Operation: 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. or 2. heat exchangers. ( heat exchanger require some disassembly that is expressly not part of a home inspection. ) Due to the cost of parts and labor involved, heat exchanger replacement if often more than replacing a compressor and may cost \$2000. In those cases, it is usually better to replace the system as those systems are also usually less efficient and a new system will actually pay for its self in a few season in energy savings.**

11.1

### Other Representative Pictures This Section Issues or Concerns that may require Action

**11. Heating / Central Air Conditioning**



**11.7 Your System is Operational, but i recommend a new HVAC Issues or Concerns that may require Action**



We examined your HVAC system and found it to be working within the standards of the installed system. But, we found the system to be old and inefficient.

Think of the system as an old gas guzzler getting only a few miles per gallon, today's heating and cooling systems can offer far greater efficiency that those commonly installed in homes as recent as 2007. The government has a new SEER rating that defines exactly what to expect from your system. Units produced prior to 2007 were nominally referred to as "10" SEER units, but may have been 6-7-8 or 9 SEER. The Higher the SEER rating, the more efficient the system. So, a 16 SEER system will typically cool a home for 1/3 the cost of a similar 10 SEER system.

The energy savings of the newer units equate to huge savings. My home for example has a 16 SEER system that replaced an older system and the savings have been \$200 to \$300 per month. That \$2400 to \$3600 annually and it was easy to justify the cost of the system with the savings alone. PLUS, i got an energy tax credit and financing through my local utility company through a TVA plan.

Remember, get three quotes, and deal only with proven, established companies.

**11.8 Split System Heat Pump**



**Issues or Concerns that may require Action**

This home has a split heat pump. There are inside and outside elements and the system is all electric.

**11.10 Rating Your HVAC Efficiency Issues or Concerns that may require Action**



**11.11 TVA Energy Right Packages Issues or Concerns that may require Action**



<http://www.energyright.com/residential/>

**Easy and Affordable Financing - Residential Installations Only**

If you're thinking about purchasing a new residential heating and cooling system, now is the perfect time. The EnergyRight Solutions Heat Pump Program can make a new electric heat pump more affordable than ever. You can even have your low monthly payments added to your electric bill (where available) and take up to 10 years to pay for your system.

## 11. Heating / Central Air Conditioning

This is an alphabetical listing of the consumer-owned electric utilities in the North Alabama region of the Tennessee Valley.

Let us help you contact your local power company, then let the company know that you are interested in EnergyRight.

- CITY OF ATHENS ELECTRIC DEPARTMENT Phone (256) 232-1440
- CITY OF FLORENCE UTILITIES Phone (256) 740-6085
- COURTLAND ELECTRIC DEPARTMENT Phone (256) 637-2707
- CULLMAN POWER BOARD Phone (256) 734-2343
- DECATUR UTILITIES Phone (256) 552-1440
- FRANKLIN ELECTRIC COOPERATIVE Phone (256) 332-2730
- HARTSELLE UTILITIES Phone (256) 773-3340
- HUNTSVILLE UTILITIES Phone (256) 535-1200
- JOE WHEELER ELECTRIC MEMBERSHIP CORPORATION Phone (256) 552-2300
- MUSCLE SHOALS ELECTRIC BOARD Phone (256) 386-9290
- RUSSELLVILLE ELECTRIC BOARD Phone (256) 332-3850
- SCOTTSBORO ELECTRIC POWER BOARD Phone (256) 574-2680
- SHEFFIELD UTILITIES Phone (256) 389-2000
- TUSCUMBIA ELECTRICITY DEPARTMENT Phone (256) 383-0321

## 12. Would You Recommend the Services of Xpert Home Inspections???

12.0

### Rate our Services

#### Issues or Concerns that may require Action



We do our best to provide a comprehensive suite of services from a thorough inspection to detailed reporting at a fair price. And, we strive to be sensitive to the needs of our clients and customers just like you. In addition we offer flexible payment options and are one of the few inspectors equipped with realtor entry keys. To monitor our goal of excellence and our progress, we maintain a "rating" system; each customer has the option of rating our services. When you log in, follow the link to RATE the inspector. Thanks for your help!

[Click Here to Rate our Services](#)

Or, if you have a GOOGLE account (gmail email service, they are free) you can log into my Google Places page and leave a review there. I have an excellent reputation from happy, satisfied customers just like you. Spreading the word helps me gain new customers and stay in business. Thanks!