



# Inspection Report

**Steve Alley**

**Property Address:**  
123 Main St  
Brandon MS 39704



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<b>Date:</b> 10/16/2012	<b>Time:</b> 12:45 PM	<b>Report ID:</b> debstealley
<b>Property:</b> 123 Main St Brandon MS 39704	<b>Customer:</b> Steve Alley	<b>Real Estate Professional:</b>

**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.

**Standards of Practice:**

INACHI National Association of Certified  
Home Inspectors

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

82(F)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**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:	Viewed roof covering from:	Sky Light(s):
3-Tab fiberglass	Ground	None
Architectural	Ladder	
	Binoculars	

**Chimney (exterior):**

Brick

**Items**

**1.0 Roof Coverings**

**Comments:** Inspected

The roof covering appears to be working and operable.

**1.1 Flashings**

**Comments:** Inspected

Flashings were intact and sealed well.

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

The nails for the flashings around the vent pipes and exhaust pipes need to be sealed to prevent moisture from entering the attic area.(Picture 1) (Picture 2)



1.2 Picture 1

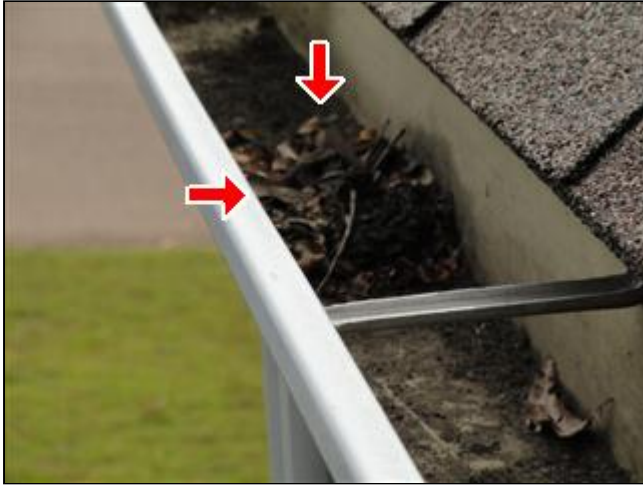


1.2 Picture 2

**1.3 Roof Drainage Systems**

**Comments:** Inspected

The gutters are full of debris in areas around the downspouts and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. This is a maintenance issue.(Picture 1)



1.3 Picture 1

#### 1.4 Estimated Age of Roof Covering

**Comments:** Inspected

The roof appears to be from 8-12 years old.

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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:**

Brick

**Siding Material:**

Wood  
Full brick

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch  
Sidewalk

**Driveway:**

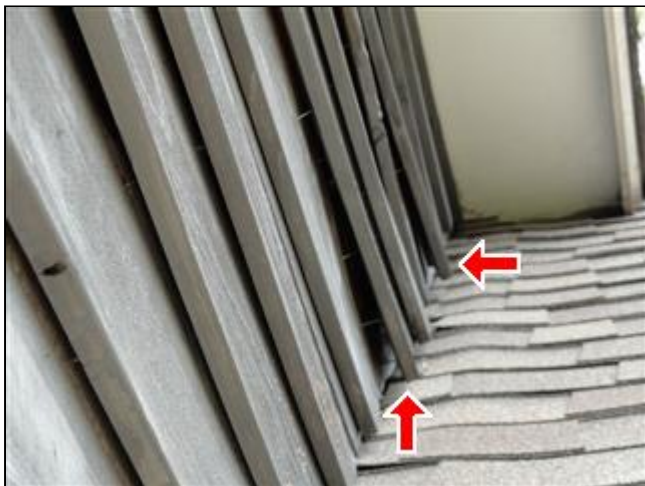
Concrete

**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Repair or Replace

The brick veneer siding appears in satisfactory condition. The wood siding on the Dormer at the front of the house appears to be pulling away from the sheathing and is cracking and warping. This was observed from a ladder and with binoculars because of the pitch of the roof. (Picture 1) (Picture 2)



2.0 Picture 1



2.0 Picture 2

**2.1 Doors (Exterior)**

**Comments:** Inspected

All exterior door were operable with working locks and door knobs. The rear entry storm door needs adjusting of the automatic closing lever to be able to close completely.

**2.2 Windows**

**Comments:** Inspected

The windows showed no cracks or damage. No window screens were noticed on any windows. Recommend installation of screens to prevent insects from entering the home when the windows are opened. This is a maintenance issue.

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

**Comments:** Inspected

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

**Comments:** Repair or Replace

The brick veneer siding around the entire house is below soil level: Recommend grading soil so there's at least 4" of space (where practical) between the brick and the soil below and replacing any rotten trim and siding materials that may be found.(Picture 1) (Picture 2)



2.4 Picture 1



2.4 Picture 2

**2.5 Eaves, Soffits and Fascias**

**Comments:** Inspected

The Soffit and Fascia boards along the left and right sides of the house showed signs of fungal growth and need routine cleaning with a bleach type product.(Picture 1)



2.5 Picture 1

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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:**

CHAMBERLAIN

#### Items

##### 3.0 Garage Ceilings

**Comments:** Inspected

No water stains or cracks noticed on ceiling.

##### 3.1 Garage Walls (including Firewall Separation)

**Comments:** Repair or Replace

There is sheetrock damage to the rear of the garage. Recommend repair.(Picture 1)



3.1 Picture 1

##### 3.2 Garage Floor

**Comments:** Inspected

No cracks were noticed at the time of the inspection.

##### 3.3 Garage Door (s)

**Comments:** Inspected

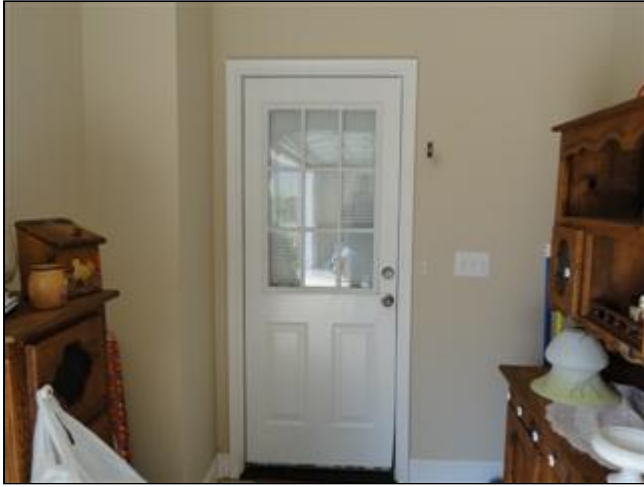
The garage vehicle door operated smoothly and the weather stripping was adequate.

##### 3.4 Occupant Door (from garage to inside of home)

**Comments:** Inspected, Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.(Picture 1)





3.4 Picture 1

**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:** Inspected

The safety reverse and the photo electric eye were both operable and working at the time of the inspection.

**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:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Carpet  
Laminated T&G  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Single-hung  
Tilt feature

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Tile

**Items**

**4.0 Ceilings**

**Comments:** Inspected

**4.1 Walls**

**Comments:** Inspected

**4.2 Floors**

**Comments:** Repair or Replace

The tile floor in the kitchen and laundry area has some cracked and loose tiles. This is likely from poor installation. Recommend repair by licensed contractor.



4.2 Picture 1



4.2 Picture 2

**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**4.4 Counters and Cabinets (representative number)**

**Comments:** Inspected

All cabinet doors and drawers were functional. There were a few loose handles in the kitchen area. This if for your information only and should be a simple fix.

**4.5 Doors (representative number)**

**Comments:** Inspected

**4.6 Windows (representative number)**

**Comments:** Inspected

**4.7 Bathrooms**

**Comments:** Repair or Replace

The whirlpool tub in the Master bathroom was tested and was not operable at the time of the inspection. I could not find an access panel to gain access for electrical and plumbing. Recommend repair as needed.(Picture 1)



4.7 Picture 1

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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**

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<p><b>Foundation:</b> Poured concrete</p>	<p><b>Method used to observe Crawlspace:</b> No crawlspace</p>	<p><b>Floor Structure:</b> Slab</p>
<p><b>Wall Structure:</b> 2 X 4 Wood</p>	<p><b>Columns or Piers:</b> Concrete piers</p>	<p><b>Ceiling Structure:</b> 2X6 2X10</p>
<p><b>Roof Structure:</b> 2 X 6 Rafters</p>	<p><b>Roof-Type:</b> Hip</p>	<p><b>Method used to observe attic:</b> Walked</p>
<p><b>Attic info:</b> Attic access</p>		

**Items**

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**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.)**

**Comments:** Inspected

**5.1 Walls (Structural)**

**Comments:** Inspected

**5.2 Columns or Piers**

**Comments:** Not Present

**5.3 Floors (Structural)**

**Comments:** Inspected

The floor below the bonus room was inspected and looked to be performing adequately. The floor structure was designed with 2x10 joists.

**5.4 Ceilings (Structural)**

**Comments:** Not Present

**5.5 Roof Structure and Attic**

**Comments:** Inspected

(1) The attic was inspected by walking the attic.(Picture 1)



5.5 Picture 1 Attic view

(2) The attic access door should have a latching system to ensure a weatherproof seal between the attic and the living space. This door is held closed by a screw. This is inadequate and needs to be repaired.(Picture 2)

The weather-stripping for the attic access door is deteriorating and needs repairing or replacement.



5.5 Picture 2



5.5 Picture 3

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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**

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> CPVC
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Manufacturer:</b> RHEEM
<b>Water Heater Location:</b> Attic		

**Items**

**6.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Inspected

**6.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Inspected

(1) The water pressure was tested at the hose bib on the left side of the house. The pressure tested at 50 psi (pounds per square inch). This is adequate.(Picture 1)



6.1 Picture 1 50 psi

(2) The fixture at the kitchen sink leaks onto the sink and tile area from the handle. Recommend licensed plumber to repair or replace.(Picture 2)



6.1 Picture 2

**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Inspected

**6.3 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

(1) The main shut off is located outside in the ground to the right of the driveway.(Picture 1)



6.3 Picture 1 Main water shut off

(2) There is a water manifold located in the garage. This is a feature to be used to shut water off to individual areas of the home as needed.(Picture 2)



6.3 Picture 2 Water manifold in garage

#### 6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected, Not Present

#### 6.5 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

The main shut off for the gas is located on the right side of the house.(Picture 1)



6.5 Picture 1 Main gas shut off

#### 6.6 Sump Pump

**Comments:** Not Present

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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**

<p><b>Electrical Service Conductors:</b>                  Below ground                  Aluminum                  220 volts</p>	<p><b>Panel capacity:</b>                  200 AMP</p>	<p><b>Panel Type:</b>                  Circuit breakers</p>
<p><b>Electric Panel Manufacturer:</b>                  MIDWEST                  SQUARE D</p>	<p><b>Branch wire 15 and 20 AMP:</b>                  Copper</p>	<p><b>Wiring Methods:</b>                  Romex</p>

**Items**

**7.0 Service Entrance Conductors**

**Comments:** Inspected

**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:** Inspected

The main electric service panel was grounded to 2 driven rods. Although confirmation of rod length and proper grounding condition would require a specialist's evaluation, grounding appeared to be serviceable.

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Inspected

All conductors and breakers were in operable condition and seemed to be wired correctly.

**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)**

**Comments:** Inspected

**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**

**Comments:** Repair or Replace

All exterior outlets were inoperable at the time of the inspection. This could be from the GFCI outlet located on the front exterior wall of the garage. This outlet was inoperable. Recommend licensed electrician to evaluate and repair.



7.4 Picture 1

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

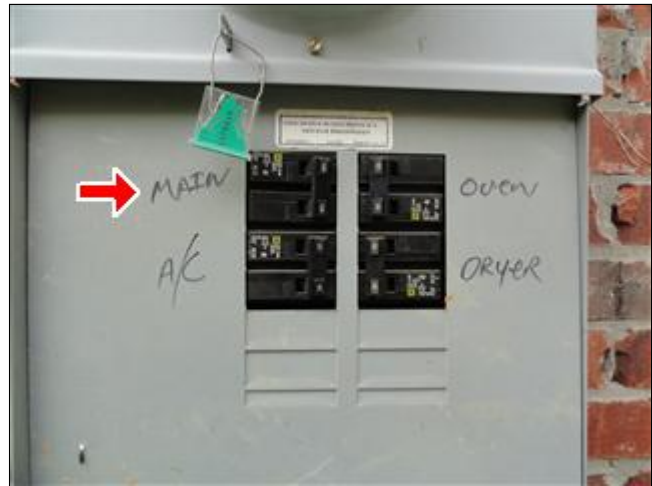
**7.6 Location of Main and Distribution Panels**

**Comments:** Inspected

(1) The main panel box is located at the exterior right side of the house.(Picture 1) The main shut off for the house is located in this panel. (Picture 2)



7.6 Picture 1 Main Panel



7.6 Picture 2 Main Shut Off Switch

(2) The Sub Panel is located in the laundry room.(Picture 3)



7.6 Picture 3 Sub Panel

### 7.7 Smoke Detectors

**Comments:** Inspected

### 7.8 Carbon Monoxide Detectors

**Comments:** Not Present

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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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 12x12 24x24	<b>Types of Fireplaces:</b> Non-vented gas logs	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> RHEEM	<b>Number of AC Only Units:</b> One	

### Items

#### 8.0 Heating Equipment

**Comments:** Inspected

The Heating system was inspected and was operable at the time of the inspection. The exterior temperature was around 85 degrees at the time so getting a true ambient supply and return temperature range was not possible.

#### 8.1 Normal Operating Controls

**Comments:** Inspected

#### 8.2 Automatic Safety Controls

**Comments:** Inspected

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

**Comments:** Repair or Replace

The 24x24x1 disposable filter located in the hall entry from the garage is clogged and is dirty. The filter needs to be replaced. I recommend repair or replace as needed.

#### 8.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

#### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

**Comments:** Not Present

#### 8.7 Gas/LP Firelogs and Fireplaces

**Comments:** Inspected

The Gas firelog fireplace is a non-vented fireplace which means the fireplace has no flue to the exterior and vents into the living space. Although this is considered safe, I recommend having a window opened to allow exhaust gases to escape.

**8.8 Cooling and Air Handler Equipment**

**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of the Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 72 degrees, and the return air temperature was 56 degrees. This indicates the range in temperature drop is normal.

**8.9 Normal Operating Controls**

**Comments:** Inspected

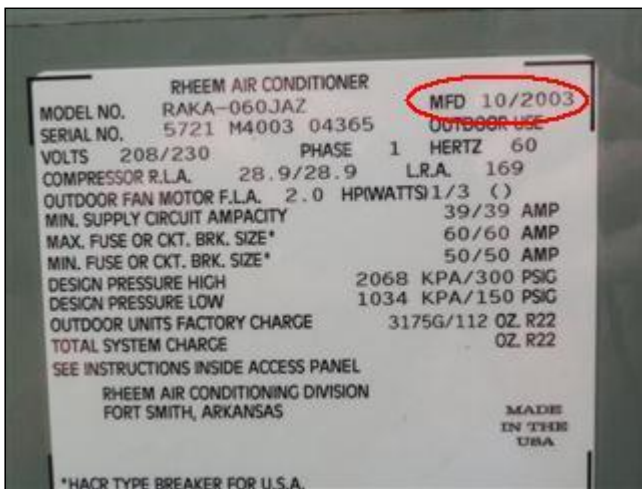
**8.10 Presence of Installed Cooling Source in Each Room**

**Comments:** Inspected

**8.11 Approximate Age & Size of Heating and Cooling Source**

**Comments:** Inspected

(1) The Rheem Air Conditioner was manufactured in 2003 and is a 5 Ton unit.(Picture 1)



8.11 Picture 1

(2) The Heating unit was also manufactured in 2003.(Picture 2)



8.11 Picture 2 Furnace in attic

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  
Batt  
Fiberglass  
R-30 or better

**Ventilation:**

Soffit Vents  
Turbines

**Exhaust Fans:**

Fan with light

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

**Floor System Insulation:**

NONE

**Items**

**9.0 Insulation in Attic**

**Comments:** Inspected, Repair or Replace

(1) The blown fiberglass insulation had varied degrees of thickness which is a normal application. This is approximately an R-30 rating which is adequate.

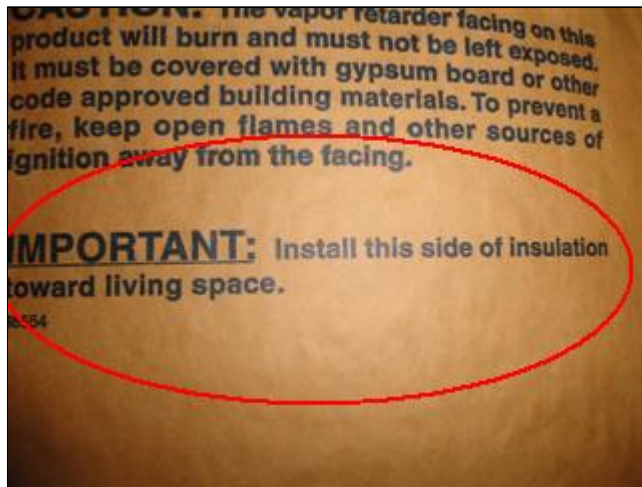


9.0 Picture 1 Blown attic insulation

(2) The insulation surrounding the upstairs bonus room has the vapor barrier installed backwards around the entire upstairs room and there is some missing insulation. This can limit the insulating value of the insulation for the living space of the room.(Picture 2) (Picture 3)



9.0 Picture 2 Vapor Barrier installed backwards and missing



9.0 Picture 3

**9.1 Insulation Under Floor System**

**Comments:** Inspected

**9.2 Vapor Retarders (in Crawlspace or basement)**

**Comments:** Not Present

**9.3 Ventilation of Attic and Foundation Areas**

**Comments:** Inspected

Soffit vents and turbine vents were operating at the time of the inspection.

**9.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

The dryer vent piping is clogged at the exterior of the house and the vented plastic cover is damaged. I recommend repair as needed.



9.4 Picture 1

**9.5 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Inspected

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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**

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<p><b>Dishwasher Brand:</b> WHIRLPOOL</p> <p><b>Range/Oven:</b> WHIRLPOOL</p>	<p><b>Disposer Brand:</b> BADGER</p> <p><b>Built in Microwave:</b> WHIRLPOOL</p>	<p><b>Exhaust/Range hood:</b> WHIRLPOOL</p> <p><b>Trash Compactors:</b> NONE</p>
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**Items**

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**10.0 Dishwasher**

**Comments:** Inspected

The dishwasher was run through an entire cycle and was operable at the time of the inspection.

**10.1 Ranges/Ovens/Cooktops**

**Comments:** Inspected

The oven and all cook services were operable at the time of the inspection.

**10.2 Range Hood (s)**

**Comments:** Inspected

**10.3 Trash Compactor**

**Comments:** Not Present

**10.4 Food Waste Disposer**

**Comments:** Inspected

**10.5 Microwave Cooking Equipment**

**Comments:** Inspected

**10.6 Indoor grill and vent hood**

**Comments:** Inspected

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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



### Echols Home Inspections, LLC

**PO Box 180691  
Richland, MS 39218  
601-942-9260**

**Customer**  
Steve Alley

**Address**  
123 Main St  
Brandon MS 39704

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.

## 2. Exterior



### 2.0 Wall Cladding Flashing and Trim

#### Repair or Replace

The brick veneer siding appears in satisfactory condition. The wood siding on the Dormer at the front of the house appears to be pulling away from the sheathing and is cracking and warping. This was observed from a ladder and with binoculars because of the pitch of the roof. (Picture 1) (Picture 2)

### 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

The brick veneer siding around the entire house is below soil level: Recommend grading soil so there's at least 4" of space (where practical) between the brick and the soil below and replacing any rotten trim and siding materials that may be found.(Picture 1) (Picture 2)

## 3. Garage

### 3.1 Garage Walls (including Firewall Separation)

#### Repair or Replace

### 3. Garage

There is sheetrock damage to the rear of the garage. Recommend repair.(Picture 1)

#### 3.4 Occupant Door (from garage to inside of home)

##### Inspected, Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.(Picture 1)

### 4. Interiors

#### 4.2 Floors

##### Repair or Replace

The tile floor in the kitchen and laundry area has some cracked and loose tiles. This is likely from poor installation. Recommend repair by licensed contractor.

#### 4.7 Bathrooms

##### Repair or Replace

The whirlpool tub in the Master bathroom was tested and was not operable at the time of the inspection. I could not find an access panel to gain access for electrical and plumbing. Recommend repair as needed.(Picture 1)

### 6. Plumbing System

#### 6.1 Plumbing Water Supply, Distribution System and Fixtures

##### Inspected

(2) The fixture at the kitchen sink leaks onto the sink and tile area from the handle. Recommend licensed plumber to repair or replace.(Picture 2)

### 7. Electrical System

#### 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

##### Repair or Replace

All exterior outlets were inoperable at the time of the inspection. This could be from the GFCI outlet located on the front exterior wall of the garage. This outlet was inoperable. Recommend licensed electrician to evaluate and repair.

### 9. Insulation and Ventilation

#### 9.0 Insulation in Attic

##### Inspected, Repair or Replace

(2) The insulation surrounding the upstairs bonus room has the vapor barrier installed backwards around the entire upstairs room and there is some missing insulation. This can limit the insulating value of the insulation for the living space of the room.(Picture 2) (Picture 3)

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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

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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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tracy Echols*



# INVOICE

Echols Home Inspections, LLC  
 PO Box 180691  
 Richland, MS 39218  
 601-942-9260  
 Inspected By: Tracy Echols

Inspection Date: 10/16/2012  
 Report ID: debstealley

<b>Customer Info:</b>	<b>Inspection Property:</b>
Steve Alley 123 Main St Brandon MS 39704	123 Main St Brandon MS 39704
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$0.00</b>

Payment Method:  
 Payment Status:  
 Note:



## Echols Home Inspections, LLC

Tracy Echols

PO Box 180691  
Richland, MS 39218  
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