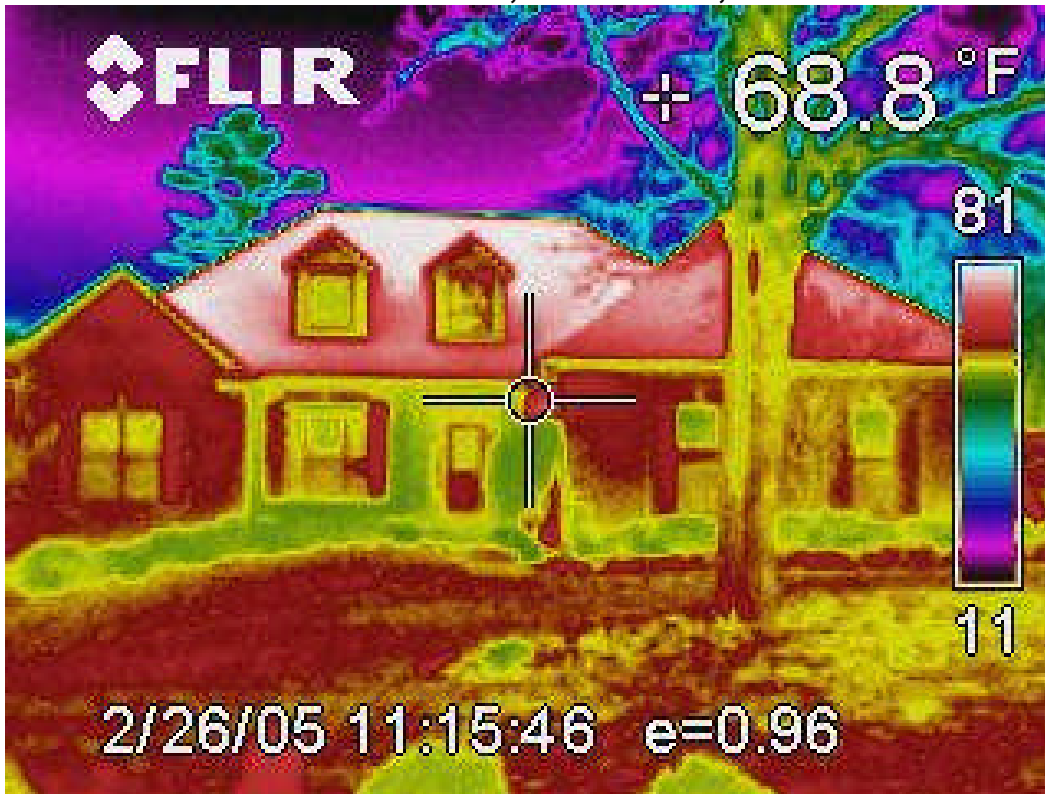




1710 ANYWHERE DRIVE, MONTGOMERY, AL 36109



INFRARED VIEW OF HOME



Attention: Mr. John Smith

SUBJECT PROPERTY

The following inspection of a property located at 1710 Anywhere Drive, Montgomery, AL 36109, was conducted by Doug Thornton on behalf of All Safe Inspections, LLC, on February 26, 2006 between the hours of 1:00 pm and 3:00 pm for the sole and exclusive use of the client, Mr. John Smith. The inspection of the property was performed under the terms and conditions of an agreement signed by said client at the time of inspection.

SUMMARY

This house has, as all houses have a number of assets and defects, the most significant of which, in the inspector's opinion, are contained in the following summary. If a complete understanding of the condition of this house are desired, a thorough reading of this report will be required.

ITEMS OF MOST CONCERN

- Infrared scan reveals moisture at porch ceiling area. Moisture meter readings verify an active leak from the exterior flashing. Recommend repair by a licensed roofing contractor.
- Infrared scan reveals unsafe overheating condition in electric service entrance cable. Have a licensed electrician make further evaluation and corrections as needed.
- GFCI outlet by front entry will not trip. Some grounded type outlets did not appear to be properly grounded on exterior. Signs of electrical arcing on outlet behind washer. A licensed electrician should be called to make further evaluation and repairs as needed.
- Trim around door to back deck has wood rotting at base on right side. Recommend repair.
- Garage automatic reverse feature is not operational. All overhead doors should have fully operational auto-reverse function to protect small children. This is a simple adjustment.
- Broken window panes noted in family room and master bedroom. Replacement recommended.
- Dishwasher leaked during testing. Recommend repair by a licensed technician.

ASSETS

The home has new carpeting and vinyl siding. Overall, the home is constructed in a workmanlike manner and evidences pride of ownership. Thank you for selecting ASI to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at 334-558-1719.

Respectfully submitted,
Doug Thornton

Report Index

CLIENT INFORMATION	2
CONDITIONS	2
GROUNDS	3
EXTERIOR - FOUNDATION - BASEMENT	5
ELECTRICAL SYSTEM	6
ROOF SYSTEM	7
HEATING - AIR CONDITIONING - WATER HEATER	7
GARAGE - CARPORT	9
ATTIC	10
INTERIOR	10
KITCHEN - APPLIANCES - LAUNDRY	14
BATHROOMS	16

CLIENT INFORMATION

CLIENT & SITE INFORMATION:

FILE #: ASI sample report.
DATE OF INSPECTION: 2/26/06.
TIME OF INSPECTION: 1:00 pm.
CLIENT NAME: John Smith.
MAILING ADDRESS: 123 Main Street.
CLIENT CITY/ STATE/ZIP: Montgomery, AL 36109.
CLIENT PHONE #: 334.555.1212.
CLIENT FAX #:
INSPECTION SITE: 1710 Anywhere Drive.
INSPECTION SITE CITY/STATE/ ZIP: Montgomery, AL 36109.
REFERRING REALTOR:

CONDITIONS

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 60-70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Northeast.
ESTIMATED AGE OF HOUSE: 3 years.
BUILDING TYPE: 1 family.
STORIES: 1.

ASI Sample 1

SPACE BELOW

GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.

**SEWAGE
DISPOSAL:** Private.

**UTILITIES
STATUS:** All utilities on.

OTHER INFORMATION:

AREA: Suburb.

**HOUSE
OCCUPIED?** No.

**CLIENT
PRESENT:** Yes.

**PEOPLE
PRESENT:** Purchaser.

<h2>GROUNDS</h2>

DRIVEWAY:

CONDITION: Satisfactory.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Satisfactory.

LANDSCAPING:

CONDITION: Maintained.

RETAINING WALLS:

TYPE: Masonry.

CONDITION: Satisfactory.

GRADING:

SITE: Gentle slope, Grade at foundation appears serviceable.

PATIO:

TYPE: Brick.

CONDITION: Satisfactory.

PATIO/PORCH COVER:

TYPE: Same as structure.

CONDITION: Satisfactory.

ASI Sample 1

DECKS:

TYPE: Wood.
CONDITION: Satisfactory.

EXTERIOR STAIRS/STOOPS:

CONDITION: Satisfactory, Loose Step(s)

EXTERIOR GFCI OUTLETS:

CONDITION: Some outlets did not function, GFCI outlet by front entry will not trip. Some grounded type outlets did not appear to be properly grounded.

MAIN WATER LINE:

MATERIAL: Copper.
CONDITION: Water meter is located, at the north side of the house. Satisfactory, Water pressure is adequate at psi 65.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Satisfactory.

HOSE FAUCETS:

OPERATION: Water pressure satisfactory. Missing/Broken handles.



GAS SYSTEM:

METER/TANK LOCATION-CONDITION: Meter located at exterior, Satisfactory, Lines not fully visible, Brass/Copper/Plastic pipe noted, Tank is buried in backyard.

SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Rear of house.
DRAIN FIELD LOCATION: Rear yard.
SYSTEM CONDITION: Satisfactory.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL: Vinyl siding, Brick.
CONDITION: Strip of vinyl has fallen off by left attic window. Repair recommended.



TRIM:

MATERIAL: Wood, Vinyl.
CONDITION: Damage noted, Trim around door to back deck has wood rotting at base on right side. Repair.



SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Partial basement is fully accessible, Basement is unfinished, Stairs and handrail serviceable, Basement door appears serviceable.

CRAWL SPACE: Appears serviceable.

BASEMENT WALLS - TYPE: Concrete block.

CONDITION: Satisfactory.

FLOOR JOISTS: Satisfactory.

ASI Sample 1

**BASEMENT
FLOOR AND
DRAINAGE:**

Satisfactory.

ELECTRICAL SYSTEM

SERVICE:

**TYPE AND
CONDITION:**

110/220 Volt, 200 amp, Circuit breakers, Satisfactory.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

Basement.



Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

**ENTRANCE
CABLES:**

Aluminum. Infrared scan reveals unsafe overheating condition. Have a licensed electrician make further evaluation and corrections as needed.

**BRANCH
WIRING:**

Copper, Satisfactory.

ROOF SYSTEM

ROOF:

STYLE: Hip.
TYPE: Composition shingles.
ROOF ACCESS: Viewed from edge on ladder and ground with high power binoculars.
ROOF COVERING STATUS: Appears serviceable/within useful life with normal aging.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, The potential for water entry is present, Active leakage is noted-rear porch needs proper flashing. Have a licensed roofer repair.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Partial, Satisfactory.

HEATING - AIR CONDITIONING - WATER HEATER

AIR CONDITIONING:

MAKE: 2 Bryants.



MODEL: 663cj048-c.
SERIAL #: 0901e02783 and 0901e05634.
POWER SOURCE: 220 Volt, Electrical disconnect present.

ASI Sample 1

ESTIMATED AGE: 4 years.
CAPACITY OF UNIT: 4 ton.
TYPE: Electric. Central.
RETURN AIR TEMPERATURE: 52 F.
SUPPLY AIR TEMPERATURE: 70 F.
AIR TEMPERATURE DROP: 18 F-Good cooling. (15-20 F temperature drop is desired)
SYSTEM CONDITION: Satisfactory. Annual servicing is recommended for efficient performance.
CONDENSATE LINE: Condensate line installed.
NORMAL CONTROLS: Satisfactory.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNITS: Attic-Both.



SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Electric Heat Pump-Same system components for Heating and Cooling.
CAPACITY OF UNIT: 4 ton.
APPROXIMATE AGE IN YEARS: 4 years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Satisfactory.
PUMP/BLOWER FAN: Satisfactory.

DUCTWORK:

TYPE: Fiberglass Ductboard.
DUCTS/AIR SUPPLY: Satisfactory.

ASI Sample 1

WATER HEATER:

TYPE: Gas-Rheem Model: rh40dv Serial: 0402g4539



SIZE: 40 Gallons.

LOCATION: Attic.

CONDITION: Satisfactory. Pressure relief valve noted. Drain pan present. Flue intact.

GARAGE - CARPORT

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Satisfactory, Same as house.

FLOOR:

CONDITION: Satisfactory, Typical cracks noted.

FIRE WALL:

CONDITION: Satisfactory.

GARAGE DOOR(S):

CONDITION: Automatic reverse feature is, not operational.
Note: All overhead doors should have fully operational auto-reverse function.



SWITCHES & OUTLETS:

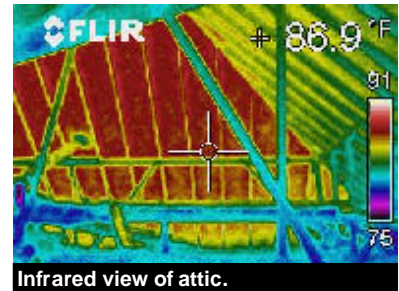
CONDITION: Satisfactory.

ATTIC

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION: Attic is full size, Conventional framing, Accessible.

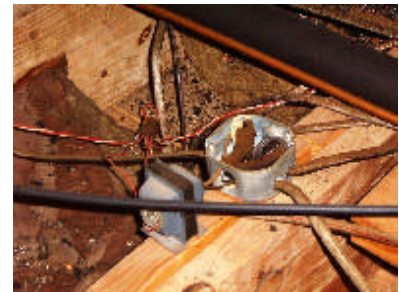
INSULATION TYPE AND CONDITION: Blown Fiberglass-Satisfactory.



DEPTH AND R-FACTOR: 13 inches, R-30.

ADDITIONAL INFORMATION:

Open junction boxes need covers.



INTERIOR

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: An insert is installed-creosote build up noted. Recommend cleaning by a chimney sweep.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarms responded to test button operation.

ASI Sample 1

ENCLOSED PORCH:

Walls:

Good overall condition.

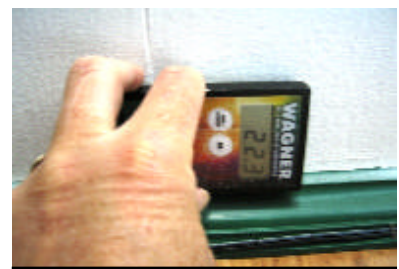
Ceilings:

Satisfactory.

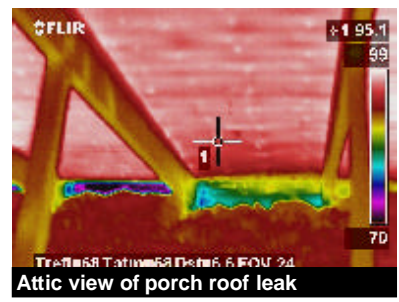
Staining is noted at the ceiling or upper wall area. Moisture meter readings indicate stains are wet. It appears active leakage is occurring. The source of water leakage (lack of roof flashing) should be corrected before any cosmetic repairs take place.



Dry section of ceiling



Moist area of ceiling



Attic view of porch roof leak



FAMILY ROOM:

Walls:

Good overall condition.

Ceilings:

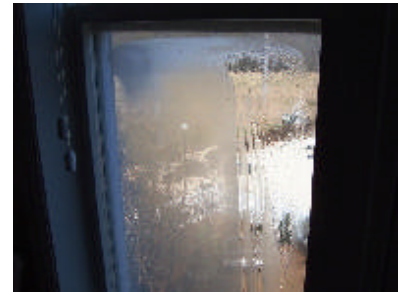
Good overall condition.

Floors:

Good overall condition.

ASI Sample 1

Windows: Cracked (no vapor seal) center window.



Trim: Good overall condition.
Electrical: OUTLETS-Good overall condition. Loose, cracked or missing outlet covers are noted.



DINING ROOM:

Walls: Good overall condition. Minor blemishes are seen at walls. Make minor cosmetic repairs.
Ceilings: Good overall condition.
Floors: Good overall condition, Hardwood.
Windows: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

BREAKFAST NOOK

Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Good overall condition.
Windows: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

FRONT ENTRY:

Entry steps have settled slightly. Recommend caulking.
Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Good overall condition.
Doors: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

ASI Sample 1

HALLWAYS:

Good overall condition.

UTILITY ROOM:

Walls:

Laundry.

Good overall condition.

Ceilings:

Good overall condition.

Floors:

Good overall condition.

Windows:

Good overall condition.

Doors:

Good overall condition.

Trim:

Good overall condition.

Electrical:

OUTLETS- Sign of electrical arcing on outlet behind washer. A licensed electrician should be called to make further evaluation and repairs as needed.



MASTER BEDROOM:

Walls:

Minor blemishes are seen at walls. Make minor cosmetic repairs.

Ceilings:

Good overall condition.

Floors:

Good overall condition.

Windows:

Cracked or broken window pane noted-right side of bed.



Doors:

Good overall condition.

Trim:

Good overall condition.

Closets:

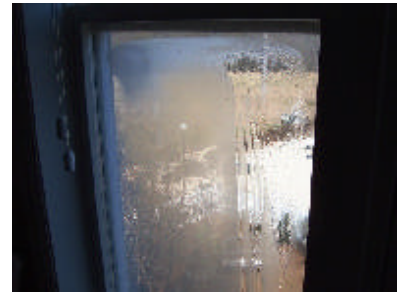
Good overall condition.

Electrical:

OUTLETS- Good overall condition.

ASI Sample 1

Windows: Cracked (no vapor seal) center window.



Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition. Loose, cracked or missing outlet covers are noted.



DINING ROOM:

Walls: Good overall condition. Minor blemishes are seen at walls. Make minor cosmetic repairs.
Ceilings: Good overall condition.
Floors: Good overall condition, Hardwood.
Windows: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

BREAKFAST NOOK

Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Good overall condition.
Windows: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

FRONT ENTRY:

Entry steps have settled slightly. Recommend caulking.
Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Good overall condition.
Doors: Good overall condition.
Trim: Good overall condition.
Electrical: OUTLETS- Good overall condition.

ASI Sample 1

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Satisfactory.

RANGE/COOK TOP AND OVEN:

**TYPE/
CONDITION:** Electric. Satisfactory.



VENTILATION:

**TYPE AND
CONDITION:** Fan/Hood operational.

REFRIGERATOR:

**TYPE AND
CONDITION:** Electric. Satisfactory.

DISHWASHER:

CONDITION: Satisfactory. Dishwasher is leaking.

GARBAGE DISPOSAL:

CONDITION: Satisfactory.

OTHER BUILT-INS:

MICROWAVE: Satisfactory.
ICE MAKER: Satisfactory.

INTERIOR COMPONENTS:

**COUNTERS AND
CABINETS:** Counters are Formica (plastic laminate)-Satisfactory, Cabinets satisfactory.

**WALLS/CEILINGS/
FLOORS:** Walls and ceilings satisfactory, Floor covering tile, Satisfactory.

**WINDOWS/
DOORS:** Satisfactory.

BATHROOMS

BATH AREA # 1:

BATH LOCATION:

Hall.

SWITCHES & OUTLETS:

Satisfactory.

CONDITION OF SINK:

Satisfactory, Drain satisfactory, Counters/cabinets satisfactory.

CONDITION OF TOILET:

Toilet has sustained damage to lid.
Recommend replacement.



TUB/SHOWER PLUMBING FIXTURES:

Satisfactory, Drain satisfactory, Shower head satisfactory.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls satisfactory.

BATH

VENTILATION:

Satisfactory.

BATH AREA # 2:

BATH LOCATION:

Master bedroom.

SWITCHES & OUTLETS:

Satisfactory.

CONDITION OF SINK:

Satisfactory, Drain satisfactory, Counters/cabinets satisfactory.

CONDITION OF TOILET:

Satisfactory.

TUB/SHOWER PLUMBING FIXTURES:

Satisfactory, Drain satisfactory, Shower head satisfactory.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Caulking of jacuzzi is recommended to prevent water intrusion. Enclosure satisfactory.

BATH

VENTILATION:

Satisfactory.