

Report Prepared by:
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For
John and Sue Smith

By accepting this report, Client acknowledges that he or she has reviewed and accepts all terms and conditions as stated in the Inspector's Inspection Agreement document. A copy of the Inspection Agreement is included at the end of this report.



123 Main Street
Huntsville, AL

Date of Inspection: December 11, 2006
Start Time: 10:30 AM **Finish Time:** 1:30 PM
Temperature at Time of Inspection: 61 to 65°Fahrenheit
Weather Conditions at Time of Inspection: Mostly Sunny
Estimated Days Since Last Significant Rainfall: Less Than 1 Week
Direction Front of House Faces: West NW
Occupancy Status at Time of Inspection: Vacant-New Construction

Building Data:

Approximate Age: New Construction /
Style: 1-1/2 - Story
Structural System Foundation Style: Slab on Grade
Floor System: Slab - Wood truss for second floor
Wall System: Wood Framed
Roof & Ceiling System: Dimension lumber construction

General Appearance: Good
Lot Characteristics: Flat

Summary Page

Note: All references to location (left, right, front, back) in this document are given as if standing in the front yard facing the house.

1. General:

- 1.1. Since this is new construction, the following are the most noticeable cosmetic and other new construction related issues that should be corrected (buyer should check these types of issues when conducting final walk through):
 - 1.1.1. Weather stripping not installed around door leading to garage. See Figure 13.
 - 1.1.2. General cleanup of driveway, patio, garage, etc.
 - 1.1.3. Installation of splash blocks or drain pipes at downspouts.
 - 1.1.4. Complete wall repairs and painting.
 - 1.1.5. Install missing interior doors.
 - 1.1.6. Install missing receptacle and switch covers.
 - 1.1.7. Install control handle master bathroom shower.
 - 1.1.8. Mortar on shingles to left side of front porch should be cleaned.
- 1.2. The brick rowlock (brick laid on side with end facing out) at many of the exterior windowsills is flat to sloping back toward the house. See Figure 1 for example. The brick should slope away from house to direct water away from windows. The Brick Industry recommends a minimum slope of 15 degrees. Each windowsill should be checked and corrected as required.
- 1.3. The outside corner of the fascia at the return to the left side of the front porch (see Figure 2) is open. The aluminum trim should be wrapped around this corner as with other corners.
- 1.4. The soffit for the 2nd floor projection on back of house has no ventilation provided. See Figure 6. Soffit should be replaced with properly vented soffit.
- 1.5. Roof issues:
 - 1.5.1. There are very noticeable ridges in the roof shingles in several locations around the house. The most noticeable are on the front roof surface to the right side of front porch (see Figure 8), and just to the backside of garage (see Figure 9). This could be caused by felt under-layment not being flat, or by decking that is not lying flat. This is distracting from the overall appearance of house and should be corrected.
 - 1.5.2. There are some roofing nails lying on the roof surface over the patio. See Figure 10. Should be removed.
- 1.6. The microwave is slightly loose from cabinet (moves slightly when side-to-side or front-to-back force is applied). Should be secured.
- 1.7. The door to the closet in the hall just outside the master bedroom drags frame slightly when closing. Door should be adjusted.

2. Structural: (See 10.1.1 Below)

- 2.1. There is a vertical crack through brick and mortar above and below a window on the right side of the house. See Figures 4 and 5. The nature of this crack suggests the slab has possibly settled differentially and cracked in this area. There is no indication that further settlement will occur, but to further protect the buyer, inspector recommends a structural engineer be consulted.

3. Electrical:

3.1. Distribution (breaker) panel issues:

- 3.1.1. The 50-amp breaker (top breaker left side of left panel-labeled “Range”) is feeding #6 gauge aluminum wire. See arrow in Figure 11. Unless the insulation for this conductor is rated at 75 or 90 C (60 C rated insulation is typical for residential branch circuits), the wire is undersized for the breaker rating. #6 (60 C) gauge aluminum wire requires 40-amp breaker or less for proper over current protection. A qualified electrician should investigate and correct if required.
- 3.1.2. The circuit labeled “Living Room Light/Plug” (5th down on left side of right panel) was tripped when first observed, and tripped when reset. See Figure 12. The fault in this branch circuit should be found and corrected. This breaker actually feeds the downstairs back-left bedroom and the shared bathroom. Labeling should also be corrected. FYI - Inspector found that when the unused switch (installed for future ceiling fan) in the back-left bedroom was turned off, the breaker would reset, and would trip when this switch was turned on.

3.2. GFCI issues:

- 3.2.1. The GFCI in the downstairs ½ bath would not trip with tester or with own test button. Unit should be replaced.
 - 3.2.2. The outlets in the downstairs shared bathroom had no power. This problem should be found and corrected, and it then verified that these outlets are GFCI protected.
- 3.3. An electrical tester indicated the electrical outlet on left wall (front outlet) in the master bedroom has hot and neutral conductors reversed. A qualified person should correct this problem. It was marked with an orange sticker.

4. HVAC and Insulation:

- 4.1. The connections for the thermostat wires are exposed at the exterior units. See Figure 7. It appears that a cover is possibly missing from units. Covers should be installed, or connections moved inside unit as required.
- 4.2. The space between the 1st level ceiling and 2nd level floor is open into the attic space. Figure 14 shows view from back-left corner of lower attic. These openings (on both sides of lower attic) should be blocked to prevent attic air from entering this space.
- 4.3. Some of the insulation batts against walls in the left side lower attic space are installed with vapor barrier facing attic. See Figure 15. Vapor barrier should face heated space. Some of the batts are not pushed completely into space between studs. Loose batts should be secured in place.
- 4.4. The nameplate on the small heat pump states the maximum breaker rating is 15 amps. The breaker labeled for the unit in the panel is 20-amps. Since 15-amps is a standard breaker size, the breaker should be changed to meet the nameplate requirement.
- 4.5. The cooktop vent fan in the microwave was moving very little air when turned on high (not enough suction to hold and 8 ½ x 11 sheet of paper to inlet). The unit is possibly configured to vent to exterior, but there is no exterior vent provided, or there is an obstruction. Problem should be found and corrected.
- 4.6. Insulation should be cleaned from both air-handler drain pans, and the float in the air-handler in upper attic should be aligned (tilted at time of inspection) to insure proper operation.

5. Plumbing:

- 5.1. There is a water meter box located in the flowerbed to the right side of the front porch. See Figure 3. This box is assumed to contain the main water cutoff and possibly the

water pressure regulator. Dirt should be cleaned from box to allow access to cutoff, etc.

6. Safety Issues Not Addressed Elsewhere:

6.1. Since house has gas logs, buyer should consider installing a carbon monoxide (CO) detector for safety.

7. Items Not Working:

7.1. None identified.

8. Items That May Requirement Replacement Within Next Five Years:

8.1. None-New construction.

9. Other Comments:

9.1. None.

10. Limitations, Obstructions, and Impedances:

10.1. General:

10.1.1. Inspector reports structural findings, and provides opinions. However, the inspector is not a structural engineer, and recommends that buyer consult a structural engineer if he/she has specific concerns about any structural issues.

10.1.2. Inspector may provide opinions on fungus / mold seen during the inspection, but inspector is not a certified mold inspector. If buyer has specific concerns about fungus / mold, they should consult a certified fungus / mold inspector.

10.1.3. Detached building(s) was/were not inspected unless specifically stated.

10.1.4. Unless noted otherwise, house exterior was inspected from the ground.

10.1.5. A board by board, brick by brick, or stone by stone inspection was not performed, and is beyond the scope of this inspection.

10.1.6. Although normally inspected by traversing most of the crawlspace area, it is beyond the scope of this inspection to view every square foot of the floor structure in the crawlspace.

10.1.7. Depending of the attic structure, inspection of the attic may be from the access panel, from the floored area of the attic, or by traversing all or a portion of the attic. In all cases, it is beyond the scope of this inspection to view every square foot of the roof and ceiling structure in the attic.

10.1.8. The underground or under slab portions of the drain/waste/sewage system were not inspected or evaluated.

10.1.9. In occupied houses, some areas of the walls and floors are not visible or accessible due to furniture, boxes, etc. These items are not moved during an inspection, and therefore some wall and floor areas may not be visible or accessible during an inspection, and electric outlets in these areas not tested.

10.1.10. It is beyond the scope of inspection to identify function of all electrical switches.

10.1.11. The appearance of dual or triple pane windows that have broken glass seals is very dependent on exterior and interior temperatures, rapid changes in exterior and interior temperatures, window exposure to sun at time of inspection, etc. For these reasons, it is often very difficult to detect windows with broken glass seals that will fog under certain conditions. Inspector identifies windows with defective glass seals when indicated at time of inspection, but cannot guarantee that all such windows will provide visible indication at time of inspection.

10.2. Specific to This Inspection:

10.2.1. Some of the roof surfaces were not visible due to height, slope, and intersection angles of roof. Roof inspected from ground with binoculars.

1. Exterior:

	Inspected	Present or N/A	Not Noted	Item	Comments
1.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation (exterior evaluation) Checklist: Settlement, cracking, bowing, displacement, deterioration, ...	Type: Slab on Grade - Vertical cracks present in brick veneer on right side of house. This suggest possible crack in slab. See comments in Summary.
1.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk Checklist: Deterioration, cracking, trip hazards, ...	Material: Concrete Satisfactory
1.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Checklist: Deterioration, cracking, trip hazards, ...	Material: Concrete Satisfactory
1.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio/Terrace Checklist: Slope from house, settlement, deterioration, cracking, trip hazards, ...	Material: Concrete Satisfactory
1.5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deck Checklist: Ledger attachment, flashing, support posts, joist attachment to ledger, joist span, post footing, railing, stairs, deterioration, ...	Material:
1.6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch(s) (covered entrance) Checklist: Railing, settlement, steps, cracks, level, sturdy, lighting, deterioration, ...	Material: Concrete Satisfactory
1.7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Porch Steps Checklist: Handrail, tread/riser consistency, structure ...	

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
1.8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stoops/Steps Checklist: Hand rail, settlement, tread/riser consistency, cracks, level, lighting, ...	Material:
1.9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Balcony Checklist: Railing, attachment to structure, structural integrity, ...	Material:
1.10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fencing Checklist: ...Deterioration, leaning, ...	Material:
1.11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping Checklist: Grade, vegetation against house, erosion, ...	Satisfactory
1.12.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Retaining Wall Checklist: Presence of tie backs, railing, drainage, leaning, bowed, cracks, deterioration, ...	Material:
1.13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Siding</u> Checklist: Problematic material, installation, flashing & slope, caulking of vertical joints, loose material, height above grade/roof, irregular surface/bowing, weep holes, deterioration, ...	Siding Type 1:Brick > Vertical cracks present in brick veneer on right side of house. Weep Holes Present See comments in Summary Siding Type 2: Vinyl Satisfactory Siding Type 3: NA

Item	Inspected	Present or N/A	Not	Problem Noted	Item	Comments
1.14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>Trim</u> Checklist: Problematic material, flashing, installation, deterioration...	Trim Material 1:Aluminum and Vinyl See comments in Summary Trim Material 2: NA
1.15.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>Roof Covering</u> Checklist: Installation, layers, nail pops, missing tabs or shingles, cupping or curling, ponding, burn spots, exposed felt, moss buildup, excessive algae, ...	Inspected From: Ground w/ Binoculars % Visible Due To Grade And Slope: 90+ Roof Style: <input checked="" type="checkbox"/> Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat <input type="checkbox"/> Pitch: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> High <input type="checkbox"/> Flat <input type="checkbox"/> Roof Material 1:Composition Asphalt Condition:- Noticable ripples in shingles. Possibly caused by felt not lying flat or decking not being flat. Some debris on roof that should be removed See comments in Summary Estimated Layers:1 Estimated Age: New Roof Material 2: NA Condition: Estimated Layers: Estimated Age:
1.16.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Roof Flashing Checklist: Presence, condition, ...	Flashing Material:Metal Satisfactory where visible
1.17.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Roof Valleys Checklist: Flashing, condition, ...	Valley Material:Closed - Asphalt Shingle Satisfactory

	Inspected	Present or N/A	Not Present	Problem Noted	Item	Comments
1.18.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skylights Checklist: Presence of curb, flashing, condition, ...	
1.19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Vents Checklist: Presence, location, ...	Present on roof Satisfactory
1.20.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Chimneys</u> Checklist: Attachment to structure, chase/flue, foundation, ...	Chimney 1: Inspected From: Construction: Condition: Chimney 2: Inspected From: Construction: Condition:
1.21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters & Downspouts Checklist: Attachment, slope, discharge location, obstructions, condition, ...	Material: Aluminum Condition: Satisfactory
1.22.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows Checklist: Broken glass, fogging, deterioration, ...	Construction: Solid Vinyl Condition: Satisfactory - some were difficult to lock
1.23.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm Windows Checklist: Presence, broken glass, deterioration, ...	Construction: Condition:
1.24.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screens Checklist: Presence, torn, holes, deterioration, ...	Construction: None present Condition:
1.25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior Doors Checklist: Function, weather stripping, locks, safety glass, deterioration, ...	Weather strip(s) missing on one or more door See comments in Summary

2. Garage

	Inspected	Present or N/A	Not Noted	Problem Noted	Item	Comments
2.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General	Attached 2 Car
2.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety Items	No problems found Checklist: Firewall, elevated gas water heater, ...
2.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door(s)	Material: Metal Condition: Satisfactory Automatic Opener(s): Operation satisfactory Checklist: Door reverse mechanisms, function, damage, deterioration, ...

3. Attic

	Inspected	Present or N/A	Not Noted	Problem Noted	Item	Comments
3.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General	Access Type: Pulldown stairs Access Location: Garage and Bedroom Inspected From: Reasonably accessible areas in attic Temperature in attic at time of inspection- 75 to 82 Degrees F
3.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structure	Dimension lumber construction Satisfactory Checklist: Ridge beam, rafters or truss system, collar ties, purlins/struts, spans, ceiling joists, roof decking, ...

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
3.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Insulation Checklist: Presence, coverage, depth, ...	Coverage Over Heated Area: Appears complete Type: Loose fiberglass - bats against interior walls. Estimated Depth or Thickness: 12 to 15 Inches See comments in Summary Openings between ceiling and floor should be blocked.
3.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Ventilation Checklist: Presence, adequate, interference with air flow, operation of turbine or power vents, ...	Type: <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Power Vent Fan(s) <input type="checkbox"/> Passive Roof Vent(s) <input type="checkbox"/> Wind Turbin(s) <input type="checkbox"/> Dormer <input type="checkbox"/> Appears adequate Measuerd moisture content of rafter or truss- less than 7% 8%
3.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Miscellaneous Checklist: Chimney chase, equipment chase, HVAC duct system, fire blocking, roof penetrations, deterioration, condensation, mold, ...	Evaluated: <input type="checkbox"/> Chimney Chase <input type="checkbox"/> Equipment Chase <input checked="" type="checkbox"/> HVAC Duct System <input checked="" type="checkbox"/> For Signs of Condensation <input type="checkbox"/> Fire Blocking No problems found in space viewed

4. Foundation: Crawlspace, Basement, Slab

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
4.1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General	Access Type: Inspected From:
4.2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs Checklist: Handrail, tread/riser consistency, headroom, lighting, landings, ...	Evaluated: <input type="checkbox"/> Handrail <input type="checkbox"/> Headway over stairs <input type="checkbox"/> Under carriage <input type="checkbox"/> Landings

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
4.3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation Walls Checklist: Cracking, bowing, displacement, support, water penetration, termite shields, deterioration, ...	
4.4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Checklist: Cracks or settlement, moisture, ...	
4.5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structure Checklist: Floor joists, spans, blocking, support columns, girders, sub-floor, ...	
4.6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insulation Checklist: Presence, installation, coverage, ...	Coverage Under Heated Area: Type:
4.7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ventilation Checklist: Presence, adequate, interference with air flow, ...	<input type="checkbox"/> Appears Adequate <input type="checkbox"/> Marginal <input type="checkbox"/> Inadequate <input type="checkbox"/> None <input type="checkbox"/> Type:
4.8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage System Checklist: Type (sump pump, drain pipe), operation, standing water, evidence of water, ...	Evaluated: <input type="checkbox"/> For Standing Water <input type="checkbox"/> For Evidence of Previous Water <input type="checkbox"/> Sump Pump <input type="checkbox"/> Drain Pipes <input type="checkbox"/>
4.9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Miscellaneous Checklist: Vapor barrier, HVAC duct system, condensation, fungus, ...	Evaluated: <input type="checkbox"/> Vapor Barrier <input type="checkbox"/> HVAC Duct System <input type="checkbox"/> For Signs of Condensation Vapor Barrier Coverage Estimate

5. Heating / Cooling System

5.1.	Inspected	Present or N/A	Not	Problem Noted	Item	Comments
5.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel System(s) Checklist: Type, location, shutoff location, ...	<p><u>Fuel(s) Present</u> - <input type="checkbox"/> All Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Fuel Oil</p> <p>Tank or Meter Location(s): Right side of house Distribution System: Black Iron Pipe where visible.</p> <p>Main Cutoff Location(s): At gas meter</p>
5.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating / Cooling Checklist: Outside unit level - stable - clear of vegetation, power shutoff, over current protection, available power outlet, differential temperature; Gas only- clearances, combustion air supply, gas cutoff, drip leg, flue, ...	<p>System 1 1st Floor Split system - Forced air Estimated age of outside unit- Mfg. Date- 2006 Age New Yrs. based on manufacture date stated on nameplate</p> <p>Estimated age of air-handler and/or furnace – Age New Yrs. based on appearance</p> <p>Location of air-handler - Attic System Type - Heatpump Cooling differential - 11°F Register Temp. 53 °F</p> <p>Heating mode not tested Heat strips tested-operation normal</p> <p>No problems found</p>
<hr/> <p>System 2 2nd Floor Split system - Forced air Estimated age of outside unit- Mfg. Date- 2006 Age New Yrs. based on manufacture date stated on nameplate</p> <p>Estimated age of air-handler and/or furnace – Age New Yrs. based on appearance</p> <p>Location of air-handler - Attic System Type - Heatpump Cooling differential - 10°F Register Temp. 56 °F</p>						

6.1.	Inspected	Present or N/A	Not	Problem Noted	Item	Comments
6.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Service Checklist: Type, attachment to structure, capacity, disconnect, ground wire, ...	Service Type: Under Ground Location of meter base - Left side of house Conductor Type: Stranded Aluminum at panel Service Voltage: 240/120 Volts Service Capacity: 300 Amps Main Disconnect(s) Location: Outside at electric meter Ground wire observed at meter - tied to ground rod.
6.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Main Panel(s) Checklist: Location, wiring method, conductor type, wire sized to breaker or fuse, solid aluminum wire, double taps, holes in panel, cable clamps, accessibility, grounding, ...	Location: Garage Manufacturer Siemens Wiring Method(s): <input checked="" type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Knob & Tube <input type="checkbox"/> Branch Conductor Types: <input checked="" type="checkbox"/> Solid Copper <input checked="" type="checkbox"/> Stranded Copper <input type="checkbox"/> Solid Aluminum <input checked="" type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Over Current Protection: Breaker(s) One or more problems found-see comments in Summary
6.3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sub Panel(s) Checklist: Location, wiring method, conductor type, wire sized to breaker or fuse, solid aluminum wire, double taps, holes in panel, cable clamps, accessibility, grounding, neutral-ground isolation, ...	Location: Wiring Method(s): <input type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Knob & Tube <input type="checkbox"/> Branch Conductor Types: <input type="checkbox"/> Solid Copper <input type="checkbox"/> Stranded Copper <input type="checkbox"/> Solid Aluminum <input type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Over Current Protection:
6.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outlets Checklist: Operation, hot-neutral-ground connections, locations, installation, ...	One or more outlets mis-wired See comments in Summary

	Inspected	Present or N/A	Not Noted	Problem Noted	Item	Comments
6.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		GFCI's/AFCI's Checklist: Operation, hot-neutral-ground connections, locations, installation, ...	Tested: <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Bathrooms <input type="checkbox"/> Basement <input type="checkbox"/> Distribution Panel <input type="checkbox"/> One or more GFCI outlets not functional. See comments in Summary

7. Plumbing

	Inspected	Present or N/A	Not Noted	Problem Noted	Item	Comments
7.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Main Supply Line Checklist: Material, cutoff locations.	Material: PVC at meter Main Cutoff Location: > Next to foundation? See comments in summary Water meter dial showed no flow when all fixtures turned off. Irrigation meter present - No Box present, but no meter installed.
7.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water Pressure Checklist: Normal range.	Measured at outside faucet - 60 PSI Normal range is 40 to 80 PSI
7.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Distribution Lines Checklist: Material, leaks, installation.	Material: PVC/CPVC where visible
7.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water Heater(s) Checklist: Capacity, T&P valve & drain line, leaks; Gas only – clearances, combustion air supply, gas shut off, flue, elevation, ...	Type: Electric Location(s) - Garage Estimated age- Mfg. Date- 2006 Age New Yrs. based on manufacture date stated on nameplate Size: 80 Gal. Fuel Supply Cutoff: NA No problems found

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
7.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fixtures Checklist: Operation, installation, leaks, cross connections, ...	No problems found
7.6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supply Lines Checklist: Installation, material, leaks, ...	Material: Mostly PEX No problems found
7.7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets Checklist: Operation, installation, cracks, leaks, ...	No problems found
7.8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain/Waste/Vent System Checklist: Presence.	Material: PVC No problems found

8. Interior

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
8.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Kitchen Checklist: Operation of permanently installed appliances, counter tops, cabinets, walls, floor, ceiling, ...	<p>Appliances Present:</p> <input checked="" type="checkbox"/> Electric Cook Top..... Tested <input checked="" type="checkbox"/> <input type="checkbox"/> Gas Cook Top..... Tested <input type="checkbox"/> <input checked="" type="checkbox"/> Electric Oven(s) Tested <input checked="" type="checkbox"/> <input type="checkbox"/> Gas Oven..... Tested <input type="checkbox"/> <input checked="" type="checkbox"/> Microwave Oven..... Tested <input checked="" type="checkbox"/> <p>See comments in Summary</p> <input checked="" type="checkbox"/> Dishwasher..... Tested <input checked="" type="checkbox"/> <input type="checkbox"/> Refrigerator..... Tested <input type="checkbox"/> <input type="checkbox"/> Garbage Compactor ... Tested <input type="checkbox"/> <input checked="" type="checkbox"/> Garbage Disposal Tested <input checked="" type="checkbox"/> <input type="checkbox"/> Tested <input type="checkbox"/> <input type="checkbox"/> Tested <input type="checkbox"/>

	Inspected	Present or N/A	Not Problem Noted	Item	Comments
8.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom(s) Checklist: Operation of sinks, toilets, showers, whirlpool tub, exhaust fans; leaks, cracked or loose tile, safety glass, walls, floor, ceiling, ...	No problems found
8.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedrooms Checklist: Walls, floor, ceiling, ceiling fan, doors, windows, ...	No problems found
8.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Den/Family Room Checklist: Walls, floor, ceiling, ceiling fan, doors, windows, ...	No problems found
8.5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Living Room Checklist: Walls, floor, ceiling, ceiling fan, doors, windows, ...	
8.6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room Checklist: Walls, floor, ceiling, ceiling fan, doors, windows, ...	No problems found
8.7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Study Checklist: Walls, floor, ceiling, ceiling fan, doors, windows, ...	No problems found
8.8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs Checklist: Handrail, tread/riser consistency, headroom, lighting, landings, ...	Evaluated: <input checked="" type="checkbox"/> Handrail <input checked="" type="checkbox"/> Headway over stairs <input type="checkbox"/> Under carriage <input checked="" type="checkbox"/> Landings <input type="checkbox"/> Baluster spacing No problems found
8.9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry / Utility Room Checklist: Leaks, dryer venting, gas shutoff, combustion air source, walls, floors, ceiling, doors, windows. ...	No problems found

8.10.	Inspected	Present or N/A	Not	Problem Noted	Item	Comments
8.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace(s) Gas logs not tested Checklist: Firebox integrity, damper, flue, blower, hearth, mantel, ...	Fireplace 1: Family room and Sun Room - Through the wall unit Prefabricated - Non-Vented Type Fuel- Natural Gas Fuel cutoff located in Firebox No problems found - logs not tested
						<hr/> Fireplace 2: N/A
						<hr/> Fireplace 3: N/A
8.11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors Checklist: Location, operation, interconnection, ...	Present on Levels: <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Locations: <input checked="" type="checkbox"/> Bedroom(s) <input type="checkbox"/> Bedroom <input type="checkbox"/> Hall(s) <input type="checkbox"/> Basement <input type="checkbox"/> Garage <input type="checkbox"/> Basement <input type="checkbox"/> Hall <input type="checkbox"/> Interconnected Yes No problem found
						<input checked="" type="checkbox"/> Review completed

Visual Reference Section



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

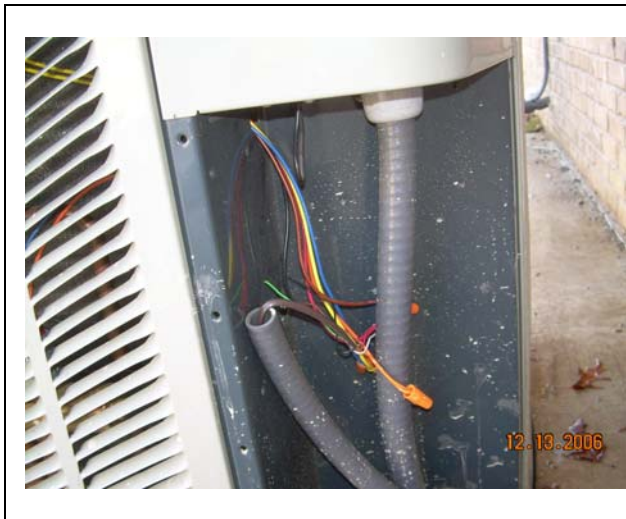


Figure 7



Figure 8



Figure 9



Figure 10

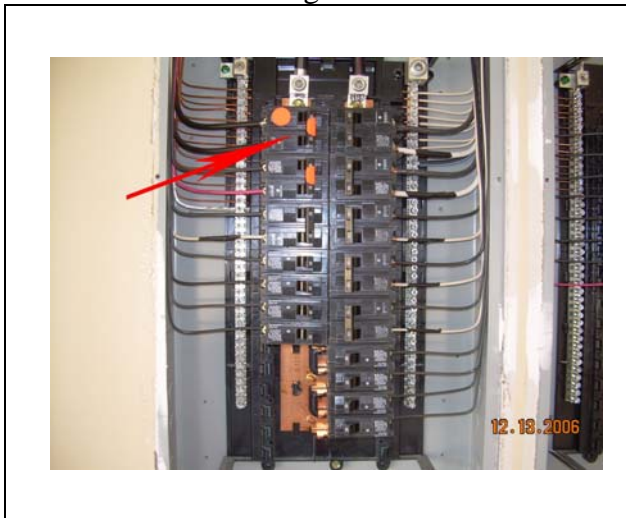


Figure 11



Figure 12



Figure 13



Figure 14



Figure 15

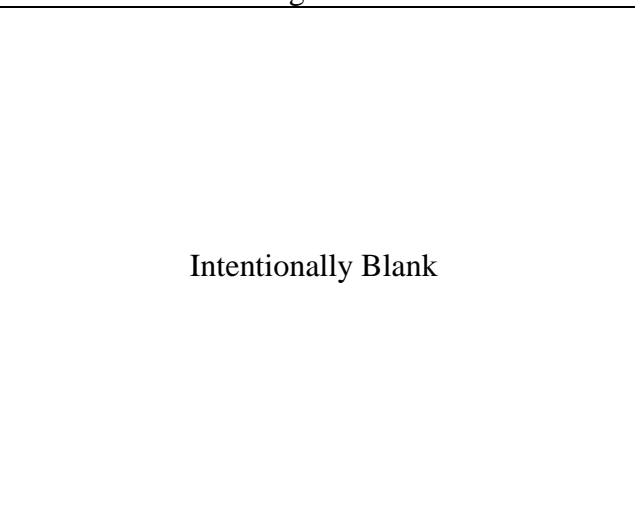


Figure 16

Hutchison Home Inspection Services, LLC
INSPECTION AGREEMENT
(Please Read Carefully)

This Agreement is made and entered into by and between **Hutchison Home Inspection Services, LLC** referred to as "Inspector", and John and Sue Smith referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum \$300.00 for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at 123 Main Street, Huntsville, AL. **Payment due at time of Inspection.**
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. **If client has specific concern about concealed systems or components,** client should hire a specialist equipped to evaluate those specific systems or components.
3. The Parties agree the ASHI Standards of Practice (the "Standards") shall define the standards of duty and the conditions, limitations, and exclusions of the inspection and is incorporated by reference herein. A copy of the Standards is available for review at the inspection, and is available on the Inspector's website (www.HUTCH-INSPECTION.com), and on the ASHI website (www.ASHI.com).
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability of responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the inspector the required notice, the Inspector will have no liability to the Client. **THE CLIENT FURTHER AGREES THAT THE INSPECTOR IS LIABLE ONLY UP TO THE COST OF THE INSPECTION.**
5. The Parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OR ANY INSPECTED STRUCTURE, ITEM, COMPONENT, or SYSTEM.**
6. If Client is married, Client represents that his obligation is a family obligation incurred in the interest of the family.
7. This Agreement, **including the terms and conditions of the reverse side**, represents the entire agreement between the parties and there are no other agreements, either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Alabama.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges opportunity to review the Standards of Practice applied to this inspection. (*Required)

*Client Signature: _____ Date: _____ Time: _____
 *E-Mail Address _____
 Current Street Address: _____
 City/State/Zip: _____
 Buyer Present: Yes _____ No _____ Name _____
 Agent Present: Yes _____ No _____ Name _____
 Inspector's Name: Arthur H. (Butch) Hutchison, P.E.
 Initial here if Client does not want report released to Buyer/Realtor _____
 Initial here if Client does not want report released to Sellers/Realtor _____

Additional Terms, Conditions, and Limitations

8. Systems, items, and conditions which are **not** within the scope of the building inspection include, but are not limited to: **radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, mold, or other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, or ordinances, statutes and covenants.** Client understands that these systems, items and conditions are **excepted** from this inspection. Any general comments about these systems, items and conditions in the Remark Section of the written report are informal only and DO NOT represent an inspection.
9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such claims.
10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulation of any kind.
11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. **THE CLIENT FURTHER AGREES THAT THE INSPECTOR IS LIABLE ONLY UP TO THE COST OF THE INSPECTION AND ONLY IF THERE HAS BEEN A COMPLETE FAILURE TO FOLLOW STANDARDS INCLUDED IN THE REPORT.** Furthermore, any legal actions must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.
12. Any matter concerning the interpretation of this Agreement, or the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties. The liability of Inspector, its agents, and employees shall be limited to the amounts paid to Inspector for inspection services and additional fees. It is further agreed, that under no circumstances will Inspector be liable for consequential damages of any sort. Failing such mediation, unresolved issues shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The arbitrator shall have knowledge of the home inspection industry and the arbitrator must be a member of ASHI (American Society of Home Inspectors) with at least five (5) years of Home Inspection experience. If Inspector incurs legal fees as result of action brought by client, and client fails to prevail, client agrees to pay for any and all legal and defense fees incurred by Inspector including agents and employees.
13. **The Inspector is a Registered Professional Engineer, but for the purpose of this Inspection, he is not representing himself as a Structural Engineer.**

DEFINITIONS

1. **Apparent Conditions - Systems and components are rated as follows:**
SATISFACTORY (Sat.) – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
MARGINAL (Marg.) – Indicates the component will probably require repair or replacement anytime within five years.
POOR – Indicates the component will need repair or replacement now or in the very near future.
2. **Installed systems and components:** structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.
3. **Readily accessible systems and components:** where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

Client Initials _____