



Midland City, Alabama

334-983-8380

dave@calldoctoday.com

Home Inspection Report



**Prepared Specifically For
Joe/Josephine Everyman
123 Leaping Lizard Lane
Anytown, Alabama 36300**



Diversified
Onsite
Consultants, LLC

Diversified Onsite Consultants, LLC

Prepared for: Joe/Josephine Everyman
123 Leaping Lizard Lane

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Leaping Lizard Lane
City Anytown State Alabama Zip 36300
Contact Name Joe Everyman
Phone 334-200-0000
Fax NA

Client Information

Client Name Joe/Josephine Everyman
Client Address 123 Leaping Lizard Lane
City Anytown State Alabama Zip 36300
Phone 334-200-0000
Fax NA
E-Mail joeeveryman@centurytel.net

Inspection Company

Inspector Name David Crockett
Company Name Diversified Onsite Consultants, LLC
Address 1119 Midland Michigan Avenue
City Midland City State Alabama Zip 36350
Phone 334-983-8380
Fax NA
E-Mail dave@calldoctoday.com
File Number 100
Amount Received 300

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 52 Entrance Faces North
Inspection Date 01/19/2017
Start Time 10:00 am End Time 1:00 pm



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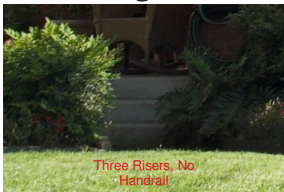
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General Information (Continued)

Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 64 f
Weather Sunny Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single family Garage Detached
Sewage Disposal Septic How Verified Owner
Water Source City How Verified Visual Inspection
Additions/Modifications None
Permits Obtained N/A How Verified Visual Inspection

Lots and Grounds

1. Acceptable Driveway: Concrete
2. Acceptable Walks: Flagstone



3. Marginal Steps/Stoops: Some steps have three risers or more with no handrail
4. Acceptable Porch: Flagstone
5. Acceptable Patio: Flagstone
6. Acceptable Grading: Minor slope
7. Acceptable Vegetation: Mature
8. Acceptable Fences: Split rail



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Exterior

North Exterior Surface

1. Acceptable Type: Brick and Stone Veneer and Stucco
2. Acceptable Trim: Wood
3. Acceptable Fascia: Wood
4. Acceptable Soffits: Vinyl
5. Acceptable Door Bell: Hard wired
6. Acceptable Entry Doors: Fiberglass
7. Acceptable Windows: Wood - Double Hung, Single Glazed
8. Acceptable Window Screens: Wood Frame, Bronze Screen
9. Acceptable Exterior Lighting: Surface mounted lamps front and rear
10. Acceptable Exterior Electric Outlets: 120 VAC, GFCI Receptacles
11. Acceptable Hose Bibs: Ball

Roof

Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Unable to Inspect: 45%



3. Acceptable Material: Asphalt Composition Dimensional Shingle
4. Type: Gable & Hip
5. Approximate Age: Five to Ten Years of Age
6. Acceptable Flashing: Copper
7. Acceptable Valleys: Open Valley, Copper
8. Acceptable Plumbing Vents: Cast Iron
9. Acceptable Electrical Mast: Underground from Pole
10. Acceptable Gutters: Copper
11. Acceptable Downspouts: Copper
12. Acceptable Leader/Extension: Opening at six feet from structure

North Chimney

13. Acceptable Chimney: Brick & Stone
14. Marginal Flue/Flue Cap: Clay - Seal masonry chimney crown & install cap to minimize deterioration



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Roof (Continued)

Flue/Flue Cap: (continued)



15. Acceptable Chimney Flashing: Copper

Garage/Carport

West Quadrant of Property Garage

1. Type of Structure: Detached Car Spaces: 2
2. Acceptable Garage Doors: Wood
3. Acceptable Door Operation: Manual - A Qualified Contractor is Recommended to Evaluate and Estimate cost of Potential Spring Safety Catch.
4. Acceptable Exterior Surface: Brick Veneer
5. Acceptable Roof: Asphalt Composition Dimensional Shingle
6. Acceptable Roof Structure: 2x6 Rafter
7. Acceptable Service Doors: Wood
8. Acceptable Ceiling: Exposed framing
9. Acceptable Walls: Exposed framing
10. Acceptable Floor/Foundation: Poured Concrete slab on grade
11. Acceptable Electrical: 110 VAC/220 VAC, 120 VAC GFCI Receptacle
12. Not Present Smoke Detector: NA - Quality Smoke Detector Recommended
13. Acceptable Windows: Wood - Single Hung, Single Glazed

Electrical

1. Service Size Amps: 200 Volts: 120/240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Non-metallic sheathed cable
6. Acceptable Ground: Plumbing and rod in ground
7. Acceptable Smoke Detectors: Hard wired with battery back up - Smoke Detector Horn operation is not necessarily indicative of a fully functioning smoke detector.

Center Butler's Pantry Electric Panel

8. Acceptable Manufacturer: Square D
9. Maximum Capacity: 200 Amps
10. Acceptable Main Breaker Size: 200 Amps



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Electrical (Continued)

- 11. Acceptable Breakers: Copper
- 12. Acceptable AFCI: 110 VAC, Bedrooms Only
- 13. Acceptable GFCI: Kitchen, Bathrooms, Laundry, & Exterior
- 14. Is the panel bonded? Yes

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Raised Perimeter & Brick Column Crawlspace
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood
- 5. Acceptable Bearing Walls: 2 x 4 Wood Frame
- 6. Acceptable Joists/Trusses: 2x12
- 7. Acceptable Piers/Posts: Brick Columns
- 8. Acceptable Floor/Slab: Dimensional wood
- 9. Acceptable Subfloor: Dimensional wood

Attic

Main Attic

- 1. Method of Inspection: In the attic
- 2. Not Inspected Unable to Inspect: 30% - Safety and footing, Insulation
- 3. Acceptable Roof Framing: 2x6 Rough Cut Yellow Pine Rafter
- 4. Acceptable Sheathing: Dimensional Tongue & Groove Lumber
- 5. Acceptable Ventilation: Attic fan, Soffit vents
- 6. Acceptable Insulation: Batts, Rockwool, Loose fiberglass
- 7. Acceptable Insulation Depth: 12.5" - Insulation compressed at some locations
- 8. Not Present Vapor Barrier: None present
- 9. Acceptable Attic Fan: Direct drive, Thermostat controlled
- 10. Acceptable Wiring/Lighting: 110 VAC - Exposed wiring
- 11. Acceptable Moisture Penetration: No Apparent Active Water Penetration
- 12. Acceptable Bathroom Fan Venting: Electric Fan with Eave Vent



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Crawl Space

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Not Inspected Unable to Inspect: 40%
3. Acceptable Access: Small
4. Acceptable Moisture Penetration: No moisture present at time of inspection
5. Moisture Location: No Active Moisture Penetration Observed
6. Acceptable Moisture Barrier: Poly
7. Acceptable Ventilation: Vents
8. Not Present Insulation: No physical insulation observed
9. Acceptable Vapor Barrier: Sheet polyethylene present on crawlspace floor surface
10. Acceptable Electrical: 120 VAC

Air Conditioning

Main AC System

1. Acceptable A/C System Operation: Functional - Unit appeared to be operating normally.
2. Acceptable Condensate Removal: PVC - PVC Pipe condensate removal is insulated in attic space
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Model Number: XP19-048-230-05 Serial Number: 5809J02906
6. Area Served: Whole building Approximate Age: Six years of age
7. Fuel Type: 220 VAC Temperature Differential: 15
8. Type: Heat pump Capacity: 4 Ton



9. Acceptable Visible Coil: Copper core with aluminum fins



10. Acceptable Refrigerant Lines: Low pressure and high pressure

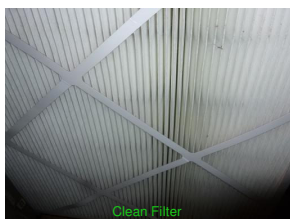


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Air Conditioning (Continued)

11. Acceptable Electrical Disconnect: Breaker disconnect



12. Acceptable Exposed Ductwork: Insulated Rigid Metal Ducts
13. Acceptable Blower Fan/Filters: Direct drive with electronic filter
14. Acceptable Thermostats: Programmable

Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Fireplace Construction: Brick - Fireplace and components need cleaning and inspection prior to use
2. Type: Wood burning
3. Acceptable Smoke Chamber: Brick
4. Acceptable Flue: Tile
5. Acceptable Damper: Metal
6. Acceptable Hearth: Flush mounted

Heating System

Attic Heating System

1. Acceptable Heating System Operation: Appears functional - Filter is clean
2. Manufacturer: Lennox
3. Model Number: CBX32MV-068-230 Serial Number: 5809F25310
4. Type: Forced air Capacity: 68,000 BTUHR
5. Area Served: Whole building Approximate Age: Six years of age
6. Fuel Type: Electric
7. Not Present Heat Exchanger:
8. Unable to Inspect: 70%
9. Acceptable Blower Fan/Filter: Direct drive with electronic filter
10. Acceptable Distribution: Insulated Rigid Duct
11. Acceptable Controls: Limit switch
12. Acceptable Devices: Electronic Filter, Metal catalyst, Ultra-Violet Lights
13. Acceptable Thermostats: Programmable
14. Tank Location: N/A
15. Suspected Asbestos: No



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Plumbing

1. Acceptable Service Line: PVC - 1 1/4"
2. Acceptable Main Water Shutoff: Located in Valve Box at Rear of Home - Ball Type
3. Acceptable Water Lines: Copper, Type K Rigid
4. Acceptable Drain Pipes: Cast iron
5. Acceptable Service Caps: Accessible - Clean Out Caps in Crawlspace
6. Acceptable Vent Pipes: Cast iron

Utility Room Water Heater

7. Acceptable Water Heater Operation: Functional at time of inspection
8. Manufacturer: Craftmaster
9. Model Number: Water Heater Insulation Blanket Covers Unit
10. Type: Electric Capacity: 40 Gal.
11. Approximate Age: Ten years of age Area Served: Whole building
12. Not Present Flue Pipe: N/A
13. Acceptable TPRV and Drain Tube: Copper

Bathroom

Master Bathroom

1. Acceptable Ceiling: Acoustic Ceiling Tile
2. Acceptable Walls: Painted Gypsum Board and Ceramic Tile
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Hollow wood
5. Acceptable Windows: Wood - Single Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
6. Acceptable Electrical: 120 VAC GFCI Receptacle
7. Acceptable Counter/Cabinet: Porcelain Pedestal Sink
8. Acceptable Sink/Basin: Porcelain coated
9. Acceptable Faucets/Traps: Kohler Fixtures with a metal trap
10. Marginal Tub/Surround: Porcelain tub and ceramic tile surround - Some Missing Grout



11. Acceptable Toilets: Kohler, 1 1/2 Gallon Tank
12. Acceptable HVAC Source: Air Exchange Ventilation
13. Acceptable Ventilation: Electric ventilation fan and window

Vestibule Bath Bathroom

14. Acceptable Closet: Wall Cabinet
15. Acceptable Ceiling: Acoustic Ceiling Tile



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Bathroom (Continued)

- | | |
|----------------|---|
| 16. Marginal | Walls: Some surface damage to tile |
| 17. Acceptable | Floor: Ceramic tile |
| 18. Acceptable | Doors: Hollow wood |
| 19. Acceptable | Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency |
| 20. Acceptable | Electrical: 120 VAC GFCI Receptacle |
| 21. Acceptable | Counter/Cabinet: Porcelain Pedestal Sink |
| 22. Acceptable | Sink/Basin: Porcelain coated |
| 23. Acceptable | Faucets/Traps: Delta fixtures with a metal trap |
| 24. Acceptable | Tub/Surround: Porcelain tub and ceramic tile surround - Some surface damage to tile |



- | | |
|----------------|---|
| 25. Acceptable | Toilets: Kohler, 5 gallon tank |
| 26. Acceptable | HVAC Source: Air Exchange Ventilation |
| 27. Defective | Ventilation: Electric ventilation fan and window - Vent Fan Discharges into Attic |

Kitchen

Single Level Home Kitchen

- | | |
|-------------------------|---|
| 1. Acceptable | Cooking Appliances: Kenmore Elite |
| 2. Acceptable | Ventilator: Kenmore Elite |
| 3. Acceptable | Dishwasher: Kenmore Elite |
| 4. Air Gap Present? Yes | |
| 5. Acceptable | Refrigerator: Kenmore Elite |
| 6. Acceptable | Microwave: Kenmore, Not Part of Sale |
| 7. Acceptable | Sink: Stainless Steel |
| 8. Acceptable | Electrical: 120 VAC GFCI Receptacle |
| 9. Acceptable | Plumbing/Fixtures: Stainless Steel |
| 10. Acceptable | Counter Tops: Granite |
| 11. Acceptable | Cabinets: Wood |
| 12. Acceptable | Pantry: Both large and small walk in |
| 13. Acceptable | Ceiling: Tongue and Groove Pickled Pine |
| 14. Acceptable | Walls: Venetian Plaster and Textured Stainless Steel Panels |
| 15. Acceptable | Floor: Heart Pine - Floor shows evidence of previous water penetration/stains |
| 16. Acceptable | Doors: Solid Wood with Lights |
| 17. Acceptable | Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency |



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Kitchen (Continued)

18. Acceptable HVAC Source: Air Exchange Ventilation

Bedroom

Master Bedroom

1. Acceptable Closet: Both large and small walk in
2. Acceptable Ceiling: Acoustic Ceiling Tile
3. Acceptable Walls: Painted Gypsum Board
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
7. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
8. Acceptable HVAC Source: Air Exchange Ventilation
9. Not Present Smoke Detector: Smoke detectors should be mounted according to IRC. Quality Smoke Detector Recommended

South West Bedroom

10. Acceptable Closet: Small
11. Acceptable Ceiling: Acoustic Ceiling Tile
12. Acceptable Walls: Painted Gypsum Board
13. Acceptable Floor: Hardwood
14. Acceptable Doors: Hollow wood
15. Acceptable Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
16. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
17. Acceptable HVAC Source: Air Exchange Ventilation
18. Not Present Smoke Detector: Smoke detectors should be mounted according to IRC. Quality Smoke Detector Recommended

Center North Bedroom

19. Acceptable Ceiling: Acoustic Ceiling Tile
20. Acceptable Walls: Stained Wood Paneling
21. Acceptable Floor: Hardwood
22. Acceptable Doors: Hollow wood
23. Acceptable Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
24. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
25. Acceptable HVAC Source: Air Exchange Ventilation
26. Not Present Smoke Detector: Smoke detectors should be mounted according to IRC. Quality Smoke Detector Recommended



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Living Space

Vestibule Living Space

1. Acceptable Closet: Small
2. Acceptable Ceiling: Acoustic Ceiling Tile
3. Acceptable Walls: Painted Gypsum Board
4. Acceptable Floor: Hardwood - Floor shows evidence of previous water penetration/stains
5. Acceptable Doors: Hollow wood
6. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
7. Not Present Smoke Detector: Smoke detectors should be mounted according to IRC. Quality Smoke Detector Recommended

Living Room Living Space

8. Acceptable Ceiling: Acoustic Ceiling Tile
9. Acceptable Walls: Painted Gypsum Board
10. Acceptable Floor: Hardwood
11. Acceptable Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
12. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
13. Acceptable HVAC Source: Air Exchange Ventilation

Dining Room Living Space

14. Acceptable Ceiling: Acoustic Ceiling Tile
15. Acceptable Walls: Painted Gypsum Board
16. Acceptable Floor: Hardwood
17. Acceptable Windows: Wood - Double Hung, Single Glazed - Consider further evaluation of weather stripping and Interior Storm Windows for efficiency
18. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits
19. Acceptable HVAC Source: Air Exchange Ventilation

Entry Living Space

20. Acceptable Ceiling: Acoustic Ceiling Tile
21. Acceptable Walls: Painted Gypsum Board
22. Acceptable Floor: Hardwood
23. Acceptable Doors: Solid Wood with Lights
24. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits



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Laundry Room/Area

Garage Laundry Room/Area

1. Acceptable Ceiling: Painted Tongue and Groove Boards
2. Acceptable Walls: Painted Tongue and Groove Boards
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Bi-fold
5. Acceptable Windows: Wood - Double Hung, Single Glazed
6. Acceptable Electrical: 120 VAC Outlets and Lighting Circuits, 240 VAC Dryer Circuit
7. Not Present Smoke Detector: Smoke detectors should be mounted according to IRC. Quality Smoke Detector Recommended
8. Not Inspected Washer Hose Bib: Ball valves
9. Acceptable Washer and Dryer Electrical: 220-240 VAC
10. Acceptable Dryer Vent: Metal flex
11. Marginal Washer Drain: Wall mounted drain, Grey Water Drain to Back Yard



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Cost Estimate Summary

Client Name: Joe/Josephine Everyman
Property Address: 123 Leaping Lizard Lane
Anytown, Alabama 36300

Items Recommended for Repair

Roof

North Chimney Flue/Flue Cap:

Low High

\$ 300 \$ 2000

Structure

Stairs/Handrails:

\$ 100 \$ 500

Repair Total \$ 400 \$ 2500

Items Recommended for Replacement

Garage/Carport

West Quadrant of Property Garage Smoke Detector:

Low High

\$ 75 \$ 150

Bedroom

Master Bedroom Smoke Detector:

\$ 75 \$ 150

South West Bedroom Smoke Detector:

\$ 75 \$ 150

Center North Bedroom Smoke Detector:

\$ 75 \$ 150

Living Space

Vestibule Living Space Smoke Detector:

\$ 75 \$ 150

Laundry Room/Area

Garage Laundry Room/Area Smoke Detector:

\$ 75 \$ 150

Replacement Total \$ 450 \$ 900

Cost Estimate Total \$ 850 \$ 3400



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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Some steps have three risers or more with no handrail

Roof

2. North Chimney Flue/Flue Cap: Clay - Seal masonry chimney crown & install cap to minimize deterioration



Bathroom

3. Master Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Some Missing Grout



4. Vestibule Bath Bathroom Walls: Some surface damage to tile

Laundry Room/Area

5. Garage Laundry Room/Area Washer Drain: Wall mounted drain, Grey Water Drain to Back Yard



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Defective Summary

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Bathroom

1. Vestibule Bath Bathroom Ventilation: Electric ventilation fan and window - Vent Fan Discharges into Attic