

SHI

Simmons Home Inspections, LLC



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Inspection Report

John Doe

Property Address:



SIMMONS HOME INSPECTION, LLC

Donnie Simmons MHI#0529 AL# HI-3045
12000 CR 430
Meridian, MS 39301
601 644-3729 / 601 917-4081

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Date: 7/4/2017	Time: 08:00 AM	Report ID: 400
Property:	Customer: John Doe	Real Estate Professional:

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.

In Attendance:

Vacant

Type of building:

Single Family (1 story with basement

Approximate age of building:

Over 60 Years

Temperature:

Over 75 Degrees

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. 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.

		IN	NI	NP	RR	Styles & Materials
1.0	OTHER	X				Siding Style: V-groove
1.1	WALL CLADDING FLASHING AND TRIM	X			X	Siding Material: Appears to be
1.2	DOORS (Exterior)	X			X	Old Masonite
1.3	WINDOWS	X				Exterior Entry Doors: Wood Metal
1.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Appurtenance: Covered Entrance Sidewalk
1.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Driveway: Concrete
1.6	EAVES, SOFFITS AND FASCIAS	X			X	

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Comments:

1.0 " Please remember that there is no such thing as a perfect home" As with all homes, ongoing maintenance is required and improvements to the systems and components of the home will be needed over time.. A home inspection is primarily visible and done in a limited time and not every defect will be discovered at the time of the inspection.

"Generalist" I, as an inspector, am a generalist and do not claim to be an expert in any one area or field. I was hired to provide a written opinion on those systems and components inspected that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.

1.1 (1) The paint is peeling and the home needs to be prepped, primed and painted.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

(2) Moisture damage at multiple areas around the screened porch.



1.1 Picture 4



1.1 Picture 5



1.1 Picture 6

1.2 Moisture damage at the rear entrance door.



1.2 Picture 1

1.6 Moisture damage is occurring at multiple areas around the exterior.



1.6 Picture 1



1.6 Picture 2

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.

2. 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.

		IN	NI	NP	RR	Styles & Materials
2.0	ROOF COVERINGS	X			X	Roof Covering: 3-Tab Metal
2.1	FLASHINGS	X			X	Viewed roof covering from: Walked roof
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
2.3	ROOF DRAINAGE SYSTEMS	X			X	Chimney (exterior): Brick

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Comments:

2.0 Many screws were found to be loose on the metal roof. This needs to be corrected to prevent leaks from occurring.



2.0 Picture 1



2.0 Picture 2

2.1 The chimney base has been tarred instead of flashed. This area will need periodical maintenance.



2.1 Picture 1

2.3 (1) Downspouts not connected properly and missing in areas.



2.3 Picture 1



2.3 Picture 2

(2) The gutters are in poor condition and need cleaning of debris. Gutters that drain poorly or clogged can lead to many

costly problems such as deterioration of fascia,soffit or roof edge, the debris in gutters can also conceal damage, rust, deterioration or leaks that are not visible until cleaned.



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5

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.

3. Garage/Carport

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE FLOORS	X			X
3.2	GARAGE DOOR (S)			X	
3.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X	
3.5	SUPPORT COLUMNS	X			X

IN NI NP RR

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Comments:

3.1 The carport slab is cracked and settled approximately 3-4 inches at the rear. I would recommend a qualified licensed contractor evaluate further and correct as needed.



3.1 Picture 1



3.1 Picture 2

3.5 One or more metal support post are not secured properly.



3.5 Picture 1



3.5 Picture 2

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.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X			X	Ceiling Materials: Drywall Ceiling Tile
4.1	WALLS	X			X	Wall Material: Drywall Paneling Wallpaper
4.2	FLOORS	X				Floor Covering(s): Carpet Tile Linoleum/Vinyl
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X	Interior Doors: Hollow core Wood
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Window Types: AGED Aluminum Single-hung Single pane
4.5	DOORS (REPRESENTATIVE NUMBER)	X			X	Cabinetry: Wood
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Countertop: Laminate

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Comments:

4.0 Moisture stains and elevated moisture indicating what appears to be a plumbing leak at the downstairs bedroom. Recommend a qualified licensed plumber and contractor correct as needed.



4.0 Picture 1



4.0 Picture 2

4.1 Signs of fungi growth is present at the downstairs bath. We did not inspect, test or determine if this growth is or is not a health hazard. It is beyond the scope of this inspection to identify what substance or organism this is. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.1 Picture 1

4.3 The ceiling height over the stairs was too low (75 inches) and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present.



4.3 Picture 1

4.5 Several doors will not close throughout the home.



4.5 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Masonry block Floor Structure: Wood joists Slab Wall Structure: Wood Masonry Columns or Piers: Masonry block Ceiling Structure: 6" or better Roof Structure: Stick-built 2 X 6 Rafters Common board Sheathing Roof-Type: Gable Method used to observe attic: Crawled Limited access Some areas could not be inspected due to low heights Attic info: Scuttle hole Hard to access
5.1	WALLS (Structural)	X				
5.2	COLUMNS OR PIERS	X				
5.3	CEILINGS (structural)	X				
5.4	FLOORS (Structural)	X				
5.5	ROOF STRUCTURE AND ATTIC	X				

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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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X	Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				Plumbing Water Supply (into home): Galvanized (old)
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): Galvanized
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Washer Drain Size: 2" Diameter
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X		Plumbing Waste: Old Cast iron
6.5	MAIN FUEL SHUT OFF (Describe Location)			X		Water Heater Power Source: Electric
6.6	SUMP PUMP			X		Water Heater Capacity: 40 Gallon (1-2 people)

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Manufacturer:
RHEEM

Water Heater Location:
Storage room

Comments:

6.0 (1) The plumbing vent pipe should extend above the boot flange approximately 6 inches.



6.0 Picture 1

(2) Vent pipe is not connected at the downstairs closet.



6.0 Picture 2

(3) The toilet in the downstairs bath is inoperable.



6.0 Picture 3

6.3 The main water shut off is located outside in the ground.



6.3 Picture 1

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.

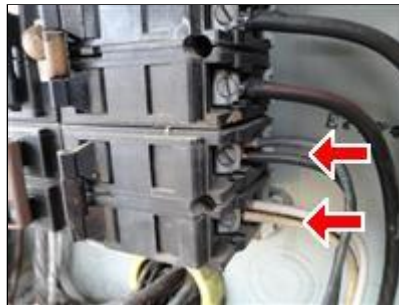
		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Overhead service
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	Aluminum 220 volts
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X	Estimated Panel Capacity: 150 AMP
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)	X			X	Panel Type: Circuit breakers
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				Electric Panel Manufacturer: FEDERAL PACIFIC
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			X	Branch wire 15 and 20 AMP: Copper
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				Wiring Methods: Romex
7.7	ELECTRICAL REPAIRS	X			X	
7.8	SMOKE DETECTORS	X			X	
7.9	CARBON MONOXIDE DETECTORS			X		

IN NI NP RR

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Comments:

7.1 Double tapping at the exterior panel. Why it's a problem: If the circuit breaker isn't designed to hold two wires, the wires could come loose at some point in the future, even if they feel very tight today. Loose wires can lead to overheating, arcing, and possibly a fire.



7.1 Picture 1

7.2 (1) You have a Federal Pacific panel and there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend that a qualified licensed electrician evaluate the panel further and repair or replace as needed.



7.2 Picture 1



7.2 Picture 2

(2) "Common defect found in many older homes" The house has 3-prong receptacles and most all of them are ungrounded. The lack of a grounding conductor will limit the use of certain appliances that require a ground.. Although a ground isn't required of 2-prong receptacles, if the receptacle is 3-prong and ungrounded, it gives a false sense of safety. Grounding of all 3 prong receptacles or protection with ground fault circuit interrupters (GFCI's) is recommended for safety reasons.



7.2 Picture 3

7.3 (1) Some light fixtures at the exterior of the home did not respond to the switch. The bulbs may be burned out or a problem may exist with the fixtures, wiring, or switches. If after the bulbs are replaced and these lights still fail to respond to the switch I recommend a licensed electrician evaluate further and repair or replace as necessary.



7.3 Picture 1



7.3 Picture 2

(2) Exposed, damaged wiring at the right side of the home and at the AC condenser. Today's common building standards

generally require electric wires to be protected, which typically (but not in all cases) means enclosed, or encased in conduit or a raceway, particularly if below seven feet or in an area where it can easily be damaged for safety.



7.3 Picture 3



7.3 Picture 4

(3) Hot, improper/open splices at the storage room and attic. All splices and loose wire ends should be installed inside a box with a cover plate to contain any sparks that could be created "if" there were ever a problem with the connections and to prevent electrical shock.



7.3 Picture 5 Storage room



7.3 Picture 6 Storage room



7.3 Picture 7 Attic



7.3 Picture 8 Attic



7.3 Picture 9 Attic



7.3 Picture 10 Attic

7.5 No (GFCI's) present. The installation of ground fault circuit interrupter (GFCI) devices are recommended on exterior,garage,and all outlets within 6' feet of plumbing devices such as those in bathrooms and kitchen (except for those dedicated to large appliances) for safety.

7.6 Panel located at the Basement.

7.7 Due to the dangers of electrical components, all defects, even ones listed as minor should be addressed and corrected by a qualified licensed electrician. Also, any other problems discovered by the electrician while performing repairs should be corrected as needed.

7.8 The smoke detectors were inoperable. It is recommended at least one smoke detector be located on each level of the home and all bedrooms should have one smoke detector installed for safety



7.8 Picture 1

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.

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	X			X
8.1	NORMAL OPERATING CONTROLS	X			
8.2	AUTOMATIC SAFETY CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			X	
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			X
8.7	GAS/LP FIRELOGS AND FIREPLACES			X	
8.8	COOLING AND AIR HANDLER EQUIPMENT	X			
8.9	NORMAL OPERATING CONTROLS	X			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN NI NP RR

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems

(excluding wood):

Two

Heat System Brand:

GOODMAN

Ductwork:

Partially insulated

Filter Type:

Disposable

Filter Size:

(Two filters)

20x20

Types of Fireplaces:

Solid Fuel

Operable Fireplaces:

None until cleaned and evaluated

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy

Source:

Electricity

Central Air Manufacturer:

GOODMAN

Number of AC Only Units:

Two

IN NI NP RR

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Comments:

8.0 (1) The downstairs unit is over 20 years old and did not function at the time of the inspection. Recommend a qualified HVAC technician repair or replace as needed. A replacement is likely.



8.0 Picture 1

(2) The old wall heaters are inoperable.



8.0 Picture 2

8.3 The disposable filter is dirty. As a result unfiltered air will flow through the system. Equipment life and the indoor air quality may be reduced. Recommend that filters be cleaned or changed once a month during the heating and cooling seasons.



8.3 Picture 1

8.6 The insert has creosote build-up and needs to be cleaned . A home inspector is not capable of viewing all parts or interior surfaces of a chimney flue or insert,all areas cannot be seen, angles, soot and lack of lighting. The National Fire Protection Association recommends that fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to operation when a home is sold for safety.



8.6 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X			X	Attic Insulation: Appears to be
9.1	INSULATION UNDER FLOOR SYSTEM			X		Old
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Batt
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Fiberglass
9.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Below R-11

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Ventilation:

- Gable vents
- Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Comments:

9.0 Insulation is old and has settled; less than four inches in thickness remains in attic. Heat loss can occur more on this home than one that is properly insulated.



9.0 Picture 1

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.

		IN	NI	NP	RR
10.0	DISHWASHER	X			X
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	FOOD WASTE DISPOSER			X	
10.3	RANGE HOOD	X			
10.4	MICROWAVE COOKING EQUIPMENT			X	
10.5	TRASH COMPACTOR			X	

IN NI NP RR Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Range/Oven:

WHIRLPOOL

Exhaust/Range hood:

BROAN

Built in Microwave:

NONE

IN NI NP RR

Disposer Brand:

NONE

Trash Compactors:

NONE

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.0 The dishwasher did not operate when tested. I recommend repair as necessary.



10.0 Picture 1

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.

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General Summary

SHI

Simmons Home Inspections, LLC



Donnie Simmons, *Licensed Inspector*
12000 CR 430 Meridian, MS 39301

Cell
601-917-4081

Phone & Fax
601-644-3729

SIMMONS HOME INSPECTION, LLC

**12000 CR 430
Meridian, MS 39301
601 644-3729 / 601 917-4081**

Customer
John Doe

Address

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.

1. Exterior

1.1 WALL CLADDING FLASHING AND TRIM

(1) The paint is peeling and the home needs to be prepped, primed and painted.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

(2) Moisture damage at multiple areas around the screened porch.



1.1 Picture 4



1.1 Picture 5



1.1 Picture 6

1.2 DOORS (Exterior)

Moisture damage at the rear entrance door.



1.2 Picture 1

1.6 EAVES, SOFFITS AND FASCIAS

Moisture damage is occurring at multiple areas around the exterior.



1.6 Picture 1

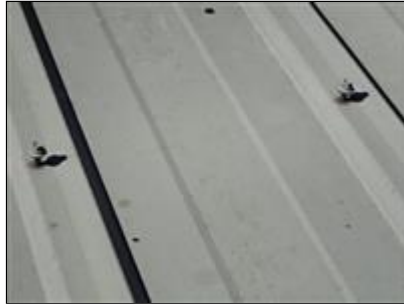


1.6 Picture 2

2. Roofing

2.0 ROOF COVERINGS

Many screws were found to be loose on the metal roof. This needs to be corrected to prevent leaks from occurring.



2.0 Picture 1



2.0 Picture 2

2.1 FLASHINGS

The chimney base has been tarred instead of flashed. This area will need periodical maintenance.



2.1 Picture 1

2.3 ROOF DRAINAGE SYSTEMS

(1) Downspouts not connected properly and missing in areas.



2.3 Picture 1



2.3 Picture 2

(2) The gutters are in poor condition and need cleaning of debris. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge, the debris in gutters can also conceal damage, rust, deterioration or leaks that are not visible until cleaned.



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5

3. Garage/Carport

3.1 GARAGE FLOORS

The carport slab is cracked and settled approximately 3-4 inches at the rear. I would recommend a qualified licensed contractor evaluate further and correct as needed.



3.1 Picture 1



3.1 Picture 2

3.5 SUPPORT COLUMNS

One or more metal support post are not secured properly.



3.5 Picture 1



3.5 Picture 2

4. Interiors

4.0 CEILINGS

Moisture stains and elevated moisture indicating what appears to be a plumbing leak at the downstairs bedroom. Recommend a qualified licensed plumber and contractor correct as needed.



4.0 Picture 1



4.0 Picture 2

4.1 WALLS

Signs of fungi growth is present at the downstairs bath. We did not inspect, test or determine if this growth is or is not a health hazard. It is beyond the scope of this inspection to identify what substance or organism this is. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.1 Picture 1

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

The ceiling height over the stairs was too low (75 inches) and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present.



4.3 Picture 1

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Several doors will not close throughout the home.



4.5 Picture 1

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

(1) The plumbing vent pipe should extend above the boot flange approximately 6 inches.



6.0 Picture 1

(2) Vent pipe is not connected at the downstairs closet.



6.0 Picture 2

(3) The toilet in the downstairs bath is inoperable.



6.0 Picture 3

7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Double tapping at the exterior panel. Why it's a problem: If the circuit breaker isn't designed to hold two wires, the wires could come loose at some point in the future, even if they feel very tight today. Loose wires can lead to overheating, arcing, and possibly a fire.



7.1 Picture 1

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

(1) You have a Federal Pacific panel and there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend that a qualified licensed electrician evaluate the panel further and repair or replace as needed.



7.2 Picture 1



7.2 Picture 2

(2) "Common defect found in many older homes" The house has 3-prong receptacles and most all of them are ungrounded. The lack of a grounding conductor will limit the use of certain appliances that require a ground.. Although a ground isn't required of 2-prong receptacles, if the receptacle is 3-prong and ungrounded, it gives a false sense of safety. Grounding of all 3 prong receptacles or protection with ground fault circuit interrupters (GFCI's) is recommended for safety reasons.



7.2 Picture 3

7. Electrical System

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)

(1) Some light fixtures at the exterior of the home did not respond to the switch. The bulbs may be burned out or a problem may exist with the fixtures, wiring, or switches. If after the bulbs are replaced and these lights still fail to respond to the switch I recommend a licensed electrician evaluate further and repair or replace as necessary.



7.3 Picture 1



7.3 Picture 2

(2) Exposed, damaged wiring at the right side of the home and at the AC condenser. Today's common building standards generally require electric wires to be protected, which typically (but not in all cases) means enclosed, or encased in conduit or a raceway, particularly if below seven feet or in an area where it can easily be damaged for safety.



7.3 Picture 3



7.3 Picture 4

(3) Hot, improper/open splices at the storage room and attic. All splices and loose wire ends should be installed inside a box with a cover plate to contain any sparks that could be created "if" there were ever a problem with the connections and to prevent electrical shock.



7.3 Picture 5 Storage room



7.3 Picture 6 Storage room



7.3 Picture 7 Attic

7. Electrical System



7.3 Picture 8 Attic



7.3 Picture 9 Attic



7.3 Picture 10 Attic

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

No (GFCI's) present. The installation of ground fault circuit interrupter (GFCI) devices are recommended on exterior,garage,and all outlets within 6' feet of plumbing devices such as those in bathrooms and kitchen (except for those dedicated to large appliances) for safety.

7.7 ELECTRICAL REPAIRS

Due to the dangers of electrical components, all defects, even ones listed as minor should be addressed and corrected by a qualified licensed electrician. Also, any other problems discovered by the electrician while performing repairs should be corrected as needed.

7.8 SMOKE DETECTORS

The smoke detectors were inoperable. It is recommended at least one smoke detector be located on each level of the home and all bedrooms should have one smoke detector installed for safety



7.8 Picture 1

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

(1) The downstairs unit is over 20 years old and did not function at the time of the inspection. Recommend a qualified HVAC technician repair or replace as needed. A replacement is likely.



8.0 Picture 1

(2) The old wall heaters are inoperable.



8.0 Picture 2

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

The disposable filter is dirty. As a result unfiltered air will flow through the system. Equipment life and the indoor air quality may be reduced. Recommend that filters be cleaned or changed once a month during the heating and cooling seasons.



8.3 Picture 1

8. Heating / Central Air Conditioning

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

The insert has creosote build-up and needs to be cleaned . A home inspector is not capable of viewing all parts or interior surfaces of a chimney flue or insert,all areas cannot be seen, angles, soot and lack of lighting. The National Fire Protection Association recommends that fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to operation when a home is sold for safety.



8.6 Picture 1

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Insulation is old and has settled; less than four inches in thickness remains in attic. Heat loss can occur more on this home than one that is properly insulated.



9.0 Picture 1

10. Built-In Kitchen Appliances

10.0 DISHWASHER

The dishwasher did not operate when tested. I recommend repair as necessary.



10.0 Picture 1

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 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.

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Inspected By: Donnie Simmons

Inspection Date: 7/4/2017
Report ID: 400

Customer Info:	Inspection Property:
John Doe	
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method:**Payment Status:** Paid At Time Of Inspection**Note:**