

# Inspection Report

12345 Any Home, North Alabama, AL 35613



**Inspection Date** November 18, 2018  
**Inspector** Kenneth Phillips  
kenneth.cdp@gmail.com



**CDP Home Inspections**

## **Table of Contents**

- 1. Executive Summary**
- 2. General Information**
- 3. Scope of Inspection**
- 4. Definitions**
- 5. Appliances**
- 6. Building Exterior**
- 7. Building Structure**
- 8. Electrical**
- 9. Fireplace and Chimney**
- 10. HVAC**
- 11. Insulation and Ventilation**
- 12. Landscaping and Hardscaping**
- 13. Plumbing**
- 14. Roof**
- 15. Room Components**

## Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

---

## Property Condition Summary

In my opinion the home is in very good condition and well maintained.

The missing smoke detectors should be replaced. This is a safety concern. The TPR valve located on the hot water heater is missing and needs to be installed. There is rusting located inside the microwave. The microwave should be replaced. The condensing unit is new. The condensing unit appears to have been installed in 2017. The evaporator appears to have been installed in 2015. There is not adequate access to the evaporator. There should be a working platform in-front of the evaporator 33" X 30" min. There also should be a passable walkway to the evaporator. The roof and asphalt shingles appear to be in good condition. The driveway is spalling and has light cracking, and pooling issues. This was possibly due to the time of year the driveway was poured and having too much water in the mix at time of installation.

---

## Significant Concerns

### Safety Concerns

#### Appliances

1. **Microwave Oven(Kitchen):** Interior shows cracking or other damage

#### Electrical

2. **CO Alarm(1st Bedroom):** Missing
3. **Smoke Alarm(1st Bedroom):** Missing

#### Plumbing

4. **Water Heater(Laundry Room / Mudroom):** TPR valve extension is missing or too short

### Items Not Operating

None

### Major Concerns

None

---

## Budget to Replace

None

---

## Needs Further Evaluation

None

---

## Items to Monitor

None

---

## Maintenance Items

### Landscaping and Hardscaping

5. Driveway(Exterior: Ground View): Concrete is spalling

6. Driveway(Exterior: Ground View): Concrete pavement has low spots which are causing puddles / ponding

## General Information

- # Of Stories: 2
- Cooling System: Heat Pump
- Foundation Design: Crawl Space
- Ground Conditions: Dry
- Heating System: Heat Pump
- House Faces: East
- Location Of Attic Entrance: Bonus Room
- Location Of Crawl Space Entrance: back of house
- Method To Inspect Attic: Inside attic
- Method To Inspect Crawl Space: Wireless Tracked Inspection Robot
- Method To Inspect Roof: Drone
- Occupancy: Occupied
- Sewer System: Septic system
- Style Of Home: Craftsman
- Temperature: 68
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 2006

# Scope of Inspection

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



## Marginal

The item is working, but has at least one concern that is beyond cosmetic.

---



## Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.

---



## Not working

Was not working at the time of the inspection.

---



## Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.

---



## Poor

Is operating, but has at least one major concern with its operation.

---



## Not Inspected

Was not inspected. The reason is typically indicated.

---

# Appliances

Save money on appliances and appliance repair

## Descriptions:

### Oven/Range

- Energy Source: Electric
- Manufacturer Name: Bosch
- [Manual](#)

### Dishwasher

- Manufacturer Name: GE
- Year Built: 2017

### Cook Top

- Energy Source: Electric
- Manufacturer Name: Bosch
- [Manual](#)

### Microwave Oven

- Manufacturer Name: Bosch
- [Manual](#)

## Concerns and Observations:

### ✔ Cook Top

#### In Working Order

#### Unit is in good condition

**Location** Kitchen

[Click here for more information...](#)

### ✔ Dishwasher

#### In Working Order

#### Unit is in good condition

**Location** Kitchen

### ⚠ Microwave Oven

#### Safety Concern

#### Interior shows cracking or other damage

**Location** Kitchen

**Impact** The cracks may allow the microwave to emit radiation beyond normal operation

**Suggested Action** Replace the unit





### ✓ Oven/Range

**In Working Order**

**Unit is in good condition**

Location Kitchen

### ✓ Refrigerator

## Building Exterior

[Find deals on siding and gutters](#)

### Descriptions:

#### Gutter

- Material: Metal, Aluminum
- Type: Eave Mounted

### Disclaimers:

- The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. 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.

### Concerns and Observations:

- ✓ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter

✔ Siding

# Building Structure

## Descriptions:

### Roof Structure

- Framing Type: Rafter
- Roof Pitch: Medium, Steep
- Roof Style: Gable

## Concerns and Observations:

- ✔ Beam
- ✔ Column / Pier
- ✔ Foundation Wall
- ✔ Joist
- ✔ Rafter
- ✔ Roof Sheathing
- ✔ Roof Structure
- ✔ Slab
- ✔ Truss

# Electrical

## Descriptions:

### Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: Attached Garage
- Rating: 200 amps
- Service Entry Style: Underground

### Electric Service Panel

- Location: Attached Garage
- Manufacturer Name: General Electric
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

### Wiring

- Wiring Method: Conduit

## Concerns and Observations:

- ✔ AFCI
- ⚠ CO Alarm

### Safety Concern

#### Missing

<b>Location</b>	1st Bedroom
<b>Impact</b>	Without one, high levels of carbon monoxide cannot be detected
<b>Suggested Action</b>	Install a carbon monoxide detector
<b>Other Information</b>	CO detectors should be located outside all sleeping areas and on every level of the home



- ✓ Ceiling Fan
- ✓ Door Bell
- ✓ Electric Service Panel
- ✓ Electrical service
- ✓ GFCI
- ✓ Light Fixture
- ✓ Outlet
- ⚠ Smoke Alarm

**Safety Concern**

**Missing**

<b>Location</b>	1st Bedroom
<b>Impact</b>	Without one, smoke that may be an indicator of a fire can not be detected
<b>Suggested Action</b>	Install a smoke detector
<b>Other Information</b>	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home



- ✓ Switch
- ✓ Wiring

## Fireplace and Chimney

### Descriptions:

#### Fireplace

- Location: Family Room

#### Fireplace

- Energy Source: Gas
- Firebox Material: Metal Insert
- Location: Living Room

### Concerns and Observations:

- ✓ Fireplace

## HVAC

Find deals on heating and cooling equipment and repair

### Descriptions:

#### AC-Evaporator Coil

- Manufacturer: Lennox
- Year Built: 2015
- Manual

#### Thermostat

- Location: Hallway and Stairs
- Temperature Differential: 19

#### AC-Condenser

- Energy Source: Electric
- Manufacturer: Lennox
- Maximum Fuse / Breaker Rating: 60
- Model Number: 14HPX-060-230-21
- Serial Number: 1917D39812
- Year Built: 2017

- Manual

## Concerns and Observations:

### ✓ AC-Condenser

**In Working Order**

**Unit is in good condition**

Location Exterior: Ground View

- ✓ AC-Evaporator Coil
- ✓ Ductwork
- ✓ Register / Return
- ✓ Thermostat

## Insulation and Ventilation

### Descriptions:

#### Attic Ventilation

- Type: Ridge, Soffit

#### Insulation

- Approximate Depth: 8"
- Insulation Style: Fiberglass batting

#### Kitchen / Bath Exhaust

- Type: Vented, Built-in Microwave

## Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Basement / Crawl Space Ventilation
- ✓ Insulation
- ✓ Kitchen / Bath Exhaust

## Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

### Descriptions:

## Concerns and Observations:

- ✓ Drainage and Grading
- ⊖ Driveway

**Moderate Concern**

**Concrete is spalling**

**Location** Exterior: Ground View  
**Impact** If left unrepaired, spalls can accelerate pavement deterioration  
**Suggested Action** Repair either the damaged portion or entire driveway depending on your aesthetic preferences  
**Other Information** Spalling appears as circular or oval depressions on surfaces or as elongated cavities along joints



Spalling

**Moderate Concern**

**Concrete pavement has low spots which are causing puddles / ponding**

**Location** Exterior: Ground View  
**Impact** Since the water in the low spots dries slower, the surface of the driveway will deteriorate faster  
**Suggested Action** Fill in the low spots with a concrete patching compound or remove the section of concrete at the low spot and pour new concrete



- ✓ Landscape Feature
- ✓ Patio and walkway
- ✓ Stair and Stoop

## Plumbing

### Descriptions:

#### Water Heater

- Capacity: 50 gal
- Energy Source: Natural gas
- Location: Laundry Room / Mudroom
- Manufacturer Name: AO Smith
- Serial Number: 1730107002596
- Type: Recovery
- Year Built: 2017
- Manual

#### Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

#### Water Pipe

- Water Distribution Piping Material: CPVC
- Water Service Piping Material: CPVC

### Concerns and Observations:

- ✓ Foundation drainage system
- ✓ Fuel Lines
- ✓ Hose Bibb
- ✓ Irrigation System
- ✓ Main fuel supply
- ✓ Plumbing Vent
- ✓ Septic System
- ✓ Shower / Tub
- ✓ Sink

- ✓ Stand-alone Shower
- ✓ Toilet
- ✓ Waste Discharge Pipe
- ⚠ Water Heater

**Safety Concern**

**TPR valve extension is missing or too short**

<b>Location</b>	Laundry Room / Mudroom
<b>Impact</b>	If the valve extension is higher than 6" from the floor and the valve trips, scalding hot water discharging could splash causing potential severe injury to those nearby
<b>Suggested Action</b>	Install a proper extension that terminates between 4 and 6" from the floor
<b>Other Information</b>	The relief valve should be piped to between 4 and 6" from the floor



- ✓ Water Pipe

**Roof**

Save money on roofing material and repair

**Descriptions:**

**Roof Material**

- Approximate Age: 5-10 years
- Roof Material: Asphalt (Architectural)

**Concerns and Observations:**

- ✓ Roof Flashing
- ✓ Roof Material

**Room Components**



Save money on windows, doors and flooring and repair

## Descriptions:

### Window

- Window Frame Type: Aluminum
- Window Glass Type: Glass Block
- Window Type: Single hung, Stationary

### Interior Door

- Materials: Hollow Core
- Style: Swing

### Exterior door

- Materials: Metal

### Ceiling

- Material: Drywall

### Wall

- Material: Drywall

### Floor

- Floor Cover: Tile, Hardwood, Carpet

## Concerns and Observations:

- ✓ Attic Entry
- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop
- ✓ Crawl Space Entrance
- ✓ Exterior door
- ✓ Fire wall
- ✓ Floor
- ✓ Garage door opener
- ✓ Interior Door
- ✓ Interior Service Door
- ✓ Interior Trim
- ✓ Overhead Door
- ✓ Vanity
- ✓ Wall
- ✓ Window