

England Home Inspections
PO Box 406
Huntsville, Alabama 35804



11014 Crestfield Drive
Huntsville, Alabama 35803

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England Home Inspections

10:01 September 30, 2014

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Inspection Report for 11014 Crestfield Drive Huntsville, Alabama 35803.inspx

Definitions

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

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

General Information

Property Information

Property Address 11014 Crestfield Drive
City Huntsville State Alabama Zip 35803
Contact Name
Phone

Client Information

Client Name Sample Report
Phone

Inspection Company

Inspector Name Matt England
Company Name England Home Inspections
Address PO Box 406
City Huntsville State Alabama Zip 35804
Phone 256-429-8622
Fax 866-489-5754
E-Mail homeinspector06@aol.com
Inspection Number 1409299
Inspection Fee \$350
Radon Test Fee Mold Test Fee \$200
Military Discount N/A
Total Charges \$550
Amount Received \$550

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 26-49+/- Entrance Faces Presumed to be facing north
Inspection Date 09/24/2014
Start Time 3:30 PM End Time 5:30 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 75
Weather Clear Soil Conditions Dry

General Information (Continued)

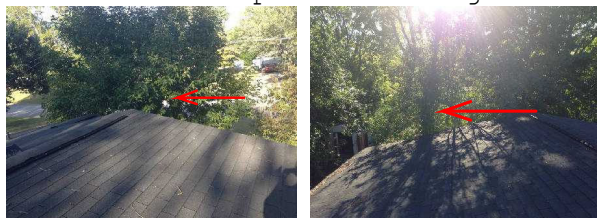
Building Type Single family Garage Detached

Grounds

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. Driveway: Concrete
2. Sidewalks Concrete
3. Patio: Concrete
4. Front Porch enclosed porch
5. Grading: Minor slope
6. Drainage Appears serviceable
7. Vegetation: Trees and shrubs --- Recommend cutting back all trees and shrubs that are close enough to touch the house during windy conditions to prevent damage to the house.



8. Fences: Chain link --- The chain-link fence is damaged at the back corner behind the detached garage. Recommend repairs.



Exterior

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. Exterior Walls Brick veneer and siding
2. Exterior Window Trim/Sill(s) Needs Repairs --- The glazing at many of the windows is damaged and deteriorated. Recommend repairs.
3. Exterior Stairs Brick
4. Fascia/Soffits fiberglass, wood, metal, and vinyl
5. Exterior Faucets Not self draining



Exterior (Continued)

- 6. Gas Meter/Tank Exterior surface mount at side of home
- 7. Gutters/Downspouts Aluminum

Crawl Space

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Under majority of house Crawl Space

- 1. Method of Inspection: Entered crawl space
- 2. **Access Limited** --- Crawlspace access is extremely limited due to tight conditions and HVAC. Recommend installation of another crawlspace access point on the east side of house.
- 3. **Moisture Penetration** Some moisture noted in crawlspace under vapor barrier
- 4. **Vapor Barrier Needs Repairs** --- The vapor barrier in the crawlspace had incomplete coverage. Recommend repairs to provide 100% coverage at the crawlspace floor.
- 5. **Ventilation Needs Repairs** --- The crawlspace ventilation appears to be inadequate. Moisture levels were high at the floor framing likely due to inadequate ventilation. Recommend evaluation and repairs by licensed contractor specializing in crawlspace work.
- 6. **Crawlspace Electrical Notes** Appears Serviceable --- Note: Could only view the crawlspace electrical near the access point on the southwest corner of the house.
- 7. **Crawlspace Notes** See notes --- The crawlspace was cluttered and littered with debris including wood scraps. This debris can be an attractant for termites or other pests. Recommend cleaning.



Structure/Foundation

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. **Structure Type:** Wood frame
2. **Foundation Type** Slab and crawlspace --- The slab foundation is damaged and needs repaired at the back side of the house near the east addition. Recommend evaluation and repairs by a licensed foundation repair specialist or a structural engineer.
3. **Foundation Settlement/Cracking** Settlement Minor to Moderate
4. **Framing Beams** Solid wood
5. **Joists/Trusses:** Appear serviceable
6. **Piers/Posts:** Block piers --- Some of the block piers in the crawlspace were dry stacked with no mortar between the blocks and some of the piers were improperly installed with the open side of the block facing laterally instead of vertically. This is the likely cause of deflection or unevenness at the interior floors that was noted. Recommend evaluation and repairs.
7. **Subfloor:** Mix of dimensional wood and OSB



Roof

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. **Roof Surface Material Type** Asphalt Composition Shingles/ Membrane



Main Roof Surface

2. **Method of Inspection:** On roof
3. **Type of Roof** Gable
4. **Approximate Age:** 3-6 Years +/-
5. **Roof Surface Condition** Average
6. **Roof Flashings** Appears Serviceable
7. **Skylight(s)** Appear Serviceable
8. **Plumbing Vents** PVC and Cast Iron

Plumbing

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. **Main Water Shutoff:** Front of house
2. **Water Pressure** Water pressure was high. Water pressure tested as high at 100 PSI. Recommend install/repair/adjust water pressure regulator to bring pressure to between 40-80 PSI as required by building code.



3. **Main Water Pipe** Not visible
4. **Water Supply Pipes** Galvanized, PEX, and Copper
5. **Drain Pipes:** Cast-iron/PVC
6. **Gas Piping** Cast iron

Closet Water Heater

7. **Water Heater Operation:** Appears Serviceable
8. **Type:** Electric **Capacity:** 50 Gal.
9. **Approximate Age:** 6 Years **Area Served:** Whole building
10. **TPRV and Drain Tube:** Copper

Electrical

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

1. **Electric Service Type** Overhead --- The electric service wires coming from the utility pole appear to be rated for 100 Amps. This house has a 200 amp panel. Recommend evaluation by the utility company regarding the size of the wiring coming from the utility pole to the house. The utility company should also evaluate the clearance of the service wire above the roof to determine if it meets the recommended minimums for clearance and safety.
2. **Electric Service Wire Type** Aluminum
3. **Main Breaker Panel Location** Closet
4. **Main Breaker Size:** 200 Amps
5. **Interior Outlets** Needs repair --- The electrical outlets on the exterior wall of the west addition test as having an open ground. Recommend repairs. --- The electrical outlets on the north wall and west wall of the living room test as having an open ground. Recommend repairs.
6. **GFCI Outlets** Exterior, garage, kitchen, bathrooms.
7. **Exterior Outlets** GFCI protected
8. **120 Volt Branch Circuit Wires:** Copper
9. **240 Volt Circuit Wires** Copper & Aluminum
10. **Ground:** Rod in ground only

Electrical (Continued)

11. **Interior Lighting** Recommend evaluation and possible repairs --- Some of the light bulbs were not functioning at time of inspection. Recommend assuring at final walk through that all light bulbs and light fixtures are functioning.
- Closest Electric Panel _____
12. **Electric Panel Notes** Appears Serviceable
13. **Sub Panel(s) Location(s)** HVAC Unit

Attic

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Partial attic Attic _____

1. **Method of Inspection:** viewed from access only
2. **Accessibility** Limited
3. **Roof Framing:** 2x4 Truss
4. **Sheathing:** Plywood
5. **Ventilation:** Ridge and soffit vents
6. **Insulation Type** Blown in Fiberglass
7. **Insulation Depth:** 8"-10"
8. **Wiring/Lighting:** 110 VAC --- Much of the wiring, junction boxes, and light fixture boxes in the attic were not visible because they were under the insulation.
9. **Moisture Penetration:** Previous water penetration noted

Air Conditioning

All repairs should be performed by a licensed contractor that specializes in the field the repair calls for.

A NP NI M D

exterior south AC System _____

1. **A/C System Operation:** Appears serviceable



2. **Condensate Removal:** PVC
3. **Area Served:** Whole building **Approximate Age:** 6 Years
4. **Fuel Type:** 220 VAC **Temperature Differential:** 19 degrees
5. **Type:** Package heat pump **Capacity:** 2.5 Ton
6. **Refrigerant Lines:** Not Visible
7. **Electrical Disconnect:** Breaker disconnect

Air Conditioning (Continued)

- 8. Exposed Ductwork: Insulated Flex and Metal
- 9. Filters: Appears Serviceable
- 10. Thermostats: Individual

Heating System

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Exterior South Heating System

- 1. Heating System Operation: Appears Serviceable



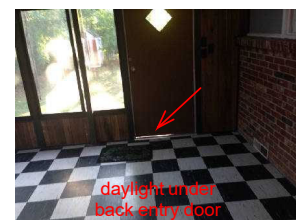
- 2. Area Served: Whole building Approximate Age: 6 Years
- 3. Fuel Type: Natural gas
- 4. Flue Pipe: Appears Serviceable

Interior

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

- 1. Exterior Doors Exterior Rated --- The self-closing devices are damaged/disconnected on the front entry doors. Recommend repairs. ---- Daylight could be seen under the back entry door to the east addition. No weatherstripping was present. Recommend repairs.



- 2. Doorbell Appear serviceable
- 3. Interior Doors Interior rated --- The southwest and southeast bedroom door latches are stuck in the open position and the doors rub. Recommend repairs. ---- The strike plate is missing on the end hall closet door. Recommend repairs.

- 4. Windows Wood sliding/casement
- 5. Floors Wood, Tile, Vinyl --- The floor in the utility room closet in the east addition is very soft and feels rotten. This area could not be reached in the crawlspace. Recommend evaluation and repairs.



Interior (Continued)

- 6. Walls Drywall and paneling
- 7. Ceilings Drywall/drop ceiling tiles
- 8. Smoke Detectors Appear serviceable

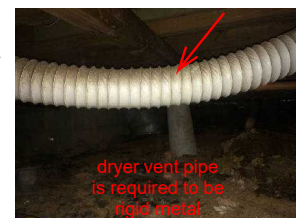
Laundry Room/Area

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Closet Laundry Room/Area

- 1. Washer Hose Fittings Appears serviceable
- 2. Washer and Dryer Electrical: 110-220 VAC
- 3. Dryer Vent System Plastic flex --- The dryer vent pipe in the crawlspace was not rigid metal as required by building code. Recommend repairs.



- 4. Washer Drain: Wall mounted drain
- 5. 240 Volt Dryer Outlet Appears Serviceable

Garage/Carport

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Detached Garage

- 1. Garage Walk Through Door Metal
- 2. Garage Vehicle Door(s) Manual
- 3. Ceiling/Firewall Ceiling Joists
- 4. Floor/Foundation: Poured concrete

Kitchen

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Main Floor Kitchen

1. **Cooktop/Oven Electric** --- The broiler for the oven is not functioning. Recommend repairs.
2. **Oven Vent Recirculating Type**
3. **Food Disposal**
4. **Dishwasher: Appears serviceable**
5. **Dishwasher Drain Line Method High Loop**
6. **Sink: Stainless Steel**
7. **Counter Tops: Laminate**
8. **Cabinets: Wood**

Bathroom

All repairs should be performed by a licensed contractor that specializes in the field that the repairs called for.

A NP NI M D

Hall bathroom Bathroom

1. **Sink/Faucet** Appear serviceable
2. **Bathtub Tub/shower combo**
3. **Shower** Appears serviceable
4. **Toilets** Appears serviceable.
5. **Ventilation: Electric ventilation fan**

Half Bath Bathroom

6. **Sink/Faucet** Appear serviceable
7. **Toilets** Appears serviceable.
8. **Ventilation: Electric ventilation fan**

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.

Grounds

1. **Vegetation:** Trees and shrubs --- Recommend cutting back all trees and shrubs that are close enough to touch the house during windy conditions to prevent damage to the house.



2. **Fences:** Chain link --- The chain-link fence is damaged at the back corner behind the detached garage. Recommend repairs.



Exterior

3. **Exterior Window Trim/Sill(s) Needs Repairs** --- The glazing at many of the windows is damaged and deteriorated. Recommend repairs.



Crawl Space

4. **Under majority of house Crawl Space Access Limited** --- Crawlspace access is extremely limited due to tight conditions and HVAC. Recommend installation of another crawlspace access point on the east side of house.

5. **Under majority of house Crawl Space Ventilation Needs Repairs** --- The crawlspace ventilation appears to be inadequate. Moisture levels were high at the floor framing likely due to inadequate ventilation. Recommend evaluation and repairs by licensed contractor specializing in crawlspace work.



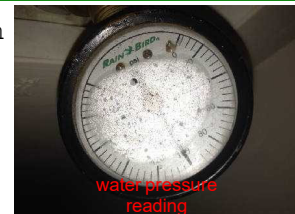
6. **Under majority of house Crawl Space Crawlspace Notes** See notes --- The crawlspace was cluttered and littered with debris including wood scraps. This debris can be an attractant for termites or other pests. Recommend cleaning.



Marginal Summary (Continued)

Plumbing

7. **Water Pressure** Water pressure was high. Water pressure tested as high at 100 PSI. Recommend install/repair/adjust water pressure regulator to bring pressure to between 40-80 PSI as required by building code.



Electrical

8. **Electric Service Type** Overhead --- The electric service wires coming from the utility pole appear to be rated for 100 Amps. This house has a 200 amp panel. Recommend evaluation by the utility company regarding the size of the wiring coming from the utility pole to the house. The utility company should also evaluate the clearance of the service wire above the roof to determine if it meets the recommended minimums for clearance and safety.
9. **Interior Outlets** Needs repair --- The electrical outlets on the exterior wall of the west addition test as having an open ground. Recommend repairs. --- The electrical outlets on the north wall and west wall of the living room test as having an open ground. Recommend repairs.
10. **Interior Lighting** Recommend evaluation and possible repairs --- Some of the light bulbs were not functioning at time of inspection. Recommend assuring at final walk through that all light bulbs and light fixtures are functioning.

Interior

11. **Interior Doors** Interior rated --- The southwest and southeast bedroom door latches are stuck in the open position and the doors rub. Recommend repairs. ---- The strike plate is missing on the end hall closet door. Recommend repairs.

Laundry Room/Area

12. **Closet Laundry Room/Area Dryer Vent System** Plastic flex --- The dryer vent pipe in the crawlspace was not rigid metal as required by building code. Recommend repairs.



Defective 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.

Crawl Space

1. **Under majority of house Crawl Space Vapor Barrier Needs Repairs** --- The vapor barrier in the crawlspace had incomplete coverage. Recommend repairs to provide 100% coverage at the crawlspace floor.

Structure/Foundation

2. **Foundation Type Slab and crawlspace** --- The slab foundation is damaged and needs repaired at the back side of the house near the east addition. Recommend evaluation and repairs by a licensed foundation repair specialist or a structural engineer.



3. **Piers/Posts: Block piers** --- Some of the block piers in the crawlspace were dry stacked with no mortar between the blocks and some of the piers were improperly installed with the open side of the block facing laterally instead of vertically. This is the likely cause of deflection or unevenness at the interior floors that was noted. Recommend evaluation and repairs.



Interior

4. **Exterior Doors Exterior Rated** --- The self-closing devices are damaged/disconnected on the front entry doors. Recommend repairs. --- Daylight could be seen under the back entry door to the east addition. No weatherstripping was present. Recommend repairs.



5. **Floors Wood, Tile, Vinyl** --- The floor in the utility room closet in the east addition is very soft and feels rotten. This area could not be reached in the crawlspace. Recommend evaluation and repairs.



Kitchen

6. **Main Floor Kitchen Cooktop/Oven Electric** --- The broiler for the oven is not functioning. Recommend repairs.