

### Summary of Issues Found or Discovered

# XPERT Home Inspections

*Inspections Daily: Sunday after 2PM*

- Huntsville
- Athens
- Madison
- Decatur
- Hartselle
- Moulton



- The Shoals
- Scottsboro
- Cullman
- Smith Lake
- Rogersville
- Priceville

Tom Dunnavant Ala License HI-2012  
 pros@xperthomeinspections.com



## (256) 232-4205

#### REPORT INFORMATION

**PREPARED FOR:**

Example of Summary Report

Prepared by Tom Dunnavant: Xpert Home Inspections

**PROPERTY ADDRESS:**

Sample Address, Decatur, Alabama



This Summary will provide you with a short list of items you should consider for immediate action as well as those items of your home that will require normal care. They are divided as **Issues** and **Maintenance Items**. Issues detail potential faults that should be addressed now, Maintenance Items are not faults and should be considered in your expected cost of ownership.

## 1. General Statement on the Home

### 1.0 General Statement on This Home

#### Issues or Concerns that may require Action



Boy or Boy, what a treat. This home was near perfect. My hat is off to the builder, this is not an accident, a near perfect home like this is due to attention to detail and a testament to the builders experience. Very impressive job.

There are no faults with this home, the report will simply point out a lot of information you may wish to file away and preserve for the future.

Congratulations on finding a wonderful home.

## 2. Roofing / Chimneys / Roof Structure and Attic

### 2.0 Roofing Issues

#### Issues or Concerns that may require Action



1. The roof is in good condition and gutters and downspouts are in place. A ridge vent provides adequate venting, the attic is floored and lighted for storage and it is well insulated. The roof structure is stick built and conforms to published standards and it is well braced.

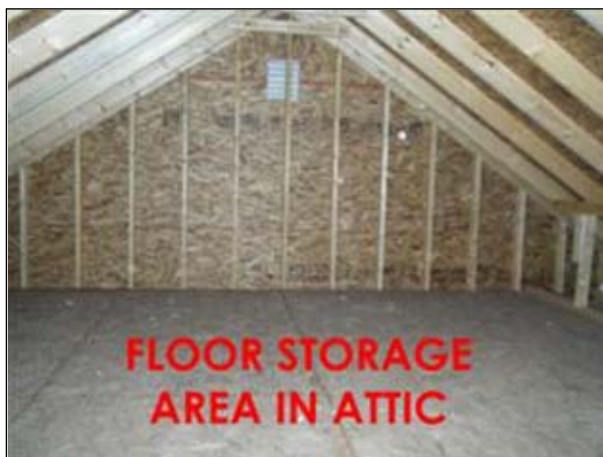
2. Roofing / Chimneys / Roof Structure and Attic



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

3. Electrical System

3.0 Electrical Issues

Issues or Concerns that may require Action



1. The underground electrical service based system is in good condition and conforms to all codes that are enforced by the local enforcement area. I pointed out to the builder a small change in

**3. Electrical System**

codes that could be improved inside the load center at no charge and he advised his electrician to make the changes.

2. GFCI outlets are in place and the home has ample smoke detectors.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

**4. Exterior**

**4.0 Exterior Issues**

**Issues or Concerns that may require Action**



1. The brick exterior siding is in good condition and the fascia and trim are low maintenance vinyl or metal and this is a good thing.
2. The windows are intact and double paned, single hung vinyl windows.

**5. Garage**

**5.0 Garage Issues**

**Issues or Concerns that may require Action**



1. The garage meets all safety recommendations and the garage door is installed with the proper safety elements in place. The garage walls and doors form a fire wall for your protection. The hot water heater is elevated to prevent spark/vapor ignitions and the bricks form a crash post to protect the water heater from possible damage from a car.

5. Garage



5.0 Picture 1



5.0 Picture 2

6(A). Kitchen and Breakfast Area

6.0.A Kitchen Issues



Issues or Concerns that may require Action

1. The kitchen is well appointed, the appliance all work as the should and the cabinets and counter tops are secured.
2. The maximum refrigerator for this kitchen is 37 1/2" by 71 Inches.



6.0.A Picture 1



6.0.A Picture 2



**6(A). Kitchen and Breakfast Area**

6.0.A Picture 3

6.0.A Picture 4



6.0.A Picture 5



6.0.A Picture 6

**6.1.A Kitchen Maintenance Items**

**Maintenance Issues**



mAINTENANCE

**6(B). LAUNDRY ROOM**

**6.0.B Laundry Room Issues**

**Issues or Concerns that may require Action**



1. I found no issues with the laundry room. You may wish to hang a mirror over the sink in the laundry room.

**6(B). LAUNDRY ROOM**



6.0.B Picture 1

**7(A). Hallways, entrance areas Doors and stairways**

**7.0.A Hallway and Entrance Issues**

**Issues or Concerns that may require Action**



1. No issues found.

**7(B). Interiors**

**7.0.B Discovered Issues in the Living Areas. Bedrooms, Game Rooms and Offices**

**Issues or Concerns that may require Action**



1. The interiors are well appointed, the carper, tile and hardwood all appear to be installed in a manner consistent with good workman ship.
2. The windows are double paned, single hung and have the tilt option for easy cleaning. They are constructed of vinyl.
3. The pocket doors are not lockable. These doors are located at the entrances to the bathrooms and you might want more privacy.



7.0.B Picture 1



7.0.B Picture 2

**7.1.B Interior Maintenance Items  
Maintenance Issues**

**7(B). Interiors**

**XPERT** Home Inspections issues

**8. Bathroom and Components****8.0 Bathroom Issues****Issues or Concerns that may require Action**

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1. The bathrooms are in good condition and i found no fault.



8.0 Picture 1

**9. Structural, Foundation and Crawlspace****9.0 Structural, Foundation and Crawlspace Issues****Issues or Concerns that may require Action**

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1. I found no issues with the foundation or structure of the home.

**10. Plumbing System****10.0 Plumbing Issues****Issues or Concerns that may require Action**

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1. The plumbing appears to be in good condition and i found NO leaks, NO drips, No issues.





10. Plumbing System

10.0 Picture 1

11. Heating / Central Air Conditioning

11.0 HVAC Issues

Issues or Concerns that may require Action



- 1. The HVAC system is in good condition and i found no issues with any of the components. The air handler in located in the attic and is drained as it should be.



11.0 Picture 1



11.0 Picture 2



11.0 Picture 3

