

LARRY BEARD HOME INSPECTIONS

Inspection Report

Ms. Sample Report

Property Address:
2200 Fictitious Lane
Goodtown MS 39208



Larry Beard Home Inspections

Larry Beard MHIB#0552
125 North Central Ave.
Ridgeland, MS 39157
601-214-6062



General Summary

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Customer

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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. Roofing

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

The gutter is holding water due to incorrect slope towards downspout at the front (left of main entry). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. The decking above the gutter has deteriorated due to water backing up from the gutter. A qualified person should repair or replace as needed.



1.3 Picture 1



1.3 Picture 2

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The Wood trim at the left side (facing front) is not flashed at the end of the short gutter across front. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

The Brick siding at the left side (facing front) has a crack at the mid-point of the wall. This is common with homes built on the clay subsoil in this area. I recommend monitor and repair as desired. If the crack widens to more than 1/4 inch I recommend an inspection by a qualified structural engineer.



2.0 Picture 1



2.0 Picture 2

2.1 WINDOWS

Inspected, Repair or Replace

The sill and window facing is missing some of the mortar at left side (facing front) and right side (facing front). Deterioration may occur if not corrected. A qualified contractor should inspect and repair as needed.

The window has broken glass on the exterior pane of the insulated sash at front of home above the garage. The interior pane is still intact. This is a maintenance issue and is for your information. I recommend repair as desired.



2.1 Picture 1



2.1 Picture 2

2. Exterior



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5

2.4 EAVES, SOFFITS AND FASCIAS Inspected, Repair or Replace

2. Exterior

The soffit panel at eave on the left side (facing front) is deteriorated. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.4 Picture 1



2.4 Picture 2

4. Interiors

4.1 WALLS

Inspected, Repair or Replace

The sheetrock on the wall is scratched - probably due to furniture being placed against it at the Den. This is a small repair issue for your information. I recommend prep prime and paint as needed.

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Tile Countertop has loose tile over most of the counters in kitchen. This is a cosmetic issue for your information. Recommend repair or replace as necessary. The wall tiles are well-secured.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

6. Plumbing System

Repair or Replace

The water supply line is polybutylene, which has less life expectancy than some other materials at the master bath and hall bath. This is not considered up to today's standard. No apparent problems were found.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

The attic insulation is blown in and is at the top of the rafters in most places but is not completed above the front bedroom.

9. Insulation and Ventilation



9.0 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.