

192 S Foster Street
Dothan, AL 36301
334-447-9405



Home Inspection Report



Alabama Home InspeXions, LLC

Page 1 of 58

12:16 September 29, 2020

Table of Contents

Definitions	2
General Information	2
Home Inspection Agreement	3
HVAC Arrival Settings	6
Attic	6
Roof	9
Lots and Grounds	13
Exterior	15
Plumbing	20
Electrical	22
HVAC System	25
Fireplace/Wood Stove	29
Kitchen	30
Laundry Room/Area	34
Bathroom	36
Living Space	42
Bedroom	47
Structure	51
HVAC Departure Settings	51
Summary	52

Alabama Home InspeXions, LLC

Page 2 of 58

12:16 September 29, 2020

Definitions

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

Satisfactory	Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Indicates the component will probably require repair or replacement anytime within five years.
Poor	Indicates the component will need repair or replacement now or in the very near future.
Major Concerns	A system or component that is considered significantly deficient or is unsafe.
Safety Hazard	Denotes a condition that is unsafe and in need of prompt attention.

General Information

Property Information

Property Address:

Client Information

Vacant? No

On Lockbox? No

Client Name:

Inspection Company

Inspector Name Darrin Swan

Company Name Alabama Home InspeXions, LLC

Inspection Company Phone: Alabama Home InspeXions, LLC

Inspection Company E-Mail: alabamahomeinspeXions@gmail.com

Inspector Conducting the Inspection Darrin Swan Chris Johnston

Fee Amount: \$350.00

Payment Type: Debit/Credit

File Number: 992

Conditions

Estimated Age: 1984 Entrance Faces: East

Inspection Date: 09/29/2020

Inspection Time: 0900

Electric On: Yes

Gas/Oil On: Not Applicable

Water On: Yes

Temperature: 69

Weather: Rain, Recent heavy rain Soil Conditions: Wet

Building Type: Single family Garage / Carport: None

Alabama Home InspeXions, LLC

Page 3 of 58

12:16 September 29, 2020

Home Inspection Agreement

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance National Association of Home Inspection, LLC standards of practice, a copy of which is available upon request. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All components designated for inspection in the NAHI Standards of Practice are inspected, except as may be noted in the Limitations of Inspection sections within this report.

IMPORTANT: The house in perspective 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow.

Please call our office for any clarifications or further questions.

Company Name: Alabama Home InspeXions, LLC

Client Name:

Property Address:

ALABAMA HOME INSPEXIONS, LLC

(334) 447-9405

E-Mail: info@alabamahomeinspexions.com

Web Address: www.alabamahomeinspexions.com

Alabama Home Inspector License #HI-3065

Inspection Agreement

THIS AGREEMENT is made and entered into, by and between, Alabama Home InspeXions LLC, referred to as AHI, and individual referred to as Client.

Alabama Home InspeXions, LLC

Page 4 of 58

12:16 September 29, 2020

Home Inspection Agreement (Continued)

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. Payment and fees:

The Client will pay the sum of, Agreed upon price.

Payment in full is due at the time of inspection unless other arrangements have been made. AHI will inquire with the client and, if possible, the clients real estate agent if the utilities are all on for the inspection. AHI will not conduct a partial inspection do to possible and unforeseen issues. It is the sole responsibility of the client to ensure and verify that the utilities are on prior to the arrival of AHI for the inspection. If possible, AHI may turn on the water at the water meter if an additional person is available to ensure no water leaks develop during the process of turning the water on. AHI cannot turn on the power for the power company, however AHI may manipulate circuit breakers if safe to do so. If upon arrival to the inspection and the power and water are not on, and cannot be turned on with 60 minutes of the inspection scheduled start time, the inspection will need to be rescheduled and a non-refundable or creditable fee of \$100.00 will be submitted to the client and/or the clients closing attorney. The fee for the rescheduled inspection will remain the contracted fee stated above.

2. Scope of the Inspection:

The real estate inspection to be performed for the Client is a survey and basic operation of the systems and components of a building which can be reached, entered, viewed without difficulty or moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) at the date and time of the inspection. The Inspector will provide the Client a written report for the sole use and benefit of the Client. The written report shall document any visual material defects discovered in the building(s) systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly or appear to be near the end of their normal service life. The inspection will conform to the standards of the American Society of Home Inspectors (ASHI, visit <https://www.homeinspector.org/Standards-of-Practice> for complete information) except as specifically limited below and will include the following systems: roof, structure, electrical, interior plumbing, heating and cooling, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways and site grading. The inspection will be based on limited observations that are primarily visual and non-invasive. The inspection is not complete until the written report is received by the Client. It is the clients responsibility to review the complete report to include the photographs prior to closing on the home. AHIs inspection is a snapshot of the home the day the inspection is completed and does not guarantee that damages or issues will not arise thereafter. By signing this agreement, you give AHI authorization to clarify (clarify only) any written portions of the report with third parties to ensure that AHIs intent is clearly understood. Any alterations of your AHI Home Inspection Report is forbidden and could result in legal ramifications.

3. What is not inspected or covered in the home inspection:

Some items are not included in the inspection and the Client assumes all responsibility and risk for those items. Any comments (either written or oral) provided as a courtesy by AHI related to an item not included in the inspection are to be considered partial and incomplete, and not an opinion of AHI. The Client agrees to consult with independent experts for more detailed information where needed.

The following items are not included in the inspection:

- If a home is occupied, furnishings and personal belongings will not be moved by the inspectors to observe beneath or behind. AHI cannot be responsible for issue that arise from unprepared properties.
- Components not visible, obstructed from view, or not readily accessible at the time of the inspection. Systems and components will not be disassembled and will only be operated with normal user controls.
- Systems that are shut off, de-energized or set up with a scheduled timer or sprinkler systems (tested in new construction only).
- The suitability, efficiency or recall of any component or equipment. Components will only be inspected for functional operation.
- Swimming pools and any associated pool plumbing, electrical, filtration or components of the pool deck.
- Potentially hazardous, environmental or toxic substances such as radon gas, asbestos, lead based paint, urea formaldehyde, or contaminants in the structure, soil, water or air.
- Biohazards such as molds, fungi, ants, termites or other wood destroying insects and/or organisms or the damage caused by them. This inspection does not include any living organisms. If any of these biohazards are identified, a recommendation that additional services be conducted by an appropriate licensed company will be annotated in the report.
- AHI does not search public records to determine compliance or non-compliance with any government code, laws or restrictive covenants, past or present.
- Cosmetic items.

4. Warranty and Limitation of Liability:

AHI MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM. AHI shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspections or arising in the future, or for any

Alabama Home InspeXions, LLC

Page 5 of 58

12:16 September 29, 2020

Home Inspection Agreement (Continued)

consequential property damage or bodily injury of any nature. The Client agrees that the liability of AHI for claims or damages arising out of errors or omissions in the inspection or report shall be limited to the amount of the fee for this inspection. This amount shall be deemed liquidated damages, and the Client agrees to immediately accept a full refund of the fee as a full settlement of all claims which may arise from this inspection. AHI can only recommend that a licensed professional for the system needing repair is hired regardless of any verbal discussions. The written report is the final report, all verbal and suggested remarks during the inspection are to be disregarded and the final report must be used in making your considerations during your home purchasing process before closing escrow.

5. Disputes:

Any disputes under this contract for failure to perform will be reported to AHI in writing within ten business days of discovery. AHI will have the right to re-examine the item or comment in dispute (including an independent second opinion) before any repairs or replacements are undertaken. Failure to allow said examinations will constitute a full and complete waiver of any and all claims against AHI. Any claim must be brought within one year from the date of the original inspection and failure to bring such action within this time frame is a full and complete waiver of any rights that may have arisen from the inspection and report. Time is of the essence and this time period may be shorter than otherwise provided by law.

6. Arbitration:

Any matter concerning the interpretation of the agreement, the inspection or written report will be submitted to binding arbitration under the Construction Industry Arbitration Rules of the American Arbitration Association. The Arbitrator will be a member in good standing of ASHI. The decision of the Arbitrator will be final and judgment on the Award may be entered in any court of competent jurisdiction.

7. Hold Harmless Agreement:

This agreement represents the entire understanding between the parties, and no prior or subsequent agreements, oral or otherwise, shall be of any force and effect. This agreement will be governed by the State of Alabama law and if any portion of this agreement is found to be void or unenforceable by any court or arbitrator, the remaining terms will remain in full force and effect. Each party signing for the Client represents that they have full authority to make this agreement on behalf of the Client. If this agreement is signed on behalf of the Client by any third party, the person signing this agreement expressly represents to AHI that they have the full authority to execute this agreement on behalf of the Client, and to fully bind the Client to all of the terms and conditions of this agreement.

The undersigned (client) acknowledges that they have read this agreement, fully understand the agreement, agree to be bound by the agreement, including the terms, conditions and limitations described above, and have received a copy of the agreement.

Clients Name:

Signature:

Inspection Date: 45

HVAC Arrival Settings

HVAC Thermostat Setting: Main Floor



HVAC System - On or Off On

HVAC Control Settings: Cool Fan Auto Arrival temperature set at 70

Attic

Attic access will be limited by safe entry height. The inspector must have a minimum of 36 inches clearance to enter the attic space. The inspector will not enter the attic space if there is a reasonable concern (judgement of the inspector) that damage to the insulation or components of the attic may occur.

Hallway Attic

Method of Inspection: In the attic

Not Inspected Unable to Inspect: 20% - The perimeter of the attic could not be inspected due to the height of the installation at the edges. This area was not visually inspected.

HVAC ductwork limited accessibility.

Satisfactory Roof Framing: 2X6 Rafter, 2X4 Supports



Attic (Continued)

Roof Framing: (continued)



Satisfactory

Sheathing: Plywood



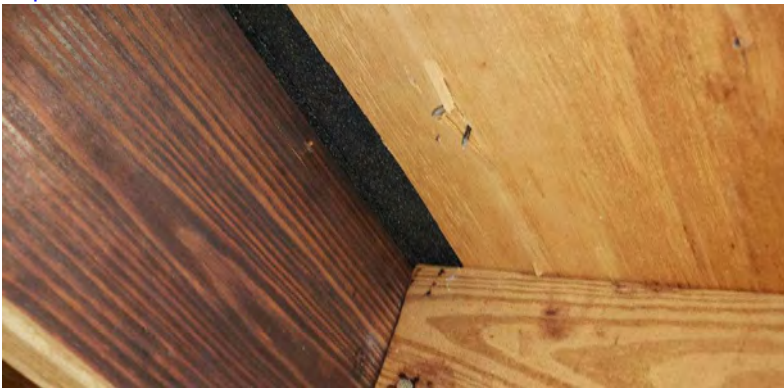
Attic (Continued)

Sheathing: (continued)



Marginal

Ventilation: Soffit vents - Recommend additional ventilation be installed. The ridge vent was not properly opened during installation. Recommend properly venting the ridge cap.



Satisfactory, Marginal Insulation: Fiber fill - Insulation compressed. Recommend installing an insulated access door. This with help with energy efficiency.

Missing insulation over the laundry room area where past repairs were made. Recommend installing..



Marginal

Insulation Depth: 1"-3" - Insulation compressed. Recommend redistributing the insulation evenly. Recommend additional insulation be installed.

Satisfactory

Wiring/Lighting: Normal electrical wiring configuration. Only visible wiring was inspected.

Attic (Continued)

Satisfactory

Moisture Penetration: No active water leak detected at the time of inspection.

Satisfactory

Bathroom Fan Venting: Electric fan - [Typical installation for year the home was built. Current standards recommend extending vent duct to exterior to prevent moisture damage to building material. Something to consider. No visible damage noted at time of inspection.](#)

Roof

Main Roof Surface

Method of Inspection: On roof

Satisfactory

Material: Asphalt shingle - It appears that recent roof maintenance has been completed and appears satisfactory. Recommend requesting a copy of the repair invoice for future reference and possible warranty information.



Roof (Continued)

Material: (continued)



Type: Hip

Approximate Age: 9-12 Years old

Satisfactory Flashing: Galvanized/Aluminum

Satisfactory Plumbing Vents: PVC



Roof (Continued)

Plumbing Vents: (continued)



Satisfactory

Electrical Mast: Mast above roof level.



Roof (Continued)

Not Inspected Gutters: None - Although not required, adding gutters and downspouts to the home/rest of the home would greatly help the removal of rain water from the foundation area preventing future water penetration issues. Something to consider.

Rear of home Chimney
Satisfactory Chimney: Brick



Satisfactory, Marginal Flue/Flue Cap: Metal - [Recommend installing a screen to prevent animals from entering the chimney.](#)

Satisfactory, Marginal Chimney Flashing: Metal - [Dry rot and loose sealant. Recommend sealing flashing. No active leak detected.](#)



Roof (Continued)

Chimney Flashing: (continued)



Lots and Grounds

Not Inspected Driveway: Dirt/grass.

Satisfactory, Marginal Fences: Wire - [Trees and shrubbery have grown into the fence. Recommend removing.](#)

Satisfactory Porch: Concrete - [Recommend re attaching the loose trim.](#)



Lots and Grounds (Continued)

Satisfactory

Patio: Concrete



Satisfactory, Marginal Grading: Flat, Minor slope - Grading has negative slope and water is pooling against the foundation. We recommend evaluation by a licensed contractor to determine your best course of action.

Many dig holes from pets. Recommend filling the holes and planting grass.

Gutters would help control the rain water run off from the roof. This will help prevent water from standing at the foundation and possible entering the structure.



Lots and Grounds (Continued)

Grading: (continued)



Satisfactory Vegetation: Trees, Shrubs

Exterior

AHI does not test materials to determine if they are asbestos. We will inform you if we think that there may be an asbestos "type" material.

Soffit, trim and fascia are many times covered with aluminum or vinyl. We are not able to remove and inspect the underlying wood for damage. This is a visual inspection of the outer coverings.

Satisfactory, Marginal Exterior Surface Brick [Typical step cracks noted. Recommend tuck point masonry repairs. See photos.](#)



Satisfactory Trim: Wood

Exterior (Continued)

Satisfactory, Marginal Fascia: Wood - [Wood rot. Recommend repair to the water damaged wood.](#)



Satisfactory, Marginal Soffits: Wood - [Recommend painting all exposed wood.](#)

[Wood rot and water damage at the chimney chase area. Recommend repair and painting.](#)

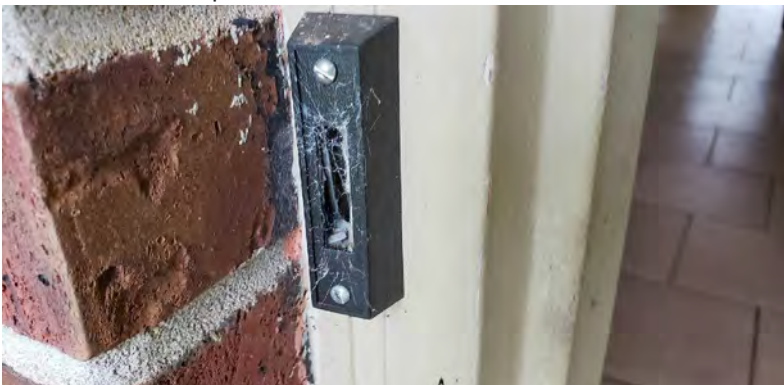


Exterior (Continued)

Soffits: (continued)



Not Inspected Door Bell: Non Operational



Marginal

Entry Doors: Metal - Wood rot present at the door jamb. Recommend repair or replacement of the damaged wood.

The door rubs when operated. Recommend adjusting the door for a smooth closure.

Recommend installing a peep hole for safety.

Exterior (Continued)

Entry Doors: (continued)



Poor Patio Door: Metal and glass entry door - Gaps in the weatherstripping. Recommend repair.

Lower door seal is loose/damaged. Recommend repair.

Metal is rusting. Recommend sanding and painting.

Wood rot at the door and jamb area. Recommend repair or replacement.

Pet damage on the framing. Recommend repair and painting.

May require replacement.



Exterior (Continued)

Patio Door: (continued)



Satisfactory, Marginal Side Entry Door: Metal and glass entry door - Metal is rusting. Recommend sanding and painting.

Gaps in the weatherstripping. Recommend repair.

Satisfactory, Marginal Windows: Metal - Recommend re-caulking and including caulking as part of regular maintenance around all windows and doors. This will help prevent moisture, insects and spiders from entering the gaps.



Not Inspected Window Screens: Mesh - Some missing screens. Recommend installing.

Some screens are torn.

Satisfactory, Marginal Exterior Lighting: Surface mount - Bulbs missing or burned out at time of inspection, recommend replacing the bulbs and retesting. If the light still does not function repair or replacement may be necessary.

Missing cover. Recommend installing.

Exterior (Continued)

Exterior Lighting: (continued)



Satisfactory, Safety Hazard Exterior Electric Outlets: 110 VAC - **Non-GFCI receptacles.** GFCI protection was required when the home was built. Recommend a licensed electrical contractor evaluate and repair.



Satisfactory Hose Bibs: Rotary

Plumbing

Not Inspected

Service Line: Not Visible.

Satisfactory

Main Water Shutoff: Front of house



Satisfactory

Water Lines: Copper, PVC

Satisfactory

Drain Pipes: PVC

Satisfactory

Vent Pipes: PVC

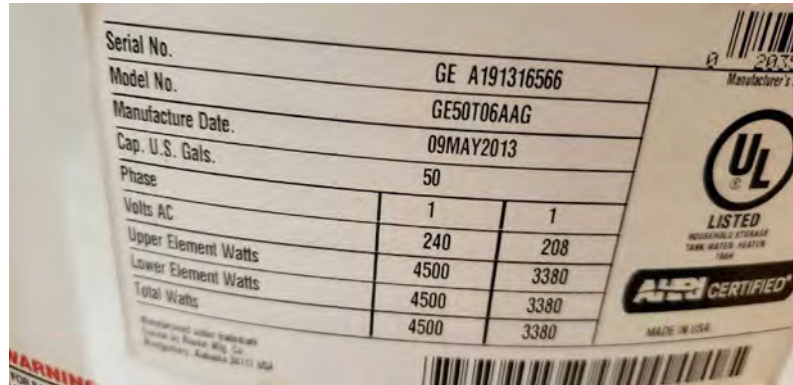
Plumbing (Continued)

Laundry Room Water Heater

Satisfactory Water Heater Operation: Functional at time of inspection.



Manufacturer: General Electric



Type Electric

Model Number: GE50T06AAG

Serial Number: GE A 191316566

Capacity 50 Gallon

Approximate Age 2013

Area Served Whole House

Plumbing (Continued)

Safety Hazard TPRV and Drain Tube: Not installed. Drain tube opening is not within six inches of the floor, this is a burn hazard. Recommend a licensed plumber repair.



Unit has reached or exceeded it's normal life cycle and may require replacement soon: No

Electrical

Service Amps/Volts 200 Amp Meter / 240 Volts



Satisfactory Service: Aluminum
Satisfactory 120 VAC Branch Circuits: Copper
Satisfactory 240 VAC Branch Circuits: Copper and aluminum
Satisfactory Aluminum Branch Wiring: No visible aluminum branch wiring noted during the inspection.
Satisfactory Conductor Type: Coated copper branch wiring and coated aluminum service wire.

Electrical (Continued)

Satisfactory Ground: Appears to be grounded.



Laundry/Utility Room Electric Panel

Satisfactory, Major Concerns Manufacturer: Federal Pacific - Federal Pacific panel breakers have had a history of not tripping when circuit overloading exists. Recommend the electrical panel and circuit breakers be evaluated by a licensed electrical contractor and any recommendations be followed.

The panel is not properly labeled. Recommend labeling the panel. Unable to determine proper breaker size, compatibility and independent circuits for installed electrical appliances and HVAC systems.



Maximum Capacity: 200 Amps

Electrical (Continued)

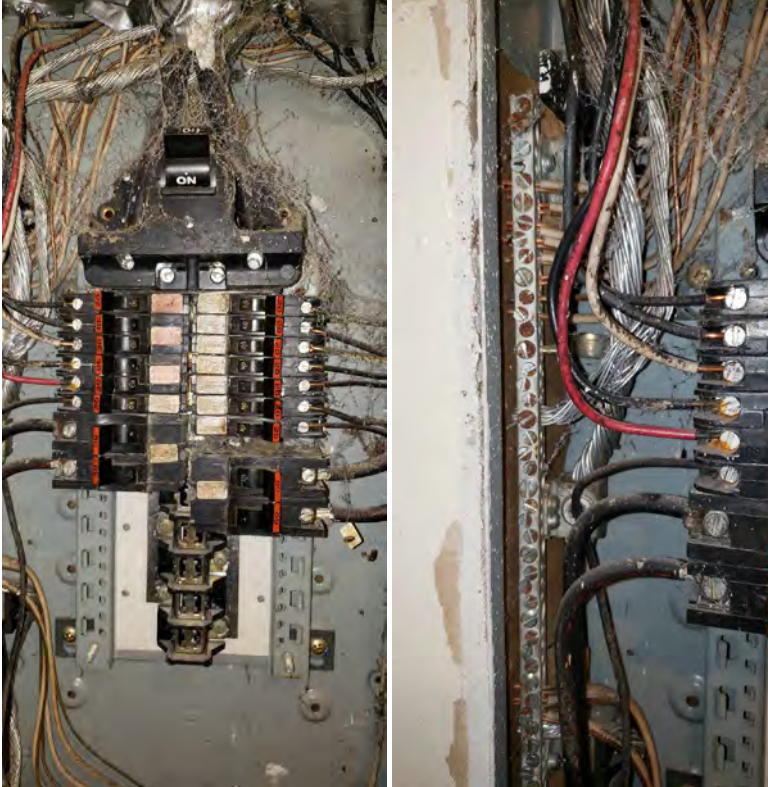
Satisfactory

Main Breaker Size: 200 Amps



Satisfactory

Breakers: Copper and Aluminum



Is the panel bonded? Yes

Electrical (Continued)

Is the panel bonded? (continued)



HVAC System

Main, Exterior AC System

Satisfactory

HVAC System Operation: Appears serviceable, functioned as designed.



Satisfactory

Electrical Disconnect: Breaker disconnect



Satisfactory

Exterior Unit Mounting Type Pad mounted

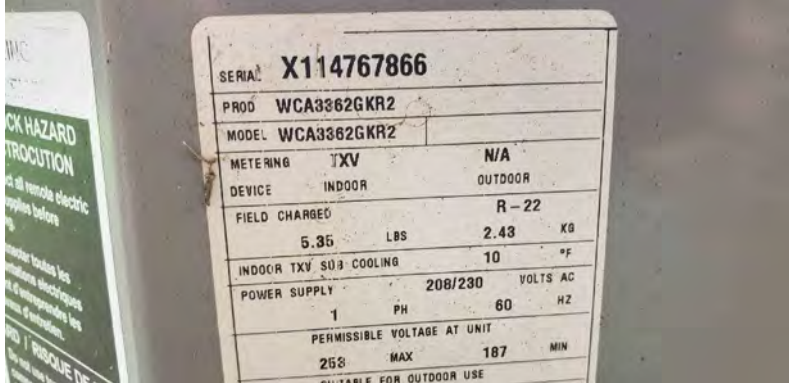
Alabama Home InspeXions, LLC

Page 26 of 58

12:16 September 29, 2020

HVAC System (Continued)

Manufacturer: International Comfort



Model Number: WCA3362GKR2

Serial Number: X114767866

Area Served: Whole building Approximate Age: 2011

Type: Central HVAC Capacity: 3 Ton

Fuel Type: Electric Temperature Differential: Satisfactory

Satisfactory, Marginal Visible Coil: Copper core with aluminum fins - [Recommend cleaning the coil.](#)

Satisfactory Refrigerant Lines: Appear in serviceable condition.



Satisfactory Thermostats: Individual

Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes [Recommend the unit be serviced by a licensed HVAC technician prior to closing.](#)

[Recommend the coils be cleaned.](#)

Unit has reached or exceeded it's normal life cycle and may require replacement soon: No

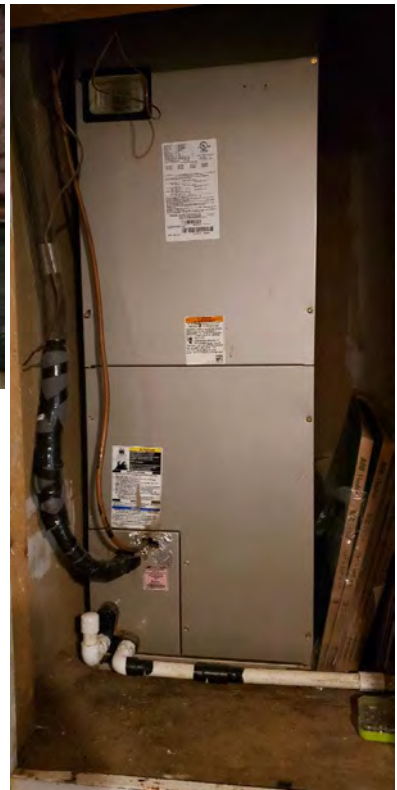
Main, Interior Air Handler AC System

HVAC System (Continued)

Satisfactory

HVAC System Operation: Appears serviceable, functioned as designed. [Missing insulation on the cold lines in the attic. Recommend repair.](#)

[Due to the exterior temperature greater than 68 degrees, the heat was not tested. Recommend that the system be serviced by a licensed HVAC provider prior to the heating season.](#)



HVAC System (Continued)

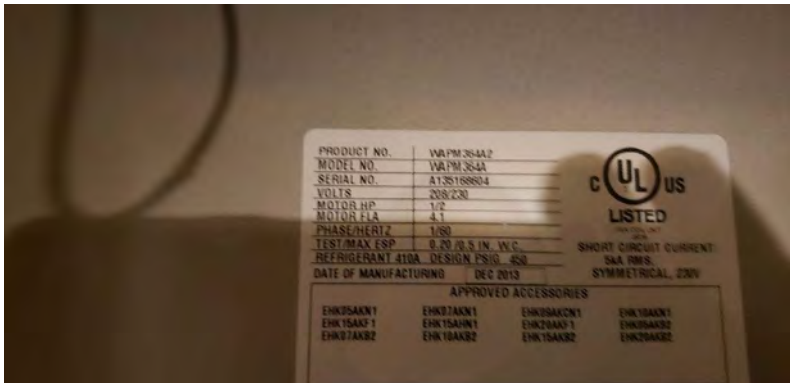
Satisfactory Condensate Removal: PVC



Satisfactory Electrical Disconnect: Breaker disconnect



Manufacturer: International Comfort



Alabama Home InspeXions, LLC

Page 29 of 58

12:16 September 29, 2020

HVAC System (Continued)

Model Number: WAPM364A

Serial Number: A135168604

Area Served: Whole building Approximate Age: 2013

Type: Central HVAC Capacity: 3 Ton

Marginal Visible Coil: Copper core with aluminum fins - [Recommend cleaning the coil.](#)



Satisfactory, Marginal Refrigerant Lines: Appear in serviceable condition. [Torn insulation in the attic, recommend repair.](#)

Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes [Recommend the unit be serviced by a licensed HVAC technician prior to closing.](#)

[Recommend the coils be cleaned.](#)

Unit has reached or exceeded it's normal life cycle and may require replacement soon: No

Fireplace/Wood Stove

Breakfast area Fireplace

Satisfactory Fireplace Construction: Brick, Prefab



Fireplace/Wood Stove (Continued)

Fireplace Construction: (continued)



Type: Wood burning

Satisfactory Fireplace Insert: Standard

Satisfactory Smoke Chamber: Metal



Marginal Flue: Tile - [Recommend qualified chimney sweep clean before use.](#)

Satisfactory Damper: Metal

Satisfactory Hearth: Raised

Kitchen

Main Floor Kitchen

Satisfactory Cooktop/Rangetop: Oven/Cooktop single unit, Frigidaire



Satisfactory, Marginal Ventilator: Operational - [Recommend replacing light bulb.](#)

Kitchen (Continued)

Satisfactory

Dishwasher: Frigidaire



Drain Line Looped? Yes



Not Inspected

Refrigerator: Refrigerators are a non-inspectable item. They are checked to determine if they power on only.

Kitchen (Continued)

Refrigerator: (continued)



Satisfactory

Sink & Fixtures: Stainless Steel, Single handle faucet with spray nozzle , Soap Dispenser - [Spray nozzle would not change from stream to spray.](#)



Satisfactory

Electrical: 110 VAC GFCI

Satisfactory

Plumbing: Copper, PVC



Kitchen (Continued)

Satisfactory Counter Tops: Laminate



Satisfactory Cabinets: Wood - Past water staining, no active leaks detected at time of inspection.

Satisfactory, Marginal Ceiling: Drywall - [Loose or peeling paint](#). [Recommend painting](#).

[Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.](#)



Kitchen (Continued)

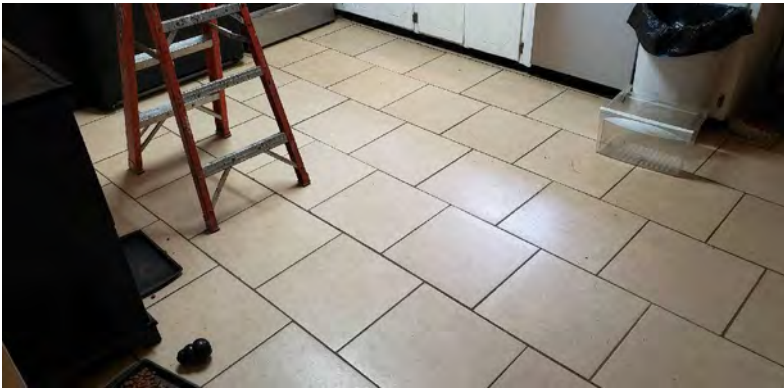
Ceiling: (continued)



Satisfactory
Satisfactory

Walls: Paneling

Floor: Tile



Satisfactory, Marginal Windows: Metal - Counterbalance mechanism is damaged and not functioning properly. Recommend repair. Window will not stay up on its own, this is a potential safety hazard, will slam down.

Satisfactory HVAC Vent Location: Ceiling Ventilation

Laundry Room/Area

Main Floor Laundry Room/Area

Satisfactory Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.



Laundry Room/Area (Continued)

Ceiling: (continued)

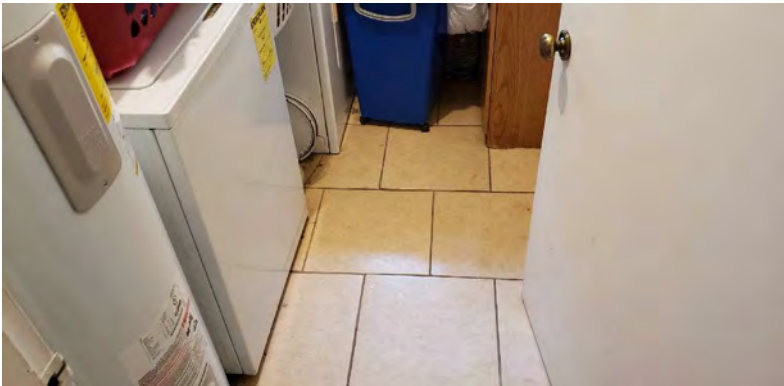


Satisfactory

Walls: Drywall

Satisfactory

Floor: Tile



Satisfactory

Doors: Luan

Satisfactory, Marginal Windows: Metal - Counterbalance mechanism is damaged and not functioning properly. Recommend repair. Window will not stay up on its own, this is a potential safety hazard, will slam down.

Satisfactory, Marginal Electrical: 110 VAC - Light cover missing, exposed bulb, fire/safety hazard.

Satisfactory HVAC Vent Location: Ceiling Ventilation

Satisfactory Washer Hose Bib: Rotary



Satisfactory

Washer and Dryer Electrical: 110-240 VAC

Laundry Room/Area (Continued)

Marginal

Dryer Vent: Not visible - [Missing small animal cover, recommend installing.](#)



Satisfactory, Not Inspected Washer Drain: Not visible/accessible, PVC

Bathroom

Master Bathroom

Satisfactory

Ceiling: Drywall



Satisfactory

Walls: Drywall

Satisfactory

Floor: Tile



Satisfactory, Marginal Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)

Satisfactory, Marginal Windows: Metal - [Counterbalance mechanism is damaged and not functioning properly. Recommend repair.](#)

Bathroom (Continued)

Windows: (continued)

Window will not stay up on its own, this is a potential safety hazard, will slam down.

Safety Hazard Electrical: 110 VAC - Non-GFCI circuit - recommend GFCI circuit be installed for safety.

Satisfactory Counter Top and Cabinet Synthetic, Pressed Wood



Satisfactory, Marginal Sink / Basin Molded dual bowl - Slow draining. Recommend cleaning the drain and retesting. Stopper not holding water.

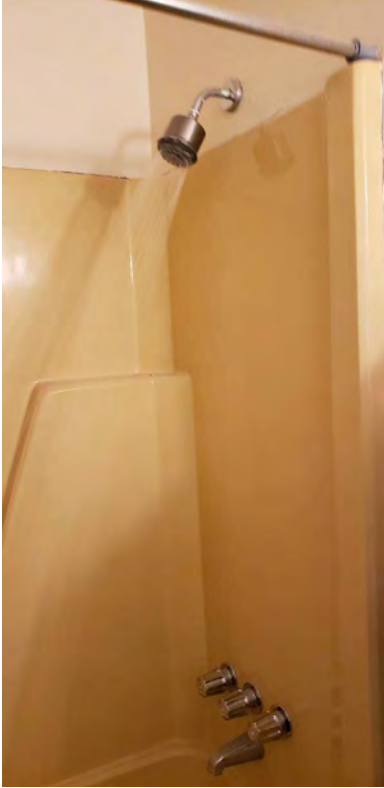
Marginal Faucets / Trap / Plumbing Dual handled Faucet. Hardware is loose. Recommend securing. Excessive caulking on pipes. This is a temporary solution. Recommend proper repair.



Bathroom (Continued)

Satisfactory

Shower Plumbing Dual Handled Faucet - Plumbing and drain pipes not visible behind the walls.



Marginal

Tub Plumbing Dual Handled Faucet - [Slow draining. Recommend cleaning the drain and retesting.](#)



Satisfactory, Marginal Tub/Shower Combo Fiberglass/Acrylic Tub and Surround - [Recommend caulking maintenance.](#)

Bathroom (Continued)

Tub/Shower Combo (continued)



Marginal
Satisfactory
Safety Hazard

Toilets: Floor Mount - **The toilet is loose at the floor, recommend resealing.**

HVAC Vent Location: Ceiling Ventilation

Ventilation: Electric ventilation fan. **Missing covers.**

Very loud.

Unsafe electrical wiring.

Recommend a licensed contractor evaluate and repair.



Main floor hallway bathroom. Bathroom

Satisfactory

Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.



Bathroom (Continued)

Ceiling: (continued)



Satisfactory Walls: Drywall

Satisfactory, Marginal Floor: Tile - [Cracked tile on the side of the vanity.](#) [Recommend repair.](#)



Satisfactory, Marginal Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)

Safety Hazard Electrical: 110 VAC - [Non-GFCI circuit -recommend GFCI circuit be installed for safety.](#)

Bathroom (Continued)

Satisfactory Counter Top and Cabinet Synthetic, Pressed Wood



Satisfactory Sink / Basin Molded single bowl

Satisfactory Faucets / Trap / Plumbing Dual handled Faucet., PVC

Satisfactory Shower Plumbing Dual Handled Faucet - Plumbing and drain pipes not visible behind the walls.



Satisfactory, Marginal Tub Plumbing Dual Handled Faucet - [Slow draining. Recommend cleaning the drain and retesting.](#)

Bathroom (Continued)

Satisfactory, Marginal Tub/Shower Combo Fiberglass/Acrylic Tub and Surround - [Recommend repair to drywall at the upper seam and caulking maintenance.](#)



Marginal
Satisfactory
Marginal

Toilets: Floor Mount - [The toilet is loose at the floor, recommend resealing.](#)

HVAC Vent Location: Ceiling Ventilation

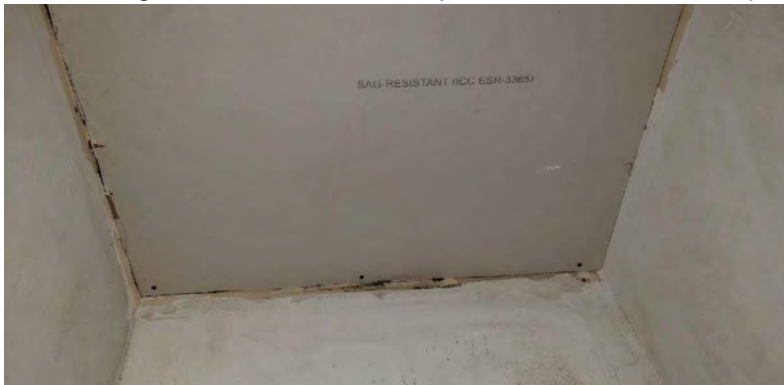
Ventilation: Electric ventilation fan. [Loose in the ceiling.](#) [Recommend repair.](#)



Living Space

Living Room Living Space

Satisfactory, Marginal Closet: Single Door - [Unfinished repairs.](#) [Recommend completing.](#)



Living Space (Continued)

Marginal

Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.
Loose or peeling paint. Recommend painting.



Satisfactory

Walls: Drywall



Living Space (Continued)

Satisfactory Floor: Tile



Satisfactory, Marginal Doors: Luan - [The door is sticking, recommend adjustment.](#)

Not Inspected Windows: Metal - Unable to test operation due to blocked access.

Satisfactory Electrical: 110 VAC

Satisfactory HVAC Vent Location: Ceiling Ventilation

Satisfactory Ceiling Fan Switched and pullcord



Breakfast Area Living Space

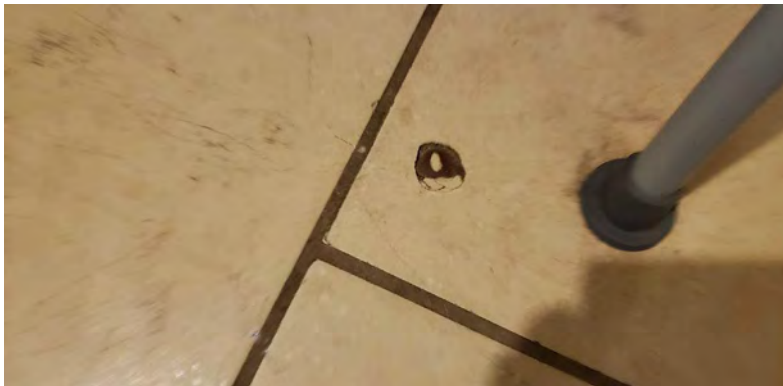
Satisfactory Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.



Satisfactory Walls: Drywall

Living Space (Continued)

Satisfactory, Marginal Floor: Tile - [Chipped tiles](#). [Recommend repair](#)



Not Inspected Electrical: No visible and/accessible outlets.

Satisfactory HVAC Vent Location: Ceiling Ventilation

Hallway Living Space

Living Space (Continued)

Satisfactory

Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.



Satisfactory, Marginal Walls: Paneling - [Pet damage.](#) [Recommend repair.](#)



Alabama Home InspeXions, LLC

Page 47 of 58

12:16 September 29, 2020

Living Space (Continued)

Satisfactory Floor: Tile - Typical cracks noted. Less than 3/8" with no displacement. Recommend sealing before installing flooring.



Satisfactory Electrical: 110VAC Lighting Circuit.
Satisfactory HVAC Vent Location: Return location
Satisfactory Smoke/CO2 Detector: Operational

Bedroom

Master Bedroom

Not Inspected Closet: Single Door - Door does not open. Damaged hardware. Recommend repair.
Satisfactory Ceiling: Drywall



Satisfactory Walls: Drywall

Alabama Home InspeXions, LLC

Page 48 of 58

12:16 September 29, 2020

Bedroom (Continued)

Satisfactory, Not Inspected Floor: Concrete, unfinished.



Satisfactory Doors: Hollow core swing door. **Peeling paint.**



Not Inspected Windows: Metal - Unable to test operation due to blocked access.

Satisfactory Electrical: 110 VAC

Satisfactory HVAC Vent Location: Ceiling Ventilation

Safety Hazard Smoke/CO2 Detector: Not Equipped/Installed - **Not installed in accordance with the National Fire Protection Association. (NFPA). Recommend installing.**

Front, Corner Bedroom

Satisfactory, Marginal Closet: Single Door - **Door does not close/latch, missing hardware. Recommend installing.**

Satisfactory Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.



Bedroom (Continued)

Ceiling: (continued)



Satisfactory
Not Inspected

Walls: Drywall
Floor: Carpet - Not visible.



Satisfactory, Marginal Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)

Not Inspected Windows: Metal - Unable to test operation due to blocked access.

Satisfactory Electrical: 110 VAC

Satisfactory HVAC Vent Location: Ceiling Ventilation

Safety Hazard Smoke/CO2 Detector: Not Equipped/Installed - [Not installed in accordance with the National Fire Protection Association. \(NFPA\). Recommend installing.](#)

Front, Middle Bedroom

Satisfactory Closet: Single Door

Satisfactory Ceiling: Drywall - Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.

Bedroom (Continued)

Ceiling: (continued)



Satisfactory Walls: Drywall

Satisfactory, Not Inspected Floor: Concrete, finished.



Alabama Home InspeXions, LLC

Page 51 of 58

12:16 September 29, 2020

Bedroom (Continued)

- Satisfactory, Marginal Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)
- Not Inspected Windows: Metal - Unable to test operation due to blocked access.
- Satisfactory Electrical: 110 VAC - Two prong receptacles present..
- Satisfactory HVAC Vent Location: Ceiling Ventilation
- Safety Hazard Smoke/CO2 Detector: Not Equipped/Installed - [Not installed in accordance with the National Fire Protection Association. \(NFPA\). Recommend installing.](#)

Structure

- Satisfactory Structure Type: Wood frame
- Satisfactory Foundation: Poured - Typical crack noted. No action required at time of inspection, continue to monitor for any increase in size.
- Satisfactory Differential Movement: No movement or displacement noted at the time of inspection.
- Satisfactory Beams: Wooden beams
- Satisfactory Bearing Walls: Frame
- Satisfactory Joists/Trusses: Wood

HVAC Departure Settings

HVAC Thermostat Setting Main Floor



HVAC System On or Off On

HVAC Control Settings Cool Fan Auto Departure temperature set at 70

Alabama Home InspeXions, LLC

Page 52 of 58

12:16 September 29, 2020

Not Inspected Summary

Attic

1. Hallway Attic Unable to Inspect: 20% - The perimeter of the attic could not be inspected due to the height of the installation at the edges. This area was not visually inspected.
HVAC ductwork limited accessibility.

Roof

2. Gutters: None - Although not required, adding gutters and downspouts to the home/rest of the home would greatly help the removal of rain water from the foundation area preventing future water penetration issues. Something to consider.

Lots and Grounds

3. Driveway: Dirt/grass.

Exterior

4. Door Bell: Non Operational
5. Window Screens: Mesh - Some missing screens. Recommend installing.

Some screens are torn.

Plumbing

6. Service Line: Not Visible.

Kitchen

7. Main Floor Kitchen Refrigerator: Refrigerators are a non-inspectable item. They are checked to determine if they power on only.

Laundry Room/Area

8. Main Floor Laundry Room/Area Washer Drain: Not visible/accessible, PVC

Living Space

9. Living Room Living Space Windows: Metal - Unable to test operation due to blocked access.
10. Breakfast Area Living Space Electrical: No visible and/accessible outlets.

Bedroom

11. Master Bedroom Closet: Single Door - Door does not open. Damaged hardware. Recommend repair.
12. Master Bedroom Floor: Concrete, unfinished.
13. Master Bedroom Windows: Metal - Unable to test operation due to blocked access.
14. Front, Corner Bedroom Floor: Carpet - Not visible.
15. Front, Corner Bedroom Windows: Metal - Unable to test operation due to blocked access.
16. Front, Middle Bedroom Floor: Concrete, finished.
17. Front, Middle Bedroom Windows: Metal - Unable to test operation due to blocked access.

Alabama Home InspeXions, LLC

Page 53 of 58

12:16 September 29, 2020

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.

Attic

1. Hallway Attic Ventilation: Soffit vents - Recommend additional ventilation be installed.
The ridge vent was not properly opened during installation. Recommend properly venting the ridge cap.
2. Hallway Attic Insulation: Fiber fill - Insulation compressed. Recommend installing an insulated access door. This with help with energy efficiency.

Missing insulation over the laundry room area where past repairs were made. Recommend installing..
3. Hallway Attic Insulation Depth: 1"-3" - Insulation compressed. Recommend redistributing the insulation evenly. Recommend additional insulation be installed.

Roof

4. Rear of home Chimney Flue/Flue Cap: Metal - Recommend installing a screen to prevent animals from entering the chimney.
5. Rear of home Chimney Chimney Flashing: Metal - Dry rot and loose sealant. Recommend sealing flashing. No active leak detected.

Lots and Grounds

6. Fences: Wire - Trees and shrubbery have grown into the fence. Recommend removing.
7. Grading: Flat, Minor slope - Grading has negative slope and water is pooling against the foundation. We recommend evaluation by a licensed contractor to determine your best course of action.
Many dig holes from pets. Recommend filling the holes and planting grass.
Gutters would help control the rain water run off from the roof. This will help prevent water from standing at the foundation and possible entering the structure.

Exterior

8. Exterior Surface Brick Typical step cracks noted. Recommend tuck point masonry repairs. See photos.
9. Fascia: Wood - Wood rot. Recommend repair to the water damaged wood.
10. Soffits: Wood - Recommend painting all exposed wood.

Wood rot and water damage at the chimney chase area. Recommend repair and painting.
11. Entry Doors: Metal - Wood rot present at the door jamb. Recommend repair or replacement of the damaged wood.

The door rubs when operated. Recommend adjusting the door for a smooth closure.

Recommend installing a peep hole for safety.
12. Side Entry Door: Metal and glass entry door - Metal is rusting. Recommend sanding and painting.

Gaps in the weatherstripping. Recommend repair.

Alabama Home InspeXions, LLC

Page 54 of 58

12:16 September 29, 2020

Marginal Summary (Continued)

13. Windows: Metal - Recommend re-caulking and including caulking as part of regular maintenance around all windows and doors. This will help prevent moisture, insects and spiders from entering the gaps.
14. Exterior Lighting: Surface mount - Bulbs missing or burned out at time of inspection, recommend replacing the bulbs and retesting. If the light still does not function repair or replacement may be necessary.

Missing cover. Recommend installing.

HVAC System

15. Main, Exterior AC System Visible Coil: Copper core with aluminum fins - Recommend cleaning the coil.
16. Main, Interior Air Handler AC System Visible Coil: Copper core with aluminum fins - Recommend cleaning the coil.
17. Main, Interior Air Handler AC System Refrigerant Lines: Appear in serviceable condition. Torn insulation in the attic, recommend repair.

Fireplace/Wood Stove

18. Breakfast area Fireplace Flue: Tile - Recommend qualified chimney sweep clean before use.

Kitchen

19. Main Floor Kitchen Ventilator: Operational - Recommend replacing light bulb.
20. Main Floor Kitchen Ceiling: Drywall - Loose or peeling paint. Recommend painting.

Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection.

21. Main Floor Kitchen Windows: Metal - Counterbalance mechanism is damaged and not functioning properly. Recommend repair. Window will not stay up on its own, this is a potential safety hazard, will slam down.

Laundry Room/Area

22. Main Floor Laundry Room/Area Windows: Metal - Counterbalance mechanism is damaged and not functioning properly. Recommend repair. Window will not stay up on its own, this is a potential safety hazard, will slam down.
23. Main Floor Laundry Room/Area Electrical: 110 VAC - Light cover missing, exposed bulb, fire/safety hazard.
24. Main Floor Laundry Room/Area Dryer Vent: Not visible - Missing small animal cover, recommend installing.

Bathroom

25. Master Bathroom Doors: Hollow core swing door. Doorstop not installed, recommend installing to prevent handle contact with the wall.
26. Master Bathroom Windows: Metal - Counterbalance mechanism is damaged and not functioning properly. Recommend repair. Window will not stay up on its own, this is a potential safety hazard, will slam down.
27. Master Bathroom Sink / Basin Molded dual bowl - Slow draining. Recommend cleaning the drain and retesting. Stopper not holding water.
28. Master Bathroom Faucets / Trap / Plumbing Dual handled Faucet. Hardware is loose. Recommend securing. Excessive caulking on pipes. This is a temporary solution. Recommend proper repair.
29. Master Bathroom Tub Plumbing Dual Handled Faucet - Slow draining. Recommend cleaning the drain and retesting.
30. Master Bathroom Tub/Shower Combo Fiberglass/Acrylic Tub and Surround - Recommend caulking maintenance.

Marginal Summary (Continued)

31. Master Bathroom Toilets: Floor Mount - [The toilet is loose at the floor, recommend resecuring.](#)
32. Main floor hallway bathroom. Bathroom Floor: Tile - [Cracked tile on the side of the vanity. Recommend repair.](#)
33. Main floor hallway bathroom. Bathroom Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)
34. Main floor hallway bathroom. Bathroom Tub Plumbing Dual Handled Faucet - [Slow draining. Recommend cleaning the drain and retesting.](#)
35. Main floor hallway bathroom. Bathroom Tub/Shower Combo Fiberglass/Acrylic Tub and Surround - [Recommend repair to drywall at the upper seam and caulking maintenance.](#)
36. Main floor hallway bathroom. Bathroom Toilets: Floor Mount - [The toilet is loose at the floor, recommend resecuring.](#)
37. Main floor hallway bathroom. Bathroom Ventilation: Electric ventilation fan. [Loose in the ceiling. Recommend repair.](#)

Living Space

38. Living Room Living Space Closet: Single Door - [Unfinished repairs. Recommend completing.](#)
39. Living Room Living Space Ceiling: Drywall - [Evidence of past water staining. Moisture testing was conducted in multiple locations and no active leak was detected at the time of the inspection. Loose or peeling paint. Recommend painting.](#)
40. Living Room Living Space Doors: Luan - [The door is sticking, recommend adjustment.](#)
41. Breakfast Area Living Space Floor: Tile - [Chipped tiles. Recommend repair](#)
42. Hallway Living Space Walls: Paneling - [Pet damage. Recommend repair.](#)

Bedroom

43. Front, Corner Bedroom Closet: Single Door - [Door does not close/latch, missing hardware. Recommend installing.](#)
44. Front, Corner Bedroom Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)
45. Front, Middle Bedroom Doors: Hollow core swing door. [Doorstop not installed, recommend installing to prevent handle contact with the wall.](#)

Poor 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.

Exterior

1. Patio Door: Metal and glass entry door - Gaps in the weatherstripping. Recommend repair.

Lower door seal is loose/damaged. Recommend repair.

Metal is rusting. Recommend sanding and painting.

Wood rot at the door and jamb area. Recommend repair or replacement.

Pet damage on the framing. Recommend repair and painting.

May require replacement.

Major Concerns 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.

Electrical

1. Laundry/Utility Room Electric Panel Manufacturer: Federal Pacific - **Federal Pacific panel breakers have had a history of not tripping when circuit overloading exists. Recommend the electrical panel and circuit breakers be evaluated by a licensed electrical contractor and any recommendations by followed.**

The panel is not properly labeled. Recommend labeling the panel. Unable to determine proper breaker size, compatibility and independent circuits for installed electrical appliances and HVAC systems.

Safety Hazard Summary

Exterior

1. Exterior Electric Outlets: 110 VAC - **Non-GFCI receptacles.** GFCI protection was required when the home was built. **Recommend a licensed electrical contractor evaluate and repair.**

Plumbing

2. Laundry Room Water Heater TPRV and Drain Tube: Not installed. **Drain tube opening is not within six inches of the floor, this is a burn hazard.** **Recommend a licensed plumber repair.**

Bathroom

3. Master Bathroom Electrical: 110 VAC - **Non-GFCI circuit -recommend GFCI circuit be installed for safety.**
4. Master Bathroom Ventilation: Electric ventilation fan. **Missing covers.**
Very loud.
Unsafe electrical wiring.
Recommend a licensed contractor evaluate and repair.
5. Main floor hallway bathroom. Bathroom Electrical: 110 VAC - **Non-GFCI circuit -recommend GFCI circuit be installed for safety.**

Bedroom

6. Master Bedroom Smoke/CO2 Detector: Not Equipped/Installed - **Not installed in accordance with the National Fire Protection Association. (NFPA).** **Recommend installing.**
7. Front, Corner Bedroom Smoke/CO2 Detector: Not Equipped/Installed - **Not installed in accordance with the National Fire Protection Association. (NFPA).** **Recommend installing.**
8. Front, Middle Bedroom Smoke/CO2 Detector: Not Equipped/Installed - **Not installed in accordance with the National Fire Protection Association. (NFPA).** **Recommend installing.**