



192 S Foster Street
Dothan, AL 36301
334-447-9405
Inspector: Buck Meyers



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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? Yes
On Lockbox? No
Client Name: Client Agent
Information: N/A

Inspection Company

Inspector Name Darrin Swan
Company Name Alabama Home InspeXions, LLC
Inspection Company Phone: (334)447-9405
Inspection Company E-Mail: alabamahomeinspexions@gmail.com
Inspector Conducting: Buck Meyers
Fee Amount: \$1100.00
Payment Type: Debit/Credit
File Number: 7969

Conditions

Estimated Age: 1994 Entrance Faces: East
Inspection Date: 2025-07-29
Inspection Time: 0700
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Temperature: 83 degrees
Weather: Clear Soil Conditions: Dry
Space Below Grade: None
Building Type: Single family Garage / Carport: Attached

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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 Namers Rd

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.LC

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

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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 you 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:

HVAC Arrival Settings

HVAC Thermostat Setting Main Floor, 2nd Floor, 3rd Floor



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.

Main Structure Attic

Method of Inspection: In the attic

Satisfactory, Marginal Roof Framing: Truss, Rafter - [Modified/omitted truss webbing for HVAC installation.](#)
[Recommend installing proper cross support for the modified webbing.](#)



Attic (Continued)

Roof Framing: (continued)



Satisfactory Sheathing: Plywood

Satisfactory, Marginal Ventilation: Soffit vents, Ridge vents - No ridge vents installed at mansford roof above third floor. Recommend a licensed roofer install for proper ventilation.



Satisfactory, Marginal Insulation: Batts - Some batts have been displaced. Recommend reinstalling for greater energy efficiency.



Satisfactory Insulation Depth: 8-10

Satisfactory Vapor Barrier: Paper

Satisfactory Wiring/Lighting: Normal electrical wiring configuration.

Satisfactory Moisture Penetration: Previous water penetration noted. No active water leak detected at the time of inspection.

Not Inspected Bathroom Fan Venting: Not Visible.

Above Pool Attic

Method of Inspection: In the attic

Attic (Continued)

Not Inspected, Marginal Ventilation: Soffit vents, Ridge vents - Recommend that a licensed contractor that specializes in insulation/ building envelopes to assess the lack of insulation and ventilation in this area (THIS MAY BE BY DESIGN). A mechanical ventilation system with dehumidification may be needed to properly manage humidity levels that could lead to environmental conditions conducive to microbial growth. Visible microbial growth observed in pool equipment room and on drywall in attic.

Evidence of rodents noted at soffit.

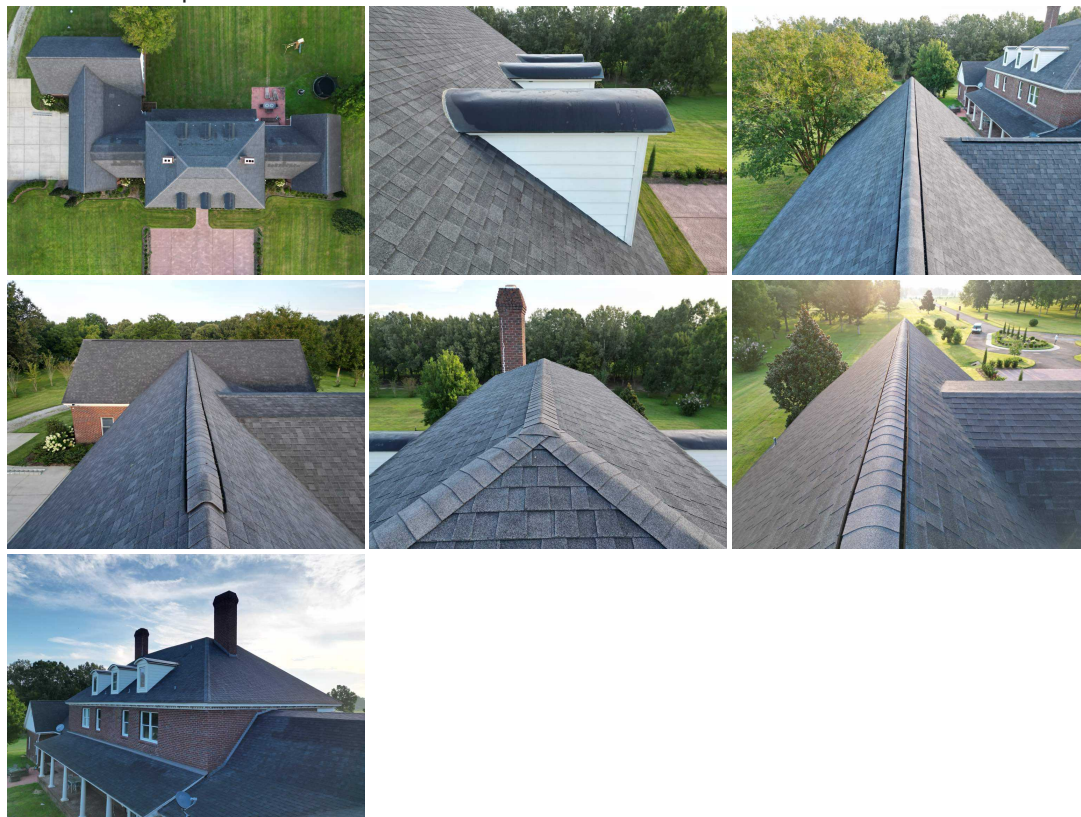


Not Inspected Insulation: N/A
Not Inspected Vapor Barrier: N/A

Roof

Main Roof Surface

Method of Inspection: On Roof and Above



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Roof (Continued)

Satisfactory, Marginal Material: Multi Layer/Architectual Shingle - [Wear and granular loss appears normal for estimated age of materials.](#)

[Recommend that a licensed roofer further evaluate and seal errant fasteners noted across surface.](#)



Type: Gable, Mansard

Satisfactory, Marginal Flashing: Lead, Metal - [No visible flashing/improper clearances between materials at rake edge/shingles.](#)

[Recommend repair.](#)



Satisfactory

Valleys: Asphalt shingle

Not Inspected

Skylights: Omitted

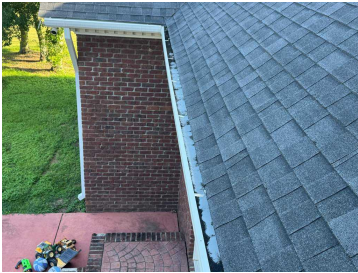
Roof (Continued)

Satisfactory, Marginal Plumbing Vents: PVC, Lead Boots - [Recommend that a licensed roofer repair damaged lead boot to prevent potential moisture intrusion.](#)



Satisfactory

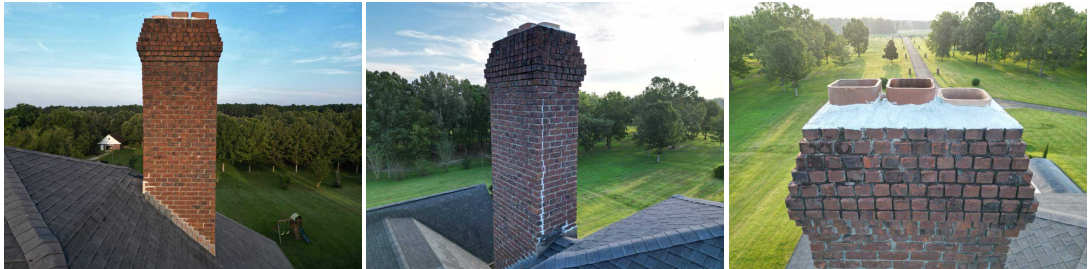
Gutters: Metal, Partial coverage. Although not required, adding gutters and downspouts to the home/rest of the home would greatly help the removal of rain water from the foundation area preventing future water penetration issues. Something to consider.



North, South Chimney

Satisfactory, Marginal Chimney: Brick - [Evidence of past tuck point repairs noted.](#)

[Recommend installing a screen/rain cap to prevent small animal/rain access to chimney flue](#)



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Roof (Continued)

Chimney: (continued)



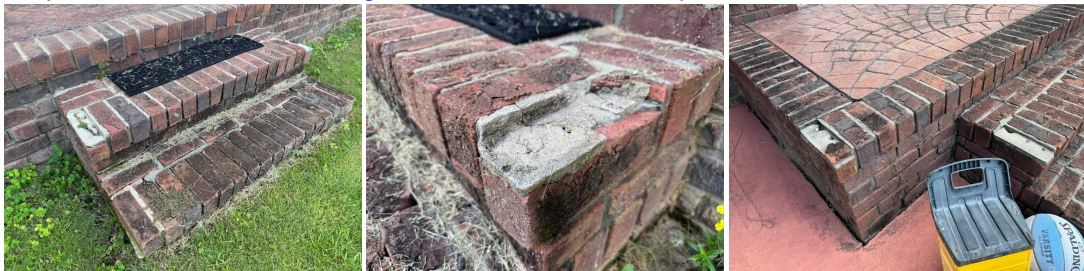
Lots and Grounds

Satisfactory

Driveway: Asphalt, Concrete - Typical cracks, less than 3/8 inch. Recommend sealing all cracks.

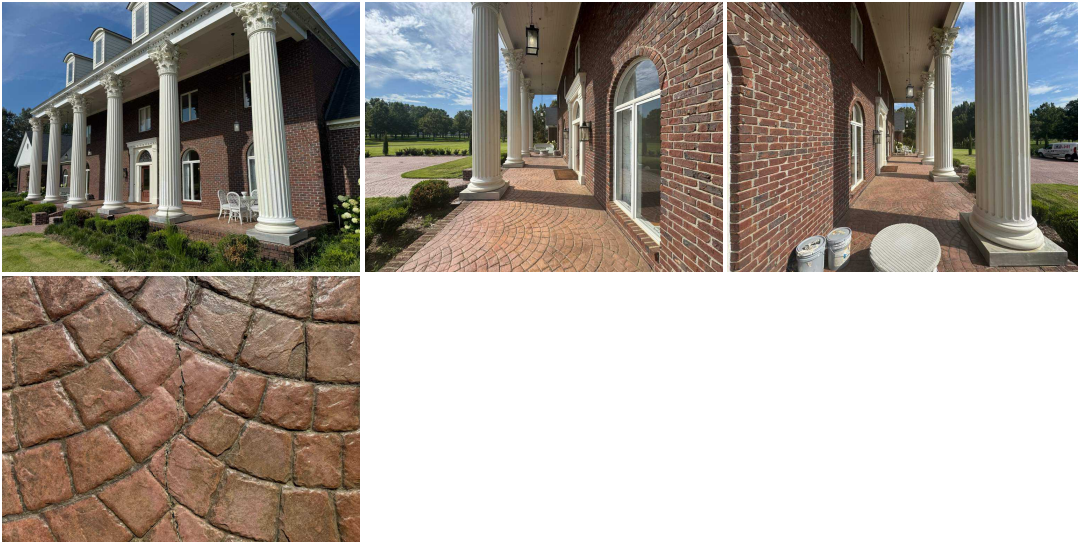


Satisfactory, Marginal Steps: Brick - [Loose/missing bricks](#). [Recommend repair](#).



Satisfactory

Porch: Concrete - Typical cracks, less than 3/8 inch. Recommend sealing.



Lots and Grounds (Continued)

Satisfactory, Marginal Patio: Concrete - Typical cracks, less than 3/8 inch. Seal all gaps and cracks to prevent moisture penetration.

Damage noted at column plinths.



Satisfactory

Grading: Flat, Minor slope - Recommend observing grade and swells during times of heavy rainfall for evidence of pooling water/low areas.

Marginal

Gutters would help control the rain water run off from the roof. This will help prevent water from displacing soil around the foundation.

Vegetation: Trees, Shrubs - [Recommend trimming tree limbs at least 3 feet from roof surface prevent possible damage to shingles.](#)



Not Inspected

Exterior Surface Drain: Surface drain, not tested for flow.

Not Inspected

Lawn Sprinklers: Sprinkler systems are not part of the inspection. We recommend that you have the seller demonstrate proper operation of the sprinkle system (if installed). Ensure no water from the sprinkler heads make contact with the house.

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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, Not Inspected Exterior Surface Stucco Wood EIFS type siding requires a specialty license in the state of Alabama. Recommend considering the additional inspection.

Satisfactory, Marginal Exterior Surface Brick Step cracks noted in the brick veneer. Step cracks typically occur with normal movement and may not be an indication of structural issues. We do recommend that a licensed contractor evaluate the cracks in the brick veneer, determine a cost estimate and the best course of action for repairs.

Recommend sealing penetrations where HVAC refrigerant lines terminate at exterior.



Satisfactory, Marginal Trim, Fascia, and Soffits Wood - Recommend repaired to moisture damaged components and paint maintenance as needed to prolong the life of existing materials.



Exterior (Continued)

Trim, Fascia, and Soffits (continued)



Marginal

Windows: Wood - Moisture damage/wood rot noted at some window bottom rails and stiles. Recommended a licensed contractor further evaluate and provide a cost estimate for repairs.

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.



Exterior (Continued)

Satisfactory, Not Inspected, 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.

Motion and night activated lighting not tested.



Satisfactory, Marginal Hose Bibs: Rotary - Missing handle. Recommend installing and testing.



Satisfactory

Gas Meter: Propane tank.



Satisfactory

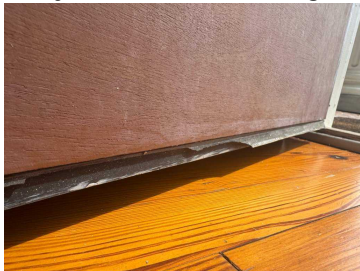
Main Gas Valve: Located at the propane tank.



Exterior (Continued)

Satisfactory, Not Inspected Door Bell: Electric door camera.

Satisfactory, Marginal Entry Doors: Wood with glass entry door. [Recommend replacing door sweep.](#)



Not Inspected Patio Door: Metal and glass entry door - [No key to access patio door.](#)

[French doors are blocked by personal possessions.](#)

Satisfactory Garage Entry Door: Metal and glass entry door

Garage/Carport

Only readily accessible receptacles inspected. Inspection does not cover electrical blocked by furniture, belongings, etc. not readily and/or safely accessible to inspector.

Items in the garage will not be moved for the inspection. Only accessible areas and components are tested.

Attached Garage

Type of Structure: Garage Car Spaces: 4

Satisfactory, Marginal Garage Doors: Metal - [Minor impact damage and broken glass noted at door number four.](#)
[Recommend repair.](#)



Satisfactory Door Operation: Mechanized

Satisfactory Door Opener: Satisfactory, remote control not tested.

Satisfactory Safety Reverse Photoelectric Sensor

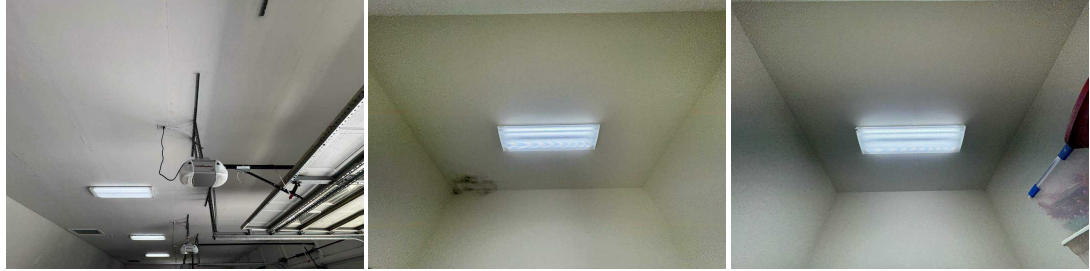
Satisfactory Service Doors: Metal

Satisfactory, Marginal Ceiling: Drywall - [Loose seam tape and/or plaster/mud/finish.](#) [Recommend repair.](#)

[Recommend remediation of visible microbial growth in pump room](#)

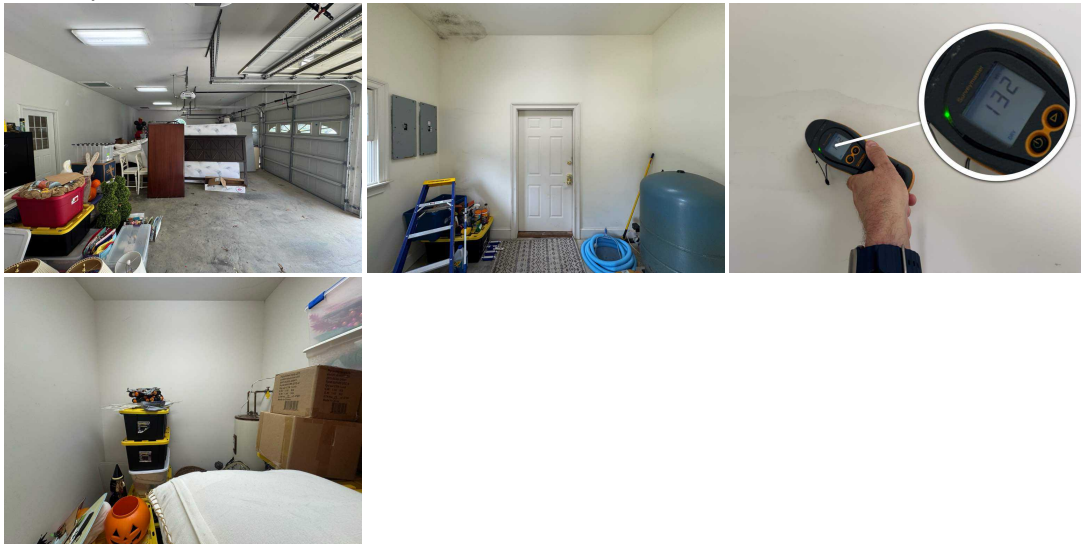
Garage/Carport (Continued)

Ceiling: (continued)



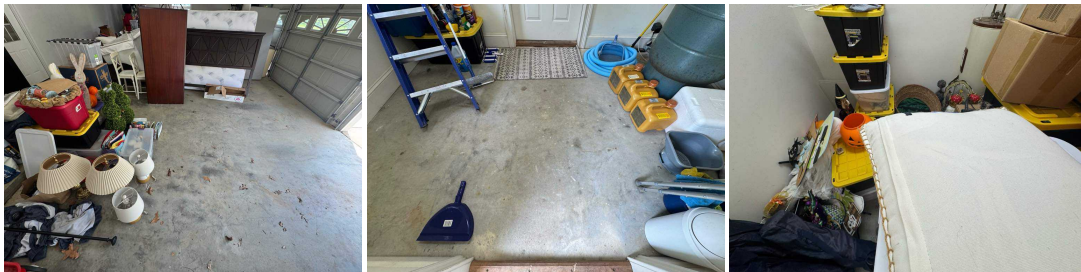
Satisfactory

Walls: Drywall - Evidence of past moisture intrusion. No active water leak was detected at the time of the inspection.



Satisfactory

Floor/Foundation: Poured slab

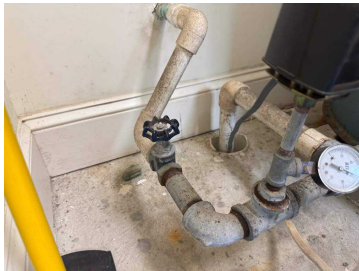


Satisfactory, Not Inspected Windows: Wood, Blocked by furniture and/or personal belongings

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Plumbing

Not Inspected Service Line: Not Visible., PVC
Satisfactory Main Water Shutoff: Located at well



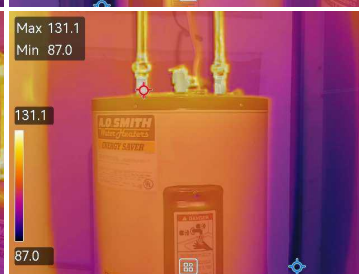
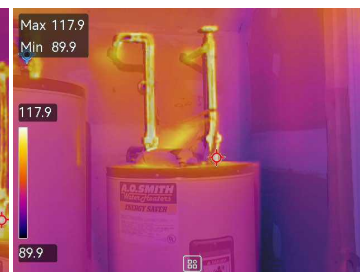
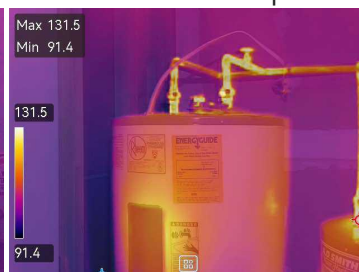
Satisfactory Water Lines: Copper
Satisfactory Drain Pipes: PVC
Satisfactory Vent Pipes: PVC

Satisfactory, Marginal Gas Service Lines: Copper, CSST - Recommend installing a barrier at pool equipment to prevent accidental impact damage to gas lines.



Garage, Attic Closets Water Heater

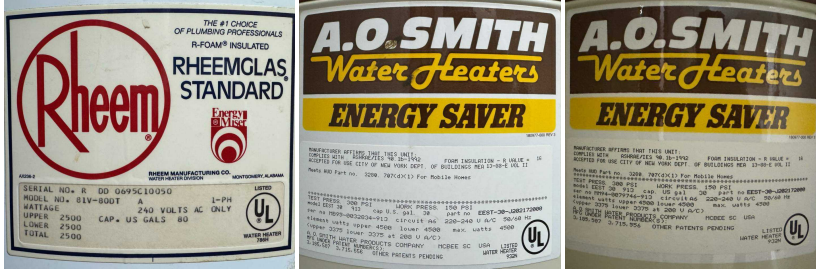
Satisfactory Water Heater Operation: Functional at time of inspection.



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Plumbing (Continued)

Manufacturer: A.O. Smith, Rheem



Type Electric

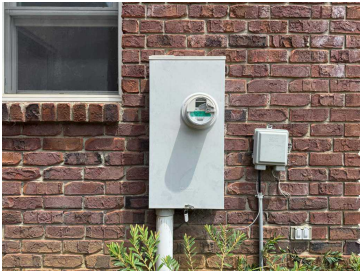
Approximate Age 1995

Satisfactory TPRV and Drain Tube: Polybutylene

Unit has reached or exceeded it's normal life cycle and may require replacement soon: Yes Although functional at the time of inspection the water heater has exceeded, or is near, the end of its life expectancy. Be prepared to repair or replace the water heater within the next several years.

Electrical

Service Amps/Volts 320 Amp Meter / 240 Volts



Not Inspected Service: Not visible, underground utilities.

Satisfactory, Safety Hazard 120 VAC Branch Circuits: Copper - **Missing GFCI protection noted at kitchen receptacle and receptacle in primary bathroom. Recommend correction by a licensed electrician.**

Recommend that a licensed electrician further evaluate and repair damaged, worn, and loose receptacles and install the appropriate face plates to prevent hazards.



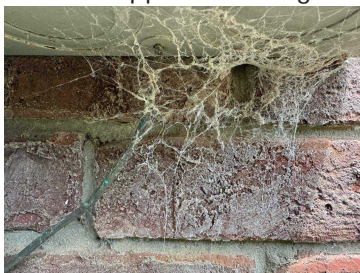
Electrical (Continued)

120 VAC Branch Circuits: (continued)



Satisfactory
Satisfactory
Satisfactory

240 VAC Branch Circuits: Copper and aluminum
Conductor Type: Romex
Ground: Appears to be grounded.



Garage Electric Panel

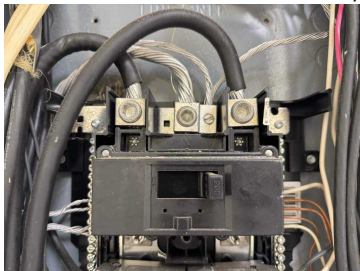
Satisfactory, Safety Hazard Manufacturer: Square D - **Partially labeled panel, recommend completely labeling in case of emergency.**



Maximum Capacity: 200 Amps

Satisfactory

Main Breaker Size: 200 Amps



Electrical (Continued)

Safety Hazard Breakers: Copper and Aluminum - Grounds/Neutrals landed under same lug at terminal bar. This is an incorrect configuration. Recommend that a licensed electrician separate.

Corrosion present on some conductors. Recommend that a licensed electrician clean.

GFCI breaker is not properly seated on busbar. Recommend that a licensed electrician repair.



Satisfactory GFCI: Present and tested properly.

Is the panel bonded? Yes

Pantry Electric Panel

Satisfactory Manufacturer: Square D



Maximum Capacity: 200 Amps

Satisfactory Main Breaker Size: 200 Amps



Electrical (Continued)

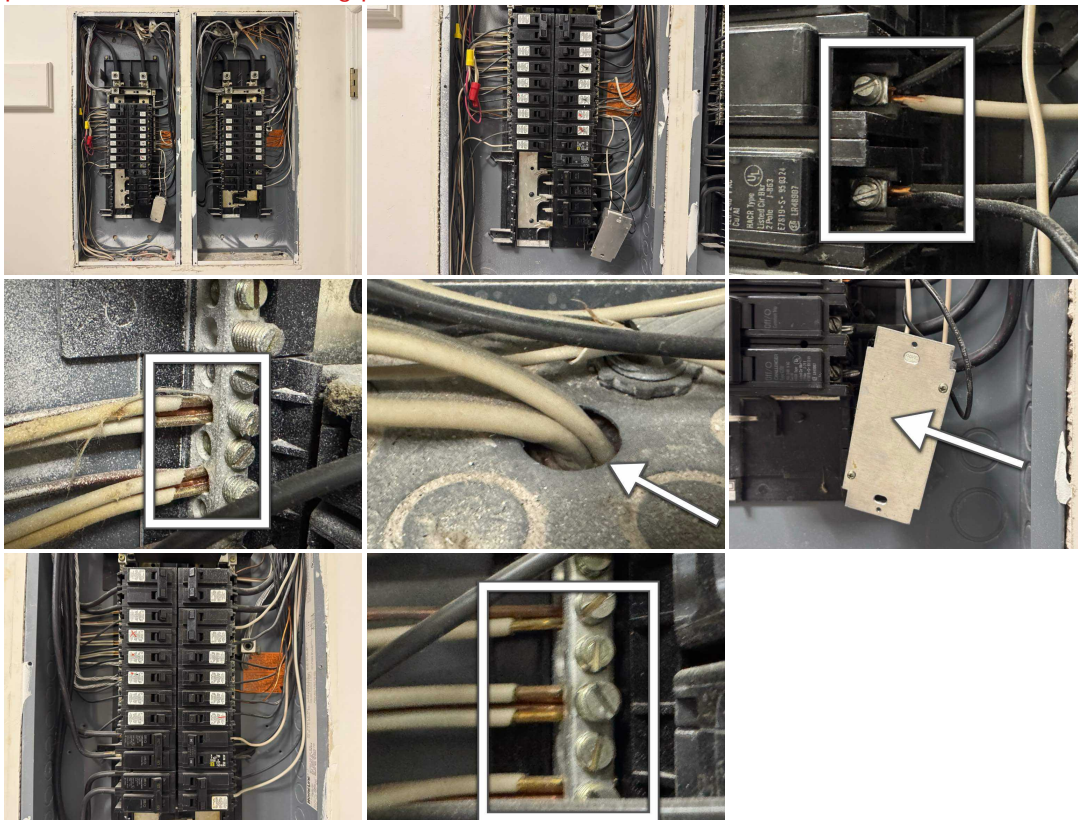
Safety Hazard Breakers: Copper and Aluminum - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrical contractor evaluate the electrical, the new circuits and properly connect the new circuits to an individual breaker for each circuit.

Low voltage and high voltage mixed in the panel. Recommend a licensed electrical contractor evaluate and separate the different types of voltage.

Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.

Chafing protection (Romex/Conductor connector) is required on wires of that enter the electrical panel. Recommend chafing protection the installed.



Laundry Electric Panel

Electrical (Continued)

Satisfactory

Manufacturer: Square D



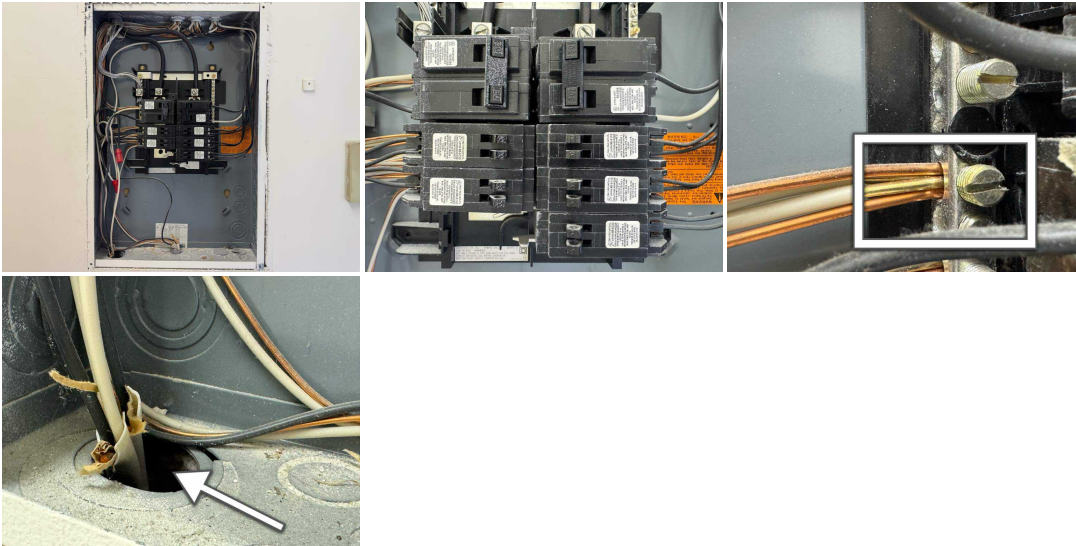
Maximum Capacity: 60 Amps

Satisfactory Main Breaker Size: 60 Amps - Located in pantry subpanel.

Safety Hazard Breakers: Copper and Aluminum - Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.

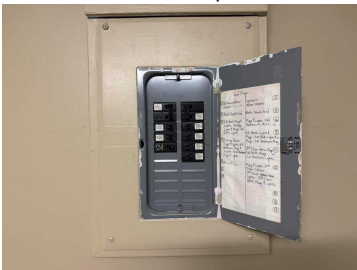
Chafing protection (Romex/Conductor connector) is required on wires of that enter the electrical panel. Recommend chafing protection the installed.



2nd Floor Electric Panel

Satisfactory

Manufacturer: Square D



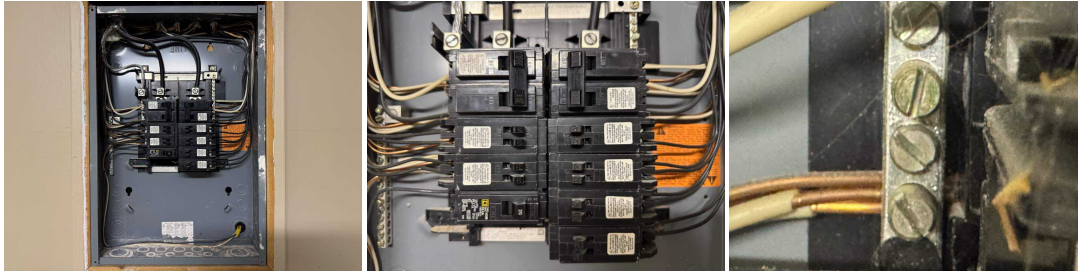
Electrical (Continued)

Maximum Capacity: 70 Amps

Satisfactory Main Breaker Size: 70 Amps - Located in pantry subpanel

Safety Hazard Breakers: Copper and Aluminum - Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.



HVAC System

Interior Air Handler, located in attic. AC System

Poor HVAC System Operation: Recommend Service - The unit is currently in service beyond the typical design life of 15-20 years. Recommend the unit be evaluated by a licensed HVAC company.



Satisfactory Ductwork: Rigid/Flex

Satisfactory Registers: Ceiling, Wall

Satisfactory Condensate Removal: PVC

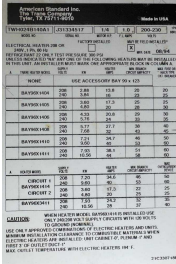


Satisfactory Electrical Disconnect: Breaker disconnect

Satisfactory Exterior Unit Mounting Type Pad mounted

HVAC System (Continued)

Manufacturer: American Standard



A photograph of a metal data plate from an American Standard HVAC unit. The plate contains technical specifications including model number, capacity, and performance metrics. The text is small and difficult to read in detail, but it appears to be a standard industry data plate for HVAC equipment.

Area Served: Approximate Age: 1994

Type: Central HVAC Capacity: 2 Ton

Fuel Type: Electric Temperature Differential: Improper temperature differential, recommend service by a HVAC technician.

Not Inspected Visible Coil: Not visible in the current configuration. Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.

Satisfactory Refrigerant Lines: Appear in serviceable condition.

Satisfactory Thermostats: Individual

Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes Improper temperature differential. Recommend service.

Unit has reached or exceeded it's normal life cycle and may require replacement soon: Yes Unit is very old and should be evaluated by a licensed HVAC technician before closing so you have a good understanding of its condition.

Interior Air Handler, 2nd floor AC System

Satisfactory HVAC System Operation: Recommend Service



Satisfactory, Marginal Condensate Removal: PVC - No drain pan installed. Recommend installing.



Satisfactory Electrical Disconnect: Flip breaker/fuse.

Satisfactory Exterior Unit Mounting Type Pad mounted

HVAC System (Continued)

Manufacturer: Trane



Area Served: Approximate Age: 2011

Type: Central HVAC Capacity: Not listed

Fuel Type: Electric Temperature Differential: Improper temperature differential, recommend service by a HVAC technician.

Not Inspected Visible Coil: Not visible in the current configuration. **Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.**

Satisfactory Refrigerant Lines: Appear in serviceable condition.



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.

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

Interior Air Handler, located in attic. AC System

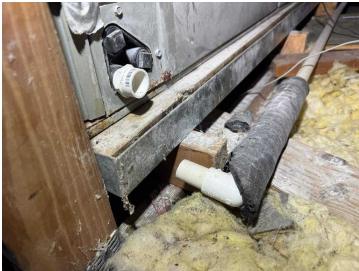
Poor HVAC System Operation: Recommend Service - **The unit is currently in service beyond the typical design life of 15-20 years. Recommend the unit be evaluated by a licensed HVAC company.**



HVAC System (Continued)

Poor

Condensate Removal: PVC - **Disconnected. Recommend repair by a licensed HVAC technician.**



Satisfactory

Electrical Disconnect: Breaker disconnect

Satisfactory

Exterior Unit Mounting Type Pad mounted

Manufacturer: Trane



Area Served: Approximate Age: 1995

Type: Central HVAC Capacity: 5 Ton


Fuel Type: Electric Temperature Differential: Improper temperature differential, recommend service by a HVAC technician.

Not Inspected

Visible Coil: Not visible in the current configuration. **Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.**

Satisfactory

Refrigerant Lines: Appear in serviceable condition.



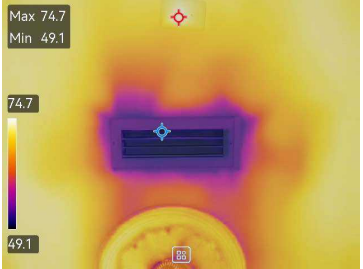
Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes Recommend the unit be serviced by a licensed HVAC technician prior to closing.

Unit has reached or exceeded it's normal life cycle and may require replacement soon: Yes Unit is very old and should be evaluated by a licensed HVAC technician before closing so you have a good understanding of its condition.

Interior Air Handler, located in attic. AC System

HVAC System (Continued)

Satisfactory HVAC System Operation: Appears Serviceable



Satisfactory Condensate Removal: PVC



Satisfactory Electrical Disconnect: Breaker disconnect
Satisfactory Exterior Unit Mounting Type Pad mounted
Manufacturer: Carrier



Area Served: Approximate Age: 2021

Type: Central HVAC Capacity: 3 Ton

Fuel Type: Electric Temperature Differential: Satisfactory

Not Inspected Visible Coil: Not visible in the current configuration. Recommend that a licensed HVAC technician further evaluate the condition of the coil.

Satisfactory Refrigerant Lines: Appear in serviceable condition.

Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes Recommend that a licensed HVAC technician further evaluate the condition of the coil.

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

Interior Air Handler, located in attic. AC System

Satisfactory HVAC System Operation: Appears Serviceable - 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)

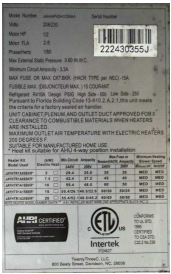
HVAC System Operation: (continued)



Satisfactory, Marginal Condensate Removal: PVC - Although not required, we recommend installing an overflow prevention switch in the condensation line to prevent future damage in the event of a clogged drain line.



Satisfactory Electrical Disconnect: Breaker disconnect
Satisfactory Exterior Unit Mounting Type Pad mounted
Manufacturer: OxBox



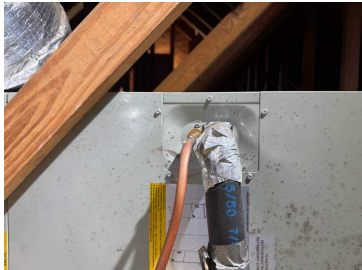
Area Served: Approximate Age: 2022

Type: Central HVAC Capacity: 3.5 Ton

Fuel Type: Electric Temperature Differential: Satisfactory

Not Inspected Visible Coil: Not visible in the current configuration. Recommend that a licensed HVAC technician further evaluate the condition of the coil.

Satisfactory Refrigerant Lines: Appear in serviceable condition.



Recommend a licensed HVAC Technician Evaluate and Service the Heating/Cooling System Yes No service records located with the unit. Recommend that the unit be serviced prior to closing to ensure no hidden issues with the unit.

HVAC System (Continued)

Unit has reached or exceeded it's normal life cycle and may require replacement soon: No
Interior Air Handler, located in attic. AC System

Fireplace/Wood Stove

Fireplace

Not Inspected, Marginal Fireplace Construction: Brick - Flue in north chimney appears to be compromised.
Recommend further evaluation and repair by a licensed chimney sweep.

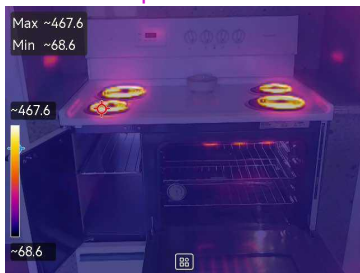


Type: Gas log

Kitchen

Main Floor Kitchen

Satisfactory, Poor Cooktop/Rangetop: Electric, Oven/Cooktop single unit - Lower oven element did not function at the time of inspection. Recommend repair.



Poor

Ventilator: Not Operational - Did not function as designed at the time of inspection. Recommend repair.

Satisfactory

Disposal: Operational

Kitchen (Continued)

Satisfactory Dishwasher: Bosch



Not Inspected Refrigerator: Non-Inspectable Item



Satisfactory, Poor Sink & Fixtures: Stainless Steel - Sprayer handle is broken. Recommend repair.



Satisfactory Plumbing: PVC



Satisfactory Counter Tops: Solid Surface

Satisfactory, Marginal Cabinets: Wood - Loose, worn hinges noted. Recommend repair.

Satisfactory Pantry: Walk In

Satisfactory, Marginal Windows: Wood Casement - Broken glass noted. Recommend repair.



Kitchen (Continued)

Satisfactory

Ceiling: Drywall



Satisfactory

Walls: Drywall

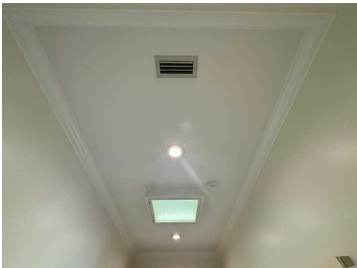
Satisfactory, Marginal Floor: Laminate / Vinyl floor covering. [Recommend installing threshold at pantry.](#)

Laundry Room/Area

Main Floor, Master Bathroom Laundry Room/Area

Satisfactory

Ceiling: Drywall

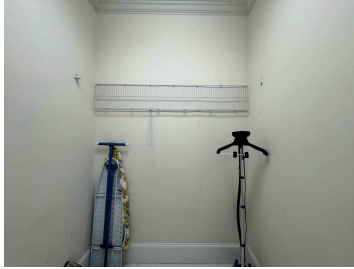
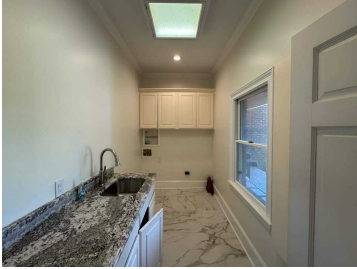


Satisfactory

Walls: Drywall

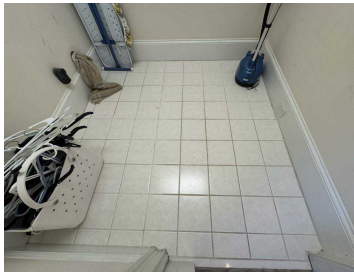
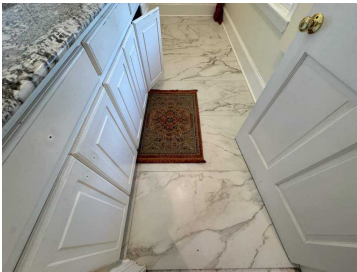
Laundry Room/Area (Continued)

Walls: (continued)



Satisfactory

Floor: Tile



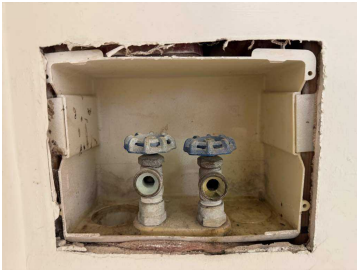
Satisfactory

Laundry Sink: Stainless



Satisfactory

Washer Hose Bib: Wall Mounted



Satisfactory

Washer and Dryer Electrical: 110-240 VAC

Satisfactory, Marginal Dryer Vent: Rigid metal - [Missing small animal vent covers at both locations. Recommended installing.](#)

Satisfactory

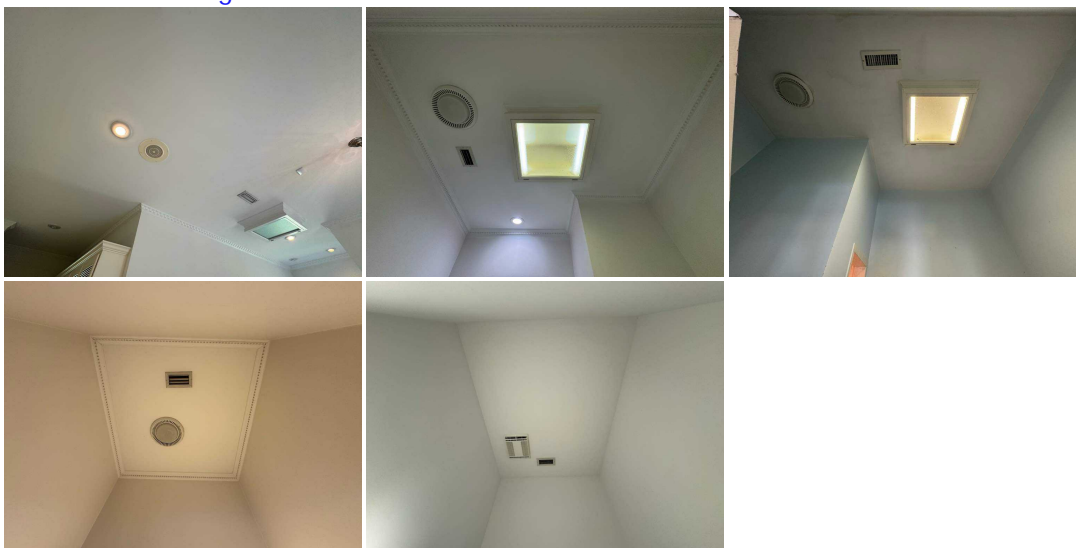
Washer Drain: Wall mounted drain.

Bathrooms

1st Floor Bathroom

Satisfactory Closet: His/Her, Walk In

Satisfactory, Marginal Ceiling: Drywall - [Some lights are inoperative at the time of inspection. Recommend changing bulb and retesting.](#)



Satisfactory

Walls: Drywall



Satisfactory

Floor: Tile, Laminate / Vinyl floor covering.



Bathrooms (Continued)

Floor: (continued)



Satisfactory Doors: Pocket, Wood

Satisfactory Windows: Wood, Wood Casement

Satisfactory Counter Top and Cabinet Composite and wood, Solid Surface

Satisfactory, Marginal Sink / Basin His and Hers, Molded single bowl - Some stoppers not functioning as designed.
Recommend repair.

Missing aerator noted at some faucets. Recommend installing for a uniform spray pattern.



Satisfactory Faucets / Trap / Plumbing PVC



Bathrooms (Continued)

Faucets / Trap / Plumbing (continued)



Satisfactory, Marginal Shower Plumbing Single handled faucet - Leaking showerhead noted in primary bathroom. Recommend repair.



Satisfactory

Tub Plumbing Dual Handled Faucet, Single handled faucet



Satisfactory Tub/Shower Combo Enameled tub, Tile surround

Satisfactory, Marginal Separate Shower Fiberglass/Acrylic Surround, Tile - Brooke been caulking and grout maintenance to prevent potential moisture intrusion from surround.



Satisfactory

Spa Tub/Surround: Fiberglass/Acrylic Tub and Surround



Bathrooms (Continued)

Satisfactory, Marginal, Poor Toilets: Floor Mount - Toilet in primary bathroom leaks. Recommend pair.

Recommend securing loose toilets to flanges to prevent potential damage to wax seals



Satisfactory Ventilation: Electric ventilation fan and window.

2nd, 3rd Floor Bathroom

Satisfactory, Marginal Ceiling: Drywall - Some lights are inoperative at the time of inspection. Recommend changing bulb and retesting.



Bathrooms (Continued)

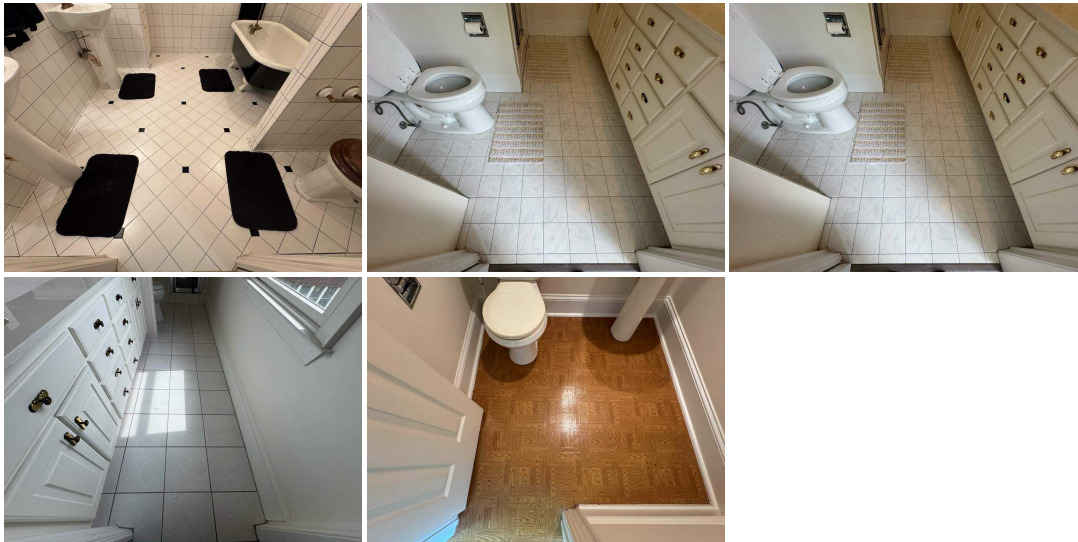
Satisfactory

Walls: Drywall



Satisfactory

Floor: Tile, Laminate / Vinyl floor covering.



Satisfactory

Doors: Hollow core pocket door.

Satisfactory

Windows: Wood

Satisfactory

Counter Top and Cabinet Composite and wood

Satisfactory

Sink / Basin His and Hers, Molded single bowl - Plumbing at right sink in south east bathroom was not inspected.



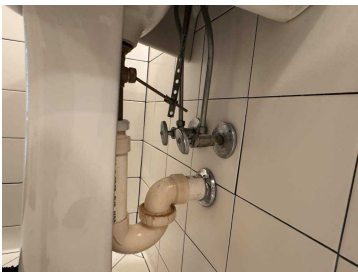
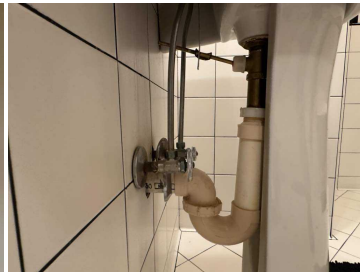
Bathrooms (Continued)

Sink / Basin (continued)



Satisfactory

Faucets / Trap / Plumbing PVC



Satisfactory, Marginal Shower Plumbing Single handled faucet - [Recommend cleaning mineral deposits from showerhead in southeast bathroom and retesting.](#)



Bathrooms (Continued)

Shower Plumbing (continued)



Satisfactory Tub Plumbing Single handled faucet

Satisfactory, Marginal Separate Shower Tile - Recommend grout maintenance as needed prior to use to prevent moisture intrusion.



Satisfactory, Not Inspected, Marginal, Poor Toilets: Floor Mount - Toilets in Southwest in northeast bathroom did not function as designed. Recommend repair.

All toilets are loose in the flanges. Recommend securing to prevent potential damage to wax seal.

Supply valve at toilet in third floor bathroom was off at the time of inspection. This toilet was not inspected.



Bathrooms (Continued)

Toilets: (continued)

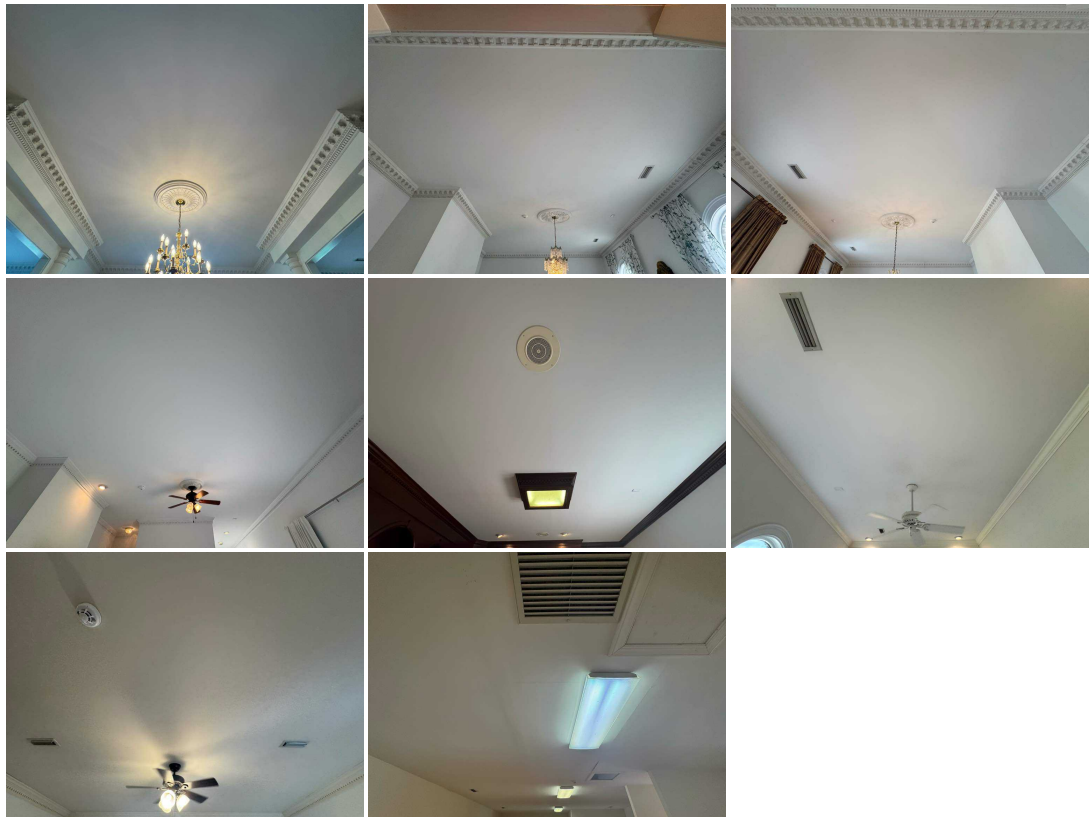


Satisfactory Ventilation: Electric ventilation fan and window.

Living Spaces

Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space

Satisfactory, Marginal Ceiling: Drywall - [Loose/failing drywall noted at third floor. Recommend repair.](#)



Satisfactory Walls: Drywall

Living Spaces (Continued)

Walls: (continued)



Satisfactory, Marginal Floor: Wood, Tile, Laminate / Vinyl floor covering. [Recommend installing missing thresholds.](#)

[Large tears in linoleum flooring noted at third floor.](#)



Living Spaces (Continued)

Floor: (continued)



Satisfactory, Marginal Doors: Wood, Hollow core pocket door., Pocket - [Recommend adjusting pocket door in library for a smooth function.](#)

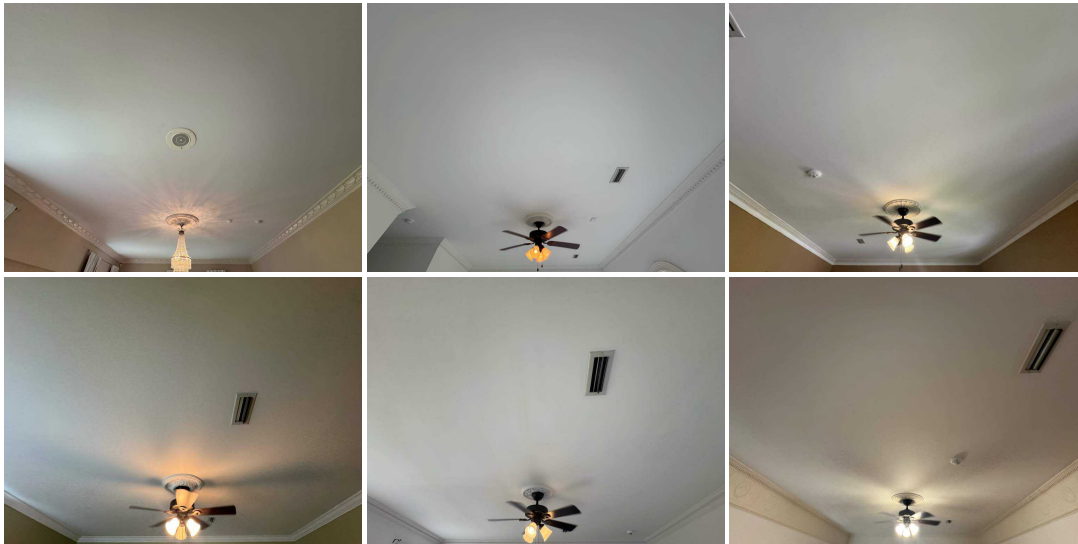
Satisfactory, Not Inspected, Marginal Windows: Wood Casement - [Some missing handles noted. Recommend installing](#)

Satisfactory Smoke/CO2 Detector: Present
Satisfactory Ceiling Fan Switched and pullcord
Satisfactory Stairs/Handrails: Wood stairs with wood handrails

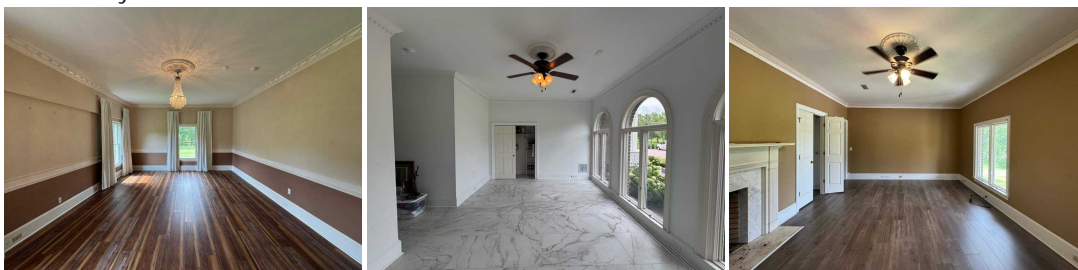
Bedrooms

Primary, 1st Floor, 2nd floor Bedroom

Satisfactory Closet: Dual Sliding/Bi Fold
Satisfactory Ceiling: Drywall



Satisfactory Walls: Drywall



Bedrooms (Continued)

Walls: (continued)



Satisfactory

Floor: Laminate / Vinyl floor covering., Tile, Wood



Satisfactory

Doors: Hollow core swing door., Pocket, Pocket

Satisfactory, Marginal Windows: Wood Casement, Wood - [Missing hardware at some casement windows. Recommend installing.](#)

Satisfactory

Ceiling Fan Switched and Pull Cord

Satisfactory

Smoke/CO2 Detector: Present

Structure

| | |
|--------------|-------------------------------------------------------------------------------------------------------|
| Satisfactory | Structure Type: Wood frame |
| Satisfactory | Foundation: Poured - Unable to visually inspect the entire foundation/slab due to installed flooring. |
| Satisfactory | Differential Movement: No movement or displacement noted at the time of inspection. |
| Satisfactory | Bearing Walls: Frame |
| Satisfactory | Joists/Trusses: Wood, Engineered |

HVAC Departure Settings

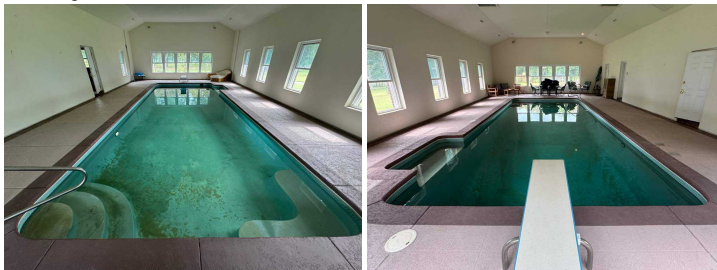
HVAC Thermostat Setting Main Floor , Second Floor



General Swimming Pool Information

Overall Visual Appearance and Operation

Satisfactory Clarity: Clear



Satisfactory, Marginal Cleanliness: Needs to be cleaned - Sand present

General Swimming Pool Information (Continued)

Cleanliness: (continued)



Marginal

Circulation: Inadequate flow and circulation - [Recommend further evaluation by a pool technician.](#)

Pool Information:

Satisfactory Type: In ground

Current Status: Open operation Depth to Water: Appears to be 10 feet deep, however the actual depth was not measured. Recommend determining adequate depth prior to diving into the pool.

Not Inspected Water Sample Testing: We recommend that you take a water sample to your local pool company for testing.

Swimming Pool Structure and Equipment

Satisfactory

Liner: Concrete/gunite

Satisfactory

Deck: Concrete - [Typical cracks. Recommend sealing to prevent water penetration.](#)



Satisfactory

Drainage: Drains by the PVC pipe at the pump system.

Satisfactory

Skimmer: Strainer basket



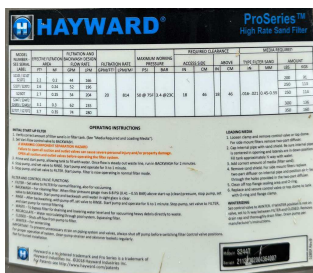
Swimming Pool Structure and Equipment (Continued)

Satisfactory, Marginal, Safety Hazard Pump Motor: 1.5 HP - Equipment ground/bonding not installed. Recommend a licensed pool technician install and repair parted conduit.

Pump motor is nearing the end of its useful life. Be prepared for repairs or replacement in the near future.



Satisfactory Filter: Sand filter



Satisfactory Electrical: 110 VAC GFCI, 110 VAC and 220 VAC

Satisfactory Plumbing: PVC

Satisfactory Shut-off Valve: Ball



Swimming Pool Structure and Equipment (Continued)

Satisfactory

Back Wash Valve: Multi-port



Satisfactory, Not Inspected Heater: Propane

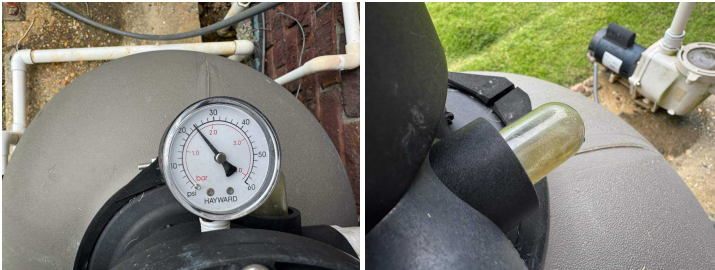


Satisfactory

Fuel Supply Line: Copper, Csst

Satisfactory

Gauges and Controls: Pressure gauge, Sand site glass.



Satisfactory

Ladder/Steps: Poured steps in pool body



Satisfactory

Pool Enclosure: Pool is located indoors

Swimming Pool Accessories

Not Inspected Diving Board: Fiberglass - Diving board is not within the scope of this inspection and is therefore not included in this report



Poor Lights: Submerged lighting - Inoperative. Recommend a licensed pool contractor evaluate and repair.



Alabama Home InspeXions, LLC.LC

Not Inspected Summary

Attic

1. Main Structure Attic Bathroom Fan Venting: Not Visible.
2. Above Pool Attic Ventilation: Soffit vents, Ridge vents - Recommend that a licensed contractor that specializes in insulation/ building envelopes to assess the lack of insulation and ventilation in this area (THIS MAY BE BY DESIGN). A mechanical ventilation system with dehumidification may be needed to properly manage humidity levels that could lead to environmental conditions conducive to microbial growth. Visible microbial growth observed in pool equipment room and on drywall in attic.

Evidence of rodents noted at soffit.

3. Above Pool Attic Insulation: N/A
4. Above Pool Attic Vapor Barrier: N/A

Roof

5. Skylights: Omitted

Lots and Grounds

6. Exterior Surface Drain: Surface drain, not tested for flow.
7. Lawn Sprinklers: Sprinkler systems are not part of the inspection. We recommend that you have the seller demonstrate proper operation of the sprinkle system (if installed). Ensure no water from the sprinkler heads make contact with the house.

Exterior

8. Exterior Surface Stucco Wood EIFS type siding requires a specialty license in the state of Alabama. Recommend considering the additional inspection.
9. 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.

Motion and night activated lighting not tested.

10. Door Bell: Electric door camera.
11. Patio Door: Metal and glass entry door - No key to access patio door.

French doors are blocked by personal poccessions.

Garage/Carport

12. Attached Garage Windows: Wood, Blocked by furniture and/or personal belongings

Plumbing

13. Service Line: Not Visible., PVC

Electrical

14. Service: Not visible, underground utilities.

Alabama Home InspeXions, LLC.LC

Not Inspected Summary (Continued)

HVAC System

15. Interior Air Handler, located in attic. AC System Visible Coil: Not visible in the current configuration. **Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.**
16. Interior Air Handler, 2nd floor AC System Visible Coil: Not visible in the current configuration. **Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.**
17. Interior Air Handler, located in attic. AC System Visible Coil: Not visible in the current configuration. **Evaporator coil is not visible in the configuration without disassembly or duct tape removal. Inspectors are not authorized to disassemble or remove tape from system components. Therefore, we recommend that the unit be serviced and the condenser coils evaluated prior to closing.**
18. Interior Air Handler, located in attic. AC System Visible Coil: Not visible in the current configuration. **Recommend that a licensed HVAC technician further evaluate the condition of the coil.**
19. Interior Air Handler, located in attic. AC System Visible Coil: Not visible in the current configuration. **Recommend that a licensed HVAC technician further evaluate the condition of the coil.**

Fireplace/Wood Stove

20. Fireplace Fireplace Construction: Brick - **Flue in north chimney appears to be compromised. Recommend further evaluation and repair by a licensed chimney sweep.**

Kitchen

21. Main Floor Kitchen Refrigerator: Non-Inspectable Item

Bathrooms

22. 2nd, 3rd Floor Bathroom Toilets: Floor Mount - **Toilets in Southwest in northeast bathroom did not function as designed. Recommend repair.**

All toilets are loose in the flanges. Recommend securing to prevent potential damage to wax seal.

Supply valve at toilet in third floor bathroom was off at the time of inspection. This toilet was not inspected.

Living Spaces

23. Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space Windows: Wood Casement
- **Some missing handles noted. Recommend installing**

General Swimming Pool Information

24. Water Sample Testing: We recommend that you take a water sample to your local pool company for testing.

Swimming Pool Structure and Equipment

25. Heater: Propane

Not Inspected Summary (Continued)

Swimming Pool Accessories

26. Diving Board: Fiberglass - Diving board is not within the scope of this inspection and is therefore not included in this report

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. Main Structure Attic Roof Framing: Truss, Rafter - [Modified/omitted truss webbing for HVAC installation. Recommend installing proper cross support for the modified webbing.](#)
2. Main Structure Attic Ventilation: Soffit vents, Ridge vents - [No ridge vents installed at mansford roof above third floor. Recommend a licensed roofer install for proper ventilation.](#)
3. Main Structure Attic Insulation: Batts - [Some batts have been displaced. Recommend reinstalling for greater energy efficiency.](#)
4. Above Pool Attic Ventilation: Soffit vents, Ridge vents - [Recommend that a licensed contractor that specializes in insulation/ building envelopes to assess the lack of insulation and ventilation in this area \(THIS MAY BE BY DESIGN\). A mechanical ventilation system with dehumidification may be needed to properly manage humidity levels that could lead to environmental conditions conducive to microbial growth. Visible microbial growth observed in pool equipment room and on drywall in attic.](#)

[Evidence of rodents noted at soffit.](#)

Roof

5. Main Roof Surface Material: Multi Layer/Architectural Shingle - [Wear and granular loss appears normal for estimated age of materials.](#)
[Recommend that a licensed roofer further evaluate and seal errant fasteners noted across surface.](#)
6. Flashing: Lead, Metal - [No visible flashing/improper clearances between materials at rake edge/shingles. Recommend repair.](#)
7. Plumbing Vents: PVC, Lead Boots - [Recommend that a licensed roofer repair damaged lead boot to prevent potential moisture intrusion.](#)
8. North, South Chimney Chimney: Brick - [Evidence of past tuck point repairs noted.](#)

[Recommend installing a screen/rain cap to prevent small animal/rain access to chimney flue](#)

Lots and Grounds

9. Steps: Brick - [Loose/missing bricks. Recommend repair.](#)
10. Patio: Concrete - Typical cracks, less than 3/8 inch. Seal all gaps and cracks to prevent moisture penetration.

Damage noted at column plinths.

11. Vegetation: Trees, Shrubs - [Recommend trimming tree limbs at least 3 feet from roof surface prevent possible damage to shingles.](#)

Exterior

12. Exterior Surface Brick [Step cracks noted in the brick veneer. Step cracks typically occur with normal movement and may not be an indication of structural issues. We do recommend that a licensed contractor evaluate the cracks in the brick veneer, determine a cost estimate and the best course of action for repairs.](#)

[Recommend sealing penetrations where HVAC refrigerant lines terminate at exterior.](#)

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Marginal Summary (Continued)

- 13. Trim, Fascia, and Soffits Wood - Recommend repaired to moisture damaged components and paint maintenance as needed to prolong the life of existing materials.
- 14. Windows: Wood - Moisture damage/wood rot noted at some window bottom rails and stiles. Recommended a licensed contractor further evaluate and provide a cost estimate for repairs.

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.

- 15. 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.

Motion and night activated lighting not tested.

- 16. Hose Bibs: Rotary - Missing handle. Recommend installing and testing.
- 17. Entry Doors: Wood with glass entry door. Recommend replacing door sweep.

Garage/Carport

- 18. Attached Garage Garage Doors: Metal - Minor impact damage and broken glass noted at door number four. Recommend repair.
- 19. Attached Garage Ceiling: Drywall - Loose seam tape and/or plaster/mud/finish. Recommend repair.

Recommend remediation of visible microbial growth in pump room

Plumbing

- 20. Gas Service Lines: Copper, CSST - Recommend installing a barrier at pool equipment to prevent accidental impact damage to gas lines.

HVAC System

- 21. Interior Air Handler, 2nd floor AC System Condensate Removal: PVC - No drain pan installed. Recommend installing.
- 22. Interior Air Handler, located in attic. AC System Condensate Removal: PVC - Although not required, we recommend installing an overflow prevention switch in the condensation line to prevent future damage in the event of a clogged drain line.

Fireplace/Wood Stove

- 23. Fireplace Construction: Brick - Flue in north chimney appears to be compromised. Recommend further evaluation and repair by a licensed chimney sweep.

Kitchen

- 24. Main Floor Kitchen Cabinets: Wood - Loose, worn hinges noted. Recommend repair.
- 25. Main Floor Kitchen Windows: Wood Casement - Broken glass noted. Recommend repair.
- 26. Main Floor Kitchen Floor: Laminate / Vinyl floor covering. Recommend installing threshold at pantry.

Laundry Room/Area

- 27. Main Floor, Master Bathroom Laundry Room/Area Dryer Vent: Rigid metal - Missing small animal vent covers at both locations. Recommended installing.

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Marginal Summary (Continued)

Bathrooms

28. 1st Floor Bathroom Ceiling: Drywall - [Some lights are inoperative at the time of inspection. Recommend changing bulb and retesting.](#)
29. 1st Floor Bathroom Sink / Basin His and Hers, Molded single bowl - [Some stoppers not functioning as designed. Recommend repair.](#)

[Missing aerator noted at some faucets. Recommend installing for a uniform spray pattern.](#)

30. 1st Floor Bathroom Shower Plumbing Single handled faucet - Leaking showerhead noted in primary bathroom. Recommend repair.
31. 1st Floor Bathroom Separate Shower Fiberglass/Acrylic Surround, Tile - [Brooke been caulking and grout maintenance to prevent potential moisture intrusion from surround.](#)
32. 1st Floor Bathroom Toilets: Floor Mount - [Toilet in primary bathroom leaks. Recommend pair.](#)

[Recommend securing loose toilets to flanges to prevent potential damage to wax seals](#)

33. 2nd, 3rd Floor Bathroom Ceiling: Drywall - [Some lights are inoperative at the time of inspection. Recommend changing bulb and retesting.](#)
34. 2nd, 3rd Floor Bathroom Shower Plumbing Single handled faucet - [Recommend cleaning mineral deposits from showerhead in southeast bathroom and retesting.](#)
35. 2nd, 3rd Floor Bathroom Separate Shower Tile - [Recommend grout maintenance as needed prior to use to prevent moisture intrusion.](#)
36. 2nd, 3rd Floor Bathroom Toilets: Floor Mount - [Toilets in Southwest in northeast bathroom did not function as designed. Recommend repair.](#)

[All toilets are loose in the flanges. Recommend securing to prevent potential damage to wax seal.](#)

[Supply valve at toilet in third floor bathroom was off at the time of inspection. This toilet was not inspected.](#)

Living Spaces

37. Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space Ceiling: Drywall - [Loose/failing drywall noted at third floor. Recommend repair.](#)
38. Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space Floor: Wood, Tile, Laminate / Vinyl floor covering. [Recommend installing missing thresholds.](#)
- [Large tears in linoleum flooring noted at third floor.](#)
39. Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space Doors: Wood, Hollow core pocket door., Pocket - [Recommend adjusting pocket door in library for a smooth function.](#)
40. Entry, Dining Room, Living Room, Den, Library, Gym, 2nd Floor, 3rd Floor Living Space Windows: Wood Casement - [Some missing handles noted. Recommend installing](#)

Bedrooms

41. Primary, 1st Floor, 2nd floor Bedroom Windows: Wood Casement, Wood - [Missing hardware at some casement windows. Recommend installing.](#)

Marginal Summary (Continued)

General Swimming Pool Information

- 42. Cleanliness: Needs to be cleaned - [Sand present](#)
- 43. Circulation: Inadequate flow and circulation - [Recommend further evaluation by a pool technician.](#)

Swimming Pool Structure and Equipment

- 44. Pump Motor: 1.5 HP - [Equipment ground/bonding not installed. Recommend a licensed pool technician install and repair parted conduit.](#)

[Pump motor is nearing the end of its useful life. Be prepared for repairs or replacement in the near future.](#)

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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.

HVAC System

1. Interior Air Handler, located in attic. AC System HVAC System Operation: Recommend Service - **The unit is currently in service beyond the typical design life of 15-20 years. Recommend the unit be evaluated by a licensed HVAC company.**
2. Interior Air Handler, located in attic. AC System HVAC System Operation: Recommend Service - **The unit is currently in service beyond the typical design life of 15-20 years. Recommend the unit be evaluated by a licensed HVAC company.**
3. Interior Air Handler, located in attic. AC System Condensate Removal: PVC - **Disconnected. Recommend repair by a licensed HVAC technician.**

Kitchen

4. Main Floor Kitchen Cooktop/Rangetop: Electric, Oven/Cooktop single unit - **Lower oven element did not function at the time of inspection. Recommend repair.**
5. Main Floor Kitchen Ventilator: Not Operational - **Did not function as designed at the time of inspection. Recommend repair.**
6. Main Floor Kitchen Sink & Fixtures: Stainless Steel - **Sprayer handle is broken. Recommend repair.**

Bathrooms

7. 1st Floor Bathroom Toilets: Floor Mount - **Toilet in primary bathroom leaks. Recommend pair.**
Recommend securing loose toilets to flanges to prevent potential damage to wax seals
8. 2nd, 3rd Floor Bathroom Toilets: Floor Mount - **Toilets in Southwest in northeast bathroom did not function as designed. Recommend repair.**

All toilets are loose in the flanges. Recommend securing to prevent potential damage to wax seal.

Supply valve at toilet in third floor bathroom was off at the time of inspection. This toilet was not inspected.

Swimming Pool Accessories

9. Lights: Submerged lighting - **Inoperative. Recommend a licensed pool contactor evaluate and repair.**

Safety Hazard Summary

Electrical

1. 120 VAC Branch Circuits: Copper - Missing GFCI protection noted at kitchen receptacle and receptacle in primary bathroom. Recommend correction by a licensed electrician.

Recommend that a licensed electrician further evaluate and repair damaged, worn, and loose receptacles and install the appropriate face plates to prevent hazards.
2. Garage Electric Panel Manufacturer: Square D - Partially labeled panel, recommend completely labeling in case of emergency.
3. Garage Electric Panel Breakers: Copper and Aluminum - Grounds/Neutrals landed under same lug at terminal bar. This is an incorrect configuration. Recommend that a licensed electrician separate.

Corrosion present on some conductors. Recommend that a licensed electrician clean.

GFCI breaker is not properly seated on busbar. Recommend that a licensed electrician repair.

4. Pantry Electric Panel Breakers: Copper and Aluminum - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrical contractor evaluate the electrical, the new circuits and properly connect the new circuits to an individual breaker for each circuit.

Low voltage and high voltage mixed in the panel. Recommend a licensed electrical contractor evaluate and separate the different types of voltage.

Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.

Chafing protection (Romex/Conductor connector) is required on wires of that enter the electrical panel. Recommend chafing protection the installed.

5. Laundry Electric Panel Breakers: Copper and Aluminum - Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.

Chafing protection (Romex/Conductor connector) is required on wires of that enter the electrical panel. Recommend chafing protection the installed.

6. 2nd Floor Electric Panel Breakers: Copper and Aluminum - Combined neutrals in grounds at the terminal bar. In a sub panel conductors should be configured with grounds separated and neutrals floated. Recommend repair by license electrician.

Safety Hazard Summary (Continued)

Breakers: (continued)

Double tapped neutrals at the bus bar. This is a potential hazard. Recommend that a licensed electrician separate them and secure them under their own individual lugs.

Swimming Pool Structure and Equipment

7. Pump Motor: 1.5 HP - Equipment ground/bonding not installed. Recommend a licensed pool technician install and repair parted conduit.

Pump motor is nearing the end of its useful life. Be prepared for repairs or replacement in the near future.