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Home Inspection Report

Prepared For:



Property Address:



Inspected on Tue, Aug 7 2018 at 3:07 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Chimney

1) Comment 1: Straps to secure the chimney to the roof rafters are not fastened. This could allow the chimney to be damaged in high wind. Recommend having a qualified carpenter repair.



Figure 1-1

Roofing

2) Comment 2: Nail pop from the underlying shingle. This will cause a future leak. Recommend having a licensed roofer repair. This is above the front door and to the right.



Figure 2-1

3) Comment 3: Shingles in several of the valleys show signs of significant wear. Recommend having a licensed roofer further evaluate.



Figure 3-1



Figure 3-2

(Report Summary continued)

4) Comment 4: Shingle with a significant crack that could cause a leak. Recommend having a licensed roofer further evaluate. This is on the back side towards the driveway.



Figure 4-1

Foundation Material

5) Comment 5: 1/4" crack in the slab under the A/C in the hallway. Recommend having a foundation specialist further evaluate.



Figure 5-1

Structure

6) Comment 6: Hole in roof decking that was covered with metal and has shingles over it. Recommend asking current owner if they have any information on what was repaired.



Figure 6-1

Insulation

7) Comment 7: Roughly 8" of blow in fiberglass insulation for an estimated R value of 22.

Plumbing: Water Heater

8) Comment 13: Temperature and blow off leg is piped to PVC. This should be piped to CPVC. Recommend having a qualified plumber further evaluate. PVC is not rated to withstand hot water.

(Report Summary continued)



Figure 13-1

9) Comment 14: Hot water was measured at 140f. Recommend having a qualified plumber turn down the temperature to prevent someone burning themselves.

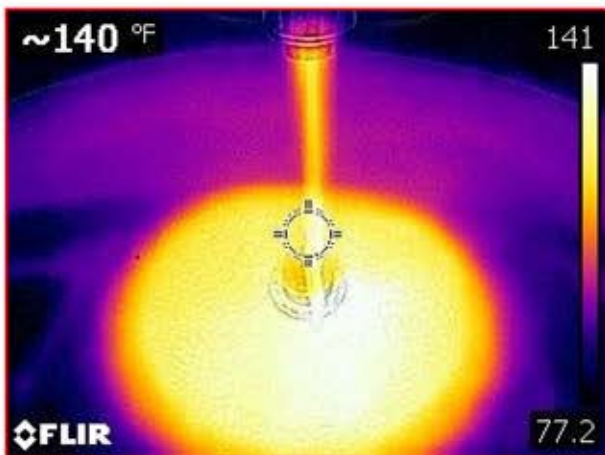


Figure 14-1

Toilet

10) Comment 15: Tank would not stay full. This would cause the water to run continuously and waste water. Recommend having a qualified plumber further evaluate.

(Report Summary continued)

Window Materials

11) Comment 17: Several of the windows have some wear on the seal around the window panes. Recommend having a qualified window contractor such as weather seal to further evaluate.



Figure 17-1



Figure 17-2

Fireplace

12) Comment 18: Chimney has a lot of creosote. This could cause a chimney fire. Recommend having a chimney sweep further evaluate and clean if necessary.



Figure 18-1

General

Property Type:	Single Family
Stories:	One
Approximate Age:	21
Age Based On:	Listing
Bedrooms/Baths:	3/2
Door Faces:	West
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	93f
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Brick Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl Condition: Satisfactory
Windows:	Aluminum Condition: Satisfactory
Entry Doors:	Steel Condition: Further Evaluation Required

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/ Arms Length
Roof Design:	Hip
Roof Covering:	Architectural Shingles Condition: Satisfactory
Approximate Roof Age:	21
Ventilation Present:	Soffit, Power Ventilator Condition: Satisfactory
Vent Stacks:	Plastic Condition: Satisfactory
Chimney :	Metal Condition: Satisfactory

(Roofing continued)



Comment 1:

Straps to secure the chimney to the roof rafters are not fastened. This could allow the chimney to be damaged in high wind. Recommend having a qualified carpenter repair.



Figure 1-1

Flashings:

Woven Shingles

Condition: Marginal

Soffit and Fascia:

Aluminum, Vinyl

Condition: Satisfactory



Comment 2:

Nail pop from the underlying shingle. This will cause a future leak. Recommend having a licensed roofer repair. This is above the front door and to the right.

(Roofing continued)



Figure 2-1



Comment 3:

Shingles in several of the valleys show signs of significant wear. Recommend having a licensed roofer further evaluate.



Figure 3-1



Figure 3-2

(Roofing continued)



Comment 4:

Shingle with a significant crack that could cause a leak. Recommend having a licensed roofer further evaluate. This is on the back side towards the driveway.



Figure 4-1

This report is not a guarantee against leaks, only a qualified roofer can make this type of guarantee.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

Slab on Grade

Foundation Material:

Poured Concrete

Condition: Satisfactory

(Structure continued)



Comment 5:

1/4" crack in the slab under the A/C in the hallway. Recommend having a foundation specialist further evaluate.



Figure 5-1

Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory



Comment 6:

Hole in roof decking that was covered with metal and has shingles over it. Recommend asking current owner if they have any information on what was repaired.

(Structure continued)



Figure 6-1

Attic

Attic Entry:

Roof Framing Type:

Roof Deck Material:

Vent Risers:

Insulation:

Hallway

Joist and Rafters

Condition: Satisfactory

Oriented Strand Board

Condition: Satisfactory

PVC

Condition: Satisfactory

Blown In Fiberglass

Condition: Satisfactory



Comment 7:

Roughly 8" of blow in fiberglass insulation for an estimated R value of 22.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Milbank
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Aluminum
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type
	Condition: Satisfactory



Comment 8:

All breakers appear normal through the FLIR infrared camera.



Figure 8-1

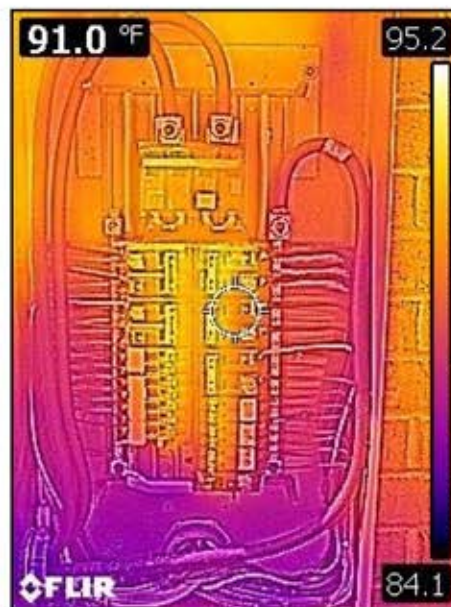


Figure 8-2

HVAC

HVAC System Type:

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Hallway

Type of Equipment:

Heat Pump

Condition: Satisfactory

Manufacturer:

Goodman

Heating Fuel:

Electric

Condition: Repair or Replace

Approximate Age:

2010 (8 Years)

(Heating continued)

Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	Too Hot To Run Heater
Type of Distribution:	Flexible Ducting, Rigid Board Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Goodman
Condensor Size:	42,000 BTU (3.5 Tons)
Condenser Approximate Age:	2010 (8 Years)
Expansion Coil Make:	Goodman
Expansion Coil Size:	42,000 BTU (3.5 Tons)
Expansion Coil Approximate Age:	2010 (8 Years)
Condensate Drainage:	To Waste Drain
	Condition: Satisfactory
AC Supply Air Temp:	54

(Cooling continued)



Comment 9:

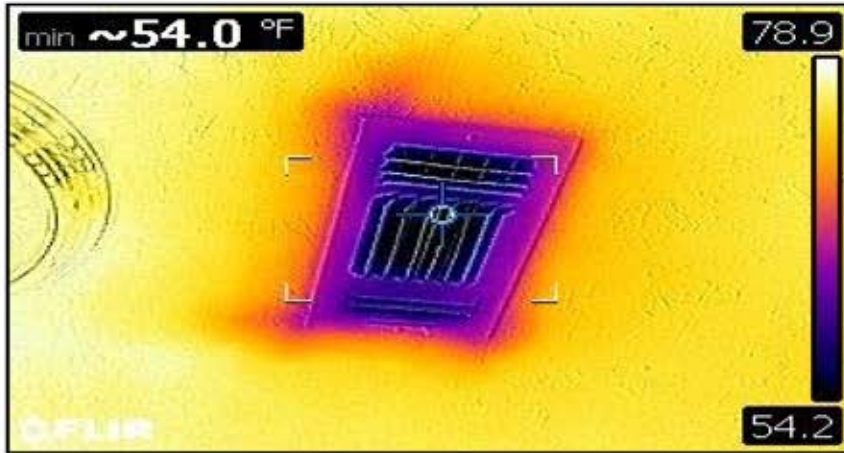


Figure 9-1

AC Return Air Temp:

73



Comment 10:

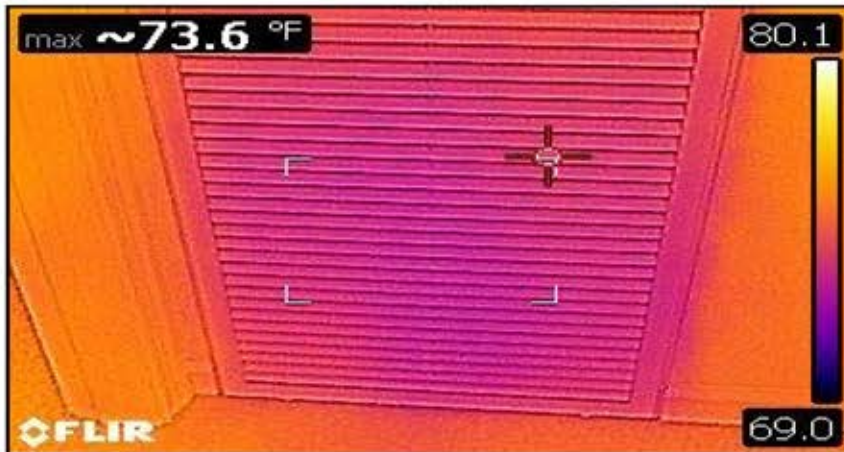


Figure 10-1

AC Temperature Drop:

19



Comment 11:



Figure 11-1



Figure 11-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Septic System

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	80 gal
Approximate Age:	21
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Further Evaluation Required Within Sight of Equipment



Comment 12:



Figure 12-1



Comment 13:

Temperature and blow off leg is piped to PVC. This should be piped to CPVC. Recommend having a qualified plumber further evaluate. PVC is not rated to withstand hot water.



Figure 13-1



Comment 14:

Hot water was measured at 140f. Recommend having a qualified plumber turn down the temperature to prevent someone burning themselves.

(Water Heater continued)

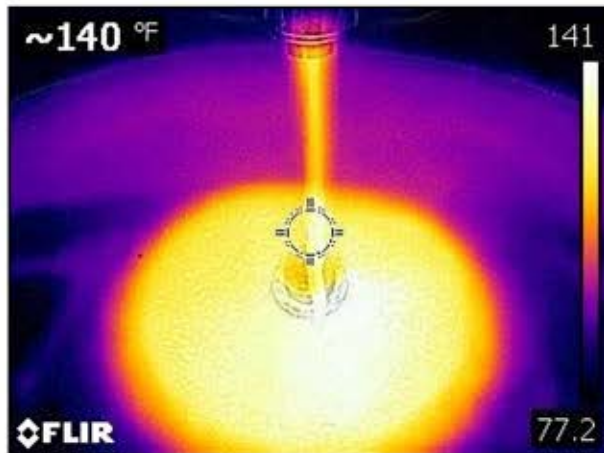


Figure 14-1

Bathrooms

Bathroom #1

Location:	Master
Bath Tub:	Recessed Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Further Evaluation Required



Comment 15:

Tank would not stay full. This would cause the water to run continuously and waste water. Recommend having a qualified plumber further evaluate.

Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory

(Bathroom #1 continued)

Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathtubs and sinks were not filled to the overflow to confirm their function, this would be an irresponsible waste of water.

Bathroom #2

Location:	Hall
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 16:



Figure 16-1

Bathtubs and sinks were not filled to the overflow to confirm their function, this would be an irresponsible waste of water.

Living Room

Flooring:	Carpet Condition: Satisfactory
Ceiling and Walls:	Painted Drywall Condition: Satisfactory

Bedrooms

Bedroom #1

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory

Bedroom #2

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory

Bedroom #3

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory

(Bedroom #3 continued)

Doors: Hinged
Condition: Satisfactory

Kitchen

Cabinets: Wood
Condition: Satisfactory

Countertops: Laminated
Condition: Satisfactory

Sink: Double
Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven: Whirlpool
Condition: Satisfactory

Cooktop: Whirlpool
Condition: Satisfactory

Range Hood: Whirlpool
Condition: Satisfactory

Refrigerator: Kenmore
Condition: Satisfactory

Dishwasher: Whirlpool
Condition: Satisfactory

Microwave: Whirlpool
Condition: Satisfactory

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	No Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Wood Laminate, Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Aluminum



Comment 17:

Several of the windows have some wear on the seal around the window panes. Recommend having a qualified window contractor such as weather seal to further evaluate.

(Interior continued)

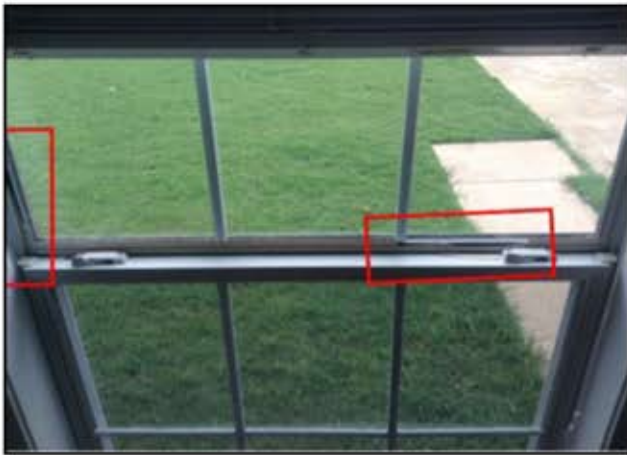


Figure 17-1



Figure 17-2

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Steel

Interior Door Materials:

Hollow core

Fireplace:

Wood Burning

Condition: Further Evaluation Required



Comment 18:

Chimney has a lot of creosote. This could cause a chimney fire. Recommend having a chimney sweep further evaluate and clean if necessary.



Figure 18-1