



# 11th Month Home Inspection Report



**137 Green Wood Circle**

**Prepared By:**

Ally Property Inspections

PO Box 43302  
Vestavia , AL 35243  
2057905510

**Report Number:**

1122171

**Inspector:**

Allen Warren

**License/Certification #:**

HI-3074

**Inspector Signature:**

A handwritten signature in black ink, appearing to be "A. Warren", written over a horizontal line.

# Report Summary

## Items Not Operating

---

### Kitchen

1. The microwave surface light was not working. Possibly bad bulb.

## Major Concerns

---

None apparent

## Potential Safety Hazards

---

### Garage

1. The safety reverse is not operating properly on the overhead door opener. Recommend repair by qualified overhead door technician.

### Laundry room

1. The dryer vent is constricted. Recommend replacement.

### Interior

1. The lower stairs balustrade is loose. Recommend repair by qualified carpenter.

## Deferred Cost Items

---

None apparent

## Minor Items

---

### Roof

1. Flashing does not appear to be installed between the roofing and brick on the left side of the lower front shed roofs. Recommend repair by qualified roofer.
2. Recommend removing the nails from the front left shed roof and repairing the holes. Recommend repair by qualified roofer.

### Exterior

1. The bottom of the electrical receptacle on the left side of the house is loose. Recommend repair by qualified electrician.
2. There is minor damage to the lower fascia on the left rear side of the house. Recommend repair by qualified carpenter.
3. Recommend installing splash blocks underneath all down spouts.
4. The gutter above the garage is holding water. Recommend repair by qualified gutter contractor.

### Master bathroom

1. Recommend caulking between the tub and flooring to prevent water intrusion.

### Hallway bathroom

1. Recommend caulking between the tub and flooring to prevent water intrusion.

### HVAC

1. Recommend replacing the air filters.
2. The overflow switch is disconnected from the pan on system one. Recommend repair by qualified HVAC technician.

## Items Not Tested

---

### HVAC

1. The air conditioning systems were not tested because the exterior temperature was below 65°.

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## House In Perspective

Average quality

## Approximate Age

1

## Main Entrance Faces

East

## State of Occupancy

Occupied

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Damp

# Grounds

## Service Walks

Material  Concrete

Condition  Satisfactory

## Driveway/Parking

Material  Concrete

Condition  Satisfactory

## Patio

Material  Concrete

Condition  Satisfactory

## Hose bibs

Condition  Satisfactory

Operable  Yes

# Roof

## General

Visibility  All  
Inspected From  Roof

## Style of Roof

Type  Hip  Shed  
Pitch  Low  Steep  
Roof #1 Type :  
Asphalt  
Layers :  
1 Layer  
Age :  
1+

## Ventilation System

Type  Soffit  Ridge

## Flashing

Material  Galv/Alum  Rubber  
Condition  Satisfactory  Missing  
Photos



Flashing does not appear to be installed between the roofing and brick on the left side of the lower front shed roofs. Recommend repair by qualified roofer.



Flashing does not appear to be installed between the roofing and brick on the left side of the lower front shed roofs. Recommend repair by qualified roofer.

## Valleys

Material  Not Visible  
Condition  Not Visible

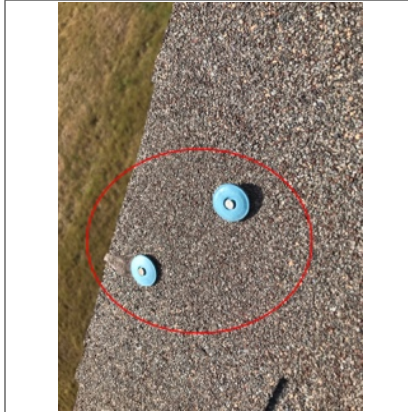
## Condition of Roof Coverings

Roof #1  Satisfactory  Recommend roofer evaluate

**Photos**



Overview of shingle condition



Recommend removing the nails from the front left shed roof and repairing the holes. Recommend repair by qualified roofer.

**Skylights**

N/A

**Plumbing Vents**

**Condition**  Satisfactory

# Exterior

## Gutters/Scuppers/Eavestrough

- Condition**  Satisfactory  Recommend repair/replace  
**Material**  Galvanized/Aluminum  
**Leaking**  No apparent leaks  
**Attachment**  Improperly sloped  
**Extension needed**  North  South  East  West

### Photos



Recommend installing splash blocks underneath all down spouts.



The gutter above the garage is holding water. Recommend repair by qualified gutter contractor.

## Siding

- Material**  Block/Brick  Fiber-cement  
**Condition**  Satisfactory

## Trim

- Material**  Wood  
**Condition**  Satisfactory

## Soffit

- Material**  Wood  
**Condition**  Satisfactory

## Fascia

- Material**  Wood  Recommend repair/painting  Damaged wood  
**Condition**  Satisfactory

## Photos



There is minor damage to the lower fascia on the left rear side of the house. Recommend repair by qualified carpenter.

## Flashing

**Material**  Vinyl

**Condition**  Satisfactory

## Caulking

**Condition**  Satisfactory

## Windows/Screens

**Condition**  Satisfactory

**Material**  Vinyl

**Screens**  Not installed

## Storms Windows

None

## Service Entry

**Location**  Underground

**Condition**  Satisfactory

**Exterior receptacles**  Yes Operable:  Yes Condition:  Satisfactory

**GFCI present**  Yes Operable:  Yes

## Photos



The bottom of the electrical receptacle on the left side of the house is loose. Recommend repair by qualified electrician.



# Exterior

## Building(s) Exterior Wall Construction

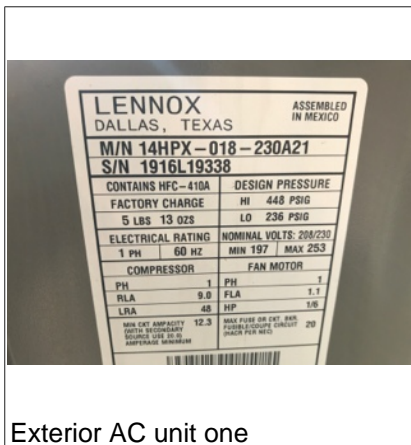
Type  Framed  
Condition  Not Visible

## Exterior A/C - Heat pump #1

Unit #1 Location :  
Left side of house  
Brand :  
Lennox  
Approximate Age :  
1

Condition  Satisfactory  
Energy source  Electric  
Unit type  Air cooled  
Outside Disconnect  Yes  
Level  Yes  
Condenser Fins  Satisfactory  
Insulation  Yes  
Improper Clearance (air flow)  No

Photos



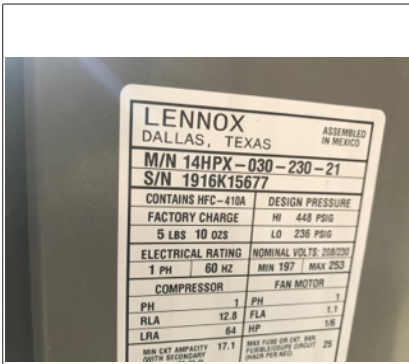
Exterior AC unit one

## Exterior A/C - Heat pump #2

Unit #2 Location :  
Left side of house  
Brand :  
Lennox  
Approx. Age :  
1

Energy source  Electric  
Unit type  Air cooled  
Outside Disconnect  Yes  
Level  Yes  
Condenser Fins  Satisfactory  
Insulation  Yes  
Condition  Satisfactory  
Improper Clearance (air flow)  No

Photos



Exterior AC unit two

# Exterior Photos



Front elevation



Left elevation



Rear elevation



Right elevation

# Garage/Carport

## Type

Attached  2-Car

## Photos



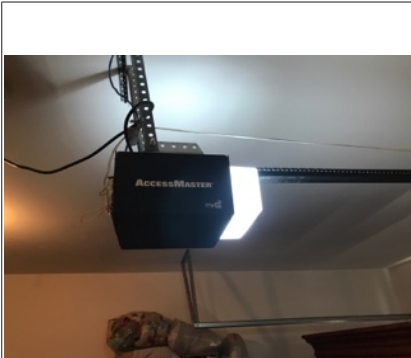
## Automatic Opener

**Operation**  Operable

## Safety Reverse

**Operation**  Not Operable  Safety hazard  Photo eyes and pressure reverse tested

## Photos



The safety reverse is not operating properly on the overhead door opener. Recommend repair by qualified overhead door technician.

## Floor

**Material**  Concrete

**Condition**  Satisfactory  Typical cracks

**Source of Ignition within 18" of the floor**  N/A

**Photos**



Typical cracks in garage floor. No action recommend.

**Overhead Door(s)**

- Material**  Metal
- Condition**  Satisfactory
- Recommend Priming/Painting Inside & Edges**  No

**Electrical Receptacles**

- Yes Operable:  Yes
- Reverse polarity**  No
- Open ground**  No
- GFCI Present**  Yes Operable:  Yes

**Fire Separation Walls & Ceiling**

- Present
- Condition**  Satisfactory
- Moisture Stains Present**  No
- Typical Cracks**  No
- Fire door**  Not verifiable
- Self closure**  N/A

# Kitchen

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Satisfactory

## Plumbing

Faucet Leaks  No

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal  N/A

Oven Operable:  Yes

Range Operable:  Yes

Dishwasher Operable:  Yes

Trash Compactor  N/A

Exhaust fan Operable:  Yes

Refrigerator  Not tested

Microwave Operable:  Yes

Dishwasher airgap  No

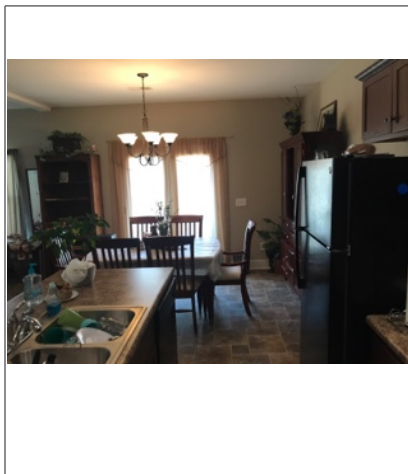
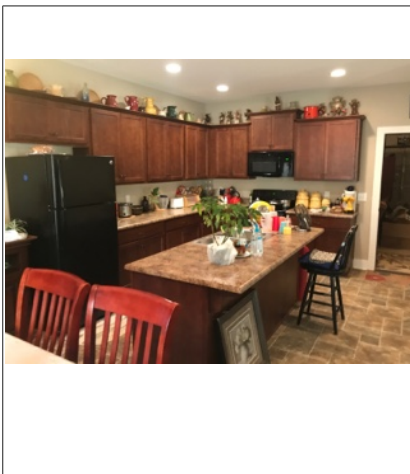
Dishwasher drain line looped  Yes

Receptacles present  Yes Operable:  Yes

GFCI  Yes Operable:  Yes

Open ground/Reverse polarity:  No

## Photos



The microwave surface light was not working. Possibly bad bulb.

# Laundry Room

## Laundry

Laundry sink  N/A

Heat source present  Yes

Room vented  No

Dryer vented  Wall  Recommend repair

Electrical Open ground/reverse polarity:  No

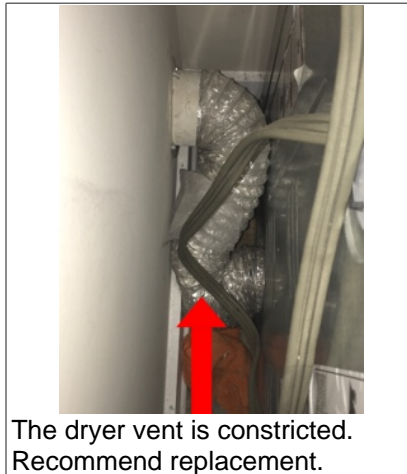
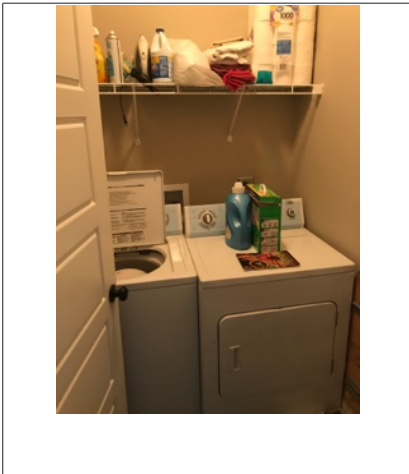
GFCI present  No

Appliances  Washer  Dryer

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  N/A

## Photos



The dryer vent is constricted.  
Recommend replacement.

# Powder room

## Bath

- Sinks           Faucet leaks:  No   Pipes leak:  No
  - Toilet           Bowl loose:  No   Operable:  Yes
  - Drainage        Satisfactory
  - Water flow      Satisfactory
  - Moisture stains present  No
  - Doors            Satisfactory
  - Window        None
  - Receptacles present  Yes   Operable:  Yes
  - GFCI            Yes   Operable:  Yes
  - Open ground/Reverse polarity  No
  - Heat source present  Yes
  - Exhaust fan    Yes   Operable:  Yes
- Photos



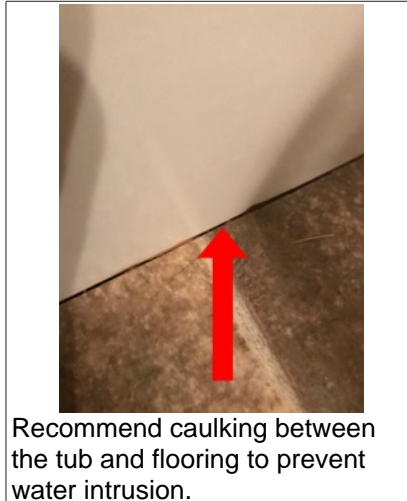
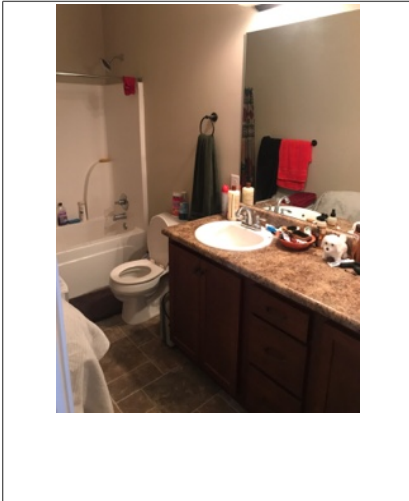


# Master bathroom

## Bath

- Sinks** Faucet leaks:  No Pipes leak:  No  
**Tubs** Faucet leaks:  No Pipes leak:  Not Visible  
**Showers** Faucet leaks:  No Pipes leak:  Not Visible  
**Toilet** Bowl loose:  No Operable:  Yes  
**Whirlpool**  No  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  
**GFCI**  Yes Operable:  Yes  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes

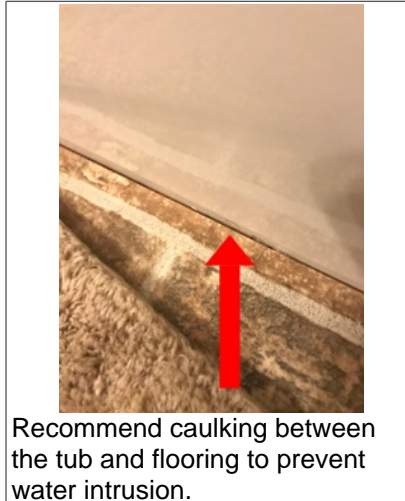
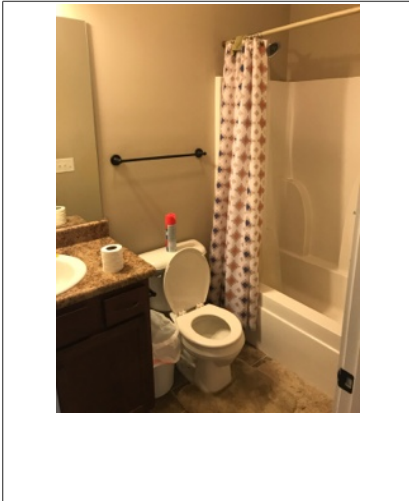
## Photos



# Hallway bathroom

## Bath

- Sinks** Faucet leaks:  No Pipes leak:  No
- Tubs** Faucet leaks:  No Pipes leak:  Not Visible
- Showers** Faucet leaks:  No Pipes leak:  Not Visible
- Toilet** Bowl loose:  No Operable:  Yes
- Whirlpool**  No
- Shower/Tub area**  Fiberglass Condition:  Satisfactory
- Drainage**  Satisfactory
- Water flow**  Satisfactory
- Moisture stains present**  No
- Doors**  Satisfactory
- Window**  None
- Receptacles present**  Yes Operable:  Yes
- GFCI**  Yes Operable:  Yes
- Open ground/Reverse polarity**  No
- Heat source present**  Yes
- Exhaust fan**  Yes Operable:  Yes
- Photos**



Recommend caulking between the tub and flooring to prevent water intrusion.

# Living Room

## Living Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  Satisfactory

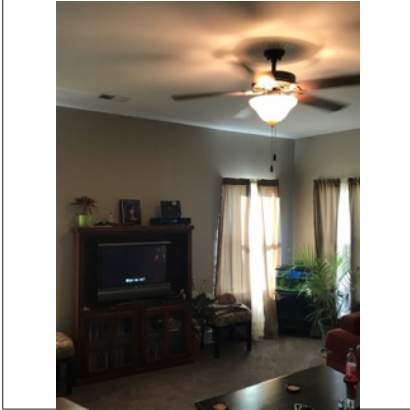
Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

Heating source present  Yes

Doors  None

Windows  Satisfactory

Photos



# Bedroom one

## Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  None

Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

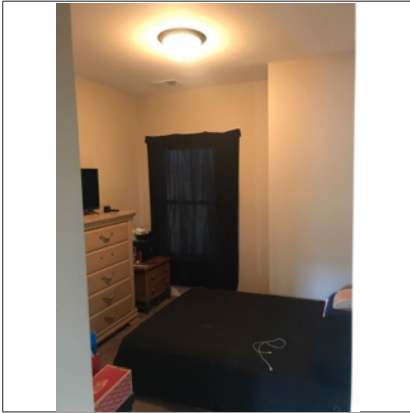
Heating source present  Yes

Bedroom Egress restricted  No

Doors  Satisfactory

Windows  Satisfactory

## Photos



# Master bedroom

## Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  Satisfactory

Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

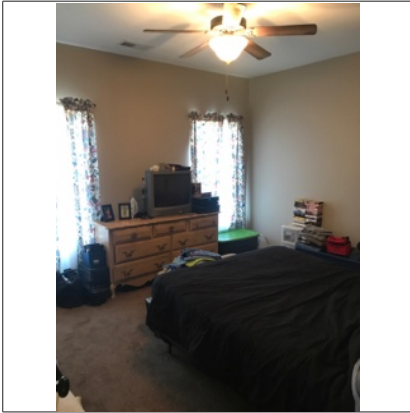
Heating source present  Yes

Bedroom Egress restricted  No

Doors  Satisfactory

Windows  Satisfactory

## Photos



# Bedroom three

## Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  None

Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

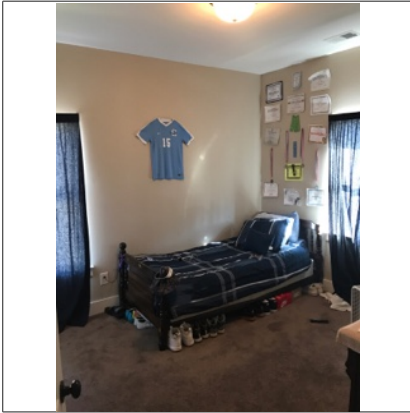
Heating source present  Yes

Bedroom Egress restricted  No

Doors  Satisfactory

Windows  Satisfactory

## Photos



# Bedroom four

## Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  None

Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

Heating source present  Yes

Bedroom Egress restricted  No

Doors  Satisfactory

Windows  Satisfactory

## Photos



# Interior

## Stairs/Steps/Balconies

Condition  Satisfactory

Handrail  Safety hazard

Risers/Treads  Satisfactory

### Photos



The lower stairs balustrade is loose. Recommend repair by qualified carpenter.

## Smoke/Carbon Monoxide detectors

Smoke Detector  Present Operable:  Yes

CO Detector  Present Operable:  Yes

## Attic/Structure/Framing/Insulation

Access  Pulldown

Inspected from  In the attic

Location  Hallway

Flooring  Partial

Insulation  Fiberglass  Loose Depth: 6-12 Inches

Installed in  Between ceiling joists

Vapor barriers  Not Visible

Ventilation  Ventilation appears adequate

Fans exhausted to Attic:  No Outside:  Yes

HVAC Duct  Satisfactory

Chimney chase  N/A

Structural problems observed  No

Roof structure  Rafters  Wood

Ceiling joists  Wood

Sheathing  OSB

Evidence of condensation  No

Evidence of moisture  No

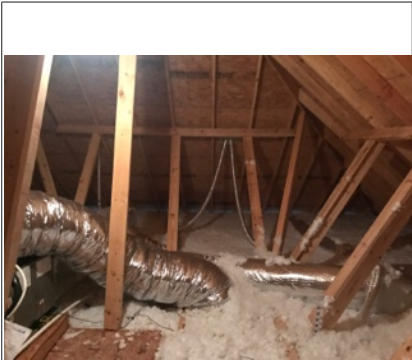
Evidence of leaking  No

Firewall between units  N/A

Electrical  No apparent defects



**Photos**



Overview of attic

# Plumbing

## Water service

Main shut-off location Street

Water entry piping  Not Visible

Visible water distribution piping  PEX Plastic

Condition  Satisfactory

Flow  Satisfactory

Drain/Waste/Vent pipe  PVC

Condition  Satisfactory

Traps proper P-Type  Yes

Drainage  Satisfactory

Fuel line  N/A

Condition  N/A

## Main fuel shut-off location

N/A

## Water heater #1

General Brand Name :

A.O. Smith

Capacity :

50

Approx. age :

2

Type  Electric

Combustion air venting present  N/A

Relief valve  Yes Extension proper:  Yes

Vent pipe  N/A

Condition  Satisfactory

Photos



Water heater

# Heating System

## Heating system

**Unit #1** Brand name :  
Lennox  
Approx. age :  
1

Satisfactory

**Unit #2** Brand name :  
Lennox

Satisfactory

**Energy source**  Electric

**Warm air system**  Central system

**Heat exchanger**  N/A

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  No

**Distribution**  Insulated flex duct  Duct board

**Flue piping**  N/A

**Filter**  Standard  Needs cleaning/replacement

**When turned on by thermostat**  Fired Proper operation:  Yes

**Heat pump**  N/A

**System not operated due to**  N/A

## Photos



Recommend replacing the air filters.



Heating system one temperature at register



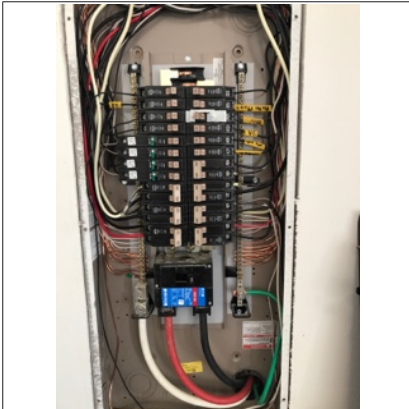
Heating system two temperature at register

# Electric/Cooling System

## Main panel

**Location** Garage  
**Condition**  Satisfactory  
**Amperage/Voltage**  200a  
**Adequate Clearance to Panel**  Yes  
**Breakers/Fuses**  Breakers  
**Appears grounded**  Yes  
**GFCI breaker**  No  
**AFCI breaker**  Yes Operable:  Not Tested  
**Main wire**  Aluminum Condition:  Satisfactory  
**Branch wire condition**  Satisfactory  
**Branch wire**  Copper

## Photos



Interior of electrical panel

## Sub panel(s)

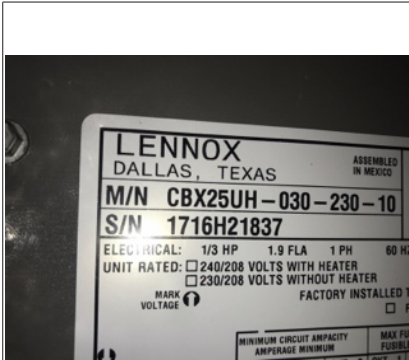
None apparent

## Evaporator Coil Section Unit #1

**General** Brand Name: Lennox  
 Central system  
Location :  
Main level utility closet  
Age :  
1

**Evaporator coil**  Not Visible  
**Refrigerant lines**  Satisfactory  
**Condensate line/drain**  To exterior  
**Secondary condensate line/drain** Present:  No Needed:  No  
**Operation** Differential: not tested  
**Condition**  Satisfactory

Photos



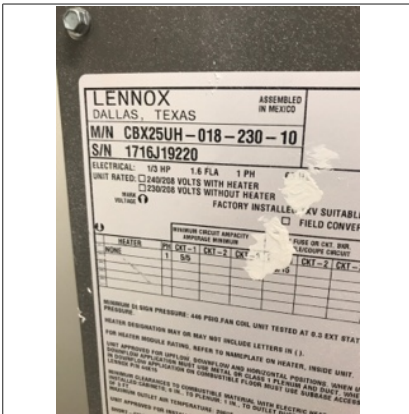
Interior HVAC system two



The overflow switch is disconnected from the pan on system one. Recommend repair by qualified HVAC technician.

Evaporator Coil Section Unit #2

- General** Brand Name: Lennox  
 Central system  
Location : Attic  
Age : 1
- Evaporator coil  Not Visible  
Refrigerant lines  Satisfactory  
Condensate line/drain  To exterior  
Secondary condensate line/drain Present:  No Needed:  No  
Operation Differential: not tested  
Condition  Satisfactory
- Photos



Interior HVAC system one