



Annual Home Maintenance Inspection Report



Woodbury Dr, Sterrett , AL 35147

Inspection Date:

Friday, October 9, 2020

Prepared By:

Ally Property Inspections
P O Box 43302
Vestavia, AL 35243
2056070031

Report Number:

1009

Inspector:

Jeff Joiner

License/Certification #:

HI-4117

Inspector Signature:

A handwritten signature in black ink, appearing to read "Jeff Joiner", written over a horizontal line.

Report Overview

Scope of Inspection

The home maintenance inspection is not a substitute for a comprehensive home inspection. Areas of the home that require maintenance are inspected to inform the client of any deficiencies that require attention or to prevent further deterioration.

Main Entrance Faces

East

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Dry

Approximate Age

22

Conventions Used In Report

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

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.

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Interior

1. Recommend installing smoke detectors in the bedrooms.
2. There are bats in the attic. Recommend evaluation by a qualified pest removal contractor.

Electrical

1. The electrical service entry cable outer sheathing is starting to deteriorate. Recommend evaluation by a qualified electrician.

Repair Items

Grounds

1. The front porch handrails are loose. Recommend repair by a qualified contractor.
2. The handrails for the rear deck steps are loose. Recommend repair by a qualified carpenter.
3. The rear deck steps stringers are split. Recommend repair by a qualified carpenter.
4. There is erosion occurring on the left side below the gutter downspout.

Exterior

1. There is moisture damage starting to occur on the garage exterior door frame. Recommend evaluation/ repair by a qualified carpenter.

Grounds

Service Walks

Material Concrete
Condition Satisfactory

Driveway/Parking

Material Concrete
Condition Satisfactory

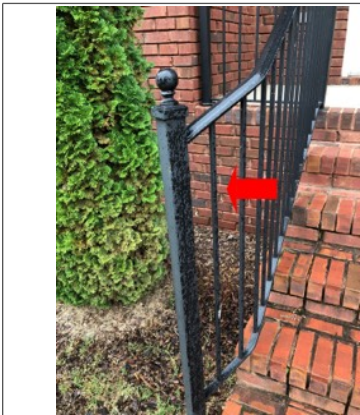
Porch

Condition Satisfactory
Support Pier Concrete
Floor Satisfactory

Stoops/Steps

Material Concrete Wood
Condition Satisfactory

Photos



The front porch handrails are loose. Recommend repair by a qualified contractor.



The handrails for the rear deck steps are loose. Recommend repair by a qualified carpenter.



The rear deck steps stringers are split. Recommend repair by a qualified carpenter.

Deck/Balcony

Material Wood
Condition Satisfactory
Finish Treated

Deck/Patio/Porch Covers

Condition Satisfactory
Recommend None

Landscaping affecting foundation

Negative Grade Recommend additional backfill

Photos



There is erosion occurring on the left side below the gutter downspout.

Retaining wall

Material Brick

Condition Satisfactory

Hose bibs

Condition Satisfactory

Operable Yes

Grounds Photos



Front elevation



Left elevation



Right elevation



Rear elevation

Roof

General

Visibility Partial
Inspected From Roof Ladder at eaves

Style of Roof

Type Gable
Pitch Medium
Roof #1 Type:Asphalt
Layers:1
Age:5-10+

Ventilation System

Type Soffit Ridge

Flashing

Material Galv/Alum
Condition Satisfactory

Condition of Roof Coverings

Roof #1 Satisfactory

Skylights

Condition Satisfactory

Plumbing Vents

Condition Satisfactory

Roof Photos



Front slope



Rear slope

Exterior

Gutters/Scuppers/Eavestrough

Condition Satisfactory
Material Galvanized/Aluminum
Leaking No apparent leaks
Attachment Satisfactory
Extension needed N/A

Siding

Material Block/Brick Fiberboard
Condition Satisfactory

Trim

Material Wood
Condition Satisfactory

Soffit

Material Wood
Condition Satisfactory

Fascia

Material Wood
Condition Satisfactory

Caulking

Condition Satisfactory

Windows/Screens

Condition Satisfactory
Material Metal
Screens Not installed

Service Entry

Location Overhead
Condition Satisfactory
Exterior receptacles Yes Operable: Yes Condition: Satisfactory
GFCI present Yes Operable: Yes
Photos



The electrical service entry cable outer sheathing is starting to deteriorate. Recommend evaluation by a qualified electrician.

Exterior

Building(s) Exterior Wall Construction

Type Framed Masonry
Condition Not Visible

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Door condition: Satisfactory
Rear door Weatherstripping: Satisfactory Door condition: Satisfactory

Garage/Carport

Type

Type Attached 2-Car

Automatic Opener

Operation Operable

Safety Reverse

Operation Operable Photo eyes and pressure reverse tested

Floor

Material Concrete

Condition Satisfactory

Source of Ignition within 18" of the floor No

Sill Plates

Not Visible

Overhead Door(s)

Material Metal

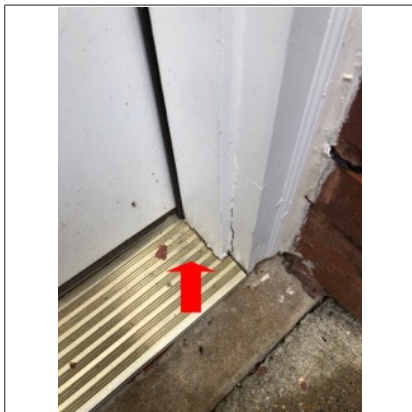
Condition Satisfactory

Recommend Priming/Painting Inside & Edges No

Exterior Service Door

Condition Damaged/Rusted

Photos



There is moisture damage starting to occur on the garage exterior door frame. Recommend evaluation/ repair by a qualified carpenter.

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

Garage/Carport

Fire Separation Walls & Ceiling cont.

Self closure N/A

Kitchen

Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Appliances

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity: No

Master bathroom

Bath

Location Master bathroom

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

Drainage Satisfactory

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity No

Exhaust fan Yes Operable: Yes

Bathroom

Bath

Location First floor 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
Drainage Satisfactory
Water flow Satisfactory
Receptacles present Yes Operable: Yes
GFCI Yes Operable: Yes
Open ground/Reverse polarity No
Exhaust fan Yes Operable: Yes

Basement bathroom

Bath

Location Basement bathroom

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

Drainage Satisfactory

Water flow Satisfactory

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity No

Heat source present Yes

Exhaust fan Yes

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes

CO Detector Present Operable: Yes

Attic/Structure/Framing/Insulation

Access Pulldown

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

Inspected from Access panel

Location Hallway

Flooring Partial

Insulation Batts Loose

Installed in Walls Between ceiling joists

Vapor barriers Not Visible

Ventilation Ventilation appears adequate

Fans exhausted to Attic: No Outside: Yes

HVAC Duct N/A

Chimney chase N/A

Structural problems observed No

Roof structure Rafters Wood

Ceiling joists Wood

Sheathing OSB

Evidence of condensation No

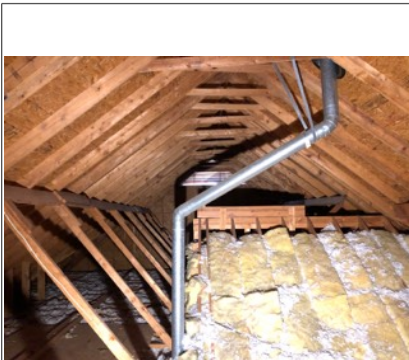
Evidence of moisture No

Evidence of leaking No

Firewall between units N/A

Electrical No apparent defects

Photos



There are bats in the attic.
Recommend evaluation by a
qualified pest removal contractor.

Basement

Stairs

Condition Satisfactory
Handrail Yes
Headway over stairs Satisfactory

Foundation

Condition Satisfactory
Material Concrete block
Horizontal cracks None
Step cracks None
Vertical cracks None
Covered walls North South East West
Movement apparent None
Indication of moisture No

Floor

Material Concrete
Condition Satisfactory

Girders/Beams

Condition Satisfactory
Material Wood

Columns

Condition Satisfactory
Material Steel Wood

Joists

Condition Satisfactory
Material Wood

Subfloor

Condition Satisfactory

Electric/Cooling System

Main panel

Location Left exterior
Condition Satisfactory
Adequate Clearance to Panel Yes
Amperage/Voltage 200a
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Aluminum Condition: Satisfactory
Branch wire Copper
Branch wire condition Satisfactory

Photos



Sub panel(s)

Location(s) Location 1: Garage
Branch wire Copper
Condition Satisfactory

Photos

