



Investor Inspection Report



Fulmar Dr, Irondale , Alabama 35210

Inspection Date: Tuesday,
February 11, 2020

Prepared By:

Ally Property Inspections
PO Box 43302
Vestavia Hills , AL 35243
2057905510

Report Number:
211201

Inspector:
Allen Warren

License/Certification #:
HI-3074

Inspector Signature:

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

Report Overview

Scope of Inspection

Only the roofing, plumbing, electrical, HVAC, foundation, and exterior siding were inspected.

Conventions Used In This 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.

Approximate Age

44

Main Entrance Faces

Southeast

State of Occupancy

Occupied

Weather Conditions

Rain

Recent Rain

Yes

Ground Cover

Wet

Report Summary

Items Not Operating

None apparent

Major Concerns

Grounds

1. There was standing water on the rear and left sides of the building due to improper grading. Recommend repair by qualified contractor.

Exterior

1. There was moisture damage in many areas on the wooden portions of the exterior on the front and rear sides of the building. Recommend repair by qualified carpenter.

2. Brick spalling was occurring in many areas around the front porches, and the brick mortar needed to be repointed in several areas. Recommend repair by qualified brick mason.

Basements

1. There was active moisture penetration and the moisture content was elevated on the foundation walls in several areas in both units. Recommend repair by waterproofing specialist.

2. There were moisture stains on the subfloor in front of the porch for 4926 and the moisture content was slightly elevated. Recommend repair by qualified contractor.

Potential Safety Hazards

Exterior

1. The main electrical service cable could be reached from the porch of 4926. Recommend repair by qualified electrician.

Kitchens

1. The electrical receptacles in 4926 and 4928 were not GFCI protected. Recommend repair by qualified electrician.

Bathrooms

1. The electrical receptacles the bathrooms were not GFCI protected. Recommend repair by qualified electrician.

Interior

1. There was no firewall separation in the attic.

Basements

1. Recommend installing balusters on the handrail for the stairs in 4926.

2. There was possible fungal growth on the framing in front of the porch in 4926. Recommend evaluation/repair by mold remediation specialist.

3. The stairs handrails for 4928 were loose. Recommend repair by qualified carpenter.

HVAC

1. There was corrosion on the vent pipe for the furnace for 4926. Recommend repair by qualified HVAC technician.

Deferred Cost Items

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Plumbing

1. The water heater for 4926 was 8 years old.

2. The water heater for 4928 was 11 years old.

HVAC

1. The exterior AC unit for 4926 was 17 years old.

Repair Items

Roof

1. There was moisture damage on the left side of the porch roof for 4928 and the shingle was damaged. Recommend repair by qualified roofer.

Exterior

1. The exterior AC unit for 4926 was not level. Recommend repair by qualified HVAC technician.
2. Recommend replacing the insulation on the suction line for the exterior AC unit for 4926.

Kitchen

1. The left sink drain was leaking in 4926. Recommend repair by qualified plumber.
2. Recommend attaching the base of the sink faucet in 4928.

Bathrooms

1. The shower spout and tub/shower controls in the bathrooms for 4926 were loose. Recommend repair by qualified plumber.
2. The drainage in the hallway bathroom sink for 4928 was poor. Recommend repair by qualified plumber.
3. Recommend attaching the base of the sink faucet in the master bathroom for 4928.
4. The toilet appeared to be leaking in the master bathroom for 4928. Recommend repair by qualified plumber.
5. The shower spout for the master bathroom in 4928 was loose. Recommend repair by qualified plumber.

Plumbing

1. The draft hood on the water heater for 4926 was not mechanically fastened to the top of the water heater. Recommend repair by qualified plumber.
2. The water pressure regulator for 4928 appeared to be leaking. Recommend repair by qualified plumber.

HVAC

1. Recommend replacing the air filters in both units.
2. The return ductwork at the furnace for 4926 needed to be re-taped. Recommend repair by qualified HVAC technician.
3. Recommend having the systems cleaned and examined by a qualified HVAC technician.

Improvement Items

Basements

1. Structural repairs and waterproofing repairs had been performed in both units. Recommend asking the current owner for documentation regarding the repairs.

Grounds

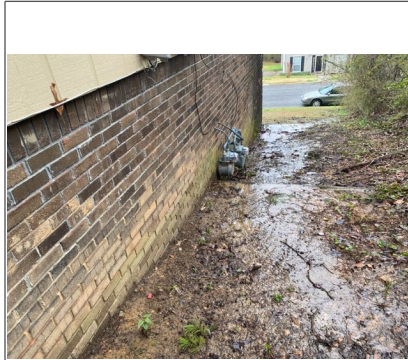
Landscaping affecting foundation

Negative Grade West North Recommend additional backfill

Photos



There was standing water on the rear side of the building due to improper grading. Recommend repair by qualified contractor.



There was standing water on the left side of the building due to improper grading. Recommend repair by qualified contractor.

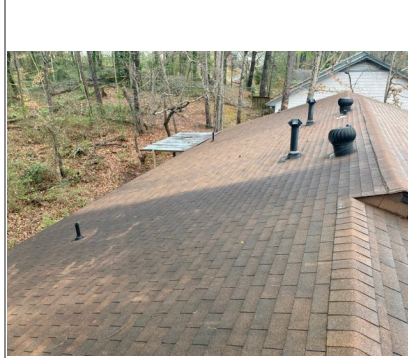
Roof

General

Visibility All
Inspected From Roof
Photos



Overview of front slopes



Overview of rear slope

Style of Roof

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

Ventilation System

Type Soffit Ridge Turbine

Flashing

Material Galv/Alum Rubber
Condition Satisfactory

Valleys

N/A

Condition of Roof Coverings

Roof #1 Satisfactory Broken/Loose Tiles/Shingles Recommend roofer evaluate Evidence of Leakage

Photos



Overview of shingle condition



There was moisture damage on the left side of the porch roof for 4928 and the shingle was damaged. Recommend repair by qualified roofer.

Skylights

N/A

Plumbing Vents

Condition Satisfactory

Exterior

Siding

Material

Block/Brick Fiberboard Wood rot

Condition

Poor Recommend repair/painting

Photos



There was moisture damage on the siding and trim in many areas on the rear side of the building. Recommend repair by qualified carpenter.



Brick spalling was occurring in many areas around the front porches, and the brick mortar needed to be repointed in several areas. Recommend repair by qualified brick mason.



Brick spalling was occurring in many areas around the front porches, and the brick mortar needed to be repointed in several areas. Recommend repair by qualified brick mason.



Trim

Material

Wood Recommend repair/painting Damaged wood

Condition

Marginal

Photos



There was moisture damage on the siding and trim in many areas on the rear side of the building. Recommend repair by qualified carpenter.



There was moisture damage on the siding and trim in many areas on the rear side of the building. Recommend repair by qualified carpenter.



There was moisture damage on the soffit and window trim on the front side of the house. Recommend repair by qualified carpenter.

Soffit

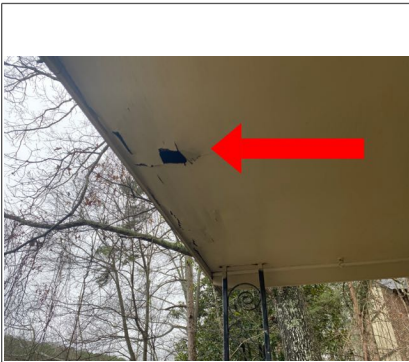
Material

Wood Recommend repair/painting Damaged wood

Condition

Poor

Photos



There was moisture damage on the soffit and trim on the front side of the building. Recommend repair by qualified carpenter.

Fascia

Material

Wood Recommend repair/painting Damaged wood

Condition

Marginal

Slab-On-Grade/Foundation

Foundation Wall

Concrete block

Condition

Have Evaluated

Concrete Slab

Satisfactory

Service Entry

Location

Overhead

Condition

Overhead wires too low

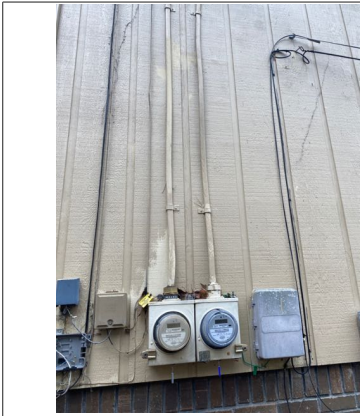
Exterior receptacles

No

GFCI present

No

Photos



Main electrical service entrance located on left side of building



The main electrical service cable could be reached from the porch of 4926. Recommend repair by qualified electrician.

Building(s) Exterior Wall Construction

Type Not Visible

Condition Not Visible

Exterior A/C - Heat pump for 4926

Unit for 4926 Location:Rear side of building

Brand:Goodman

Approximate Age:17

Condition Marginal

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes

Level No Recommend re-level unit

Condenser Fins Satisfactory

Insulation Yes Replace

Improper Clearance (air flow) No

Photos



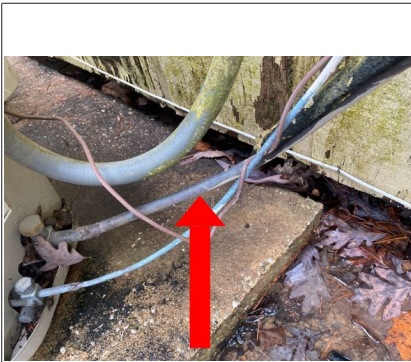
Exterior AC unit for 4926 located on rear side of building



Exterior AC unit for 4926



The exterior AC unit for 4926 was not level. Recommend repair by qualified HVAC technician.



Recommend replacing the insulation on the suction line for the exterior AC unit for 4926.

Exterior A/C - Heat pump for 4928

Unit for 4928 Location:Rear side of building

Brand:Trane

Approx. Age:6

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes

Level Yes

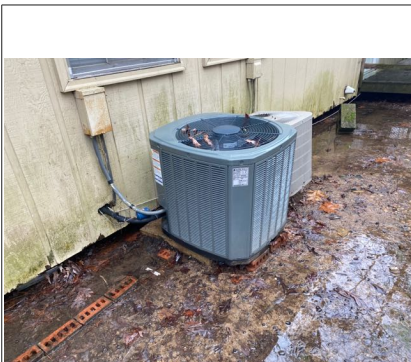
Condenser Fins Satisfactory

Insulation Yes

Condition Satisfactory

Improper Clearance (air flow) No

Photos



Exterior AC unit 4928 located on rear side of building



Exterior AC unit 4928

Exterior Photos



Front elevation



Left elevation



Rear elevation



Right elevation

Kitchen

Plumbing

Faucet Leaks No

Pipes leak/corroded Yes

Sink/Faucet Recommend repair

Functional drainage Satisfactory

Functional flow Satisfactory

Photos



The left sink drain was leaking in 4926. Recommend repair by qualified plumber.



Recommend attaching the base of the sink faucet in 4928.

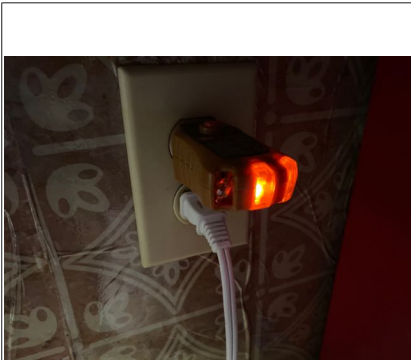
Appliances

Receptacles present Yes Operable: Yes

GFCI No Recommend GFCI Receptacles: Yes Potential Safety Hazard(s)

Open ground/Reverse polarity: No

Photos

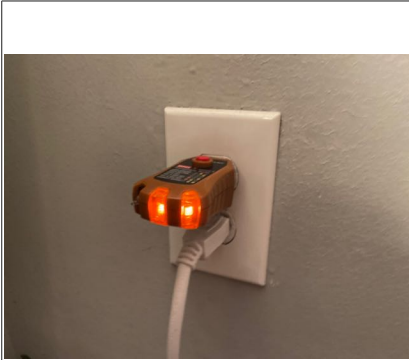


The electrical receptacles in 4926 and 4928 were not GFCI protected. Recommend repair by qualified electrician.

Bathrooms

Bath

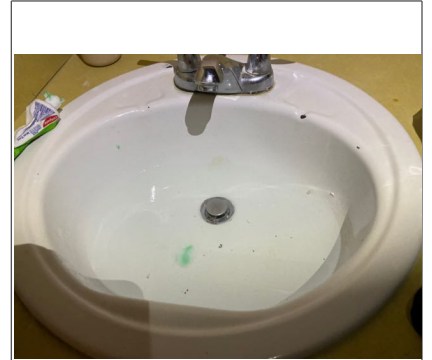
Sinks Faucet leaks: No Pipes leak: No
Tubs Faucet leaks: No Pipes leak: No
Showers Faucet leaks: No Pipes leak: No
Toilet Bowl loose: No Operable: Yes Toilet leaks
Whirlpool No
Drainage Satisfactory
Water flow Satisfactory
Receptacles present Yes Operable: Yes
GFCI No Recommend GFCI
Open ground/Reverse polarity No
Photos



The electrical receptacles the bathrooms were not GFCI protected. Recommend repair by qualified electrician.



The shower spout and tub/shower controls in the bathrooms for 4926 were loose. Recommend repair by qualified plumber.



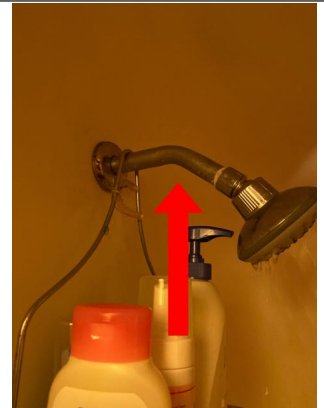
The drainage in the hallway bathroom sink for 4928 was poor. Recommend repair by qualified plumber.



Recommend attaching the base of the sink faucet in the master bathroom for 4928.



The toilet appeared to be leaking in the master bathroom for 4928. Recommend repair by qualified plumber.



The shower spout for the master bathroom in 4928 was loose. Recommend repair by qualified plumber.

Rooms

Room

Electrical

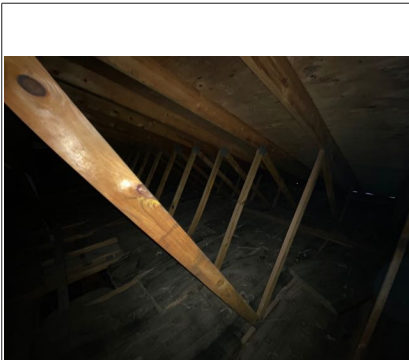
Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Interior

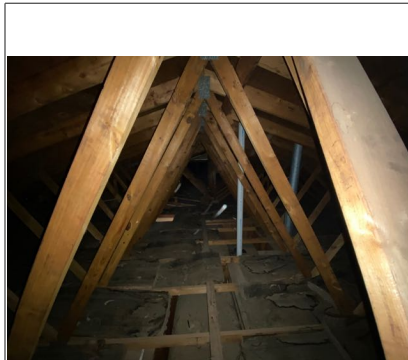
Attic/Structure/Framing/Insulation

- Access** Scuttlehole/Hatch
Inspected from In the attic
Location Hallway
Flooring None
Insulation Fiberglass Batts
Installed in Between ceiling joists
Vapor barriers Not Visible
Ventilation Ventilation appears adequate
Fans exhausted to Not Visible
HVAC Duct N/A
Chimney chase N/A
Structural problems observed No
Roof structure Trusses Wood
Ceiling joists Wood
Sheathing Plywood
Evidence of condensation No
Evidence of moisture Yes
Evidence of leaking Yes
Firewall between units No
Electrical No apparent defects

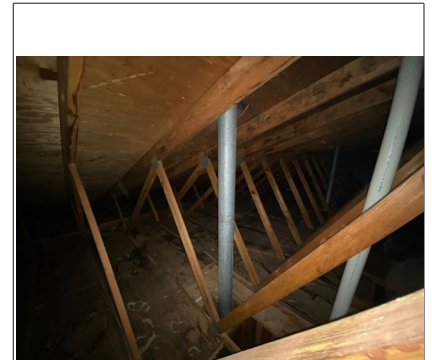
Photos



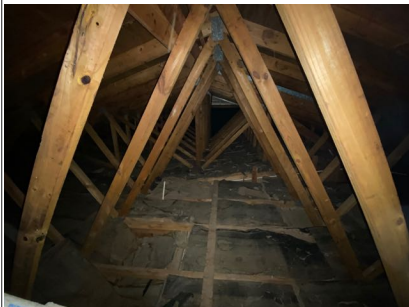
Overview of front attic



Overview of left attic



Overview of rear attic



Overview of right attic

Basement

Stairs

Condition Satisfactory
Handrail Yes Condition: Loose Handrail/Railing/Balusters recommended
Headway over stairs Satisfactory

Foundation

Condition Satisfactory
Material Concrete block
Horizontal cracks East
Step cracks None
Vertical cracks None
Covered walls North East West
Movement apparent East
Indication of moisture Yes Fresh

Floor

Material Concrete
Condition Satisfactory

Seismic bolts

N/A

Drainage

Sump pump Yes Pump not tested
Floor drains Not Visible

Girders/Beams

Condition Satisfactory
Material Wood

Columns

Condition Satisfactory
Material Steel

Joists

Condition Satisfactory
Material Wood

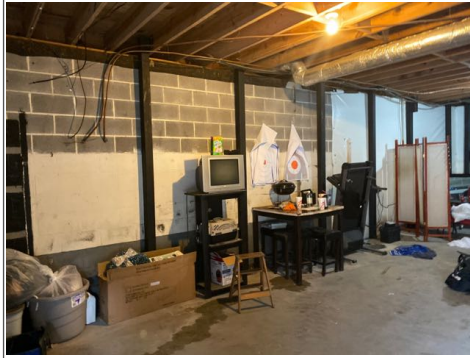
Subfloor

Condition Marginal Indication of moisture stains/rotting

Basement Photos



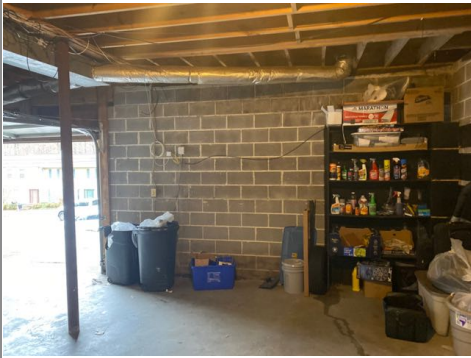
Rear foundation wall 4926



Left foundation wall 4926



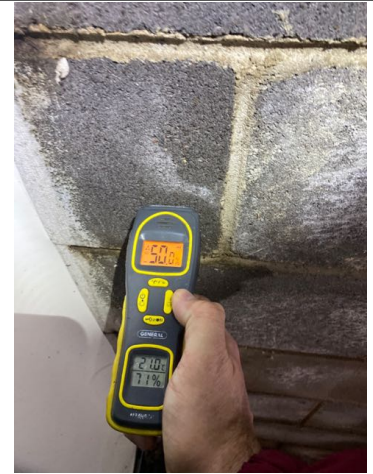
Right foundation wall 4926



Front foundation wall 4926



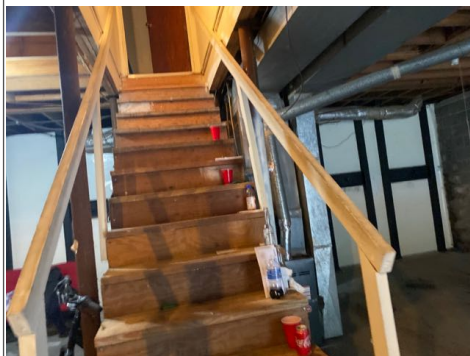
There was active moisture penetration on the bottom of the left foundation wall for 4926. Recommend repair by waterproofing specialist.



There was active moisture penetration on the rear side of the right and left foundation walls for 4926. Recommend repair by waterproofing specialist.



There was active moisture penetration on the rear side of the right and left foundation walls for 4926. Recommend repair by waterproofing specialist.



Recommend installing balusters on the handrail for the stairs in 4926.



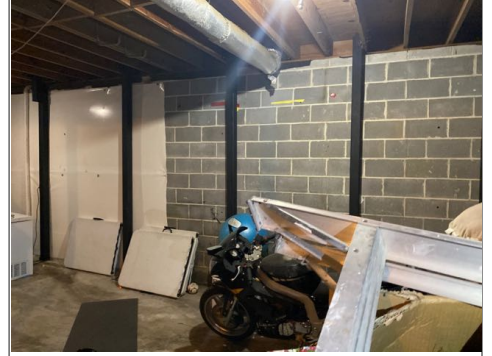
There were moisture stains on the subfloor in front of the porch for 4926 and the moisture content was slightly elevated. Recommend repair by qualified contractor.



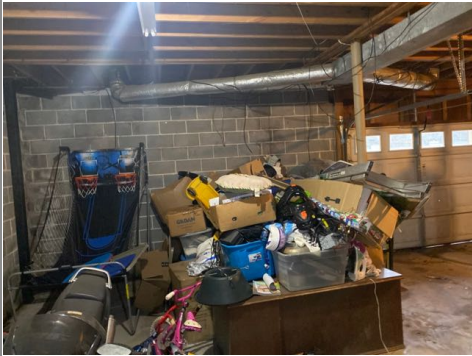
There was possible fungal growth on the framing in front of the porch in 4926. Recommend evaluation/repair by mold remediation specialist.



Rear foundation wall 4928



Right foundation wall 4928

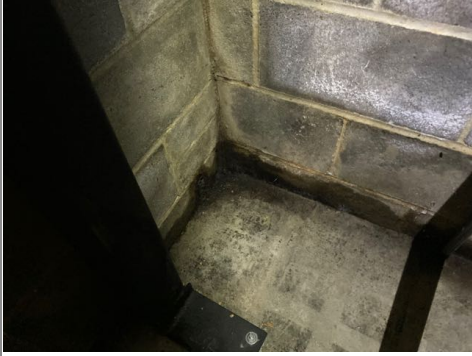


Front foundation wall 4928



Left foundation wall 4928

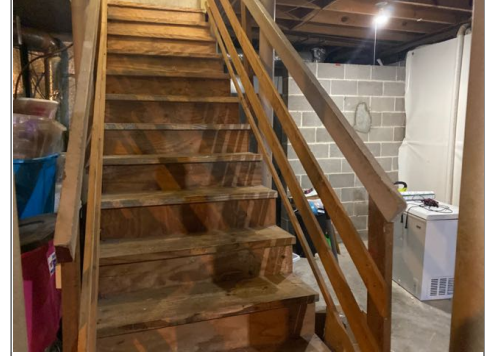




There was active moisture intrusion in the foundation wall on the front right corner and on the left side of the laundry area for 4928. Recommend repair by waterproofing specialist.



There was active moisture intrusion in the foundation wall on the front right corner and on the left side of the laundry area for 4928. Recommend repair by waterproofing specialist.



The stairs handrails for 4928 were loose. Recommend repair by qualified carpenter.



Structural repairs and waterproofing repairs had been performed in both units. Recommend asking the current owner for documentation regarding the repairs.

Plumbing

Water service

Main shut-off location Basement

Water entry piping Copper/Galv.

Visible water distribution piping Copper

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: No

Drain/Waste/Vent pipe PVC

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

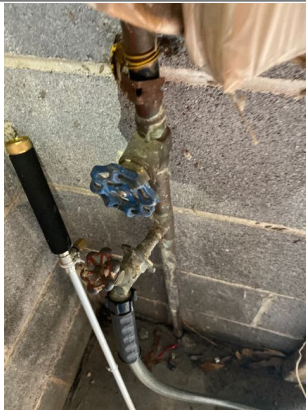
Drainage Satisfactory

Interior fuel storage system N/A

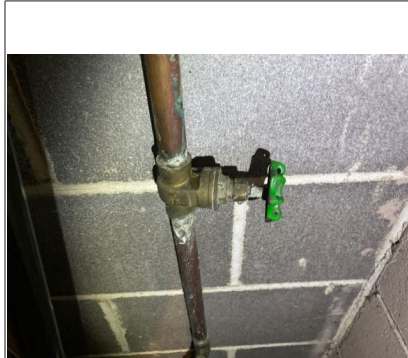
Fuel line Black iron

Condition Satisfactory

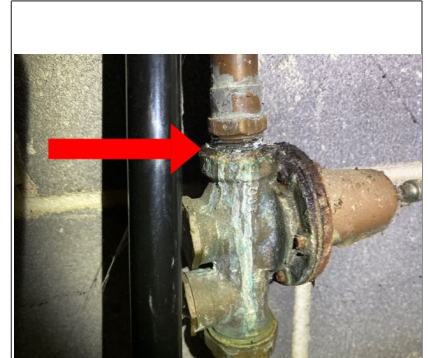
Photos



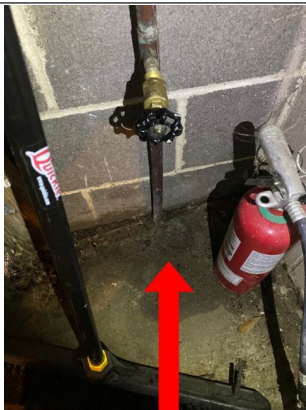
Main water shut off for 4926 located on front wall of basement



Main water shut off for 4928 located on front wall of basement



The water pressure regulator for 4928 appeared to be leaking. Recommend repair by qualified plumber.

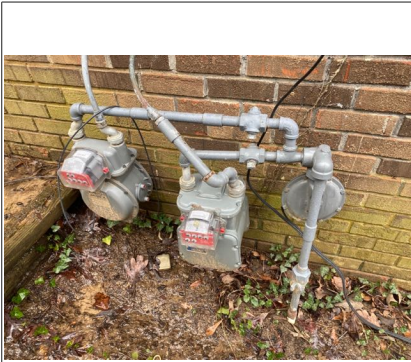


The water pressure regulator for 4928 appeared to be leaking. Recommend repair by qualified plumber.

Main fuel shut-off location

Location Left side of building

Photos



Main fuel shut off and gas meters located on left side of building

Well pump

N/A

Sanitary/Grinder pump

N/A

Water heater for 4926

General

Brand Name:Hotpoint

Capacity:40

Approx. age:8

Type

Gas

Combustion air venting present N/A

Seismic restraints needed N/A

Relief valve Yes Extension proper: Yes

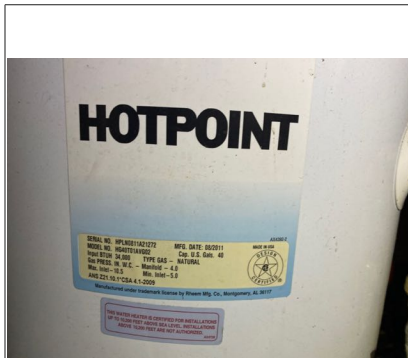
Vent pipe Recommend repair

Condition Marginal

Photos



Water heater for 4926



Water heater for 4926



The draft hood on the water heater for 4926 was not mechanically fastened to the top of the water heater. Recommend repair by qualified plumber.

Water heater for 4928

General

Brand Name:Rheem

Capacity:50

Approx. age:12

Type

Electric

Combustion air venting present N/A

Plumbing

Water heater for 4928 cont.

Seismic restraints needed N/A

Relief valve Yes Extension proper: Yes

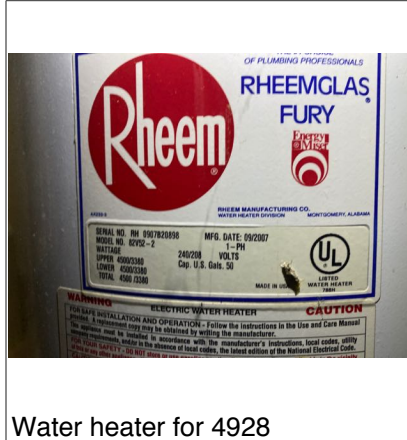
Vent pipe N/A

Condition Marginal

Photos



Water heater for 4928



Water heater for 4928

Heating System

Heating system

Unit for 4926 Brand name: Goodman

Approx. age: 6

Satisfactory Recommended HVAC technician examine

Unit for 4928 Brand name: Airtemp

Approx. age: 3

Satisfactory Recommended HVAC technician examine

Energy source Gas

Warm air system Central system

Heat exchanger Not Visible

Combustion air venting present N/A

Controls Disconnect: Yes Normal operating and safety controls observed

Distribution Metal duct Duct board

Flue piping Satisfactory

Filter Standard Needs cleaning/replacement

When turned on by thermostat Fired Proper operation: Yes

Heat pump N/A

Sub-slab ducts N/A

System not operated due to N/A

Heating System Photos



Interior HVAC system for 4926



Furnace for 4926



Recommend replacing the air filters



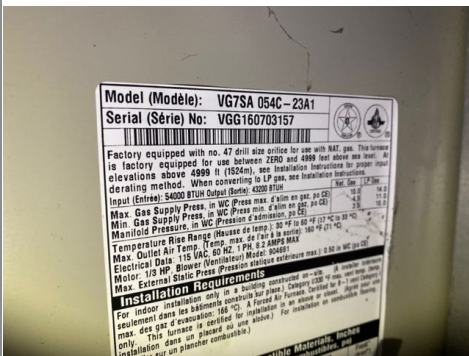
The return ductwork at the furnace for 4926 needed to be re-taped. Recommend repair by qualified HVAC technician.



There was corrosion on the vent pipe for the furnace for 4926. Recommend repair by qualified HVAC technician.



Interior HVAC system for 4928 located in basement



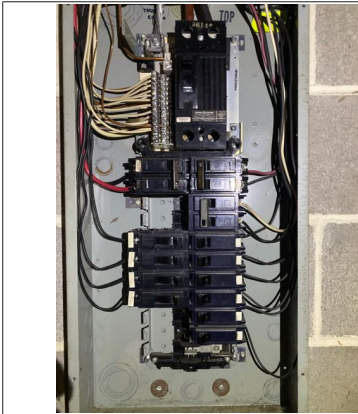
Furnace for 4928

Electric/Cooling System

Main panels

Location Basement
Condition Satisfactory
Amperage/Voltage 150a
Adequate Clearance to Panel Yes
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Aluminum Condition: Satisfactory
Branch wire condition Satisfactory Romex
Branch wire Copper

Photos



Interior of electrical panel for 4926 located in basement



Interior of electrical panel for 4928 located in basement

Sub panel(s)

None apparent

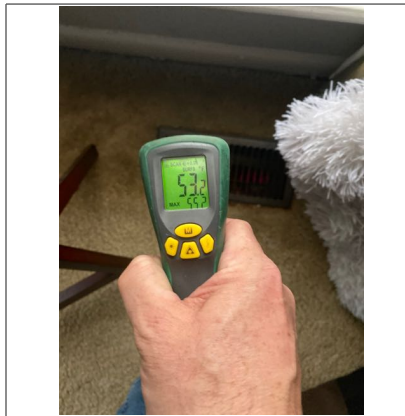
Evaporator Coil Section Unit for 4926

General Central system
Location:Basement
Age:6
Evaporator coil Not Visible
Refrigerant lines Satisfactory
Condensate line/drain To pump
Secondary condensate line/drain Present: No Needed: No
Operation Differential: 19 degrees
Condition Satisfactory Recommend HVAC technician examine/clean/service
Brand Goodman

Photos



Interior AC unit for 4926



Air conditioning temperature at register for 4926

Evaporator Coil Section Unit for 4928

General

- Central system
- Location: Basement
- Age: 7

Evaporator coil Not Visible

Refrigerant lines Satisfactory

Condensate line/drain To pump

Secondary condensate line/drain Present: No Needed: No

Operation Differential: 17 degrees

Condition Satisfactory Recommend HVAC technician examine/clean/service

Brand Goodman

Photos



Air conditioning temperature at register for 4928



Interior AC unit for 4928