



New Construction Inspection Report



5608 Brayden Circle, Lot 3081

Inspection Date:

Monday, July 6, 2020

Prepared For:

Private Client

Prepared By:

Ally Property Inspections

PO Box 43302

Vestavia Hills , AL 35243

2057905510

Report Number:

76201

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

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.

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

New construction

Main Entrance Faces

Northeast

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Garage

1. The safety reverse was not operating properly on the right overhead door opener when the door came in contact with an obstruction. Recommend repair by qualified overhead door technician.

Interior

1. The wall insulation in the second level unfinished room was installed with the vapor retarder facing the living area and was not covered. Recommend repair by qualified contractor.

Deferred Cost Items

None apparent

Repair Items

Roof

1. Several of the shingles below the front dormers were damaged. Recommend repair by qualified roofer.

Exterior

1. Recommend caulking around the light fixtures above the overhead doors.

2. There was a large gap on the bottom right side of the left overhead door opening that appeared too large to be caulked.

Recommend repair by qualified carpenter.

3. There was a minor step crack in the brick mortar between the overhead door openings. Recommend repair by qualified brick mason.

4. There was a large gap at the bottom of the rear fascia on the left gable. Recommend repair by qualified carpenter.

5. There was a large gap at the bottom of the rear fascia on the right gable. Recommend repair by qualified carpenter.

Garage

1. The left overhead door opener would not close without continuously holding the control button. Recommend repair by qualified overhead door technician.

Grounds

Service Walks

Material Concrete
Condition Satisfactory

Driveway/Parking

Material Concrete
Condition Satisfactory

Porch

Condition Satisfactory
Support Pier Concrete
Floor Satisfactory

Patio

Material Concrete
Condition Satisfactory

Landscaping affecting foundation

Negative Grade Satisfactory

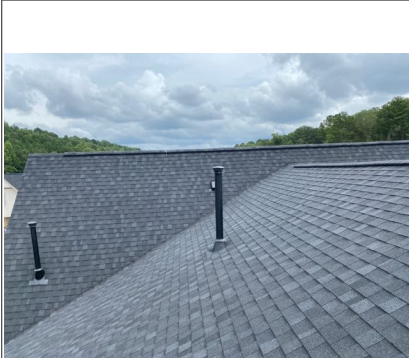
Hose bibs

Condition Satisfactory
Operable Yes

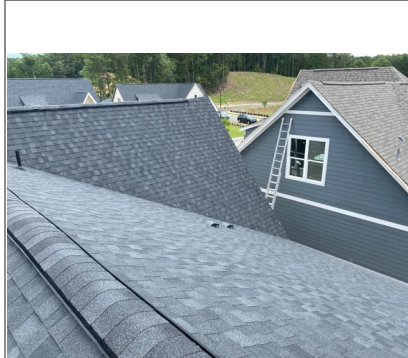
Roof

General

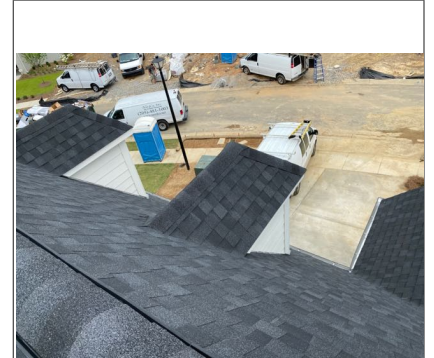
Visibility All
Inspected From Roof
Photos



Overview of rear slopes



Overview of rear slopes



Overview of front slopes



Overview of front slopes

Style of Roof

Type Gable Hip
Pitch Medium Steep
Roof #1 Type:Asphalt
Layers:1 Layer
Age:Less than one year

Ventilation System

Type Soffit Ridge

Flashing

Material Galv/Alum Rubber
Condition Satisfactory

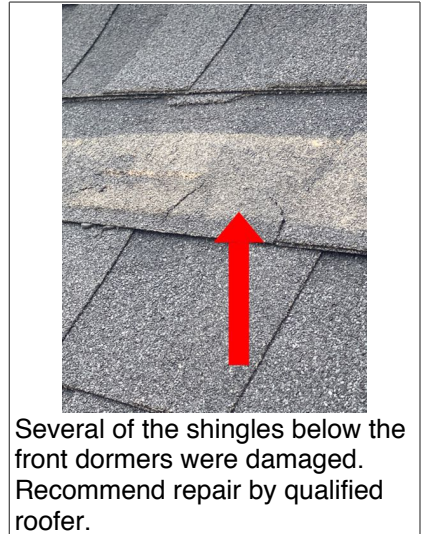
Valleys

Material Not Visible
Condition Not Visible

Condition of Roof Coverings

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

Photos



Skylights

N/A

Plumbing Vents

Condition Satisfactory

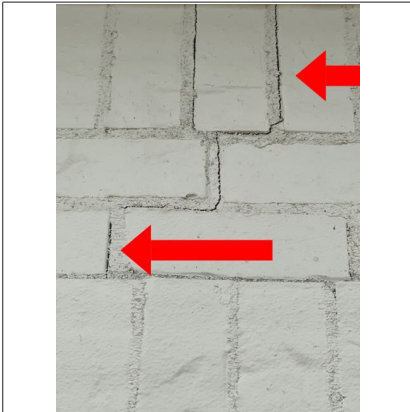
Exterior

Gutters/Scuppers/Eavestrough

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

Siding

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



There was a minor step crack in the brick mortar between the overhead door openings. Recommend repair by qualified brick mason.

Trim

- Material** Wood Recommend repair/painting
Condition Satisfactory
Photos



There was a large gap on the bottom right side of the left overhead door opening that appeared too large to be caulked. Recommend repair by qualified carpenter.

Exterior

Soffit

Material Wood
Condition Satisfactory

Fascia

Material Wood Recommend repair/painting
Condition Satisfactory

Photos



There was a large gap at the bottom of the rear fascia on the left gable. Recommend repair by qualified carpenter.



There was a large gap at the bottom of the rear fascia on the right gable. Recommend repair by qualified carpenter.

Flashing

Material Aluminum/Steel
Condition Satisfactory

Caulking

Condition Satisfactory

Photos



Recommend caulking around the light fixtures above the overhead doors.

Windows/Screens

Condition Satisfactory
Material Vinyl
Screens Not installed

Exterior

Storms Windows

None

Slab-On-Grade/Foundation

Concrete Slab Not Visible

Service Entry

Location Underground

Condition Satisfactory

Exterior receptacles Yes Operable: Yes Condition: Satisfactory

GFCI present Yes Operable: Yes

Photos



Main electrical service entrance located on right side of house

Building(s) Exterior Wall Construction

Type Framed

Condition Not Visible

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Door condition: Satisfactory

Patio Weatherstripping: Satisfactory Door condition: Satisfactory

Exterior A/C - Heat pump #1

Unit #1 Location: Right side of house

Brand: Carrier

Approximate Age: New

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes

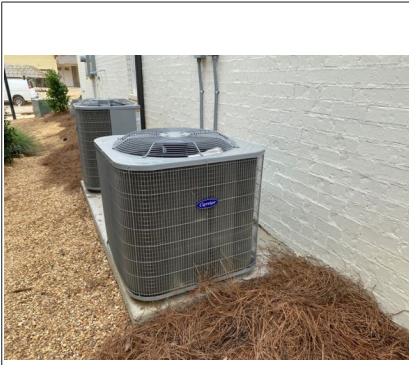
Level Yes

Condenser Fins Satisfactory

Insulation Yes

Improper Clearance (air flow) No

Photos



Exterior AC unit one was rear unit located on right side of house



Exterior AC unit one

Exterior A/C - Heat pump #2

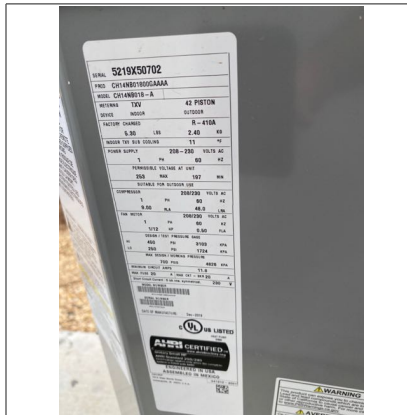
Unit #2 Location:Right side of house
Brand:Carrier
Approx. Age:New

- 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 was front unit located on right side of house



Exterior AC unit two

Exterior Photos



Front elevation



Left elevation



Rear elevation



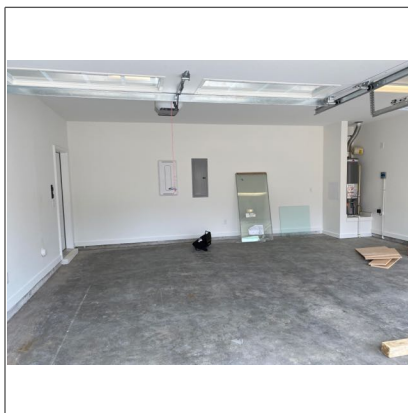
Right elevation

Garage/Carport

Type

Type Attached 2-Car

Photos



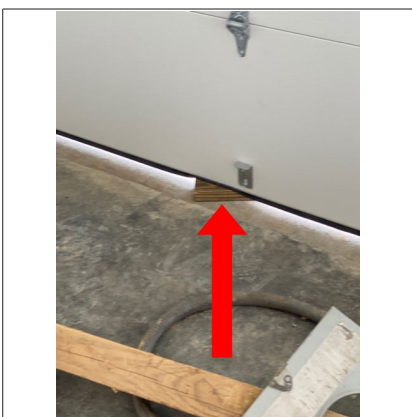
Automatic Opener

Operation Operable

Safety Reverse

Operation Not Operable Safety hazard Photo eyes and pressure reverse tested

Photos



The safety reverse was not operating properly on the right overhead door opener when the door came in contact with an obstruction. Recommend repair by qualified overhead door technician.

Floor

Material Concrete

Condition Satisfactory

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

Overhead Door(s)

Material Metal

Condition Satisfactory

Recommend Priming/Painting Inside & Edges No

Electrical Receptacles

Yes Operable: Yes

Garage/Carport

Electrical Receptacles cont.

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 Satisfactory

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 Operable: Yes

Oven Operable: Yes

Range Operable: Yes

Dishwasher Operable: Yes

Trash Compactor N/A

Exhaust fan Operable: Yes

Refrigerator N/A

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



Laundry Room

Laundry

Laundry sink N/A

Heat source present Yes

Room vented No

Dryer vented Wall

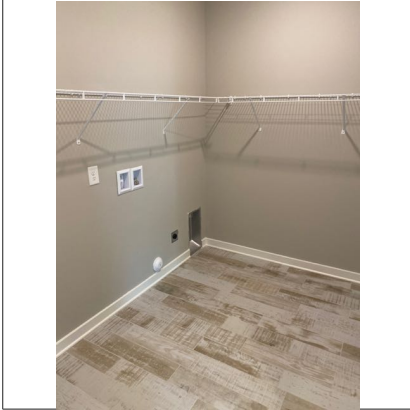
Electrical Open ground/reverse polarity: No

GFCI present Yes Operable: Yes

Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

Photos



Main level hallway bathroom

Bath

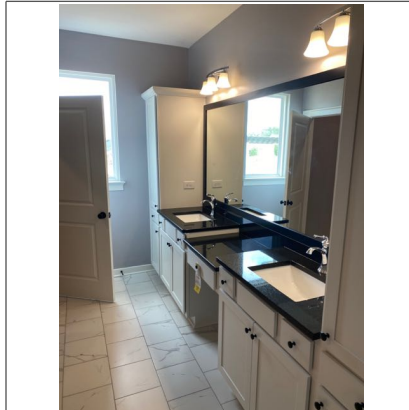
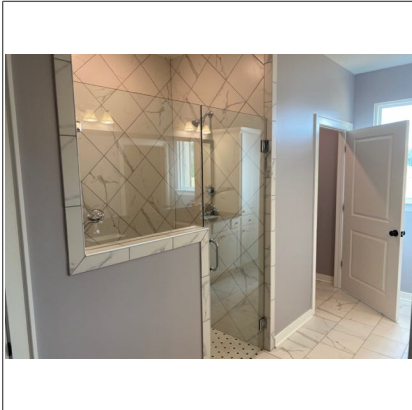
- Sinks** Faucet leaks: No Pipes leak: No
- Tubs** Faucet leaks: No Pipes leak: Not Visible
- Showers** Faucet leaks: No Pipes leak: Not Visible
- Toilet** Bowl loose: No Operable: Yes
- Whirlpool** No
- Shower/Tub area** Ceramic/Plastic Condition: Satisfactory
- Drainage** Satisfactory
- Water flow** 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**



Master bathroom

Bath

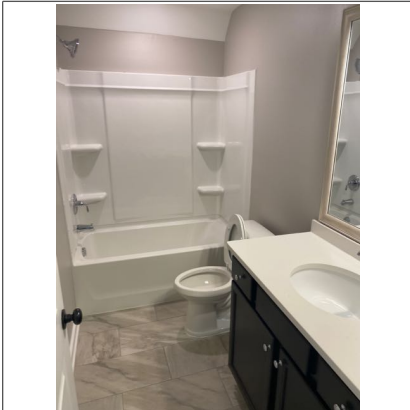
- Sinks** Faucet leaks: No Pipes leak: No
- Tubs** N/A
- Showers** Faucet leaks: No Pipes leak: Not Visible
- Toilet** Bowl loose: No Operable: Yes
- Whirlpool** No
- Shower/Tub area** Ceramic/Plastic Condition: Satisfactory
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** Satisfactory
- Receptacles present** Yes Operable: Yes
- GFCI** Yes Operable: Yes
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** Yes Operable: Yes
- Photos**



Second level 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** Ceramic/Plastic 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**



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 Satisfactory

Windows Satisfactory

Photos



Dining Room

Dining Room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

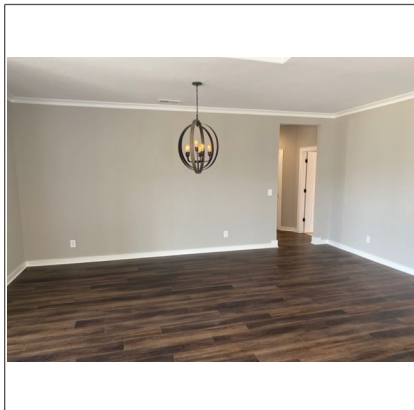
Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes

Doors None

Windows None

Photos



Bonus room

Dining Room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

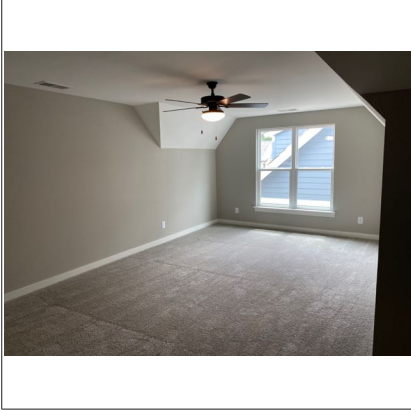
Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes

Doors Satisfactory

Windows Satisfactory

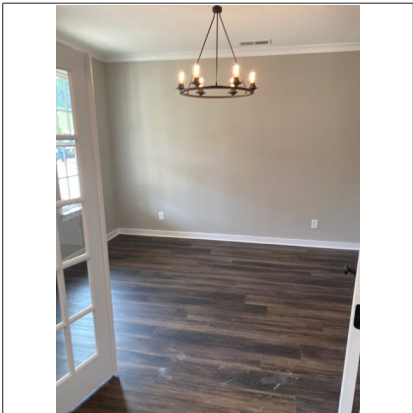
Photos



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**



Bedroom two

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**



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
 Cover plates missing

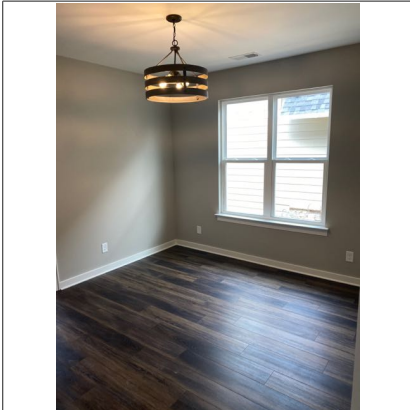
Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Interior

Stairs/Steps/Balconies

Condition Satisfactory
Handrail Satisfactory
Risers/Treads Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes
CO Detector Present Operable: Yes

Attic/Structure/Framing/Insulation

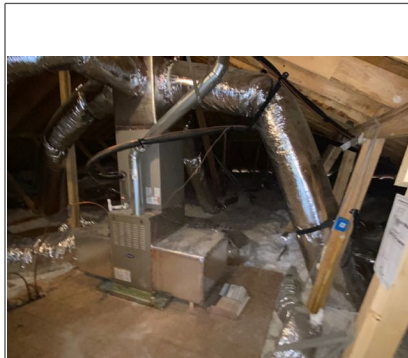
Access Stairs Scuttlehole/Hatch
Access limited by:

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.

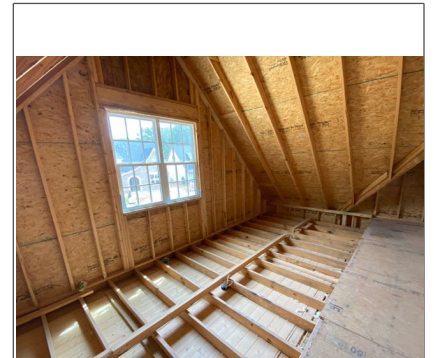
Inspected from Access panel In the attic
Location Hallway Other
Flooring Partial
Insulation Fiberglass Batts Loose
Installed in Walls Between ceiling joists
Ventilation Ventilation appears adequate
Fans exhausted to Attic: No Outside: Yes
HVAC Duct Satisfactory
Chimney chase N/A
Structural problems observed 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



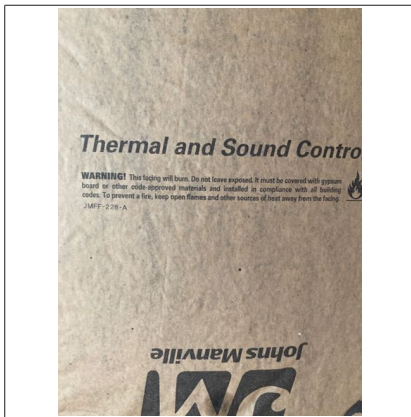
Lower right attic



Lower rear attic



Lower front attic



The wall insulation in the second level unfinished room was installed with the vapor retarder facing the living area and was not covered. Recommend repair by qualified contractor.

Plumbing

Water service

Main shut-off location Water meter

Water entry piping Not Visible

Visible water distribution piping Copper PEX Plastic

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: No

Drain/Waste/Vent pipe PVC

Condition Satisfactory

Traps proper P-Type Yes

Drainage Satisfactory

Fuel line Copper

Condition Satisfactory

Photos



Water meter located at street

Main fuel shut-off location

Location Right side of house

Photos



Main fuel shut off and gas meter located on right side of house

Sanitary/Grinder pump

N/A

Water heater #1

General Brand Name: Rheem
Capacity: 50
Approx. age: New

Plumbing

Water heater #1 cont.

- Type Gas
Combustion air venting present N/A
Relief valve Yes Extension proper: Yes
Vent pipe Satisfactory Pitch proper
Condition Satisfactory
Photos



Water heater



Water heater

Heating System

Heating system

Unit #1 Brand name: Carrier
 Approx. age: New
 Satisfactory

Unit #2 Brand name: Carrier
 Approx. age: New
 Satisfactory

Energy source Gas Electric

Warm air system Central system

Heat exchanger Not Visible

Combustion air venting present N/A

Controls Disconnect: Yes Normal operating and safety controls observed Gas shut off valve: Yes

Distribution Insulated flex duct Duct board

Flue piping Satisfactory

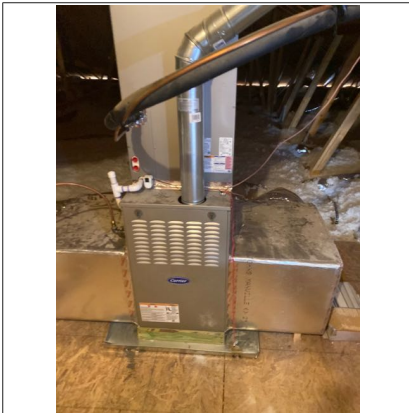
Filter Standard

When turned on by thermostat Proper operation: Not tested

Heat pump Supplemental electric

System not operated due to Exterior temperature

Photos



Interior HVAC system one located in attic



Furnace one



Interior HVAC system two located in attic



Interior HVAC system two

Electric/Cooling System

Main panel one

Location Right side of house
Condition Satisfactory
Adequate Clearance to Panel Yes
Amperage/Voltage 200a
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker Yes Operable: Yes
AFCI breaker Yes Operable: Yes
Main wire Aluminum Condition: Satisfactory
Branch wire Copper
Branch wire condition Satisfactory Romex
Photos



Interior of main electrical panel one located on right side of house

Main panel two

Location Right side of house
Condition Satisfactory
Amperage/Voltage 200a
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

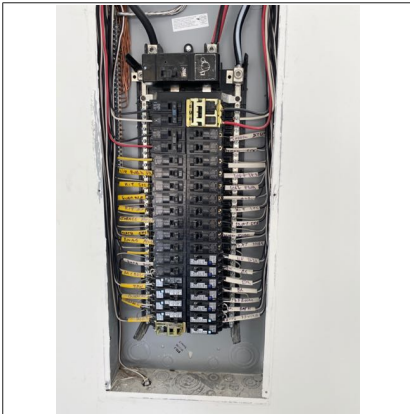


Interior of main electrical panel
two located on right side of house

Sub panel(s)

Location(s) Location 1:Garage
Branch wire Copper Neutral/ground separated: Yes Neutral isolated: Yes
Condition Satisfactory

Photos

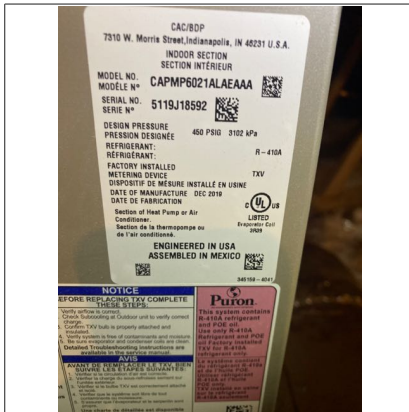


Interior of electrical sub panel
located in garage

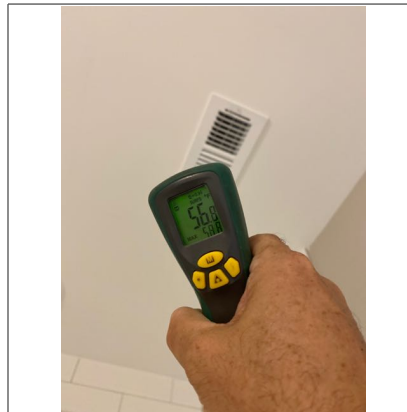
Evaporator Coil Section Unit #1

General Central system
Location:Attic
Age:New
Evaporator coil Not Visible
Refrigerant lines Satisfactory
Condensate line/drain To exterior
Secondary condensate line/drain Present: Yes
Operation Differential: 18 degrees
Condition Satisfactory
Brand Carrier

Photos



Interior AC unit one



Air conditioning system one temperature at register

Evaporator Coil Section Unit #2

General

Central system

Location: Attic

Age: New

Evaporator coil Not Visible

Refrigerant lines Satisfactory

Condensate line/drain To exterior Floor drain

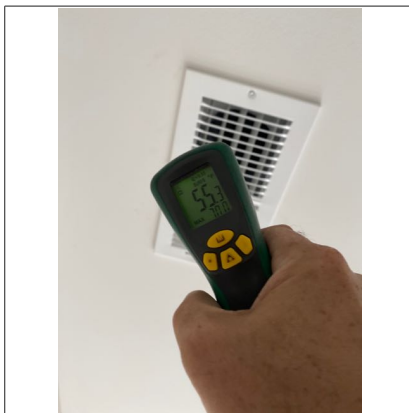
Secondary condensate line/drain Present: Yes

Operation Differential: 19 degrees

Condition Satisfactory

Brand Carrier

Photos



Air conditioning system two temperature at register