



Home Inspection Report



2699 Whispering Pine Dr, Montgomery , Alabama 36116

Inspection Date:

Monday, November 2, 2020

Prepared For:

Desiree Pelzer

Prepared By:

Ally Property Inspections
PO Box 43302
Vestavia Hills , AL 35243
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Report Number:

112201

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

44

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Report Summary

Items Not Operating

Exterior

1. Neither of the doorbells were working.

Kitchen

1. The dishwasher was not working possibly because an unlabeled electrical breaker in the electrical panel was in the off position. Recommend evaluation by qualified appliance repair technician.

Laundry room

1. The electrical receptacle for the dryer was not working possibly because an unlabeled breaker in the electrical panel was in the off position. Recommend evaluation by qualified electrician.

Major Concerns

Grounds

1. The rear patio was in overall poor condition and was sloped towards the house. Recommend repair by qualified contractor.

Roof

1. There was significant granular loss on many of the shingles. Recommend evaluation/repair by qualified roofer.
2. The sealant strips had failed on many of the shingles tested. Recommend repair by qualified roofer.

Potential Safety Hazards

Grounds

1. There were many large tree limbs hanging over the house. Recommend removal by tree removal specialist.

Exterior

1. The main electrical service cable was in contact with a tree. Recommend contacting the power utility company regarding removal.
2. The sashes were not securely attached in the storm window on the right side of the house. Recommend repair by qualified carpenter.
3. The electrical receptacle on the rear side of the house was not GFCI protected and was not safe for outdoor use. Recommend repair by qualified electrician.

Laundry room

1. Recommend attaching the electrical receptacle for the dryer to the wall.

Master bathroom

1. The electrical receptacle was not grounded but was GFCI protected which makes the receptacle safer but there is no protection for electrical equipment connected to the receptacle. Recommend installing a label on the receptacle stating "no equipment ground".

Living room

1. The electrical receptacle next to the bar sink was not grounded but was GFCI protected which makes the receptacle safer but there is no protection for electrical equipment connected to the receptacle. Recommend installing a label on the receptacle stating "no equipment ground".

Bedrooms

1. Recommend making the windows operable for emergency egress purposes.

Bedroom one

Report Summary

Potential Safety Hazards

1. The glass was missing in the left window. Recommend repair by qualified carpenter.

Interior

1. Recommend installing smoke detectors in the bedrooms.
2. Recommend installing carbon monoxide detectors within 10 feet of the bedrooms.

Plumbing

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

HVAC

1. The vent pipe for the furnace was not securely attached and was in contact with the ductwork. Recommend repair by qualified HVAC technician.

Electrical

1. The main electrical panel did not appear to be grounded. Recommend evaluation/repair by qualified electrician.
2. Recommend having the interior of the main electrical panel cleaned by a qualified electrician.
3. Recommend mechanically fastening the dead front cover to the main electrical panel.
4. There was solid aluminum branch wiring present. Recommend evaluation/repair by qualified electrician.
5. The unlabeled GFCI breaker in the lower left side of the electrical sub panel would not trip when tested. Recommend repair by qualified electrician.

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.

HVAC

1. The furnace was 16 years old.
2. The interior AC unit was 15 years old.

Repair Items

Grounds

1. Recommend installing an anti-siphon valve on the hose bib on the front side of the house.
2. The hose bib on the front side of the house was dripping. Recommend repair by qualified plumber.
3. Recommend removing the pine straw that is in contact with the siding and trim on the front left side of the house.
4. Recommend sealing the cracks in the driveway.
5. Recommend removing the ant beds that are against the left side of the house.
6. The handle was missing on the hose bib on the left side of the house and an anti-siphon valve was not installed. Recommend repair by qualified plumber.
7. The grading was not adequate on the rear right side of the house. Recommend repair by qualified contractor.

Roof

1. Recommend removing the organic debris from the roof.
2. The roof did not have adequate ventilation. Recommend repair by qualified roofer.

Exterior

1. Recommend replacing the insulation on the suction line for the exterior AC unit.
2. There was moisture damage on the bottom of the siding and trim on the front right side of the house. Recommend repair by qualified carpenter.
3. Flashing was not installed between the wood siding and slab on the front side of the house. Recommend repair by

Report Summary

Repair Items

qualified carpenter.

4. Recommend installing additional weatherstripping on the main entry door.
5. The dryer vent cover on the left side of the house was damaged. Recommend replacement.
6. Recommend replacing the weatherstripping on the laundry room entry door.
7. The storage room door and opening were in poor condition. Recommend repair by qualified carpenter.
8. Flashing was not installed between the siding and slab on the sunroom. Recommend repair by qualified carpenter.
9. There was moisture damaged in several areas on the bottom of the siding on the sunroom. Recommend repair by qualified carpenter.
10. Soffit vents were not installed on the main house. Recommend repair by qualified carpenter.
11. The bottom of the trim was in poor condition on the living room entry door. Recommend repair by qualified carpenter.
12. The bottom sash of the left living room window had been poorly repaired. Recommend repair by qualified carpenter.
13. The putty glazing compound needed to be repaired on several of the wood windows. Recommend repair by qualified painter.
14. Recommend caulking the door and window openings as needed.
15. There was a step crack in the brick mortar below the window on the right side of the house. Recommend repair by qualified brick mason.

Kitchen

1. The dishwasher drain line was not high looped which prevents drain water from siphoning into the dishwasher. Recommend repair by qualified plumber.

Hallway bathroom

1. The sink drain was leaking. Recommend repair by qualified plumber.

Master bathroom

1. The toilet was not securely attached to the floor. Recommend repair by qualified plumber.
2. The ventilation fan was not operating properly and the cover was missing. Recommend repair by qualified electrician.
3. The shower spout was loose. Recommend repair by qualified plumber.
4. The entry door would not latch. Recommend repair by qualified carpenter.
5. The left sink faucet was not securely attached. Recommend repair by qualified plumber.

Bedroom one

1. Window opening hardware was missing on the right window. Recommend repair by qualified carpenter.
2. There was a hole in the front of the closet ceiling that was open to the attic. Recommend repair by qualified carpenter.

Bedroom two

1. Window opening hardware was missing on the front left window. Recommend repair by qualified carpenter.
2. The glass was cracked in the bottom of the front left window. Recommend repair by qualified carpenter.

Master bedroom

1. The closet door would not latch. Recommend repair by qualified carpenter.

Interior

1. There were cracks in the rear wall of the fireplace box. Recommend repair by qualified chimney sweep.
2. Recommend having the chimney flue cleaned and examined by a qualified chimney sweep.
3. The fireplace doors were not attached. Recommend repair by qualified chimney sweep.
4. A ceiling was not installed in the utility closet and was open to the attic. Recommend repair by qualified carpenter.
5. The trim was not securely attached around the attic access opening. Recommend repair by qualified carpenter.
6. Recommend replacing the missing batt insulation in the attic above the living room.

Report Summary

Repair Items

Plumbing

1. There was corrosion on the plumbing lines to the water heater. Recommend evaluation/repair by qualified plumber.

HVAC

1. The thermostat was not working. Recommend repair by qualified HVAC technician.
2. The supply ductwork at the interior HVAC system needed to be repaired. Recommend repair by qualified HVAC technician.
3. A secondary device was not installed to shut off the air conditioning system in case the condensation drain line becomes clogged. Recommend repair by qualified HVAC technician.
4. Recommend having the system cleaned and examined by a qualified HVAC technician.

Electrical

1. Recommend labeling the breakers in the main electrical panel.
2. Recommend labeling the breakers in the electrical sub panel.

Improvement Items

Grounds

1. The driveway was in overall marginal condition due to settlement.

Exterior

1. Gutters were not installed.

Kitchen

1. The dishwasher door could not be fully opened without opening the door to the oven.
2. Several of the cabinet doors needed to be adjusted to close properly.
3. The left cabinet door above the refrigerator area was damaged.

Hallway bathroom

1. The mechanical drain stopper for the tub was missing.
2. The cover was missing on the light fixture/ventilation fan above the tub.

Master bathroom

1. The mechanical drain stopper for the tub was missing.

Living room

1. The trim on the bottom of the right window was poorly installed.

Sunroom

1. There was no heating or cooling source present.

Interior

1. None of the windows tested would open.

Items Not Tested/Inspected

Grounds

1. The hose bib on the left side of the house was not tested because the handle was missing.

Kitchen

1. The sink plumbing and disposal were not tested because the sink faucet sprayer attachment would not disengage.

Report Summary

Items Not Tested/Inspected

Recommend repair by qualified plumber.

Master bathroom

1. The right sink was not tested because the mechanical drain stopper would not disengage.

Plumbing

1. The water heater was not tested because the pilot was not lit.

HVAC

1. The system was not tested because the thermostat was not working.

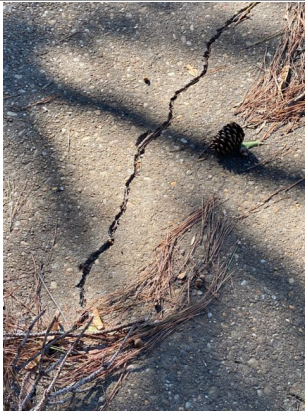
Grounds

Service Walks

Material ☒ Concrete
Condition ☒ Typical cracks

Driveway/Parking

Material ☒ Concrete
Condition ☒ **Marginal** ☒ Settling Cracks ☒ Typical cracks ☒ Fill cracks and seal
Photos



Recommend sealing the cracks in the driveway.



The driveway was in overall marginal condition due to settlement.

Porch

Condition ☒ **Satisfactory**
Support Pier ☒ Concrete
Floor ☒ **Satisfactory**

Stoops/Steps

☒ None

Patio

Material ☒ Concrete
Condition ☒ **Poor** ☒ Settling cracks ☒ Pitched towards home (see remarks)
Photos



The rear patio was in overall poor condition and was sloped towards the house. Recommend repair by qualified contractor.

Grounds

Deck/Balcony

☒ None

Deck/Patio/Porch Covers

☒ None

Fence/Wall

Type ☒ Chain Link

Condition ☒ Poor

Gate ☒ N/A

Landscaping affecting foundation

Negative Grade ☒ North ☒ Recommend additional backfill ☒ Trim back trees/shrubberies

☒ Wood in contact with/improper clearance to soil

Photos



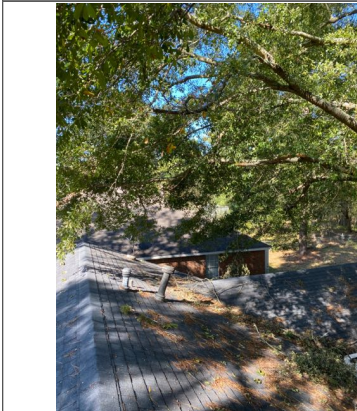
Recommend removing the pine straw that is in contact with the siding and trim on the front left side of the house.



Recommend removing the ant beds that are against the left side of the house.



The grading was not adequate on the rear right side of the house. Recommend repair by qualified contractor.



There were many large tree limbs hanging over the house. Recommend removal by tree removal specialist.

Retaining wall

☒ None

Hose bibs

Condition ☒ Marginal ☒ No anti-siphon valve ☒ Recommend Anti-siphon valve

Operable ☒ Yes ☒ No

Photos



Recommend installing an anti-siphon valve on the hose bib on the front side of the house.



The hose bib on the front side of the house was dripping. Recommend repair by qualified plumber.

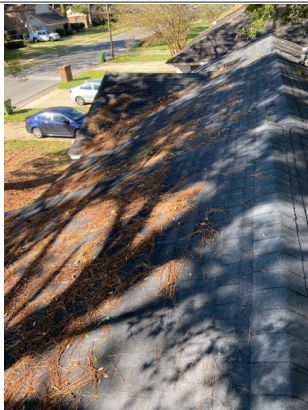


The handle was missing on the hose bib on the left side of the house and an anti-siphon valve was not installed. Recommend repair by qualified plumber.

Roof

General

Visibility ☒ Partial
Inspected From ☒ Roof
Photos



Overview of front slopes



Overview of rear slopes



Recommend removing the organic debris from the roof.



Much of the roof was not visible because it was covered with organic debris.

Style of Roof

Type ☒ Gable
Pitch ☒ Medium
Roof #1 Type:Asphalt
 Layers:1 Layer
 Age:15-20+

Ventilation System

Type ☒ Soffit ☒ Gable

Flashing

Material ☒ Galv/Alum ☒ Lead
Condition ☒ Satisfactory ☒ Rusty

Valleys

Material ☒ Not Visible
Condition ☒ Not Visible

Condition of Roof Coverings

Roof #1 ☒ Marginal ☒ Granules missing ☒ Recommend roofer evaluate

Photos

There was significant granular loss on many of the shingles. Recommend evaluation/repair by qualified roofer.



The sealant strips had failed on many of the shingles tested. Recommend repair by qualified roofer.

Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Exterior

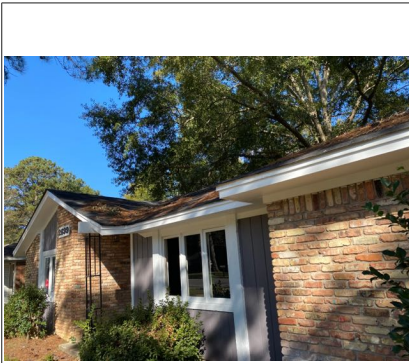
Chimney(s)

Viewed From ☒ Roof
 Rain Cap/Spark Arrestor ☒ Yes
 Chase ☒ Metal
 Evidence of ☒ No apparent defects
 Flue ☒ Metal
 Evidence of ☒ Have flue(s) cleaned and re-evaluated
 Condition ☒ Satisfactory

Gutters/Scuppers/Eavestrough

☒ None

Photos



Gutters were not installed.

Siding

Material ☒ Block/Brick ☒ Wood ☒ Peeling paint ☒ Wood rot
 Condition ☒ Marginal ☒ Recommend repair/painting

Photos



There was moisture damage on the bottom of the siding and trim on the front right side of the house. Recommend repair by qualified carpenter.



There was moisture damaged in several areas on the bottom of the siding on the sunroom. Recommend repair by qualified carpenter.



There was a step crack in the brick mortar below the window on the right side of the house. Recommend repair by qualified brick mason.

Trim

Material ☒ Wood ☒ Recommend repair/painting ☒ Damaged wood
 Condition ☒ Marginal

Photos

The bottom of the trim was in poor condition on the living room entry door. Recommend repair by qualified carpenter.

Soffit**Material**☒ Wood**Condition**☒ Satisfactory**Photos**

Soffit vents were not installed on the main house. Recommend repair by qualified carpenter.

Fascia**Material**☒ Wood**Condition**☒ Satisfactory**Flashing****Material**☒ Vinyl**Condition**☒ Poor

Photos

Flashing was not installed between the wood siding and slab on the front side of the house. Recommend repair by qualified carpenter.



The dryer vent cover on the left side of the house was damaged. Recommend replacement.



Flashing was not installed between the siding and slab on the sunroom. Recommend repair by qualified carpenter.

Caulking**Condition**☒ Marginal**Photos**

Recommend caulking the door and window openings as needed.

Windows/Screens**Condition**☒ Marginal ☒ Recommend repair/painting**Material**☒ Wood**Screens**☒ Satisfactory

Photos

The bottom sash of the left living room window had been poorly repaired. Recommend repair by qualified carpenter.



The putty glazing compound needed to be repaired on several of the wood windows. Recommend repair by qualified painter.

Storms Windows

Condition ☒ Recommend repair/painting
Material ☒ Metal
Putty ☒ N/A
Photos



The sashes were not securely attached in the storm window on the right side of the house. Recommend repair by qualified carpenter.

Slab-On-Grade/Foundation

Concrete Slab ☒ Not Visible

Service Entry

Location ☒ Overhead
Condition ☒ Satisfactory
Exterior receptacles ☒ Yes Operable: ☒ Yes Condition: ☒ Marginal
GFCI present ☒ No ☒ Safety Hazard ☒ Recommend GFCI Receptacles

Photos

Main electrical service entrance located on right side of house



The main electrical service cable was in contact with a tree. Recommend contacting the power utility company regarding removal.



The electrical receptacle on the rear side of the house was not GFCI protected and was not safe for outdoor use. Recommend repair by qualified electrician.

Building(s) Exterior Wall Construction

Type ☒ Not Visible

Condition ☒ Not Visible

Exterior Doors

Exterior Doors Weatherstripping: ☒ Marginal Door condition: ☒ Marginal

Photos

Neither of the doorbells were working.



Recommend installing additional weatherstripping on the main entry door.



Recommend replacing the weatherstripping on the laundry room entry door.



The storage room door and opening were in poor condition. Recommend repair by qualified carpenter.

Exterior A/C - Heat pump #1

Unit #1 Location: Right side of house
Brand: Goodman
Approximate Age: 7

Condition ☒ Satisfactory

Energy source ☒ Electric

Unit type ☒ Air cooled

Outside Disconnect ☒ Yes

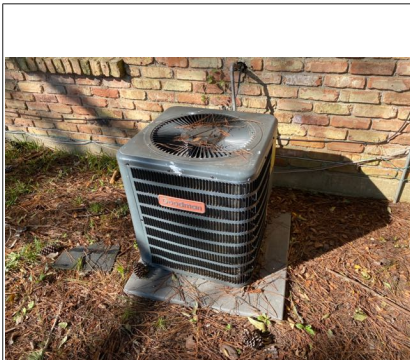
Level ☒ Yes

Condenser Fins ☒ Satisfactory

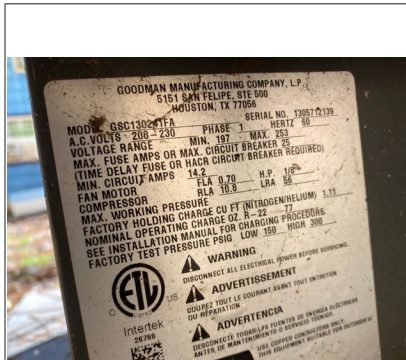
Insulation ☒ Yes ☐ Replace

Improper Clearance (air flow) ☒ No

Photos



Exterior AC unit located on right side of house



Exterior AC unit



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

Exterior Photos



Front elevation



Left elevation



Rear elevation



Right elevation

Kitchen

Countertops

Condition ☒ Satisfactory

Cabinets

Condition ☒ Marginal

Plumbing

Sink/Faucet ☒ Satisfactory

Walls & Ceiling

Condition ☒ Marginal

Heating/Cooling Source

☒ Yes

Floor

Condition ☒ Satisfactory

Appliances

Disposal ☒ Not tested

Oven Operable: ☒ Yes

Range Operable: ☒ Yes

Dishwasher ☒ Not tested

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes

Refrigerator ☒ N/A

Microwave ☒ N/A

Dishwasher airgap ☒ No

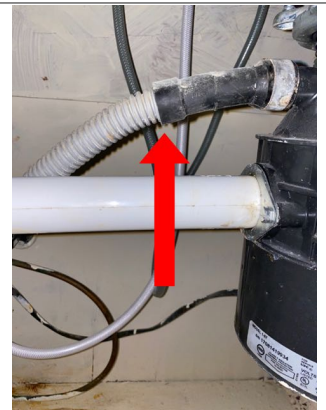
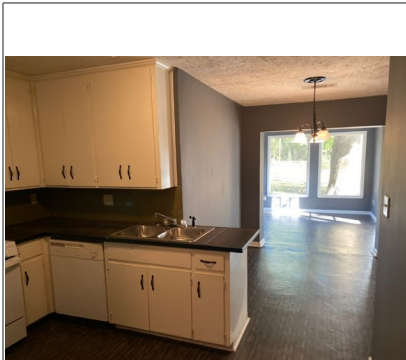
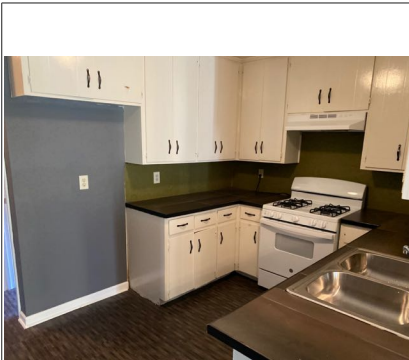
Dishwasher drain line looped ☒ No

Receptacles present ☒ Yes Operable: ☒ Yes

GFCI ☒ Yes Operable: ☒ Yes

Open ground/Reverse polarity: ☒ No

Photos



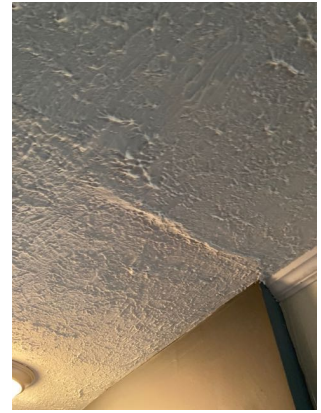
The dishwasher drain line was not high looped which prevents drain water from siphoning into the dishwasher. Recommend repair by qualified plumber.



The sink plumbing and disposal were not tested because the sink faucet sprayer attachment would not disengage. Recommend repair by qualified plumber.



The dishwasher door could not be fully opened without opening the door to the oven.



The ceiling has been marginally repaired in several areas.



Several of the cabinet doors needed to be adjusted to close properly.



The left cabinet door above the refrigerator area was damaged.

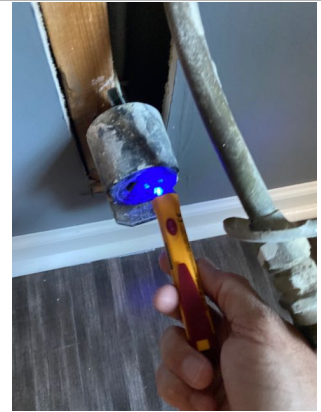
Laundry Room

Laundry

Laundry sink ☒ N/A
Room vented ☒ No
Dryer vented ☒ Wall
Electrical Open ground/reverse polarity: ☒ No
GFCI present ☒ No
Washer hook-up lines/valves ☒ Satisfactory
Gas shut-off valve ☒ Yes
Photos



Recommend attaching the electrical receptacle for the dryer to the wall.



The electrical receptacle for the dryer was not working possibly because an unlabeled breaker in the electrical panel was in the off position. Recommend evaluation by qualified electrician.

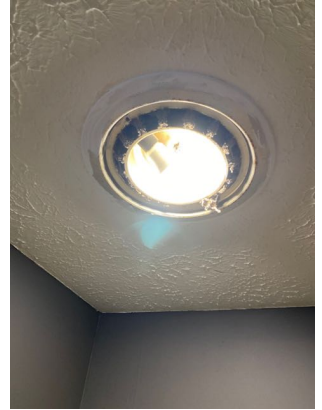
Hallway bathroom

Bath

Sinks Faucet leaks: ☒ No Pipes leak: ☒ Yes
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



The mechanical drain stopper for the tub was missing.



The cover was missing on the light fixture/ventilation fan above the tub.

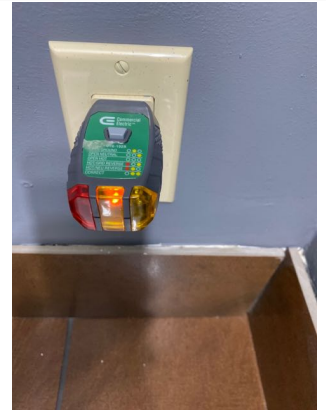


The sink drain was leaking. Recommend repair by qualified plumber.

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: ☒ Yes 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 ☒ Yes ☒ Potential Safety Hazard
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes ☒ Noisy
Photos



The electrical receptacle was not grounded but was GFCI protected which makes the receptacle safer but there is no protection for electrical equipment connected to the receptacle. Recommend installing a label on the receptacle stating "no equipment ground".



The ventilation fan was not operating properly and the cover was missing. Recommend repair by qualified electrician.



The right sink was not tested because the mechanical drain stopper would not disengage.



The mechanical drain stopper for the tub was missing.



The shower spout was loose. Recommend repair by qualified plumber.



The left sink faucet was not securely attached. Recommend repair by qualified plumber.

Living Room

Living Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes ☒ Operable Open ground/Reverse polarity:
☒ Yes ☒ Safety hazard

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Marginal

Photos



The electrical receptacle next to the bar sink was not grounded but was GFCI protected which makes the receptacle safer but there is no protection for electrical equipment connected to the receptacle. Recommend installing a label on the receptacle stating "no equipment ground".



The trim on the bottom of the right window was poorly installed.

Dining Room

Dining Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

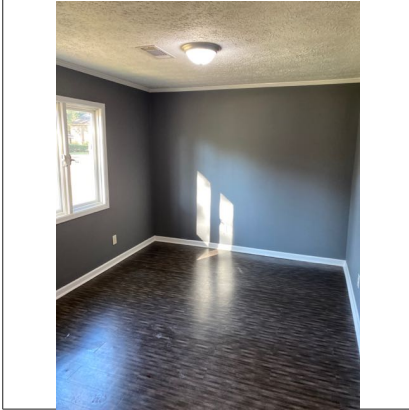
Electrical Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes ☒ Operable Open ground/Reverse polarity: ☒ No

Heating source present ☒ Yes

Doors ☒ None

Windows ☒ Satisfactory

Photos



Sunroom

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 ☒ No

Doors ☒ Satisfactory

Windows ☒ Marginal

Photos



Storage 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 ☒ Poor

Windows ☒ None

Photos



Bedroom one

Room

Walls & Ceiling ☒ Marginal ☒ Damage

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 ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Marginal ☒ Broken/Missing hardware

Photos



The glass was missing in the left window. Recommend repair by qualified carpenter.



Window opening hardware was missing on the right window. Recommend repair by qualified carpenter.



There was a hole in the front of the closet ceiling that was open to the attic. Recommend repair by qualified carpenter.

Bedroom two

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 ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Marginal ☒ Cracked glass ☒ Broken/Missing hardware

Photos



Window opening hardware was missing on the front left window. Recommend repair by qualified carpenter.



The glass was cracked in the bottom of the front left window. Recommend repair by qualified carpenter.

Master bedroom

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 ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Marginal

Photos



Interior

Fireplace

Location(s) Living room

Type ☒ Wood

Material ☒ Metal (pre-fabricated)

Miscellaneous Damper operable: ☒ Yes ☒ Open joints or cracks in firebrick/panels should be sealed
☒ Fireplace doors need repair

Damper modified for gas operation ☒ N/A

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Marginal ☒ Recommend having flue cleaned and re-examined

Photos



Wood burning fireplace located in living room



There were cracks in the rear wall of the fireplace box. Recommend repair by qualified chimney sweep.



Recommend having the chimney flue cleaned and examined by a qualified chimney sweep.



The fireplace doors were not attached. Recommend repair by qualified chimney sweep.

Stairs/Steps/Balconies

☒ None

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes ☒ Recommend additional ☒ Safety Hazard

CO Detector ☒ Not Present Operable: ☒ Recommend additional ☒ Safety Hazard

Attic/Structure/Framing/Insulation

Interior

Attic/Structure/Framing/Insulation cont.

Access ☒ 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
Location ☒ Other
Flooring ☒ None
Insulation ☒ Fiberglass ☒ Batts ☒ Loose
Installed in ☒ Walls ☒ Between ceiling joists
Ventilation ☒ Recommend additional ventilation
Fans exhausted to ☒ Not Visible
HVAC Duct ☒ Satisfactory
Chimney chase ☒ Not Visible
Structural problems observed ☒ No
Roof structure ☒ Rafters ☒ Wood
Ceiling joists ☒ Wood
Sheathing ☒ Plywood
Evidence of condensation ☒ No
Evidence of moisture ☒ No
Evidence of leaking ☒ No
Firewall between units ☒ N/A
Electrical ☒ No apparent defects
Photos



A ceiling was not installed in the utility closet and was open to the attic. Recommend repair by qualified carpenter.



The trim was not securely attached around the attic access opening. Recommend repair by qualified carpenter.



Front attic



Right attic



Rear attic



Recommend replacing the missing batt insulation in the attic above the living room.

Plumbing

Water service

Main shut-off location Water meter

Water entry piping ☒ Not Visible

Visible water distribution piping ☒ Copper

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain Cross connection: ☒ No

Drain/Waste/Vent pipe ☒ PVC

Condition ☒ Satisfactory

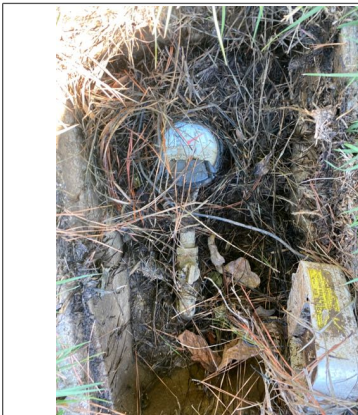
Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Fuel line ☒ Copper ☒ Black iron ☒ CSST

Condition ☒ Satisfactory

Photos



Main water shut off and water meter located at street



The water pressure was approximately 70 psi

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

Plumbing

Water heater #1 cont.

General Brand Name:Environtemp
Capacity:40
Approx. age: 5

Type ☒ Gas

Combustion air venting present ☒ Yes

Relief valve ☒ Yes Extension proper: ☒ Yes

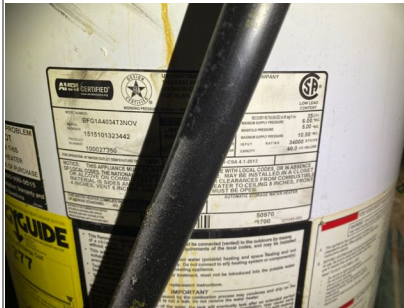
Vent pipe ☒ Recommend repair

Condition ☒ Satisfactory

Photos



Water heater



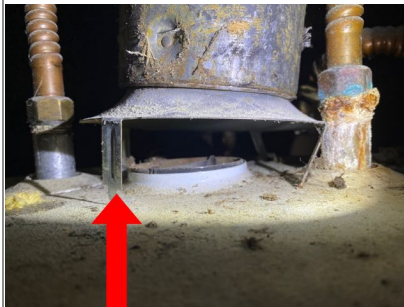
Water heater



The water heater was not tested because the pilot was not lit.



There was corrosion on the plumbing lines to the water heater. Recommend evaluation/repair by qualified plumber.



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

Heating System

Heating system

Unit #1

Brand name: Ducane

Approx. age: 16

☒ Marginal ☒ Recommended HVAC technician examine

Energy source

☒ Gas

Warm air system

☒ Central system

Heat exchanger

☒ Not Visible

Combustion air venting present

☒ Yes

Controls

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

Distribution

☒ Duct board

Flue piping

☒ Recommend repair/replace

Filter

☒ Standard ☒ SatisfactoryWhen turned on by thermostat Proper operation: ☒ Not tested

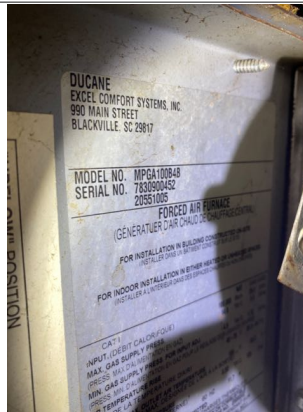
Heat pump

☒ N/ASystem not operated due to ☒ N/A

Photos



Interior HVAC system located in utility closet



Furnace



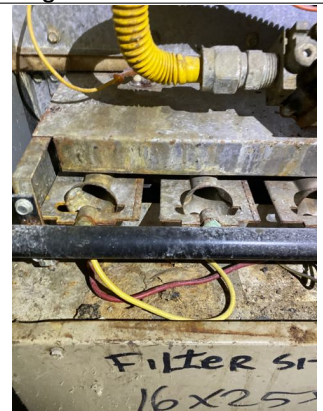
The system was not tested because the thermostat was not working.



The supply ductwork at the interior HVAC system needed to be repaired. Recommend repair by qualified HVAC technician.



The vent pipe for the furnace was not securely attached and was in contact with the ductwork. Recommend repair by qualified HVAC technician.



Recommend having the system cleaned and examined by a qualified HVAC technician.

Electric/Cooling System

Main panel

Location Right side of house

Condition ☒ Satisfactory

Amperage/Voltage ☒ Unknown

Adequate Clearance to Panel ☒ Yes

Breakers/Fuses ☒ Breakers

Appears grounded ☒ No

GFCI breaker ☒ Yes Operable: ☒ No

AFCI breaker ☒ No

Main wire ☒ Aluminum Condition: ☒ Satisfactory

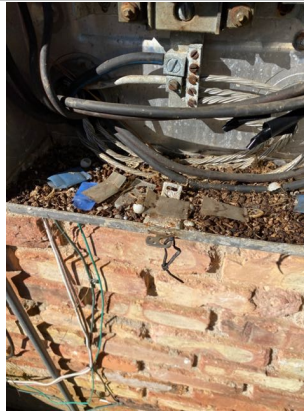
Branch wire ☒ Aluminum ☒ Solid Branch Aluminum Wiring ☒ Safety Hazard

Branch wire condition ☒ Recommend electrician evaluate/repair

Photos



Interior of main electrical panel located on right side of house



Recommend having the interior of the main electrical panel cleaned by a qualified electrician.



Recommend mechanically fastening the dead front cover to the main electrical panel.



Recommend labeling the breakers in the main electrical panel.

Sub panel(s)

Location(s) Location 1: Right side of house

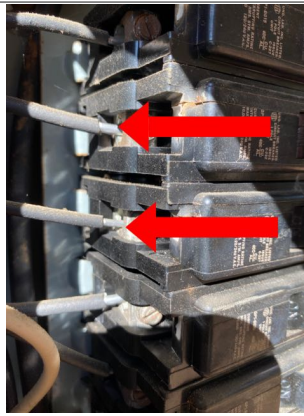
Branch wire ☒ Aluminum ☒ Safety hazard Neutral/ground separated: ☒ Yes Neutral isolated: ☒ Yes

Condition ☒ Marginal

Photos



Interior of electrical sub panel located on right side of house



There was solid aluminum branch wiring present. Recommend evaluation/repair by qualified electrician.



Recommend labeling the breakers in the electrical sub panel.



The unlabeled GFCI breaker in the lower left side of the electrical sub panel would not trip when tested. Recommend repair by qualified electrician.

Evaporator Coil Section Unit #1

General

☒ Central system
Location: Utility closet
Age: 15

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ To exterior

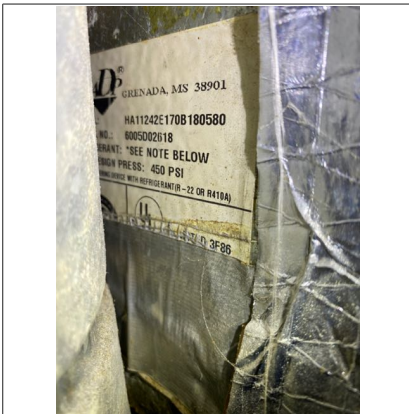
Secondary condensate line/drain Present: ☒ No Needed: ☒ Yes

Operation Differential: NA

Condition ☒ Marginal ☒ Recommend HVAC technician examine/clean/service

Brand ADP

Photos



Interior AC unit