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Inspected By: Bobby McCurry



Home Inspection Report

Prepared For:

John & Jane Smith

Property Address:

**Prime Home Street
Huntsville, AL 35111**

Inspected on Tue, Aug 30 2022 at 9:00 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied: Yes
Furnished: Yes

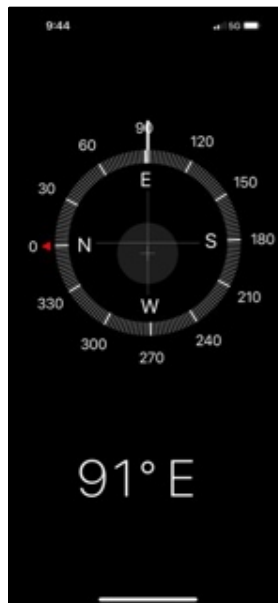


Comment 1:

* Furnishings, clothing, personal items are not to be moved by inspector. Notably furnished areas can limit viewing of floors, walls, closets, testing outlets and windows.

-There were limits to viewing interior and garage due to above

Weather: Rainy to cloudy
Temperature: Hot
Soil Condition: Wet
Door Faces: East



People Present: Owner, Buyer's agent at beginning

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Brick, Fiber cement or similar , Other at sunroom



Comment 2:

Loose fiber siding observed under dormer at rear roof slope
Recommend repair .



Figure 2-1



Figure 2-2

Exterior Trim Material:

Wood, Vinyl, Aluminum

Walking Surface Types:

Walks, Porches, Drive

Walking Surface Materials:

Concrete

(Exterior continued)



Comment 3:
Common or minor cracks observed.



Figure 3-1

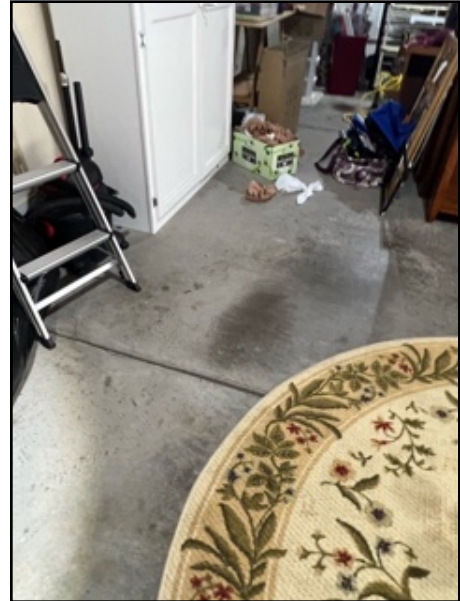


Figure 3-2

Chimney Type: Not Present

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type: Attached

(Garage continued)

Vehicle Door Type:

Overhead



(Garage continued)

Mechanical Opener: Yes



Plumbing Present: At water heater

HVAC Present: No

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From edge on ladder - due to pitch & present rain (wet roof)

(Roofing continued)

Roofing Material:

Architectural (asphalt)



Comment 4:

Roof shingle appeared overall good condition - with normal wearing observed, more granules in some gutters noted.

(Roofing continued)



Figure 4-1

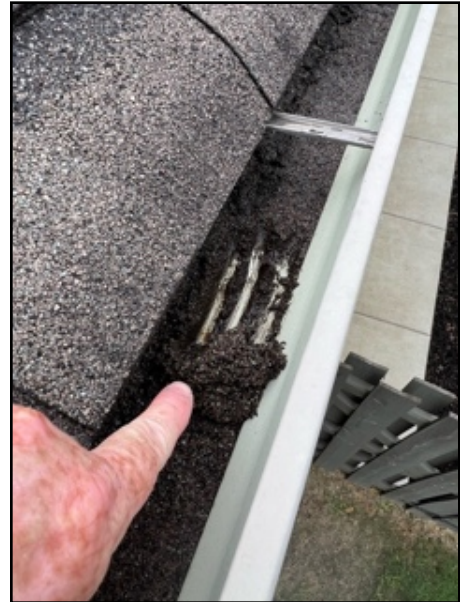


Figure 4-2

Ventilation Present:

Soffit, Ridge Vent



Gutter Material:

Metal

(Roofing continued)



Comment 5:

- Clear some gutters to drain properly- roof wear more notable on north side
- some signs of leaks at gutter jounts or downspouts- seem minimal .



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

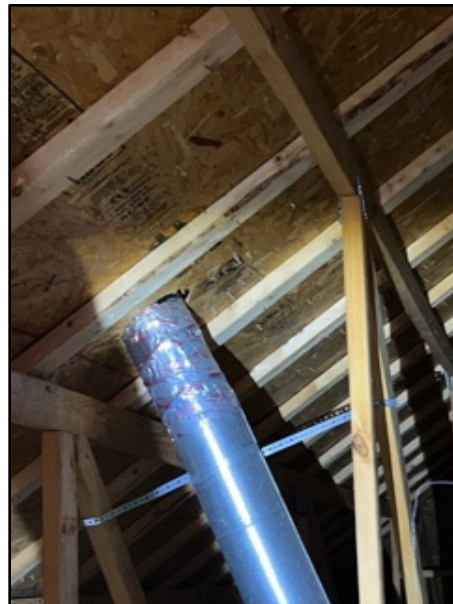
Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Concrete
Floor Structure:	Slab
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss



(Attic continued)



Inspection Method:

Inside & from upper access

(Attic continued)

Attic Insulation:



Loose Fill, Batts



Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

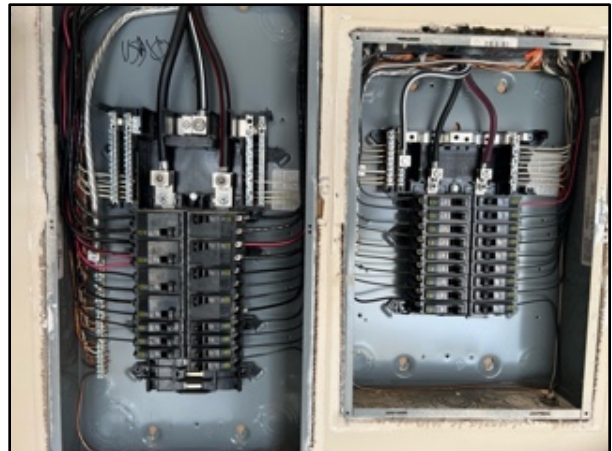
Type of Service:

Underground



Service Panel Location:

In garage- two panels



Service Amperage:

200 & 100

Over Current Devices:

Breakers

(Electrical continued)



Comment 6:

Gfci was present & working at recommended locations except the lower half bath outlet. Recommend repairs



Figure 6-1



Figure 6-2



Figure 6-3

(Electrical continued)

Main Disconnect Location:

Meter Box



Subpanel Locations:

Not Present

Wiring Method:

Copper



Comment 7:

Aluminum at 220s where common or usually acceptable.



Figure 7-1

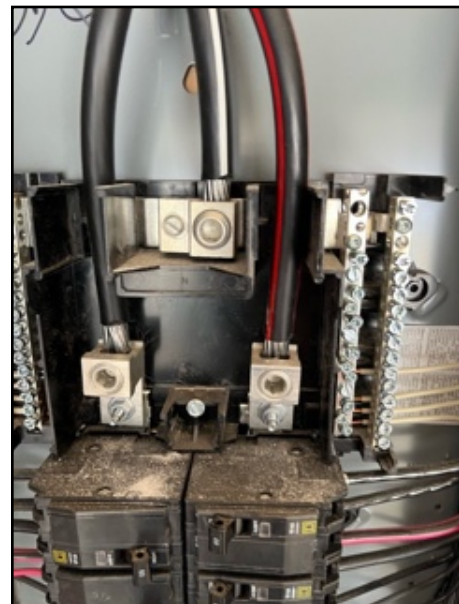
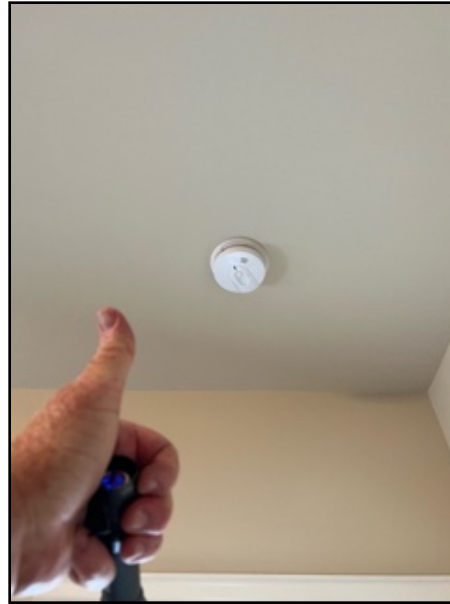


Figure 7-2

(Electrical continued)

Smoke Detectors Present: Yes



Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric
Type of Equipment: Heat Pump
Heating-Type of Distribution: Flexible Ducting

(Heating continued)



Comment 8:

Ductwork is viewed from readily accessible attic areas, may not be fully viewed (limited where installed at sunroom)

* Note: it is possible the middle register in sunroom acts as return- no temp/flow could be recorded testing cooling .



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric
Type of Equipment: Split System



Comment 9:

Cooling appeared working properly at inspection (temps & a basic differential from registers/returns are checked)

Though mostly a Visual inspection, Temperatures are taken at registers to verify compressor is working; a general differential is taken at registers. * HVAC systems or units not opened- not an internal or technically exhaustive inspection



Figure 9-1



Figure 9-2

(Cooling continued)



Figure 9-3

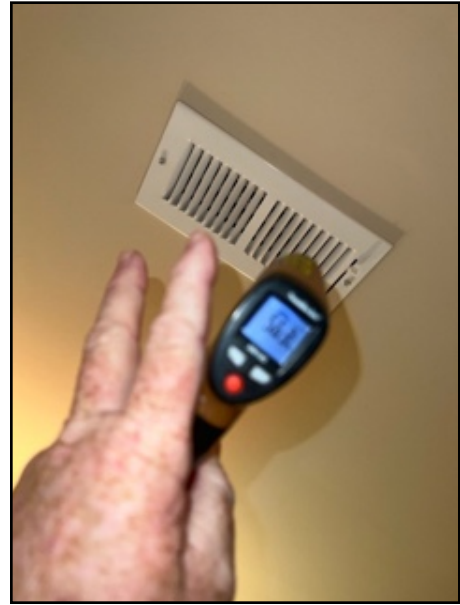


Figure 9-4



Figure 9-5

(Cooling continued)



Comment 10:

Some Rust has developed at grill over upper floor condensing unit but unit appeared working properly

* Systems indicate '2014 manufacture date (mfd).



Figure 10-1



Figure 10-2

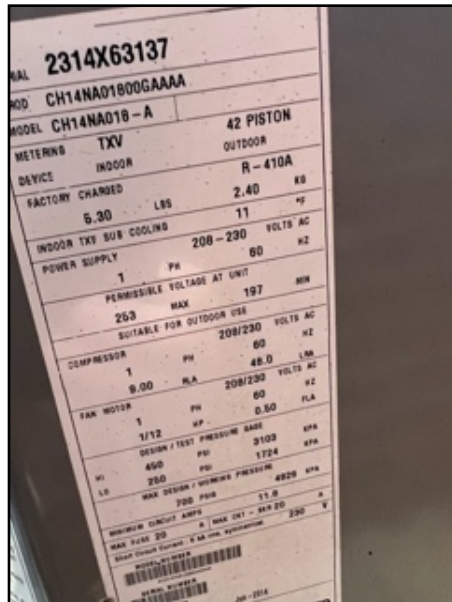


Figure 10-3

Cooling-Type of Distribution: Flexible Ducting



Comment 11:

See notes or images in heating section.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:

Plastic



(Plumbing continued)

Supply Pipe Material:

Pex or plastic



(Plumbing continued)



Comment 12:

Faucet spout was leaking when shower diverter was engaged and is loose at wall mount - at master bathtub.



Figure 12-1

Location of Water Shutoff:

At Meter

Location of Fuel Shutoff:

At Meter

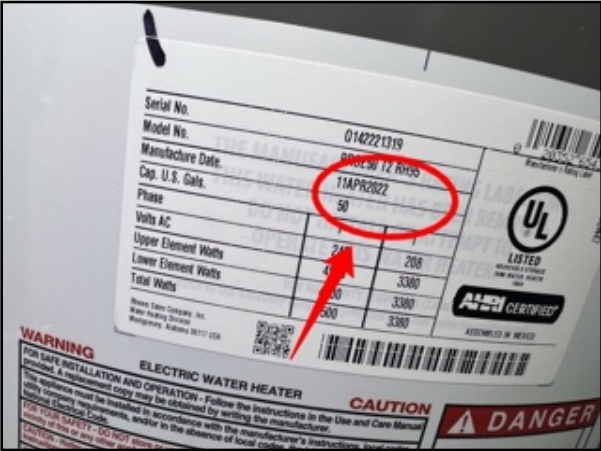


Water Heater Fuel:

Electric

(Plumbing continued)

Water Heater Capacity: 50 gal



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:

Dishwasher, Food Disposer, Range Vent, Microwave, Cooktop, Wall Oven



Cooking Fuel:

Electric, Gas

(Appliances continued)

Ventilation Type:

Exhaust



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:

Single Hung

Window Materials:

Vinyl

(Interior continued)



Comment 13:

3 of 4 Sliding windows at rear sunroom does not lock properly- recommend adjustment or repair.



Figure 13-1



Figure 13-2

Entry Door Types:

Hinged

(Interior continued)



Comment 14:

Sliding exterior door at rear sunroom does not lock properly- recommend adjustment or repair.



Figure 14-1



Figure 14-2

Entry Door Materials:
Fireplace/Stove Type:

Metal, Other
Not Present



Comment 15:

Gas logs only - Not a flue or chimney

Gas appliances should be serviced/cleaned periodically including further checking gas line connections. A gas line cutoff is present.

Presence of oxygen depletion sensor is NOT part of this inspection.

Recommend carbon monoxide detector.

(Interior continued)



Figure 15-1



Figure 15-2



Comment 16:
Radon testing will be picked up after 48 hours.

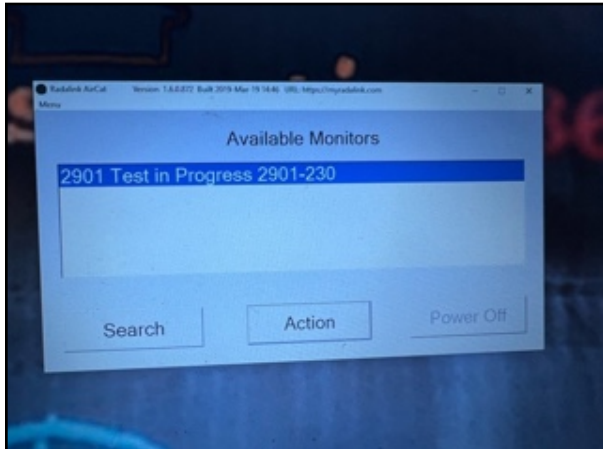


Figure 16-1



Figure 16-2

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior Covering

1) Loose fiber siding observed under dormer at rear roof slope
Recommend repair .



Figure 2-1



Figure 2-2

Gutter Material

2) -Clear some gutters to drain properly- roof wear more notable on north side
- some signs of leaks at gutter joints or downspouts- seem minimal .

(Report Summary continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Report Summary continued)

Over Current Devices

3) Gfci was present & working at recommended locations except the lower half bath outlet. Recommend repairs

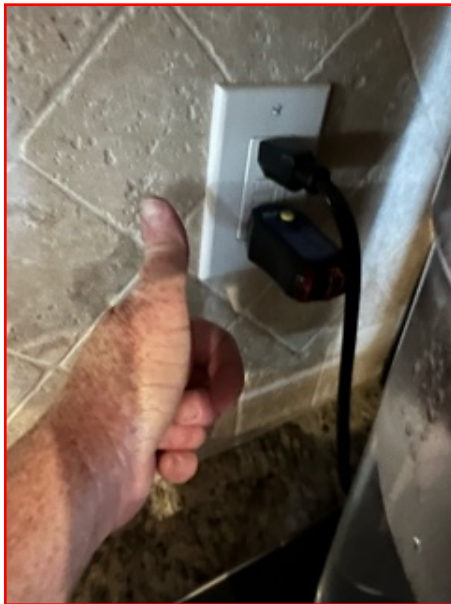


Figure 6-1



Figure 6-2



Figure 6-3

(Report Summary continued)

Supply Pipe Material

4) Faucet spout was leaking when shower diverter was engaged and is loose at wall mount - at master bathtub.



Figure 12-1

Window Materials

5) 3 of 4 Sliding windows at rear sunroom does not lock properly- recommend adjustment or repair.



Figure 13-1



Figure 13-2

(Report Summary continued)

Entry Door Types

6) Sliding exterior door at rear sunroom does not lock properly- recommend adjustment or repair.



Figure 14-1



Figure 14-2