



# HOME INSPECTION REPORT

**313 Ridgewood Dr., Daphne, AL 36526**



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**Inspection Date:**  
07/10/2017

**Prepared for:**  
Jane Doe

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03-1708

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# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

This is an average quality 11 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical repair recommendation that may or may not be common for a building of this age and location that should be anticipated or performed over the short term prior to taking ownership of the home.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.
- **Deferred:** Denotes areas that should be considered for repairs after taking ownership of the home or ongoing maintenance is needed.

- **Note:** Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements. Conditions may exist that are conducive to the growth and formation of mold and mold spores. These conditions are, but not confined to, the presence of moisture or rotten or rotting material. If these conditions exist, and mold is a concern, it is the responsibility of the perspective homeowner to have specific mold sampling for testing done. Mold sampling is beyond the scope of this inspection. Compact fluorescent light bulbs (CFL) contain mercury. If these type bulbs have been broken previously in the home, mercury contamination may have occurred. Test for mercury is beyond the scope of the inspection. Airborne particulate forms of fiberglass or other pollutants are beyond the scope of the inspection. Issues that are considered as cosmetic, such as holes in walls, marks, pet damage, stains (other than water) loose carpet, chipped finishes, cleanliness or lifestyle of current occupants are not addressed in this report. It is not the intent of this report to make the house new again.  
Vermin and insects of all types and size can invade a home without notice. It is virtually impossible to predict if, when or where future vermin activity will occur. Preventive measures are the responsibility of the home owner, rather than the inspection company.
- **This report is copyrighted and is intended only for the person or persons listed on page 1. It is not to be used, sold, or given to another party without the written consent of both the inspector and inspector company and the intended parties of this report. This is a legal document.**

**NOTE:** For the purpose of this report, it is assumed that the house faces south.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

Any person using the information contained in this report used for making a decision related to the purchase of the inspected property agrees to the terms and conditions of the authorization agreement located at the end of the report. The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

It would be wise to consider a homeowner’s warranty to protect the buyers from unexpected breakdown and failure. A one year home owner’s warranty purchased from Residential Warranty Service will be extended to 18 months as a benefit of having the home inspected by Alliance Inspection Services. For more information, please call [800 544-8156](tel:8005448156). Or visit [www.alabamaalliancewarranty.com](http://www.alabamaalliancewarranty.com) to order your warranty. Tell them you had your inspection done by Alliance Inspection and they will add the extra free 6 months to your warranty

It is further recommended that appliances and systems be tested during any scheduled pre-closing walk through. Like any mechanical device, malfunctions can occur at any time (including the day after taking possession of the house).

Repairs should be performed by licensed professionals and receipts for all repairs provided prior to taking possession of the home. Repairs or performance of repairs are not guaranteed by the inspection firm or inspectors even if re-inspected. Any claims against the inspector, the Inspection Company and or warranty companies must have completed resolution forms and notification of such claim submitted to the inspection company prior to any service performed. Failure to notify the inspection company of services prior to approval of such repair or service, the client relinquishes all claims and reimbursement for repair(s) or service(s) performed.

### Wood Boring Insects

- **Monitor:** This home is situated in an area known for wood destroying insect activity (Alabama). Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable. Termites are beyond the scope of the inspection. A licensed pest control specialist should be consulted for a thorough termite inspection and treatment (if necessary). If there is currently a termite bond the transfer of the bond is advisable.

### Sloped Roofing

- **Improve:** Debris should be removed from the roofing.

### Gutters & Downspouts

- **Improve:** The gutters require cleaning.

### Exterior Walls

- **Improve:** Localized damage of the vinyl exterior walls was observed in various locations.

### Lot Drainage

- **Improve:** The lot is lower than adjacent lots. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.
- **Improve:** Erosion from roof discharge was observed along the north wall.

### Furnace

- **Improve:** The heating system requires service. No heat supply when the system is operated in the emergency heat mode.

### Heat Pump

- **Improve:** The temperature drop measured across the evaporator coil of the heat pump system is lower than considered typical. This indicates that servicing is needed. A qualified heating and cooling technician should be consulted to recommend remedies available for correction.
- **Improve:** The heat pump system requires servicing. There is no evidence of the system having been serviced recently. You should inquire with the homeowner as to the last servicing. If it has been longer than (12) twelve months, then the unit should be serviced by an authorized service technician.
- **Improve:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the heat pump is out of level. This should be improved.

### Evaporative Coil

- **Improve:** The evaporative coil has been lacking maintenance. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

### Outlets

- **Improve:** An outlet in the second floor main bathroom (red dot) has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

### Lights

- **Improve:** The loose light fixture on the front porch should be repaired or replaced.
- **Improve:** The light in the garage is inoperative. If the bulbs are not blown, the circuit should be investigated.

### Water Heater

- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should not reduce in diameter and should be temperature rated for this service.  
[Water Heater TPR & Discharge](#) - Important  
Please have this link available for licensed plumber information if needed.
- **Improve:** The water heater did not produce hot water while at the inspection. All breakers were on and tank full. This should be investigated.

**Fixtures**

- **Improve:** The shower head in both bathrooms are missing and should ideally be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in both bathrooms where the tub meets the floor.

**Windows**

- **Improve:** Window hardware is missing in the half bathroom.

**Doors**

- **Improve:** Closet at the top of the staircase should be trimmed or adjusted as necessary to work properly.

**Kitchen Cabinets**

- **Improve:** Damaged kitchen cabinets should be repaired.

**Dishwasher**

- **Improve:** The bottom plate is loose on dishwasher.
- **Improve:** The instant hot water dispenser is inoperative.



Debris on Roof – Typical



Gutters Clogged



Erosion from Roof Discharge



A/C Piping Insulation Damaged



Evap. Coil Lacking Maintenance



TPR Piping Reduces/ Not Rated



Main Panel in Good Order



Auxiliary Panel in Good Order



Ceiling Stains in Master Bed Room



Seal Base of Tubs Where Meet Floors



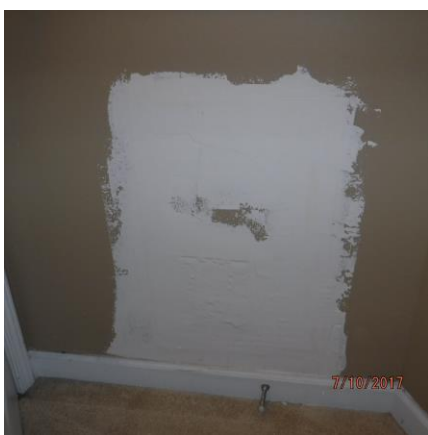
Base Plate Loose on Dishwasher



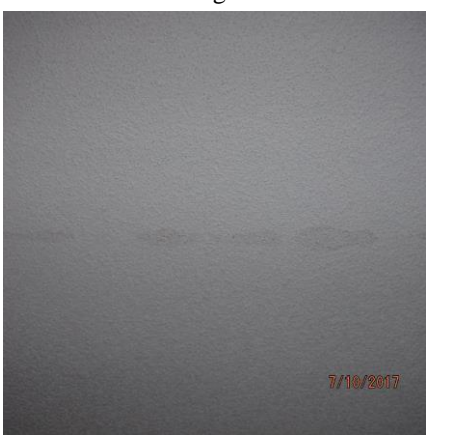
A/C Condensing into Plenum



Bathroom Outlet Reversed Polarity



Patching in Master Closet



Water Stains in Laundry Room



Window Hardware is Missing



Damage in Garage

## THE SCOPE OF THE INSPECTION

All components designated for inspection in the InterNachi® Inspector Standards are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. The InterNachi® Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home sold

It is the goal of the inspection to put a homebuyer 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. Last page has links to our Standards of Practice, Websites, Warranty Info.**

**Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.**

*Please refer to the InterNachi® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.*

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 85 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

# STRUCTURAL / FOUNDATION

## DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

<b>Foundation:</b>	•Poured Concrete •Concrete Block
<b>Columns:</b>	•Wood
<b>Floor Structure:</b>	•Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Truss
<b>Roof Structure:</b>	•Trusses •Plywood Sheathing

## STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

### Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. The span of all visible joists appears to be within acceptable limits. The building exhibits no evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Wood Boring Insects

- **Monitor:** This home is situated in an area known for wood destroying insect activity (Alabama). Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable. Termites are beyond the scope of the inspection. A licensed pest control specialist should be consulted for a thorough termite inspection and treatment (if necessary). If there is currently a termite bond the transfer of the bond is advisable.

## LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.
- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed, wall and roof cavities could not be inspected.

□

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.



# ROOFING

## DESCRIPTION OF ROOFING SYSTEM

<b>Roof Covering:</b>	•Asphalt
<b>Gutters and Downspouts:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Viewed with binoculars

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are considered to be in generally good condition. Roof flashing details appear to be in good order.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

- **Improve:** Debris should be removed from the roofing.

### Gutters & Downspouts

- **Improve:** The gutters require cleaning.

## LIMITATIONS OF ROOFING INSPECTION

**Roofs are designed to shed water like an umbrella and are not “waterproof”. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.**

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# EXTERIOR

## DESCRIPTION OF EXTERIOR

<b>Wall Cladding:</b>	•Vinyl Siding
<b>Soffit and Fascia:</b>	•Vinyl •Aluminum
<b>Window/Door Frames and Trim:</b>	•Wood •Metal
<b>Driveways:</b>	•Concrete
<b>Walkways and Patios:</b>	•Concrete
<b>Porches, Decks, and Steps:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Automatic Opener •Aluminum Insulated
<b>Lot Grading:</b>	•Graded Away From House in front •Graded Towards House in back

## EXTERIOR OBSERVATIONS

The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage of the home is completely finished.

### General Comments

The exterior of the home has lacked maintenance somewhat. Improvement is a priority.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Improve:** Localized damage of the vinyl exterior walls was observed in various locations.

### Lot Drainage

- **Improve:** The lot is lower than adjacent lots. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.
- **Improve:** Erosion from roof discharge was observed along the north wall.

## LIMITATIONS OF EXTERIOR INSPECTION

The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- The detached building(s) were not inspected.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# ELECTRICAL SYSTEM

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Entrance Wires:</b>	•Underground •Aluminum
<b>Main Disconnect:</b>	•Second Service Rating 100 Amps •Breakers •Located: In Main Panel
<b>Service Ground:</b>	•Copper •Aluminum •Ground Connection Not Visible
<b>Main Distribution Panel:</b>	•Breakers •Located: West Exterior
<b>Branch/Auxiliary Panel(s):</b>	•Breakers •Located: Garage
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen •Garage

## ELECTRICAL OBSERVATIONS

### Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Improve:** An outlet in the second floor main bathroom (red dot) has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

### Lights

- **Improve:** The loose light fixture on the front porch should be repaired or replaced.
- **Improve:** The light in the garage is inoperative. If the bulbs are not blown, the circuit should be investigated.

## LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Lights with optic sensors cannot be determined in daylight conditions
- Furniture and/or storage restricted access to some electrical components.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# HEATING SYSTEM

## DESCRIPTION OF HEATING SYSTEM

<b>Primary Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Forced Air
<b>Heat Distribution Methods:</b>	•Ductwork
<b>System Manufacturer:</b>	•Rheem
<b>System Description:</b>	•Model # RHSA-HM3617JA •Serial # M1806 15181 •Mfg. Date: 05/2006 •Approximate Age (in years): 11

## HEATING OBSERVATIONS

### Positive Attributes

This is a high efficiency heating system.

### General Comments

The exterior of the home has lacked maintenance. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Improve:** The heating system requires service. No heat supply when the system is operated in the emergency heat mode.

## LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home. The thermostat was activated but the emergency heat did not respond.
  - As the heating system was inoperative, it could not be tested at the time of the inspection.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# COOLING HVAC SYSTEM

## DESCRIPTION OF COOLING SYSTEM

<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>System Type:</b>	•Air Cooled Central Air Conditioning
<b>System Manufacturer:</b>	•Rheem
<b>System Description:</b>	•Model # RPNE-036JAZ •Serial # 7348 M1806 07398
	•Mfg. Date: 05/2006 •Approximate Age (in years): 11
<b>Temperature Drop Recorded:</b>	•0 degF

## SYSTEM OBSERVATIONS

### Positive Attributes

The heat pump serves to air-condition the home and provide heat during cooler weather conditions.

### General Comments

The cooling system of the home has lacked maintenance. As the system is older, it will inevitably require improvements in the future. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

## RECOMMENDATIONS / OBSERVATIONS

### Heat Pump

- **Improve:** The temperature drop measured across the evaporator coil of the heat pump system is lower than considered typical. This indicates that servicing is needed. A qualified heating and cooling technician should be consulted to recommend remedies available for correction.
- **Improve:** The heat pump system requires servicing. There is no evidence of the system having been serviced recently. You should inquire with the homeowner as to the last servicing. If it has been longer than (12) twelve months, then the unit should be serviced by an authorized service technician.
- **Improve:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the heat pump is out of level. This should be improved.

### Evaporative Coil

- **Improve:** The evaporative coil has been lacking maintenance. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

## LIMITATIONS OF COOLING SYSTEM INSPECTION

As of January 2006, air conditioning manufacturers are no longer allowed to manufacture products, or certain individual components (condensers, evaporator, compressors) for systems with less than a 13 SEER rating. As existing inventories of older efficiency style components are depleted, replacement of the A/C unit may be required in place of repairs.

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
  - Due to the ambient temperature, the heat pump was operated in the cooling mode only.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# INSULATION / VENTILATION

## DESCRIPTION OF INSULATION / VENTILATION

<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Air / Vapor Barrier(s):</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Ridge Vents •Soffit Vents

## INSULATION / VENTILATION OBSERVATIONS

### Positive Attributes

Insulation levels are typical for a home of this age and construction.

### General Comments

Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to all areas of the attic.
- Exterior wall insulation type and levels were spot checked only.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# PLUMBING SYSTEM

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Not Visible
<b>Main Valve Location:</b>	•At Meter
<b>Supply Piping:</b>	•Copper •PEX
<b>Waste System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 50
<b>Manufacturer:</b>	•G.E.
<b>System Description:</b>	•Model # GE50M06AAG •Serial # GE A521300564 •Mfg. Date:12/2013 •Approximate Age (in years): 4

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should not reduce in diameter and should be temperature rated for this service.  
[Water Heater TPR & Discharge](#) - Important  
Please have this link available for licensed plumber information if needed.
- **Improve:** The water heater did not produce hot water while at the inspection. All breakers were on and tank full. This should be investigated.

### Supply Plumbing

- **Monitor:** Pex Tubing and brass alloy fittings have been reported as prone to leakage. These types of fittings and tubing should be monitored.  
<http://home-safety.knoji.com/problems-with-pex-fittings-the-class-action-lawsuits/>  
<http://www.classaction.org/nibco-cpi-pex-plumbing>  
<http://www.classaction.org/water-supply-lines>  
[www.brassfittingsclass.com](http://www.brassfittingsclass.com)

### Fixtures

- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Improve:** The shower head in both bathrooms are missing and should ideally be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in both bathrooms where the tub meets the floor.

## LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Drain lines cannot be inspected and are beyond the scope of the inspection
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- An inspection of the septic or sewage system is outside the scope of this inspection.

Please refer to the InterNachi® Inspector Standards for a full explanation of the scope of the inspection.

# INTERIOR

## DESCRIPTION OF INTERIOR

<b>Wall and Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Vinyl/Resilient
<b>Windows Style and Glazing:</b>	•Double/Single Hung •Single Pane
<b>Doors:</b>	•Wood •Metal •French

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are average quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the master closet and laundry room.
- **Monitor:** Evidence of patching was detected in the master closet.
- **Monitor:** Damage to the interior finish was observed in the garage.
- **Monitor:** Minor cracks were noted.

### Floors

- **Monitor:** The carpet is stained.
- **Monitor:** The vinyl flooring is damaged in various locations. Improvement is discretionary.

### Windows

- **Improve:** Window hardware is missing in the half bathroom.

### Doors

- **Improve:** Closet at the top of the staircase should be trimmed or adjusted as necessary to work properly.

### Kitchen Cabinets

- **Improve:** Damaged kitchen cabinets should be repaired.

## LIMITATIONS OF INTERIOR INSPECTION

Double paned windows will eventually lose their seal. This will result in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic or contractual reasons. The degree of visual “fogging” or condensation can vary with temperature and humidity conditions. At times, the fogging may be barely noticeable. While replacement of noticeably fogged windows may be desirable, other windows may be budgeted for and replaced as they become more noticeable. Lighting conditions such as overcast skies can make seeing broken seals difficult

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

Please also refer to the InterNachi® Inspector Standards for a detailed explanation of the scope of this inspection.



# APPLIANCES

## DESCRIPTION OF APPLIANCES

**Appliances Tested:**

•Electric Range •Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

•Kitchen Exhaust Hood •Door Bell •Smoke Detectors

## APPLIANCE OBSERVATIONS

**Positive Attributes**

The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

**General Comments**

Minor improvements to the heating system are necessary. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

## RECOMMENDATIONS / OBSERVATIONS

**Dishwasher**

- **Improve:** The bottom plate is loose on dishwasher.
- **Improve:** The instant hot water dispenser is inoperative.

## LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers, wine coolers, icemakers, non-built in appliances and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the <sup>®</sup> InterNACHI Inspector Standards for a full explanation of the scope of the inspection.

# AUTHORIZATION AGREEMENT

**Alliance Inspection Services**, herein after known as the Inspector agrees to conduct a visual inspection for the purpose of informing the client of major deficiencies in the condition of the property. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENTS WRITTEN CONSENT. THIS IS A VISUAL INSPECTION ONLY. WE ARE NOT REQUIRED TO OPEN SYSTEMS, MOVE FURNITURE, OR TO GO INTO HARMFUL SITUATIONS.

- 1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the InterNachi (International Association of Certified Home Inspectors) Please go to website at [www.aproalliance.com](http://www.aproalliance.com) to view the Standards of Practice.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items **at the time of the inspection only**. Detached buildings are not included. The client and agent have made arrangements to insure all utilities are on before the inspector arrives. If a utility is not on, there is a return fee to complete the inspection. There are no refunds.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH**. The Inspector shall not be held responsible or liable for any repairs, damage incurred during maintenance or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer.
- 4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, MOLD, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION, TAINTED DRYWALL, AND OTHER INDOOR AND ANY OTHER OUTDOOR SUBSTANCES SUCH AS VERMIN, INSECT OR ANIMAL INFESTATION. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED. If we see the presence of mold/bacteria or suspect tainted drywall, we will notate it in the report.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of InterNachi with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends the inspection process itself, the Client will have no chance of gaining all of the information that is offered. Alliance Inspection Services understands that not all clients can attend an inspection. We do offer a Video Summary that shows and explains the issues found at the time of the inspection for clients that cannot attend the inspection. There is a fee for this service. A "YouTube" link is inserted into the email with your report for your perusal. The inspector follows a routine/program to insure a thorough inspection. If you are not able to attend the inspection, please let the inspector know of your concerns before the inspection via email. **\*Cancellation Policy of Cancelled Inspections: A 24-hour notice is required for cancellation for scheduled inspections. Less than 24 hours the full fee of the inspection will be invoiced. \*Pay at Closing Must be approved by AIS Management before the inspection. A \$100.00 fee will be invoiced for all Pay at Closing. \*A credit card is required on file in case closing does not occur, the inspection fee and closing fee are still payable for work performed.**

The undersigned has read, understands and accepts the terms and conditions of this agreement and agrees to pay the charges invoiced plus any additional fees not included in the base fee (extra building, testing, processing fees for credit cards and the like, etc., inspector is not aware of) at or before the time of the inspection unless other arrangements have been made before the inspection. This agreement must be signed and returned to the inspector before the report is relayed to you and your agent. Additional houses, play houses, detached garages, workshops and the like that were not part of the original quote, will be re-negotiated and invoiced.

**Alliance Inspection Services has an affiliation with Residential Warranty Services, RecallChek, Home Owners Network and SewerGard. These are services that our clients receive with their inspection at no charge. These services are paid for by an alarm company to have the privilege of calling you to offer alarm services. You will initially be contacted via email or phone. Your information is not sold to anyone or any company. If you are not interested and wish not to be contacted any further by the alarm company let the caller know. By entering into this agreement, you (a) authorize AIS to provide your contact information to RWS (b) waive and release any restrictions that may prevent RWS from contacting you about your alarm system needs. There is no obligation to purchase.**

**A copy of this report is forwarded to your real estate representative in this transaction. If you prefer to opt out of the above services or do not want your real estate representative to receive a copy of the report please notify our office at 251-382-1653 or email [aproalliance@gmail.com](mailto:aproalliance@gmail.com) before the inspection.**

\*Hold Harmless Agreement: Client agrees to exonerate any and all real estate agents involved in the purchase of the property to be inspected and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the Inspector or his employees, visitors or independent contractors engaged or paid by Inspector for the purpose of inspecting the subject home.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.

- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

#### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

## 10 TIPS TO REDUCE ENERGY USE IN YOUR HOME

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There are several things that you can do around the home that are low cost or no cost that will reduce your energy usage. These tips are easy to do perform without having to pay a contractor.

1. Switch from incandescent bulbs to compact fluorescent type bulbs. Soon to appear on the market will be high intensity L.E.D type bulbs.
2. Lower your thermostat or raise the temperature, depending on the time of year. This will reduce the energy usage for heating and cooling.
3. Close the fireplace damper. There is a lot of energy that will escape through the chimney flue.
4. Air dry dishes instead of using the dishwasher fast dry setting. Hand washing will save on electricity usage.
5. Lower the temperature setting on your water heater. Be aware that anything lower than 140 degrees Fahrenheit can lead to bacteria growth inside the water tank.
6. Take short showers instead of baths
7. Install water saving aerators and showerheads to reduce the amount of hot water needed for washing and showers.
8. Change the filters to the heating/cooling system. Restricted air flow will lead to lower efficiency and higher energy usage.
9. Keep your refrigerator well maintained. Lint and debris build up in the coils of the refrigerator will restrict the heat transfer efficiency.
10. Keep your dryer exhaust clean and free of lint build-up. The screen for the dryer is just the first area to clean. The entire system, including the vent piping and exterior discharge should be cleaned on a routine basis.

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## Standards of Practice

<https://www.nachi.org/sop.htm>

For more information about our services please go to our  
websites at  
[www.alabahomeinspections.net](http://www.alabahomeinspections.net)  
[www.aproalliance.com](http://www.aproalliance.com)

To order your 18 month Simple Warranty for cost of 12  
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If you encounter any troubles, please do not hesitate to call us  
[251-382-1653](tel:251-382-1653)