INSPECTION REPORT
1 Redacted Ln
Trussville AL 35173

INSPECTED BY
Austin Kerlin
Kerlin Home Inspections

INSPECTION DATE
6/13/2022
09:00 AM

Table of Contents

General Info

Property Address	Date of Inspection	Report ID
1 Redacted Ln Trussville AL 35173	6/13/2022	00011231
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Mr. John Doe	09:00 AM	Jane Jackson Trussville Realty

Inspection Details

In Attendance:	Type of building:	Approximate age of building:
Customer	Single Family (2 story)	Over 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65 (F) = 18 (C)	Clear	Dry

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Any descriptions or representations of a system or component's material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comments, labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an item. However, there is no guarantee of the accuracy of any material or product descriptions listed in the report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any item's makeup, design, or dimension is needed.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:
Lap
Brick

Siding Material:
Wood
Full brick

Exterior Entry Doors:
Wood

Appurtenance:
Patio
Covered Deck

Driveway:
Concrete

		I	NI	NP	RR
1.0	Wall Cladding Flashing and Trim	•			
1.1	Exterior Wall Penetrations	•			
1.2	Eaves, Soffits and Fascias				•
1.3	Doors (Exterior)	•			
1.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
1.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 One or more of the windows were in need of caulking in some areas. Recommend repairs.

1.0 Item 1

1.0 Item 2

1.2 (1) An area of soffit above the rear porch entrance had elevated moisture and deteriorated. Recommend further evaluation to locate and repair the leak.

1.2 Item 1

1.2 Item 2

1.2 (2) An area of soffit was damaged by the upstairs bedroom. A squirrel came running out when approached. Recommend having the nest removed and the opening repaired.

1.2 Item 3

1.3 Some damage to the basement patio door was observed. Recommend repairing or replacing as needed.

1.3 Item 1

1.5 (1) Some cracks were observed in the driveway that appeared to be stable. Recommended monitoring.

1.5 Item 1

1.5 Item 2

1.5 (2) Plants in contact with the side of the house may damage the wall cladding material, allow pests a path of entry, and may cause moisture issues. Recommended clearing any vegetation in contact with or close proximity to the structure.

1.5 Item 3

1.5 (3) A pop up for the drainage system near the front left of the building is broken and full of debris. Recommend replacement and cleaning the drain line.

1.5 Item 4

1.5 Item 5

1.5 (4) Some movement of the stairs at the front stoop has caused the handrails to pull away from their original mounting locations. This movement may be due to poor drainage in the area. Recommend having the handrails secured, directing drainage further away from this area, and monitoring.

1.5 Item 6

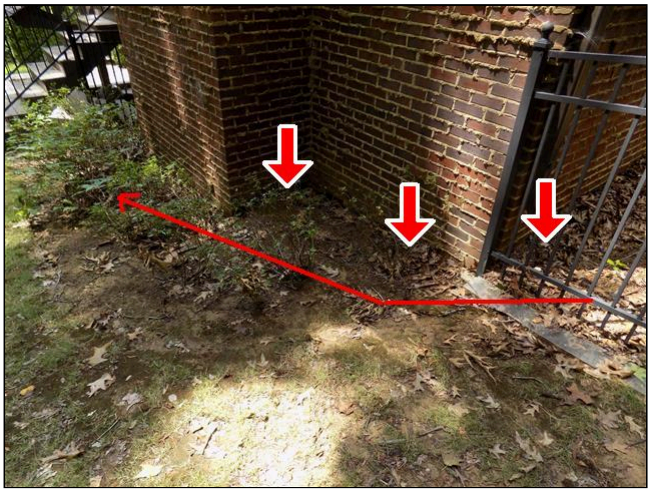
1.5 Item 7

1.5 Item 8 Gap has been filled

1.5 Item 9 poor drainage

1.5 Item 10

1.5 (5) Recommend adding some dirt in this area and extending the downspout to improve drainage.



1.5 Item 11

1.5 Item 12

1.5 (6) Some significant erosion was noted in the back right of the driveway area. Drainage may need to be controlled in this area.

1.5 Item 13

1.5 Item 14

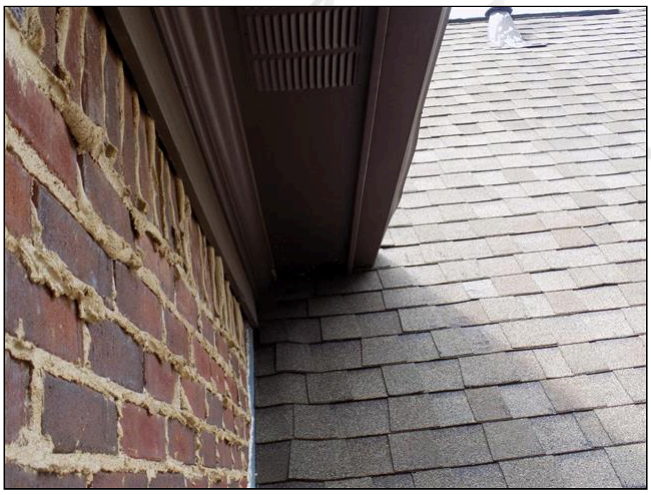
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.






Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Ground
Walked roof
Binoculars

Chimney (exterior):
Wood

		I	NI	NP	RR
2.0	Roof Coverings	•			
2.1	Flashings	•			
2.2	Skylights, Chimneys and Roof Penetrations				•
2.3	Roof Drainage Systems				•
		I	NI	NP	RR

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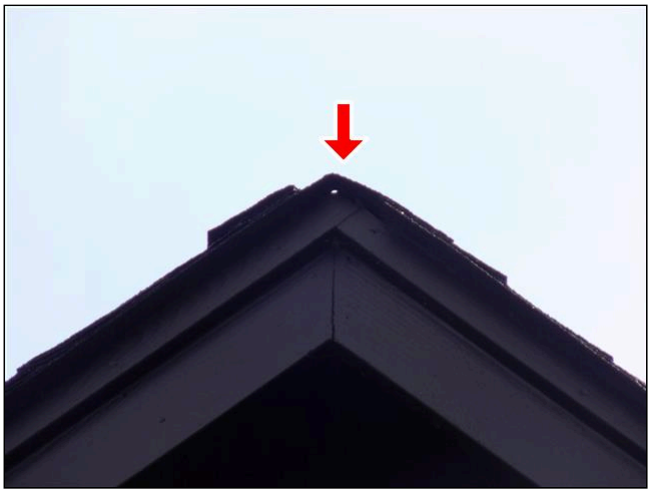
Comments:

2.0 (1) A number of ridge cap shingles were in need of replacement. They have cracked and light could be seen through them.



2.0 Item 1

2.0 Item 2

2.0 Item 3

2.0 Item 4

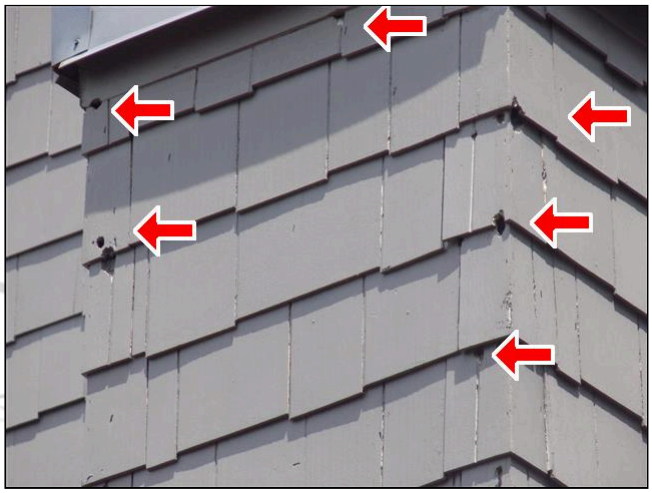
2.0 Item 5

2.0 (2) Some cables were present laying on the roof surface. They appeared to be unused satellite cables. Recommend having them removed.

2.0 Item 6

2.2 Several areas of chimney siding were in need of repair. There were multiple missing stakes and also what appeared to be insect damage. Recommend further evaluation and repairs.

2.2 Item 1



2.2 Item 2

2.2 Item 3

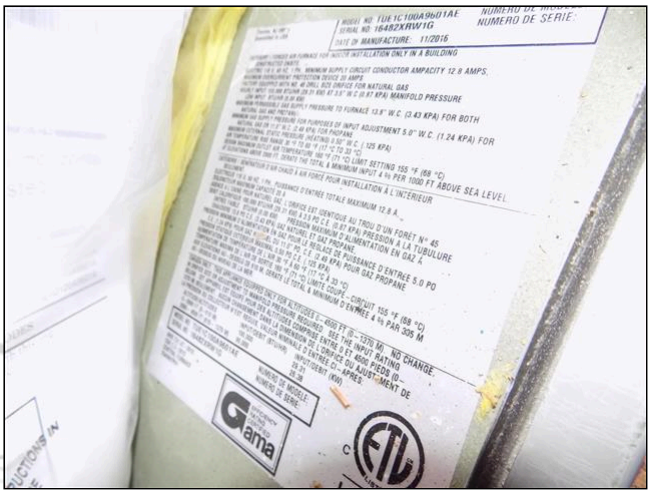
2.2 Item 4

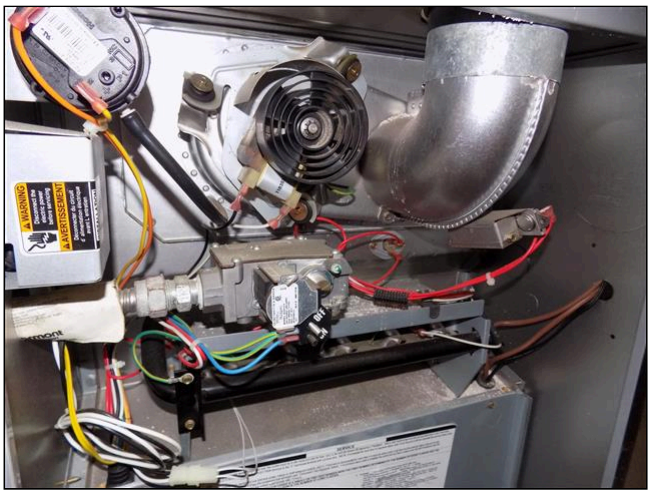
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

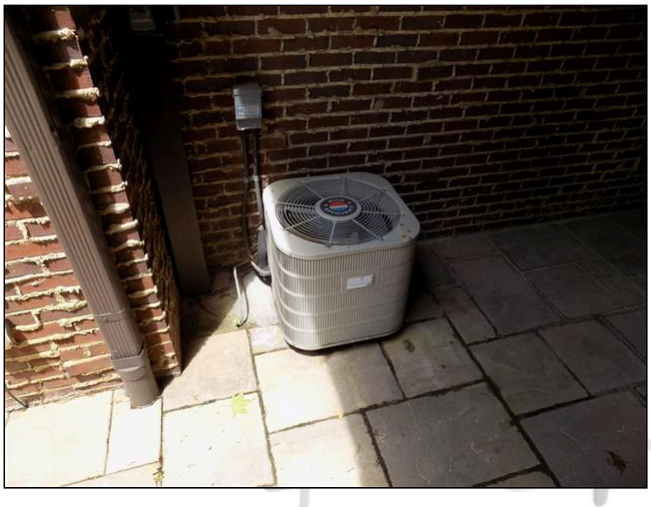
3. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.







Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)
Furnace

Energy Source:
Gas

Number of Heat Systems (excluding fireplaces):
Three

Heat System Brand:
TAPPAN

Age of Furnace Unit(s):
2016

Ductwork:
Insulated

Cooling Equipment Type:

Number of AC Units:

Central Air Brand:

Heat Pump Forced Air (also provides warm air)

Three

PAYNE
TAPPAN

Age of AC Unit(s):
2013
2003

AC Measured ΔT (normally 14-22):
18° F

Types of Fireplaces:
Non-vented gas logs

Operable Fireplaces:
Three

		I	NI	NP	RR
3.0	Heating & Cooling Equipment	•			
3.1	Normal Operating Controls	•			
3.2	Automatic Safety Controls	•			
3.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
3.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
3.5	Gas/LP Firelogs and Fireplaces	•			
		I	NI	NP	RR

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Comments:

3.0 (1) The Tappan AC unit is past its expected service life, and will likely need to be replaced in the near future.

Heat pumps, AC units, and furnaces have an average life expectancy of around 15 years, however this is not a guarantee. Well maintained units may last much longer, and neglected units will fail much sooner. The inspector recommends you read the manufacturer's instructions and follow their maintenance schedule.

3.0 (2) One or more AC units were charged with R-22 refrigerant. R-22 has been phased out by the EPA due to its environmental effects. **R-22 is illegal to manufacture or import into the US**, thus the only R-22 available on the market is from reclaimed or recycled sources, making it expensive. Compatible replacement refrigerants are available, but they may also be cost prohibitive. When a system recharge is needed, it will be expensive.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown
Fiberglass
R-19 or better

Ventilation:
Ridge vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:
Fan with light

Dryer Power Source:
220 Electric

Dryer Vent:
Unknown

Floor System Insulation:
NONE

		I	NI	NP	RR
4.0	Insulation in Attic	•			
4.1	Insulation Under Floor System			•	
4.2	Vapor Retarders (in Crawlspace or basement)		•		
4.3	Ventilation of Attic and Foundation Areas	•			
4.4	Venting Systems (Kitchens, Baths and Laundry)				•
4.5	Ventilation Fans and Thermostatic Controls in Attic	•			
		I	NI	NP	RR

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Comments:

4.4 Excessive lint build up or fully clogged dryer vents impede dryer function and pose a fire hazard. Cleaning is strongly advised.

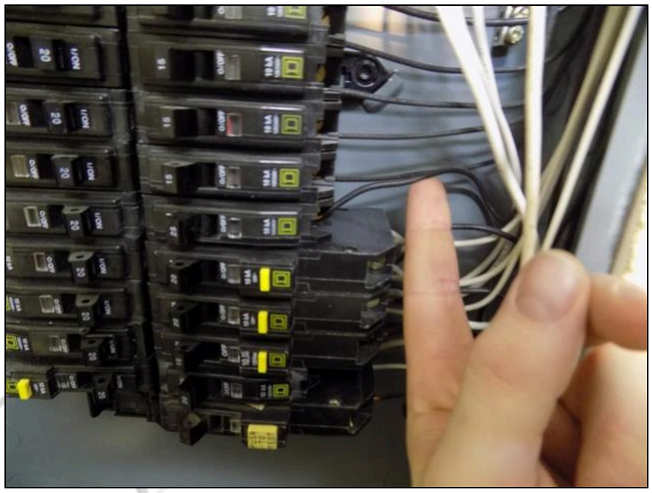
4.4 Item 1

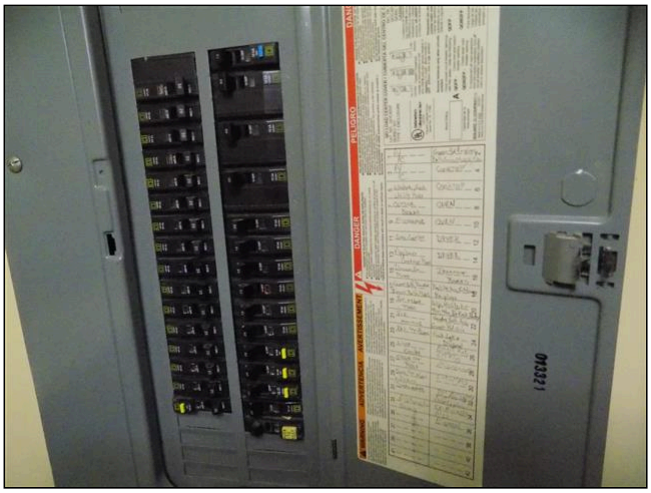
The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

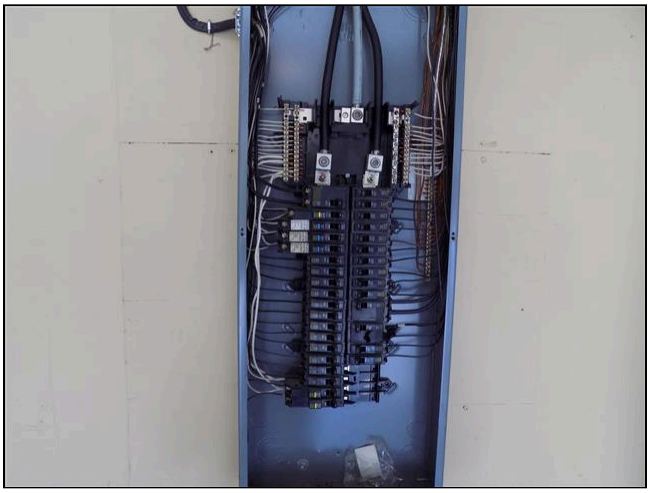
5. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.







Styles & Materials

Electrical Service Conductors:
Below ground
220 volts

Panel Capacity:
200 AMP

Panel Type:
Circuit breakers
GFCI Breakers
AFCI Breakers

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

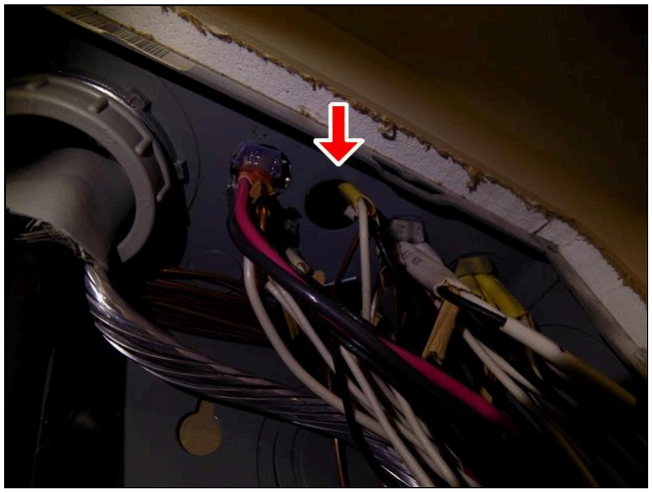
Wiring Methods:
Romex

		I	NI	NP	RR
5.0	Service Entrance Conductors	•			
5.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
5.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
5.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
5.4	Operation of GFCI (Ground Fault Circuit Interrupters)				•
5.5	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
5.6	Location of Main and Distribution Panels	•			
5.7	Smoke Detectors				•
5.8	Carbon Monoxide Detectors			•	
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.1 There were one or more missing bushings, clamps, or knockouts in the panel. Clamps or bushings secure the wire to the panel and prevent damage to the insulation. Missing knockouts may allow critters to enter the panel, which will likely end in their death, and possibly a fire. If outside, they may allow water to enter. Recommend repair.

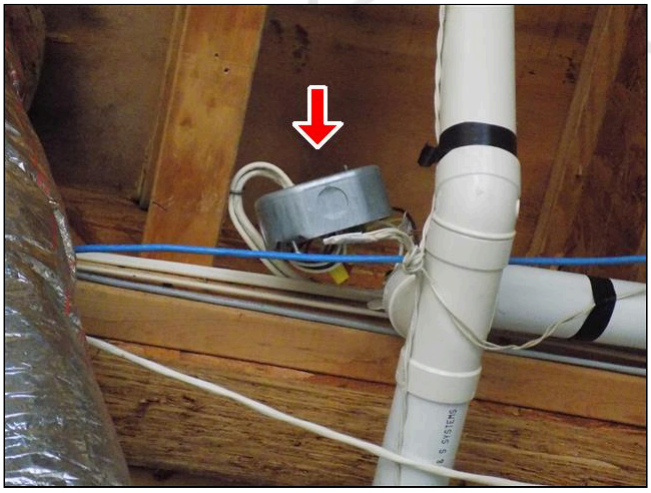


5.1 Item 1

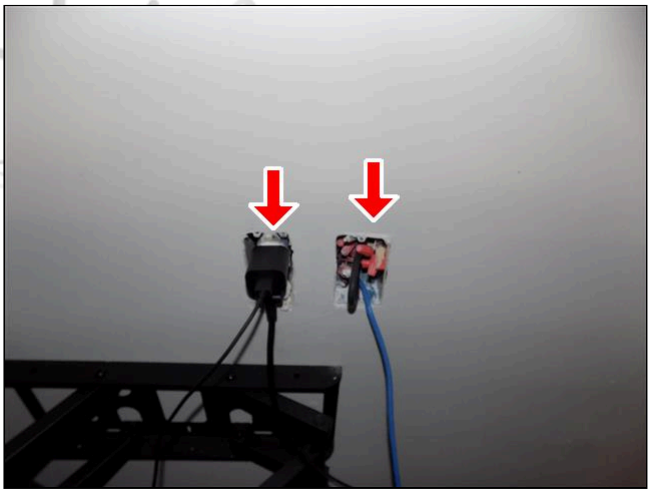
5.3 (1) One or more exposed splices, conductors, or receptacles were observed.

Conductors should be enclosed in a junction box with a cover. Exposed conductors create a shock and electrocution hazard.

Recommend repairs by a qualified contractor.



5.3 Item 1



5.3 Item 2

5.3 (2) There are two low voltage enclosures on the exterior which are open and missing wire clamps. Recommend securing these closed and installing missing hardware.

5.3 Item 3

5.3 Item 4

5.3 Item 5

5.3 (3) The fan was missing the light cover. Recommend replacement.

5.3 Item 6

5.4 One or more receptacles that should be GFCI protected were not, or the device(s) failed to trip and reset properly, at the time of inspection. Recommend correction.

GFCI protection is required in many areas of the home: bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source. GFCI protection can be provided by installing GFCI receptacles or breakers.

This outlet was located on the back patio wall.

5.4 Item 1

5.6 One distribution panel is located in the garage, another is located in the basement closet. The service panel is located outside.

5.6 Item 1

5.7 The smoke detectors were old or expired, recommend replacement.

5.7 Item 1

The NFPA recommends installing smoke alarms in every sleeping room and outside each separate sleeping area, and on every level of the home. The NFPA also recommends alarms be supplied by the electrical system, interconnected with each other, and have a battery backup. Combination smoke / CO alarms are a great option. The NFPA recommends testing your alarms monthly and replacing them every 10 years.

5.8 No CO detectors were observed. I recommend having them installed.

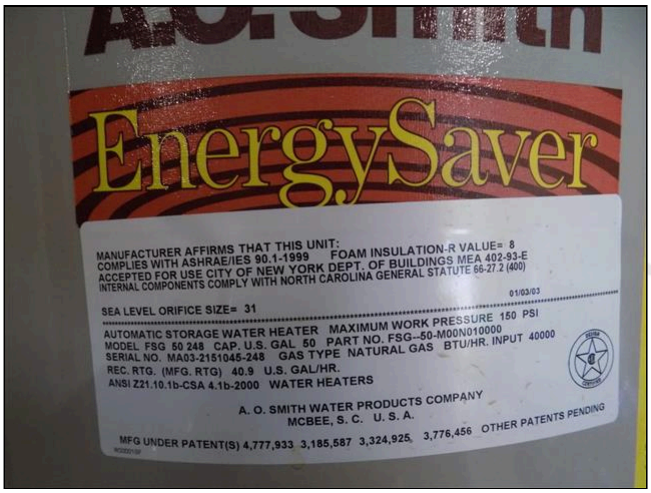
The NFPA recommends CO alarms should be installed in a central location outside each sleeping area and on every level of the home, and interconnected for the best protection. CO alarms are especially important when gas appliances are used in the home. The NFPA recommends testing your alarms monthly.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.



Styles & Materials

Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Public	Not visible	Copper

PEX

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)
Two units

Water Heater Location:
Garage

WH Manufacturer:
A.O. SMITH

WH Manufacture Date:
2003

		I	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump				•
		I	NI	NP	RR

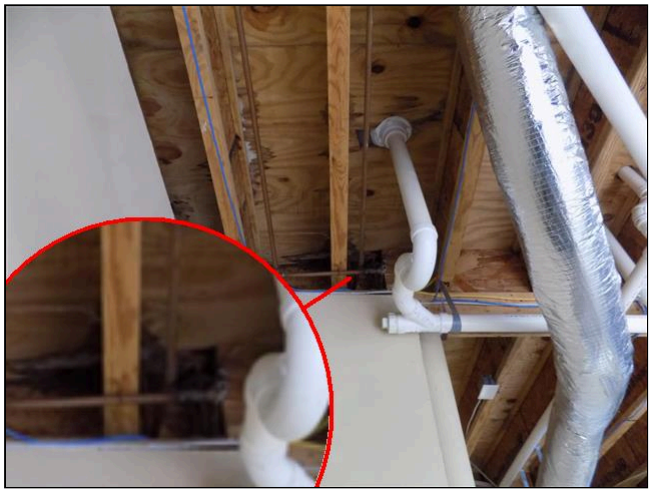
I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 This plumbing configuration may need an air admittance valve installed. Recommend repair if needed.

6.0 Item 1

6.1 (1) Elevated moisture levels were present under the master shower area. Recommend further evaluation and repairs as needed.



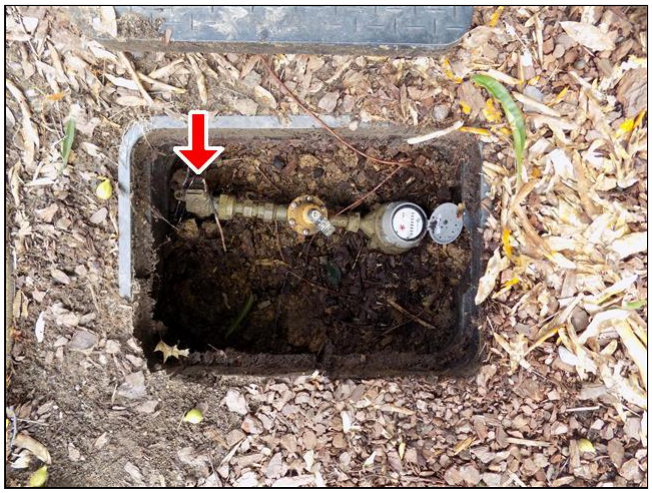
6.1 Item 1

6.1 (2) A number of tiles are cracked or loose surrounding the guest bath tub, and the faucet is loose. Recommend repairs.

6.1 Item 2

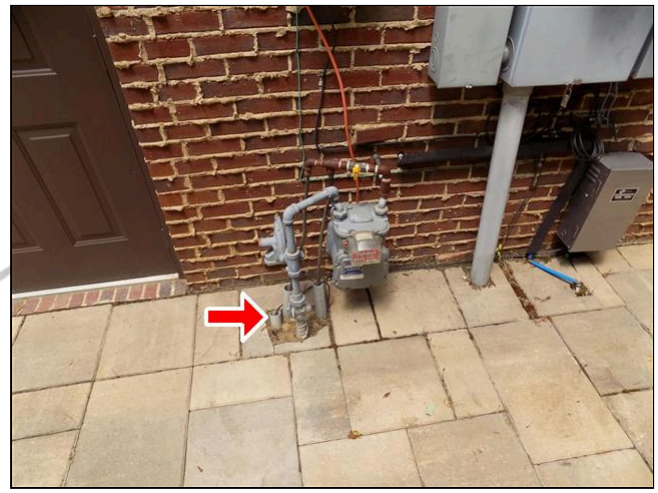
6.2 The water heater is past its expected service life span. Water heaters have an expected service life span of 8-12 years. Replacement of the unit may be necessary in the near future.

6.3 The main water shutoff is located outside at the water meter.



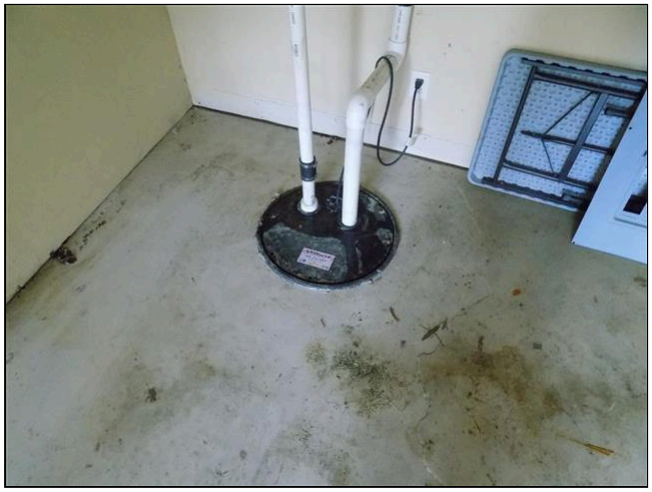
6.3 Item 1

6.5 The main fuel shut off is at the gas meter outside.



6.5 Item 1

6.6 (1) The sump pump did not operate and the tank overflowed during the inspection. The sump pump is in need of service.



6.6 Item 1

6.6 (2) The sump pump is missing a number of fasteners from the lid. Recommend having these installed when the pump is serviced.

6.6 Item 2

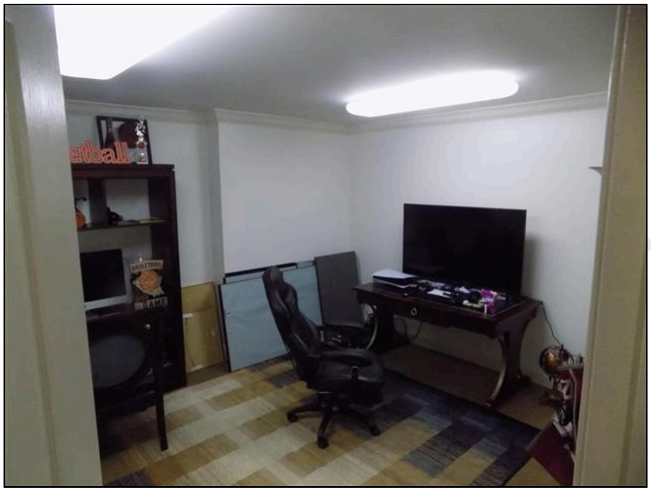
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

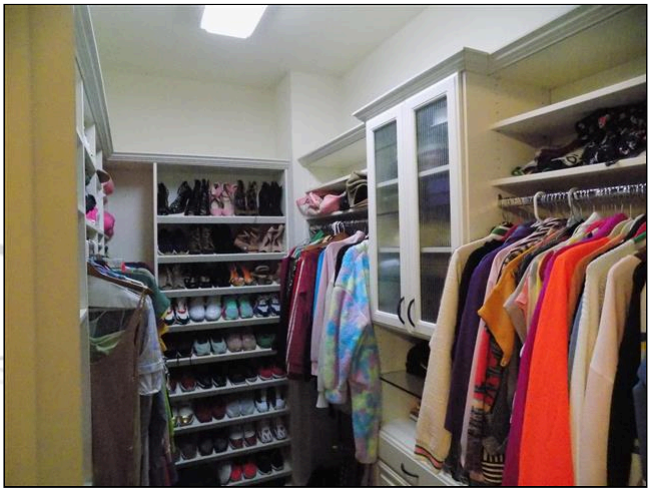
7. Interiors

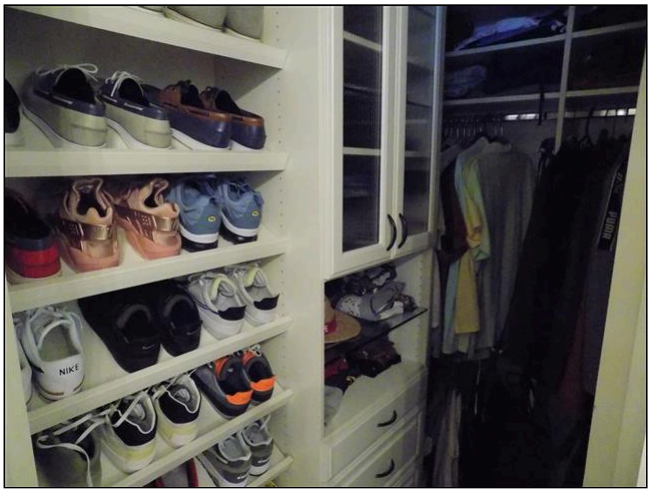
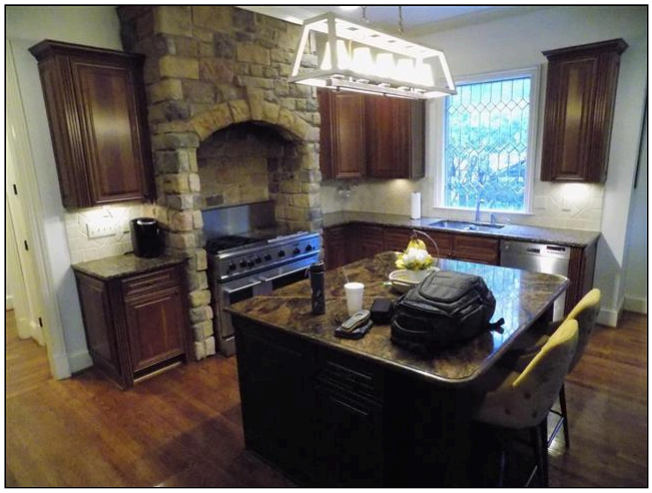
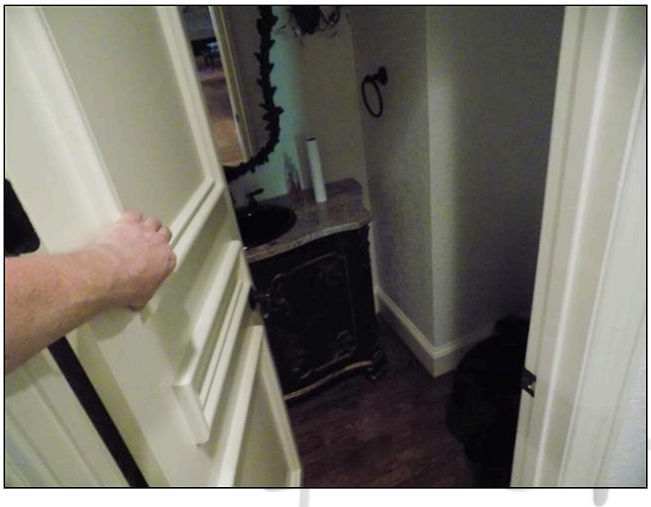
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

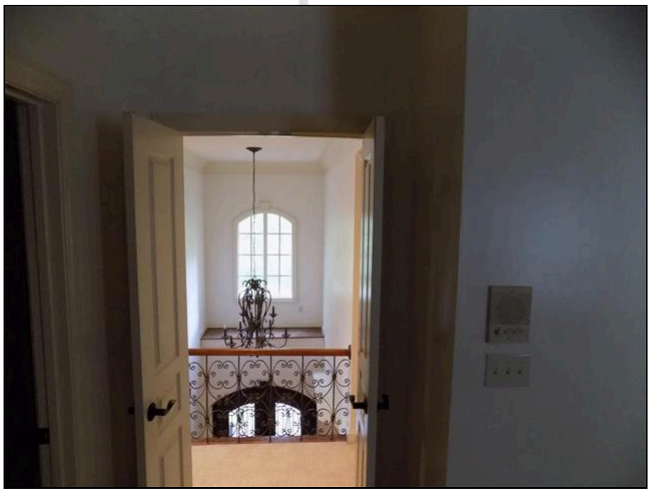
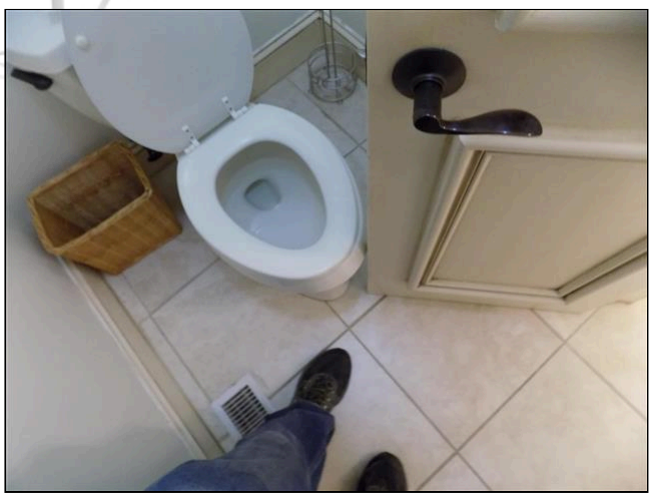
The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.





Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Hardwood T&G
Tile

Interior Doors:
Hollow core
Solid

Window Types:
Wood
Thermal/Insulated

Cabinetry:
Wood

Wood Double-hung

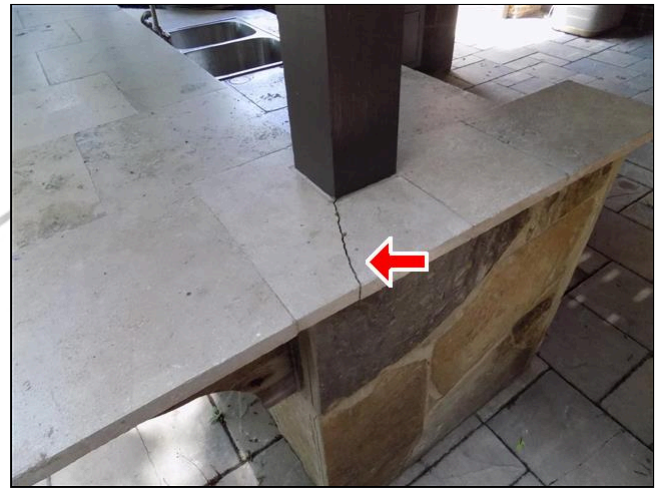
Countertop:
Solid surface

		I	NI	NP	RR
7.0	Ceilings	•			
7.1	Walls	•			
7.2	Floors	•			
7.3	Steps, Stairways, Balconies and Railings	•			
7.4	Counters and Cabinets (representative number)	•			
7.5	Doors (representative number)	•			
7.6	Windows (representative number)	•			
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

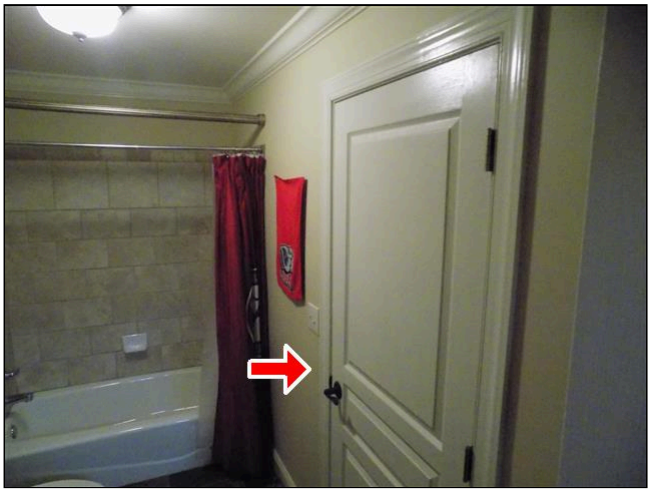
Comments:

7.4 Tile on the exterior patio counter is cracked. Recommend repair as needed.

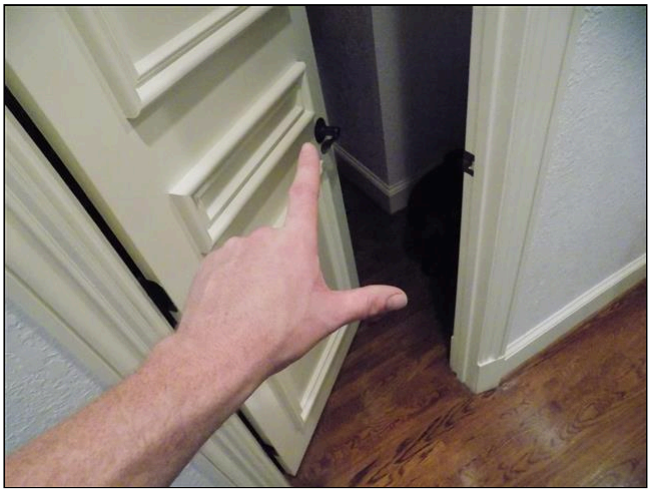


7.4 Item 1

7.5 (1) One or more doors did not latch. The doors may need to be shimmed or the strike plate adjusted.

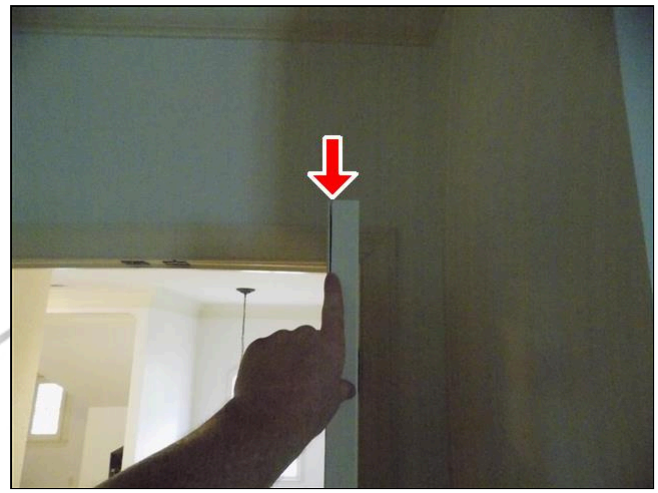


7.5 Item 1



7.5 Item 2

7.5 (2) A bedroom door was beginning to delaminate. Recommend repair as needed.



7.5 Item 3

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
BADGER

Exhaust/Range hood:
VENTED
UNKNOWN BRAND

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

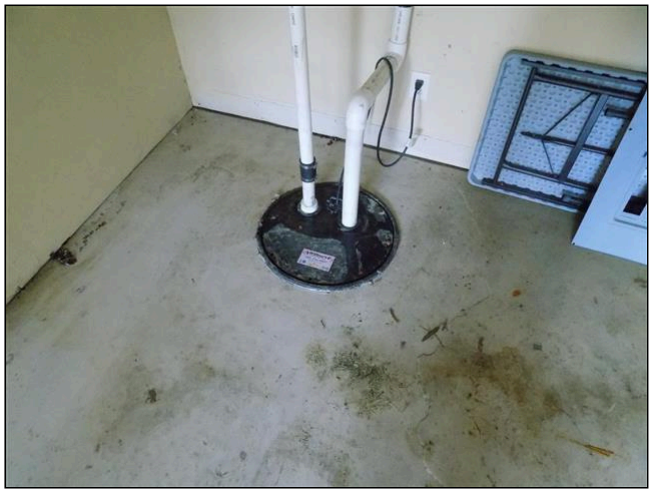
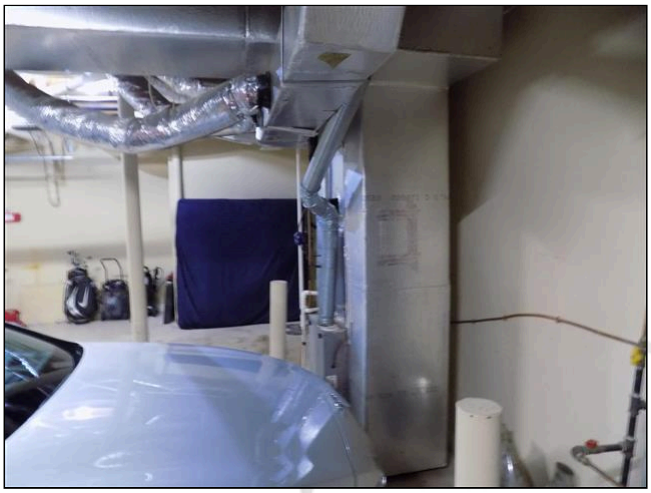
Refrigerator:
GENERAL ELECTRIC

		I	NI	NP	RR
8.0	Dishwasher	•			
8.1	Ranges/Ovens/Cooktops	•			
8.2	Microwave Cooking Equipment	•			
8.3	Refrigerator	•			
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage


Styles & Materials

Garage Door Type:
Three automatic

Garage Door Material:
Insulated
Metal

Auto-opener Manufacturer:
LINEAR

		I	NI	NP	RR
9.0	Garage Ceilings	•			
9.1	Garage Walls	•			
9.2	Garage Floor	•			
9.3	Garage Door (s)	•			
9.4	Occupant Door (from garage to inside of home)	•			
9.5	Garage Door Operators (Report whether or not doors will reverse when photoeyes obstructed)	•			
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.2 Some cracks were observed that appeared to be stable. Recommend monitoring.

9.5 The garage door(s) successfully reversed when the photoeyes were obstructed during the close operation.

10. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Unknown (finished surfaces)

Floor Structure:
Wood joists

Columns or Piers:
Steel columns

Ceiling Structure:
Wood Joists

Roof Structure:
Stick-built
Plywood
Sheathing

Roof-Type:
Gable

Method used to observe attic:
From entry
Walked

Attic info:
Attic access
Pull Down stairs
Light in attic
No Storage

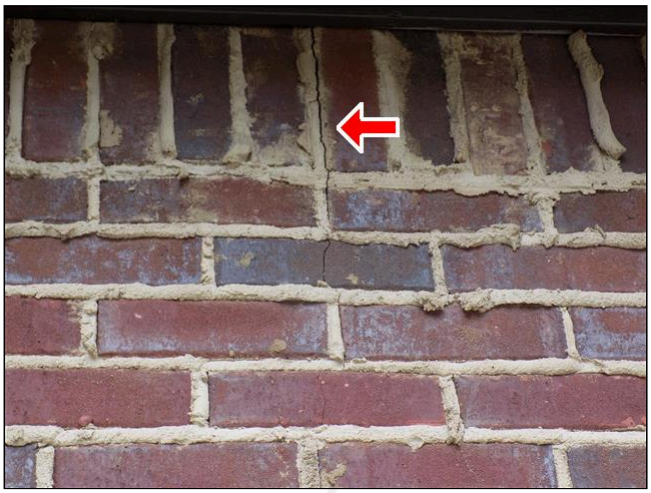
		I	NI	NP	RR
10.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
10.1	Walls (Structural)	•			
10.2	Columns or Piers	•			
10.3	Floors (Structural)	•			
10.4	Ceilings (Structural)	•			
10.5	Roof Structure and Attic	•			
		I	NI	NP	RR

I= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.1 Some cracks were observed in the brick veneer. Recommend monitoring.

Common areas for cracks to develop include over garage doors, at the corners of doors, corners of windows, the corners of block walls, etc. Settlement is a common cause of cracking. Typically fine cracks are not a concern but should be monitored, provided they are not allowing water to enter the building.



10.1 Item 1

10.1 Item 2

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

Kerlin Home Inspections

6117 Amy Ln
Trussville, AL
205-259-6020

Customer
Mr. John Doe

Address
1 Redacted Ln
Trussville AL 35173

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

This summary contains only items judged to be of particular importance or value by the inspector. The inspector recommends all defects listed in the complete report be repaired or replaced unless otherwise indicated, not just those included in this summary.

1. Exterior

Summary

1.2 Eaves, Soffits and Fascias

Repair or Replace

(1) An area of soffit above the rear porch entrance had elevated moisture and deteriorated. Recommend further evaluation to locate and repair the leak.

1.2 Item 1

1.2 Item 2

(2) An area of soffit was damaged by the upstairs bedroom. A squirrel came running out when approached. Recommend having the nest removed and the opening repaired.

1.2 Item 3

1.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(3) A pop up for the drainage system near the front left of the building is broken and full of debris. Recommend replacement and cleaning the drain line.

1.5 Item 4

1.5 Item 5

(4) Some movement of the stairs at the front stoop has caused the handrails to pull away from their original mounting locations. This movement may be due to poor drainage in the area. Recommend having the handrails secured, directing drainage further away from this area, and monitoring.

1.5 Item 6

1.5 Item 7

1.5 Item 8 Gap has been filled

1.5 Item 9 poor drainage

1.5 Item 10

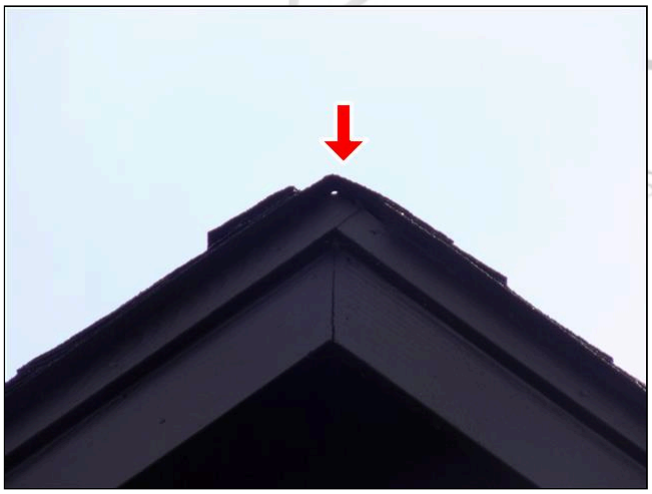
2. Roofing

Summary

2.0 Roof Coverings

Inspected

(1) A number of ridge cap shingles were in need of replacement. They have cracked and light could be seen through them.



2.0 Item 1

2.0 Item 2

2.0 Item 3

2.0 Item 4

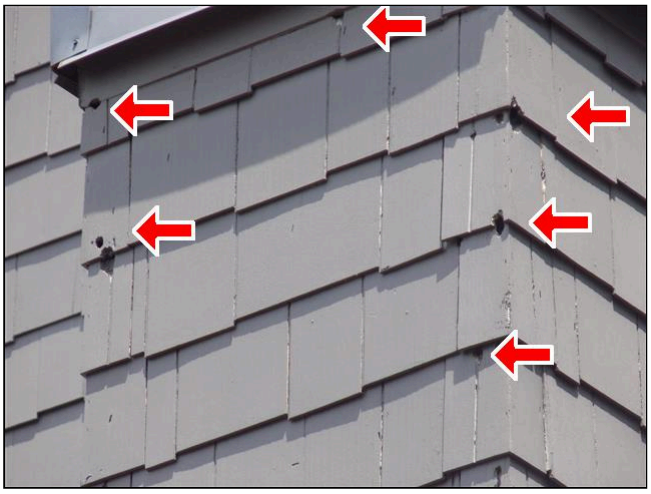
2.0 Item 5

2.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Several areas of chimney siding were in need of repair. There were multiple missing stakes and also what appeared to be insect damage. Recommend further evaluation and repairs.

2.2 Item 1



2.2 Item 2

2.2 Item 3

2.2 Item 4

3. Heating / Central Air Conditioning

Summary

3.0 Heating & Cooling Equipment

Inspected

(1) The Tappan AC unit is past its expected service life, and will likely need to be replaced in the near future.

Heat pumps, AC units, and furnaces have an average life expectancy of around 15 years, however this is not a guarantee. Well maintained units may last much longer, and neglected units will fail much sooner. The inspector recommends you read the manufacturer's instructions and follow their maintenance schedule.

4. Insulation and Ventilation

Summary

4.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

Excessive lint build up or fully clogged dryer vents impede dryer function and pose a fire hazard. Cleaning is strongly advised.

4.4 Item 1

5. Electrical System

Summary

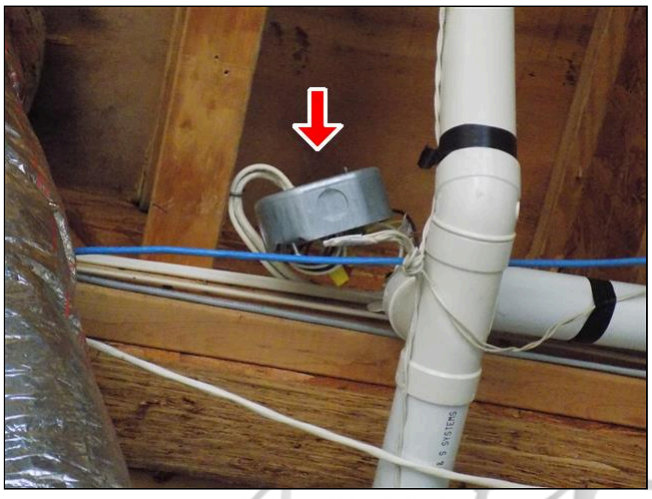
5.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

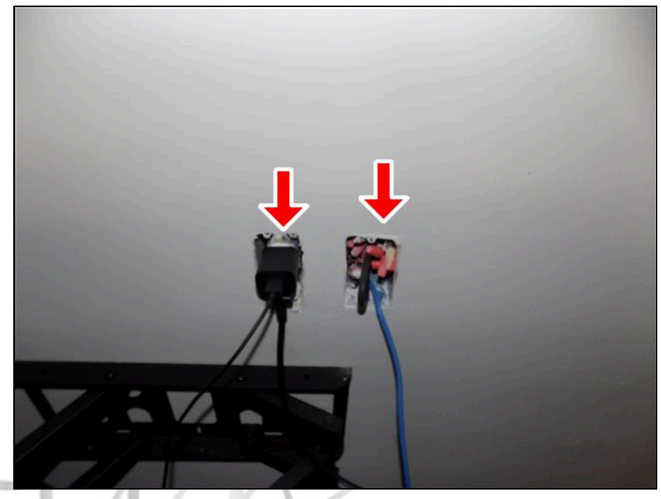
(1) One or more exposed splices, conductors, or receptacles were observed.

Conductors should be enclosed in a junction box with a cover. Exposed conductors create a shock and electrocution hazard.

Recommend repairs by a qualified contractor.



5.3 Item 1



5.3 Item 2

(2) There are two low voltage enclosures on the exterior which are open and missing wire clamps. Recommend securing these closed and installing missing hardware.

5.3 Item 3

5.3 Item 4

5.3 Item 5

5.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

One or more receptacles that should be GFCI protected were not, or the device(s) failed to trip and reset properly, at the time of inspection. Recommend correction.

GFCI protection is required in many areas of the home: bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source. GFCI protection can be provided by installing GFCI receptacles or breakers.

This outlet was located on the back patio wall.

5.4 Item 1

5.7 Smoke Detectors

Repair or Replace

The smoke detectors were old or expired, recommend replacement.

The NFPA recommends installing smoke alarms in every sleeping room and outside each separate sleeping area, and on every level of the home. The NFPA also recommends alarms be supplied by the electrical system, interconnected with each other, and have a battery backup. Combination smoke / CO alarms are a great option. The NFPA recommends testing your alarms monthly and replacing them every 10 years.

5.7 Item 1

5.8 Carbon Monoxide Detectors

Not Present

No CO detectors were observed. I recommend having them installed.

The NFPA recommends CO alarms should be installed in a central location outside each sleeping area and on every level of the home, and interconnected for the best protection. CO alarms are especially important when gas appliances are used in the home. The NFPA recommends testing your alarms monthly.

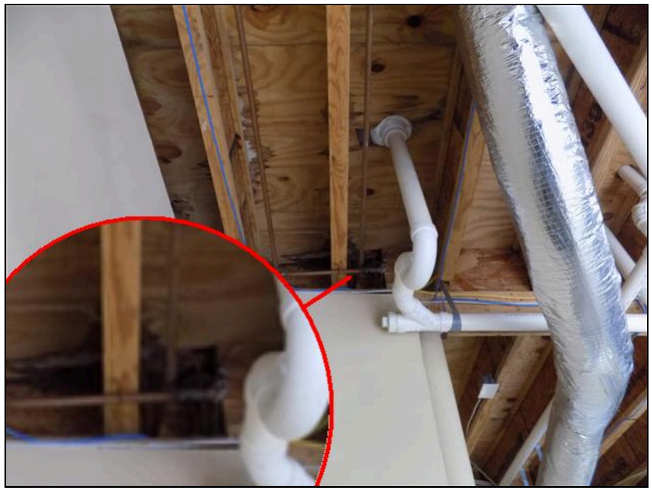
6. Plumbing System

Summary

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) Elevated moisture levels were present under the master shower area. Recommend further evaluation and repairs as needed.



6.1 Item 1

(2) A number of tiles are cracked or loose surrounding the guest bath tub, and the faucet is loose. Recommend repairs.

6.1 Item 2

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

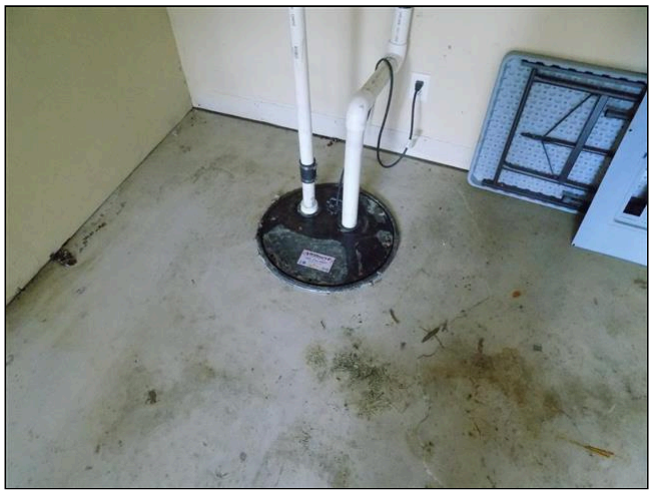
Inspected

The water heater is past its expected service life span. Water heaters have an expected service life span of 8-12 years. Replacement of the unit may be necessary in the near future.

6.6 Sump Pump

Repair or Replace

(1) The sump pump did not operate and the tank overflowed during the inspection. The sump pump is in need of service.



6.6 Item 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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