

# HOME INSPECTION REPORT



**Inspection Date:**  
8/21/2015

**Prepared For:**

**Prepared By:**  
AAA Inspection Services, LLC  
312 Crawford Street, Fairfield, AL 35064

205-283-9793  
greg@aaaisllc.com

**Report Number:**  
6187

**Inspector:**  
Gregory Walker  
License Number - HI4060

AAA Inspection Services, LLC

**Table of Contents**

<b>REPORT OVERVIEW</b>	<b>4</b>
<b>SUMMARY</b>	<b>5</b>
<b>GROUNDS</b>	<b>6</b>
<b>ROOF</b>	<b>8</b>
<b>EXTERIOR</b>	<b>10</b>
<b>GARAGE/CARPORT</b>	<b>13</b>
<b>KITCHEN</b>	<b>16</b>
<b>LAUNDRY ROOM</b>	<b>18</b>
<b>LIVING ROOM</b>	<b>19</b>
<b>DINING ROOM</b>	<b>20</b>
<b>MASTER BEDROOM</b>	<b>21</b>
<b>MASTER BATHROOM</b>	<b>22</b>
<b>BEDROOM 2</b>	<b>23</b>
<b>BEDROOM 3</b>	<b>24</b>
<b>BEDROOM 4</b>	<b>25</b>
<b>BATHROOM 2</b>	<b>26</b>
<b>BATHROOM 3</b>	<b>27</b>
<b>BATHROOM 4</b>	<b>28</b>
<b>BATHROOM 5</b>	<b>29</b>
<b>FAMILY ROOM</b>	<b>30</b>
<b>INTERIOR</b>	<b>31</b>
<b>BASEMENT</b>	<b>33</b>
<b>PLUMBING</b>	<b>35</b>
<b>HEATING SYSTEM</b>	<b>37</b>
<b>ELECTRIC/COOLING SYSTEM</b>	<b>38</b>



## REPORT OVERVIEW

### House in Perspective

Well Built/Maintained

### Scope of Inspection

**.All components designated for inspection in the NAHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.**

**Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.**

### Visual Inspection Only

**Note: Please review the entire inspection report, pertinent information is identified throughout the report and not just on the summary page.**

### Main Entrance Faces

West

### State Of Occupancy

Occupied

### Weather Conditions

Sunny

### Recent Rain

Yes

### Ground Cover

Damp

### Temperature

81 degrees



## SUMMARY

### Potential Safety Hazards

- Exterior receptacles non GFCI recommend installing where needed

### Deferred Cost Items

- Deck steps in contact with soil should be sitting on concrete pads
- Master bath tub drain leaking recommend repair or replace

### Notes

- Furnaces not operated due to exterior temperature to prevent damaging system
- It is recommended that all repairs are done by licensed contractors.
- It is recommended that a licensed HVAC contractor service heating and air system prior to closing.

### Definitions

- Satisfactory: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
- Marginal: Indicates the component will probably require repair or replacement anytime within five years.
- Poor: Indicates the component will need repair or replacement now or near future.



# Grounds

## Service Walks

Material: Concrete  
Condition: **Satisfactory**

## Driveway/Parking

Material: Concrete  
Condition: **Satisfactory**

## Porch

Condition: **Satisfactory**  
Support Pier: Concrete  
Floor: **Satisfactory**

## Stoops/Steps

Material: Wood  
Other: Brick  
Condition: **Marginal**  
Comments: Deck steps in contact with soil should be sitting on concrete pads



## Deck/Balcony

Material: Wood  
Condition: **Satisfactory**  
Finish: Painted/Stained

**Deck/Patio/Porch Covers**

Condition: Satisfactory

**Retaining wall**

Material: Concrete

Condition: Satisfactory

**Hose bibs**

Condition: Satisfactory

Operable: Yes



# Roof

## General

**Visibility:** Partial  
**Inspected From:** Ladder at eaves  
Ground  
With Binoculars

## Style of Roof

**Type:** Gable  
Hip  
**Pitch:** Steep  
**Roof #1:** Type: Asphalt  
Layers: 1 Layer  
Age: Unknown

## Ventilation System

**Type:** Soffit  
Ridge  
Turbine

## Flashing

**Material:** Not Visible  
**Condition:** Not Visible

## Valleys

**Material:** Not Visible  
**Condition:** Not Visible

## Condition of Roof Coverings

**Roof #1:** Satisfactory

**Plumbing Vents**

Condition:

**Satisfactory**





## Exterior

### Gutters/Scuppers/Eavestrough

**Condition:** Satisfactory  
**Material:** Galvanized/Aluminum

### Siding

**Material:** Block/Brick  
Metal/Vinyl  
**Condition:** Satisfactory

### Trim

**Material:** Vinyl  
**Condition:** Satisfactory

### Soffit

**Material:** Vinyl  
**Condition:** Satisfactory

### Fascia

**Material:** Aluminum/Steel  
**Condition:** Satisfactory

### Windows/Screens

**Condition:** Satisfactory  
**Material:** Vinyl  
**Screens:** Not installed

**Slab-On-Grade/Foundation**

**Foundation Wall:** Not Visible  
**Concrete Slab:** N/A  
**Comments:** Foundation (stem) wall not visible, not evaluated.

**Service Entry**

**Location:** Underground  
**Condition:** **Satisfactory**  
**Exterior receptacles:** Yes  
Operable: Yes  
Condition: Satisfactory  
**GFCI present:** No  
Recommend GFCI Receptacles  
**Comments:** Exterior receptacles non GFCI recommend installing where needed

**Building(s) Exterior Wall Construction**

**Type:** Not Visible  
**Condition:** Not Visible  
**Comments:** Building structure not visible due to siding, not evaluated.

**Exterior Doors**

**Main Entrance:** Weatherstripping: Satisfactory  
Door condition: Satisfactory  
**Patio:** N/A  
**Rear door:** Weatherstripping: Satisfactory  
Door condition: Satisfactory  
**Other door:** N/A

**Exterior A/C - Heat pump #1**

**Unit #1:** Location: Exterior rear wall

Brand: Goodman  
Model #: GSH13041AC

Approximate Age: 5-10+

**Condition:** Satisfactory

**Energy source:** Electric

**Unit type:** Air cooled

**Outside Disconnect:** Yes

**Level:** Yes

**Improper Clearance (air flow):** No

**Exterior A/C - Heat pump #2**

**Unit #2:** Location: Exterior side wall

Brand: Goodman  
Model #: GSH130241CB

Approx. Age: 5-10+

**Energy source:** Electric

**Unit type:** Air cooled

**Outside Disconnect:** Yes

**Level:** Yes

**Insulation:** Yes

**Condition:** Satisfactory

**Improper Clearance (air flow):** No



## Garage/Carport

### Type

Type: 2-Car  
Built-in

### Automatic Opener

Operation: Operable

### Safety Reverse

Operation: Operable  
Photo eyes and pressure reverse tested

### Roofing

Material: Same as house

### Gutters/Eavestrough

Condition: Same as house

### Siding

Material: Same as house

Condition: Satisfactory

### Trim

Material: Same as house

Condition: Satisfactory

**Floor**

**Material:** Concrete  
**Condition:** Satisfactory  
**Burners less than 18" above floor:** N/A

**Sill Plates**

**Type:** Elevated  
**Condition:** Satisfactory

**Overhead Door(s)**

**Material:** Metal  
**Condition:** Satisfactory  
**Recommend Priming/Painting Inside & Edges:** No

**Exterior Service Door**

**Condition:** Satisfactory

**Electrical Receptacles**

**Reverse polarity:** No  
**Open ground:** No  
**GFCI Present:** Yes  
Operable: Yes

**Fire Separation Walls & Ceiling**

Present

**Condition:** Satisfactory

**Moisture Stains Present:** No

**Typical Cracks:** No

**Fire door:** Not verifiable

**Auto closure:** Missing



**Countertops**

Condition: Satisfactory

**Cabinets**

Condition: Satisfactory

**Plumbing**

Faucet Leaks: No

Pipes leak/corroded: No

Sink/Faucet: Satisfactory

Functional drainage: Satisfactory

Functional flow: Satisfactory

**Walls & Ceiling**

Condition: Satisfactory

**Heating/Cooling Source**

Yes

**Floor**

Condition: Satisfactory

**Appliances**

<b>Disposal:</b>	Operable: Yes
<b>Oven:</b>	N/A
<b>Range:</b>	Operable: Yes
<b>Dishwasher:</b>	Operable: Yes
<b>Trash Compactor:</b>	N/A
<b>Exhaust fan:</b>	Operable: Yes
<b>Refrigerator:</b>	Operable: Yes
<b>Microwave:</b>	Operable: Yes
<b>Other:</b>	Operable: No
<b>Dishwasher airgap:</b>	No
<b>Dishwasher drain line looped:</b>	Yes
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes Recommend GFCI Receptacles: No
<b>Open ground/Reverse polarity::</b>	No





## Laundry Room

### Laundry

Laundry sink:	No
Faucet leaks:	No
Pipes leak:	Not Visible
Cross connections:	No
Heat source present:	Yes
Room vented:	Yes
Dryer vented:	Wall
Electrical:	Open ground/reverse polarity: No
GFCI present:	No
Appliances:	Washer Dryer
Washer hook-up lines/valves:	Satisfactory
Gas shut-off valve:	N/A



## Living Room

### **Living Room**

<b>Location:</b>	First floor
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	Satisfactory
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Bedroom Egress restricted:</b>	N/A
<b>Doors:</b>	Satisfactory
<b>Windows:</b>	Satisfactory



## Dining Room

### **Dining Room**

<b>Location:</b>	First floor
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	Satisfactory
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Bedroom Egress restricted:</b>	N/A
<b>Windows:</b>	Satisfactory



## Master Bedroom

### Room

Location:	First floor
Walls & Ceiling:	Satisfactory
Moisture stains:	No
Floor:	Satisfactory
Ceiling fan:	Satisfactory
Electrical:	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
Heating source present:	Yes
Bedroom Egress restricted:	No
Doors:	Satisfactory
Windows:	Satisfactory



## Master Bathroom

### **Bath**

<b>Location:</b>	First floor
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	Faucet leaks: No Pipes leak: Yes
<b>Showers:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	Yes Operable: Yes
<b>Shower/Tub area:</b>	Ceramic/Plastic Other: Marble Condition: Satisfactory Caulk/Grouting needed: No
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes
<b>Comments:</b>	Master bath tub drain leaking recommend repair or replace



## Bedroom 2

### **Room**

**Location:** Second floor

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** Satisfactory

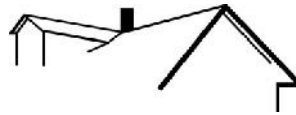
**Electrical:** Switches: Yes, Operable  
Receptacles: Yes, Operable  
Open ground/Reverse polarity: No

**Heating source present:** Yes

**Bedroom Egress restricted:** No

**Doors:** Satisfactory

**Windows:** Satisfactory



## Bedroom 3

### **Room**

**Location:** Second floor

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** Satisfactory

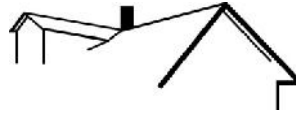
**Electrical:** Switches: Yes, Operable  
Receptacles: Yes, Operable  
Open ground/Reverse polarity: No

**Heating source present:** Yes

**Bedroom Egress restricted:** No

**Doors:** Satisfactory

**Windows:** Satisfactory



## Bedroom 4

### **Room**

**Location:** Second floor

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** Satisfactory

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

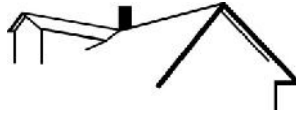
**Heating source present:** Yes

**Bedroom Egress restricted:** No

**Doors:** Satisfactory

**Windows:** Satisfactory





## Bathroom 2

### **Bath**

<b>Location:</b>	First floor half bath
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	N/A
<b>Showers:</b>	N/A
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes



## Bathroom 3

### **Bath**

<b>Location:</b>	Second floor private bath
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Showers:</b>	N/A
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Shower/Tub area:</b>	Other: Marble Condition: Satisfactory Caulk/Grouting needed: No
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes



## Bathroom 4

### **Bath**

**Location:** Second floor jack and jill

**Sinks:** Faucet leaks: No  
Pipes leak: No

**Tubs:** Faucet leaks: No  
Pipes leak: Not Visible

**Showers:** N/A

**Toilet:** Bowl loose: No  
Operable: Yes

**Whirlpool:** No

**Shower/Tub area:** Other: Marble  
Condition: Satisfactory  
Caulk/Grouting needed: No

**Drainage:** Satisfactory

**Water flow:** Satisfactory

**Moisture stains present:** No

**Doors:** Satisfactory

**Window:** None

**Receptacles present:** Yes  
Operable: Yes

**GFCI:** Yes  
Operable: Yes

**Open ground/Reverse polarity:** No

**Heat source present:** Yes

**Exhaust fan:** Yes  
Operable: Yes



## Bathroom 5

### **Bath**

<b>Location:</b>	Basement
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Showers:</b>	N/A
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Shower/Tub area:</b>	Ceramic/Plastic Condition: Satisfactory Caulk/Grouting needed: No
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes



## Family Room

### **Room**

**Location:** Basement

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** None

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

**Heating source present:** Yes

**Bedroom Egress restricted:** N/A

**Doors:** Satisfactory



**Fireplace**

**Location(s):** Living room  
**Type:** Gas  
**Material:** Metal (pre-fabricated)  
**Damper modified for gas operation:** N/A  
**Hearth extension adequate:** Yes  
**Mantel:** Secure  
**Physical condition:** Satisfactory

**Stairs/Steps/Balconies**

**Condition:** Satisfactory  
**Handrail:** Satisfactory  
**Risers/Treads:** Satisfactory

**Smoke/Carbon Monoxide detectors**

**Smoke Detector:** Present  
Operable: Yes

**Attic/Structure/Framing/Insulation**

**Access:** Pulldown  
Other: Walkin

**Inspected from:** In the attic

**Location:** Hallway  
Bedroom Closet

**Flooring:** Partial

**Insulation:** Fiberglass  
Batts  
Loose

**Installed in:** Between ceiling joists

**Ventilation:** Ventilation appears adequate

**Fans exhausted to:** Attic: No  
Outside: Yes

**HVAC Duct:** **Satisfactory**

**Chimney chase:** N/A

**Structural problems observed:** No

**Roof structure:** Rafters  
Wood

**Ceiling joists:** Wood

**Sheathing:** OSB

**Evidence of condensation:** No

**Evidence of moisture:** No

**Evidence of leaking:** No

**Firewall between units:** N/A



**Stairs**

**Condition:** Satisfactory  
**Handrail:** Yes  
Handrail/Railing/Balusters recommended  
**Headway over stairs:** Satisfactory

**Foundation**

**Comments:** Foundation walls were covered with paneling/drywall and were not visible.

**Floor**

**Material:** Not Visible  
**Condition:** Not Visible  
**Comments:** Floors were covered with carpeting and or tile. Not evaluated.

**Drainage**

**Sump pump:** No  
**Floor drains:** Not Visible

**Girders/Beams**

**Condition:** Satisfactory  
**Material:** Wood

**Columns**

**Condition:** Satisfactory  
**Material:** Steel



---

**Joists**

**Condition:** Satisfactory

**Material:** Engineered I-Type

---

**Subfloor**

**Condition:** Satisfactory



**Water service**

**Main shut-off location:** In the garage

**Water entry piping:** Not Visible

**Lead other than solder joints:** No

**Visible water distribution piping:** PEX Plastic

**Condition:** Satisfactory

**Flow:** Satisfactory

**Pipes Supply/Drain:** Cross connection: No

**Drain/Waste/Vent pipe:** Galvanized  
PVC

**Condition:** Satisfactory

**Support/Insulation:** N/A

**Traps proper P-Type:** Yes

**Drainage:** Satisfactory

**Interior fuel storage system:** N/A

**Fuel line:** Copper

**Condition:** Satisfactory

**Main fuel shut-off location**

**Location:** On the side exterior wall

**Water heater #1**

<b>General:</b>	Brand Name: A.O. Smith Serial #: F07A076052 Capacity: 50 Approx. age: 5-10+
<b>Type:</b>	Electric
<b>Combustion air venting present:</b>	N/A
<b>Seismic restraints needed:</b>	No
<b>Relief valve:</b>	Yes Extension proper: Yes
<b>Vent pipe:</b>	N/A
<b>Condition:</b>	<b>Satisfactory</b>



Heating system

**Unit #1:** Brand name: Goodman  
Approx. age: 5-10+  
Model #: ARUF364226AB  
Serial #: 0705370850

**Unit #2:** Brand name: Goodman  
Approx. age: 5-10+  
Model #: ARUF182416AA  
Serial #: 0704652054

**Energy source:** Electric

**Warm air system:** Direct drive  
Central system

**Heat exchanger:** Not Visible

**Carbon monoxide:** N/A

**Combustion air venting present:** N/A

**Controls:** Disconnect: Yes

**Distribution:** Metal duct  
Insulated flex duct

**Flue piping:** N/A

**Filter:** Standard

**When turned on by thermostat:** Proper operation: Not tested

**Heat pump:** N/A

**Sub-slab ducts:** N/A

**System not operated due to:** Exterior temperature

**Comments:** Furnaces not operated due to exterior temperature to prevent damaging system



## Electric/Cooling System

### Main panel

**Location:** Garage

**Condition:** Satisfactory

**Amperage/Voltage:** 200a  
120v/240v

**Adequate Clearance to Panel:** Yes

**Breakers/Fuses:** Breakers

**Appears grounded:** Yes

**GFCI breaker:** Yes  
Operable: Yes

**AFCI breaker:** Yes  
Operable: Not Tested

**Main wire:** Aluminum  
Condition: Satisfactory

**Branch wire:** Copper

**Branch wire condition:** Satisfactory  
Romex

### Sub panel(s)

**Location(s):** Location 1: Laundry room

**Branch wire:** Copper  
Neutral/ground separated: Yes  
Neutral isolated: Yes

**Condition:** Satisfactory

**Heat Pump - A/C Unit #1**

**General:** Central system  
Brand Name: Goodman  
Location: On the side exterior wall  
Age: 5-10+  
Serial #: 0707512518

**Evaporator coil:** Satisfactory

**Refrigerant lines:** Satisfactory

**Condensate line/drain:** Floor drain

**Secondary condensate line/drain:** Present: No  
Needed: No

**Operation:** Differential: 16 degeees

**Condition:** Satisfactory

**Heat Pump - A/C Unit #2**

**General:** Central system  
Brand Name: Goodman  
Location: On the side exterior wall  
Age: 5-10+  
Serial #: 1201106174

**Evaporator coil:** Satisfactory

**Refrigerant lines:** Satisfactory

**Condensate line/drain:** To exterior

**Secondary condensate line/drain:** Present: No  
Needed: No

**Operation:** Differential: 9 degrees

**Condition:** Satisfactory