

Inspection Report

Prepared For: Mr. Donald Duck

Property Address: 2015 Fun Street Birmingham, AL 35205



A B Home Inspections, Inc.

Jim Waddell P.O. Box 360342 Birmingham, AL 35236 205-835-5211

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Date: 1/2/2015	Time: 08:00 AM	Report ID: 01021501AJW Sample
Property:	Customer:	Real Estate Professional:
2015 Fun Street	Mr. Donald Duck	
Birmingham, AL 35205		

Client Is Present: Age Of Home: **Radon Test:** Over 25 Years Yes No Water Test: Weather: Temperature: No Cloudy Below 65 Water On: Rain in last 3 days: Power: Yes Yes ON Present:: Mold Test: Gas: On Seller's Rep

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1. POSITIVE ATTRIBUTES

		IN	NI	NP	RR	S
1.0	OPINIONS	•				•
		IN	NI	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)

Comments

1.0

- Wonderful size house with large rooms and high ceilings
- Nice view of the city
- Good level yard with wonderful landscaping

2. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection. Recommend all repairs be made a licensed professional foundation specialist and second opinions be given by a foundation specialist or structural engineer.

Styles & Materials

FLOOR STRUCTURE:

ROOF STRUCTURE:

WOOD JOISTS

PLYWOOD

FOUNDATION: **METHOD USED TO OBSERVE**

MASONRY BLOCK CRAWLSPACE:

PARTIAL CRAWLED

WALL STRUCTURE:

MASONRY

ROOF-TYPE:

GABLE

COLUMNS OR PIERS:

MASONRY BLOCK

WATER STAINS NOTICED ON ROOF

DECKING?:

		IN	NI	NP	RR	S
2.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•	•
2.1	FLOORS (Structural)	•				
2.2	WALLS (Structural)	•				
2.3	COLUMNS OR PIERS	•				
2.4	CEILINGS (structural)	•				
2.5	ROOF STRUCTURE AND ATTIC	•			•	•
		IN	NI	NP	RR	S

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Comments





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Pictures in this report are in an effort to improve communication and should be consider examples or samples and not all inclusive of all the issue being mentioned. We recommend a specialist to fully examine all areas and repairs be made before closing.

3. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

SIDING MATERIAL: EXTERIOR ENTRY DOORS:

WOOD

WINDOW TYPES:

SINGLE PANE

GARAGE DOOR MATERIAL:

Bars

WINDOW MANUFACTURER:

GARAGE DOOR TYPE:

UNKNOWN

WOOD

AUTO OPENER MANUFACTURER:

LIFT-MASTER

WOOD

DRIVEWAY:

ONE AUTOMATIC CONCRETE

		IN	NI	NP	RR	S
3.0	WALL CLADDING FLASHING AND TRIM	•				
3.1	DOORS (Exterior)	•				
3.2	WINDOWS	•				
3.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			•	•
3.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	•				
3.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			•	•
3.6	EAVES, SOFFITS AND FASCIAS	•				
		IN	NI	NP	RR	S

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Comments

3.3 Garage Door will not reverse when met with resistance and needs adjusting.



3.3 Item 1(Picture)

3.4 Item 4(Picture)

3.4 Back deck is weathered with loose handrails, loose boards, wood rot areas, and incorrect spacing. Recommend a deck specialist to fully examine and repair.



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3.4 Item 3(Picture)

3.5 (1) Cracks and raised areas on driveway could be a tripping hazard.





3.5 Item 1(Picture)

3.5 Item 2(Picture)

3.5 (2) Negative slope and low spots noticed around the house. These areas do not appear to drain water away from home and needs landscaping and drainage corrected.





3.5 Item 3(Picture)

3.5 Item 4(Picture)



3.5 Item 5(Picture)

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ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

ROOF COVERING: VIEWED ROOF COVERING FROM: SKY LIGHT (S):

ASPHALT

GROUND

NONE

CHIMNEY (exterior):

BRICK

AGED

		IN	NI	NP	RR	s
4.0	ROOF COVERINGS	•			•	•
4.1	FLASHINGS	•				
4.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			•	•
4.3	ROOFING DRAINAGE SYSTEMS	•			•	•
		IN	NI	NP	RR	S

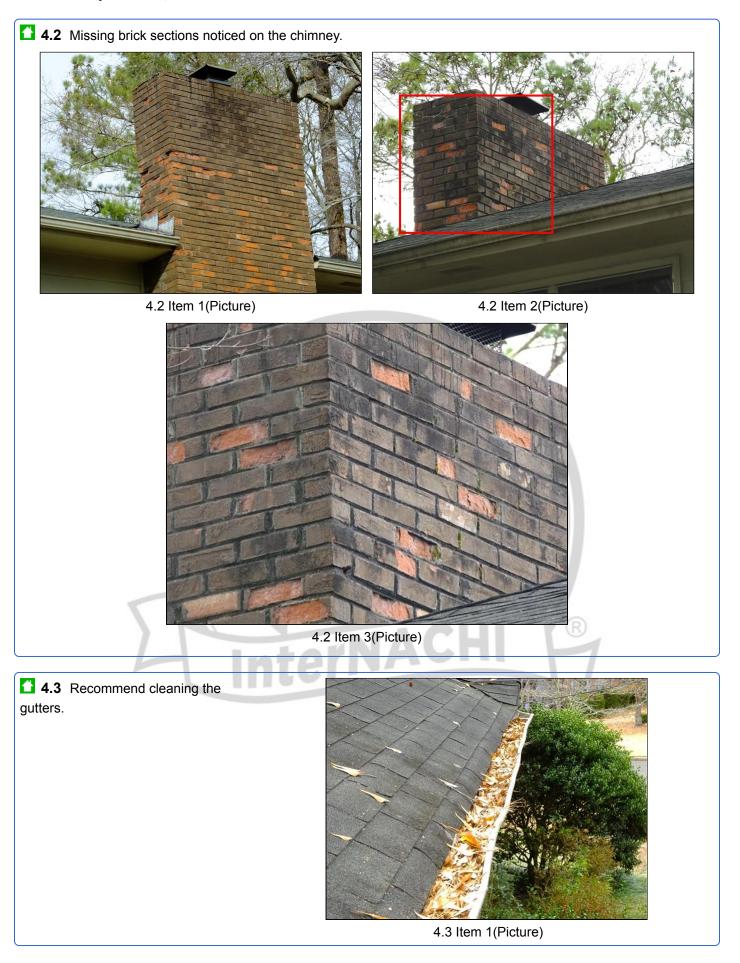
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Comments



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A B Home Inspections recommend all repairs be made by a licensed roofers and documents be given providing warranties. Pictures in this report are in an effort to improve communication and should be consider examples or samples and not all inclusive of all the issue being mentioned. We recommend a specialist to fully examine all areas and repairs be made before closing.

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5. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports: leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials: Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



WATER SOURCE:

PUBLIC

PLUMBING DISTRIBUTION:

COPPER

CAPACITY: 50 Gallons

WATER FILTERS:

NONE

(We do not inspect filtration systems)

WASHER DRAIN SIZE:

2" DIAMETER

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

PLUMBING SUPPLY:

COPPER

PLUMBING WASTE:

CAST IRON (OLD)

MANUFACTURER:

RUUD

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		IN	NI	NP	RR	S
5.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•			•	•
5.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•	•
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				
5.5	SUMP PUMP			•		
5.6	THERMO EXPANSION TANK			•		
5.7	GAS METER	•				
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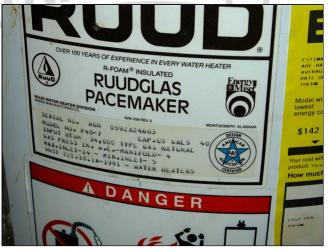
Comments

5.0 Toilet is loose at floor. Repair may involve resetting the toilet on a new wax seal at Hall Bath.



5.0 Item 1(Picture)

5.2 (1) Ruud 1992 40 gallons unit (FYI).



5.2 Item 1(Picture)

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A B Home Inspections recommends all repairs be made by a licensed plumber along with documents providing any warranties given or agreed upon. Pictures in this report are in an effort to improve communication and should be consider examples or samples and not all inclusive of all the issue being mentioned. We recommend a specialist to fully examine all areas and repairs be made before closing.

6. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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Styles & Materials

PANEL TYPE:

WIRING METHODS:

CIRCUITS

ROMEX

ELECTRICAL CONDUCTORS: PANEL CAPACITY:

BELOW GROUND 150 AMP

ELEC. PANEL MANUFACTURER: BRANCH WIRE 15 and 20 AMP:

SQUARE D ALUMINUM

MOST OUTLETS ARE:: SMOKE DETECTORS::

Grounded HARDWIRED AND BATTERIED

		IN	NI	NP	RR	S
6.0	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•	•
6.1	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
6.2	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)	•				
6.3	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
6.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•	•
6.5	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)			•		
6.6	SMOKE DETECTORS	•			•	•
6.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
6.8	CARBON MONOXIDE DETECTOR	7		•		
6.9	LIGHTS (Sample number)	•				
		IN	NI	NP	RR	S

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Comments

6.0 Problem(s) discovered in panel such as Aluminum branch wiring, Open romex holes, Doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

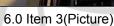


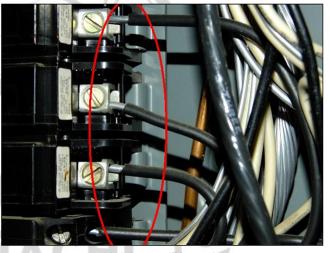


6.0 Item 1(Picture)

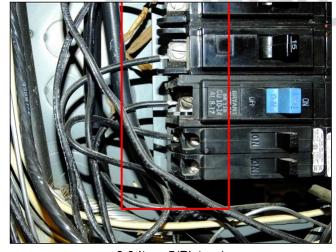
6.0 Item 2(Picture)

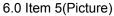






6.0 Item 4(Picture)







6.0 Item 6(Picture)

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6.4 Recommend installing GFCI outlets around the sinks.

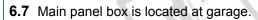


6.4 Item 1(Picture)

6.6 Main level smoked detector did not work when tested.



6.6 Item 1(Picture)







6.7 Item 1(Picture)

6.7 Item 2(Picture)

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NUMBER OF HEAT SYSTEMS (excluding

wood):

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7. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

ENERGY SOURCE:

ONE

GAS

HEAT SYSTEM BRAND: DUCTWORK: FILTER TYPE:

CARRIER INSULATED DISPOSABLE

And

POSSIBLE ASBESTOS TAPE AROUND
CONNECTIONS

FILTER SIZE: TYPES OF FIREPLACES: OPERABLE FIREPLACES:

20x25 CONVENTIONAL ONE

NUMBER OF WOODSTOVES:

NONE

HEAT TYPE:FORCED AIR

		IN	NI	NP	RR	S
7.0	HEATING EQUIPMENT	•				
7.1	NORMAL OPERATING CONTROLS	•				
7.2	AUTOMATIC SAFETY CONTROLS	•				
7.3	CHIMNEYS, FLUES AND VENTS	•				
7.4	SOLID FUEL HEATING DEVICES	•				
7.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
7.6	GAS/LP FIRELOGS AND FIREPLACES	•	·			
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A B Home Inspections recommends all repairs be made by a licensed HVAC contractor along with documents providing any warranties given or agreed upon. Pictures in this report are in an effort to improve communication and should be consider examples or samples and not all inclusive of all the issue being mentioned. We recommend a specialist to fully examine all areas and repairs be made before closing.

8. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

of Certifi

COOLING EQUIPMENT TYPE: COOLING EQUIPMENT ENERGY CENTRAL AIR MANUFACTURER:

AIR CONDITIONER UNIT **SOURCE**: CARRIER

ELECTRICITY

NUMBER OF A/C UNITS: TYPE OF REF:

ONE 410A Ref

		IN	NI	NP	RR	S
8.0	COOLING AND AIR HANDLER EQUIPMENT	•				
8.1	NORMAL OPERATING CONTROLS	•				
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
8.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				
8.4	CONDENSATION LINE	•				
		IN	NI	NP	RR	S

InterNAC

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Comments



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8.0 (2) Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 32 degrees, and the return air temperature was 48 degrees. This indicates range in temperature drop is normal.





8.0 Item 4(Picture)

8.0 Item 5(Picture)

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9. 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.





CEILING MATERIALS: WALL MATERIAL: FLOOR COVERING(S):

SHEETROCK SHEETROCK AREA RUG
PANELING VINYL

WALLPAPER

INTERIOR DOORS: CABINETRY: COUNTERTOP:

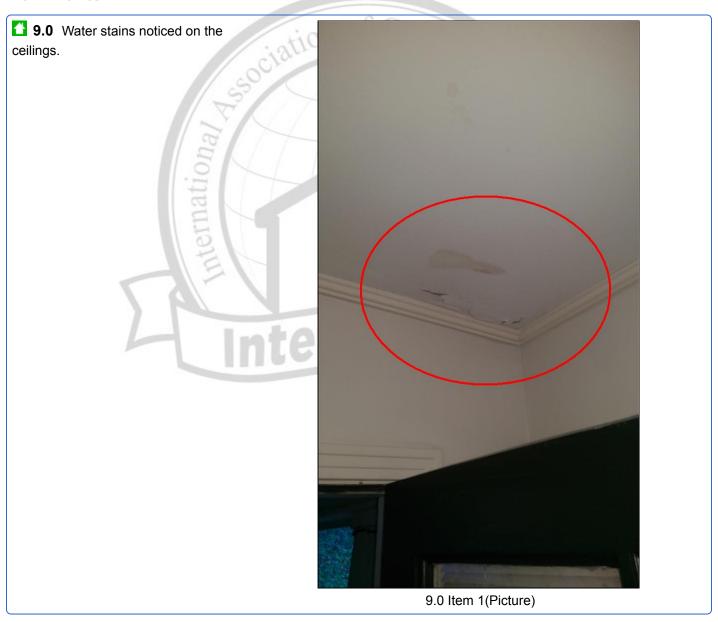
HOLLOW CORE WOOD COMPOSITE

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		IN	NI	NP	RR	S
9.0	CEILINGS	•			•	•
9.1	WALLS	•				
9.2	FLOORS	•				
9.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				
9.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
9.5	DOORS (REPRESENTATIVE NUMBER)	•				
9.6	WINDOWS (REPRESENTATIVE NUMBER)	•				
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9.6 Free all painted shut windows.

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10. 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:

AGED

BLOWN

BATT

And

NONE

EXHAUST FAN TYPES:

FAN

R- VALUE:

BELOW R-19

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

TURBINES

VENTILATION:

GABLE VENTS

RIDGE VENTS

SOFFIT VENTS

FLEXIBLE METAL

METHOD OF INSPECTING ATTIC:

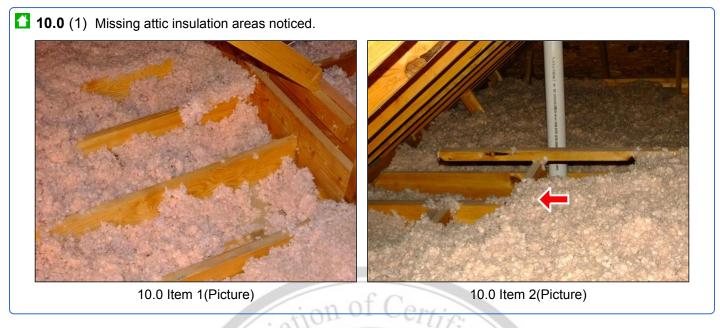
Partial walk attic

		IN	NI	NP	RR	S
10.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	•			•	•
10.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				
10.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•				
10.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	•			•	•
10.4	WHOLE HOUSE FAN			•		
		IN	NI	NP	RR	S

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Comments





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10.3 Thermostatically controlled"Vent fan" in attic did not work when tested in the attic.



10.3 Item 1(Picture)

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11. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

DISHWASHER:

GENERAL ELECTRIC

RANGE/OVEN:

GENERAL ELECTRIC

REFRIGERATOR:

NONE

DISPOSER:

DISPOSALL

BUILT-IN MICROWAVE:

GENERAL ELECTRIC

EXHAUST/RANGE HOOD:

VENTED

TRASH COMPACTORS:

NONE

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		IN	NI	NP	RR	S
11.0	DISHWASHER	•				
11.1	RANGES/OVENS/COOKTOPS	•				
11.2	RANGE HOOD	•				
11.3	TRASH COMPACTOR	•				
11.4	FOOD WASTE DISPOSER	•				
11.5	MICROWAVE COOKING EQUIPMENT	•				
11.6	REFRIGERATOR			•		
		IN	NI	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)

A B Home Inspections recommends all repairs be made by a licensed appliance contractor along with documents providing any warranties given or agreed upon. Pictures in this report are in an effort to improve communication and should be consider examples or samples and not all inclusive of all the issue being mentioned. We recommend a specialist to fully examine all areas and repairs be made before closing.

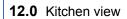
12. COMPLIMENTARY PHOTO VIEWS

		IN	NI	NP	RR	S
12.0	KITCHEN VIEW	•				
12.1	DINING ROOM VIEW	•				
12.2	LIVING ROOM VIEW	•				
12.3	DEN VIEW	•				
12.4	MASTER BEDROOM VIEW	•				
12.5	MASTER BATH VIEW	•				
12.6	HALL BATH VIEW	•				
12.7	Misc Rooms	•				
		IN	NI	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)

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Comments







12.0 Item 1(Picture)

12.0 Item 2(Picture)



12.0 Item 3(Picture)

12.1 Dining Room View



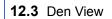
12.1 Item 1(Picture)

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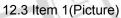
12.2 Living Room View



12.2 Item 1(Picture)





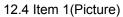




12.3 Item 2(Picture)

12.4 Master Bedroom View





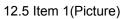


12.4 Item 2(Picture)

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12.5 Master Bath View







12.5 Item 2(Picture)

12.6 Hall Bath View



12.6 Item 1(Picture)



12.6 Item 2(Picture)

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12.7 Misc Rooms





12.7 Item 1(Picture)

12.7 Item 2(Picture)

13. AREAS UNABLE TO INSPECT

		IN	NI	NP	RR	S
13.0	Areas unable to inspect		•			
		IN	NI	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)

Comments

13.0 Stored items and furniture throughout the house.

Blocked walls in the garage.

14. RADON

		IN	NI	NP	RR	S
14.0	Radon Inspection		•			
		IN	NI	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)

Comments

14.0 Radon testing is available if requested.

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15. WHEN THINGS GO WRONG

ll ll	IN N	NP	RR	S
ll ll	IN N	NP	RR	S

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Summary (For your information)



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General Summary



A B Home Inspections, Inc.

P.O. Box 360342 Birmingham, AL 35236 205-835-5211

> **Customer** Mr. Donald Duck

Address 2015 Fun Street Birmingham, AL 35205

Nice house - Thank you for letting us inspect.

1. POSITIVE ATTRIBUTES

1.0 OPINIONS

Inspected

- 4
- Wonderful size house with large rooms and high ceilings
- Nice view of the city
- · Good level yard with wonderful landscaping

2. STRUCTURAL COMPONENTS

2.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

- Water stain walls and wet (mud) floor areas noticed in the crawlspace.
- 2.5 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

Sagging roof line and missing mid rafter supports noticed in the attic.

3. EXTERIOR

- 3.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Inspected, Repair or Replace
- Garage Door will not reverse when met with resistance and needs adjusting.
- 3.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

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3. EXTERIOR

Inspected, Repair or Replace

- # (1) Cracks and raised areas on driveway could be a tripping hazard.
- 4 (2) Negative slope and low spots noticed around the house. These areas do not appear to drain water away from home and needs landscaping and drainage corrected.

4. ROOFING

4.0 ROOF COVERINGS

Inspected, Repair or Replace

- 4 The roof covering is older. While it could last a few more years, some areas may need patching with tar as leaks develop.
- 4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

- nation of Certification 4 Missing brick sections noticed on the chimney.
- 4.3 ROOFING DRAINAGE SYSTEMS

Inspected, Repair or Replace

4 Recommend cleaning the gutters.

5. PLUMBING SYSTEM

INTERIOR DRAIN, WASTE AND VENT SYSTEMS 5.0

Inspected, Repair or Replace

- # Toilet is loose at floor. Repair may involve resetting the toilet on a new wax seal at Hall Bath.
- HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS 5.2

Inspected, Repair or Replace

- (1) Ruud 1992 40 gallons unit (FYI).
- (2) Rust, open holes, and corrasion noticed on the flue pipe basement.

6. ELECTRICAL SYSTEMS

SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION 6.0 **PANELS**

Inspected, Repair or Replace

- # Problem(s) discovered in panel such as Aluminum branch wiring, Open romex holes, Doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.
- 6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

- Recommend installing GFCI outlets around the sinks. 4
- **SMOKE DETECTORS** 6.6

Inspected, Repair or Replace

Main level smoked detector did not work when tested.

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9. INTERIORS

9.0 CEILINGS

Inspected, Repair or Replace

Water stains noticed on the ceilings.

10. INSULATION AND VENTILATION

10.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Inspected, Repair or Replace

- (1) Missing attic insulation areas noticed.
- (2) Dead squirrel noticed in the attic with nuts in several areas.

10.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Inspected, Repair or Replace

Thermostatically controlled"Vent fan" in attic did not work when tested in the attic.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Jim Waddell



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INVOICE

A B Home Inspections, Inc. P.O. Box 360342 Birmingham, AL 35236 205-835-5211

Inspected By: Jim Waddell

Inspection Date: 1/2/2015 Report ID: 01021501AJW Sample

Customer Info:	Inspection Property:
Mr. Donald Duck	2015 Fun Street Birmingham, AL 35205
Customer's Real Estate Professional:	f Certified

Inspection Fee:

Service Price Amount Sub-Total

Tax \$0.00

Total Price \$0.00

Payment Method: Payment Status:

Note:

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A B Home Inspections, Inc.

Jim Waddell

P.O. Box 360342 Birmingham, AL 35236 205-835-5211



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