Total Home Inspection LLC
205 823-2414
1501 Kestwick Dr
Hoover, AL 35226

Inspector: David Jenkins
dave@totalhomeinspectionllc.com

Real Estate Agent: Tara Respinto

Inspection Report

Client: Eric Fogle
825 81st St S
Birmingham, AL 35206

Report: 02fogle2619

Report Table of Contents

HIGHLIGHTS

February 26, 2019

Eric Fogle

825 81st St S
Birmingham, AL 35206

IMPORTANT: The following are some of the highlighted items that in the inspectors opinion should be addressed for the continued performance of the house. The complete report may include additional safety recommendations or items that may be of concern to the client. Please read the complete report. It is strongly recommended that you have appropriate licensed contractors evaluate each concern and its entire system further before the close of escrow since this may reveal additional issues that may be outside our area of expertise or the scope of our inspection.

GROUNDS

Fences & Gates:

There was a wood retaining wall (possibly on the neighboring property) and construction debris leaning against the right-rear corner of the fence and causing damage. This wall should be replaced and independently supported, and the debris should be removed as a safety precaution. Fence repairs or replacement should be made once it is free of these encumbrances.

Retaining Walls:

The masonry block retaining wall was collapsed at the right rear. Replacement is recommended in this area. Further evaluation and repairs as needed are recommended by a qualified contractor.

EXTERIOR

Exterior Walls:

There was deteriorated wood/trim noted at the right-rear rafter/fascia and around a couple windows at the right side and rear. There was deteriorated wood that had been painted over in some locations, and additional deterioration may exist in other areas. Any/all deteriorated wood should be removed and replaced.

ROOF SYSTEM

Roof Structure & Attic:

Insulation should be installed at the rafters in the closet at the left side of the attic due to a louvered door to this area. If the door is replaced it should be installed where missing on the wall. Insulation should be installed on the wall areas in the attic behind the upstairs bathroom.

FOUNDATION: SLAB/BASEMENT/CRAWLSPACE

Basement/Crawlspace:

There was deteriorated wood at the crawlspace access that should be replaced.

Walls:

There was some severe racking in the right wall of the house as viewed from the exterior. The posts were leaning inward to a much lesser degree in crawlspace along the right wall and rear wall and some evidence of movement in the floor structure at there was outward movement in the left wall. This movement from the right combined with the movement from the rear could have been the cause for the bricks to come loose at the top of the walls. Some foundation repairs could be needed. Further evaluation by a structural engineer is recommended at this time to determine if structural reinforcement is needed.

Floor Structure:

There was a cracked beam over one of the posts in the basement. A 2x4 with shim was installed to provide bearing to the damaged beam. This is inadequate, and an additional post is recommended in this area. There were a couple

joists that were improperly cut beside the stairs to the basement. A beam and posts are needed under these unsupported joists. Further evaluation and repairs as needed are recommended by a structural engineer or foundation specialist.

Stairs:
The step risers did not have proper attachment at the top and were unsafe. Proper support is needed in this area. The stair well for the basement steps did not have proper head room of 6'8" at the floor joists, and at least one additional joist should be removed for a person to safely traverse the stairs and access the laundry area. Further evaluation and repairs as needed is recommended by a qualified contractor.

Moisture:
There was evidence of moisture penetration at the rear and right foundation walls, and there appeared to be water percolating up from beneath the concrete floor in the basement area. The basement area had been completely flooded and was still wet at the time of the inspection. A sump pump was present but was inadequate for handling the amount of water present, and additional measures are needed. Due to water originating from under the floor and the necessity for access to the laundry facility in this area an encapsulation system with two sump pumps is recommended. Further evaluation and repairs as needed is recommended by a foundation specialist.

INTERIOR

Doors:
There was deteriorated wood in need of replacement at the rear door casing.

The hinges were loose on the door at the right-rear bedroom. The door hardware was damaged/missing in a couple locations. The doors rubbed at the floor and should be sanded to close properly at the rear bedroom and at the living room. The doors rubbed and did not close properly in a few locations most notably at the hall bathroom.

Windows:
General Condition:
There were several windows that were painted shut (and slightly open), and window sashes would not latch or open. There was a cracked/broken window in need of replacement in the dining room. There was deteriorated wood noted on window sashes as viewed from the exterior in a couple locations, and at least one window sash was sagging (front) and would not latch. There were broken sash cords, or non-functioning balance mechanisms (weights). The upstairs window at the left side of the house was pushed out at the bottom front and did not appear to be properly installed.

ELECTRICAL SYSTEM

Electrical Distribution Panels:
Subpanel Location: Kitchen. There appeared to be over-fusing (breaker too large for wire size) noted on at least one 20 amp circuit in the panel. This poses a potential safety hazard, and correction is needed. Further evaluation and corrections as needed are recommended by a licensed electrician.

Switches & Fixtures:
Cover plates are needed where missing or damaged for switches and outlets.

Electrical Outlets:
Ground fault circuit interrupter (GFCI) outlets were present in most recommended locations. However, there were a couple outlets that were not GFCI protected in the basement and over the kitchen counter by the door.

Wiring Notes
The wiring in the stairway should be properly secured and routed into the switch box through a knock-out so a cover plate can be installed.

HEATING - AIR CONDITIONING

Main Heating Equipment:
There was some damaged/missing insulation on the ductwork in the crawlspace, and there was water damage on the insulation for the return-air duct beside the air handler. Some water had entered the plenum/duct in this area, but

it appeared to be okay at the interior. Further evaluation and repairs are recommended by a licensed HVAC contractor.

PLUMBING SYSTEM

Waste Lines:

The drain line for the hall bathtub was leaking into the crawlspace. There was a leak at the clean-out cap under the hall bathroom. There was a PVC drain line (from the kitchen and laundry) that was not properly supported and was sagging at the connection to the galvanized pipe. This coupling was leaking, and the galvanized pipe was rusted and in need of replacement. Further evaluation and repairs as needed is recommended by a licensed plumber.

Water Heater:

The flue for the water heater did not have a proper rise. This is a safety hazard and should be corrected by a qualified HVAC contractor.

BATHROOMS

Sinks & Cabinetry

The faucet was dripping in the hall bathroom. The sink in the hall bathroom was not draining properly.

Bathtubs

Minor leakage was noted at faucet handle for the bathtub in the hall bathroom. The plumbing was not installed to the bathtub in the upstairs bathroom. The bathtub in the hall bathroom was not draining properly. Further evaluation and repairs as needed are recommended by a licensed plumber.

GENERAL INFORMATION

Client & Site Information:

Inspection Date:	Client:	Inspection Site:	People Present:
February 26, 2019 9:00 AM.	**Eric Fogle**	**825 81st St S Birmingham, AL 35206.**	**Purchaser.**

Occupied:	Building Type:	Year Built:	Weather:
No.	**Single family.**	**1937.**	**Overcast.**

Soil Conditions:	Outside Temperature (f):
Damp.	**60-65.**

Client & Site Information:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear.

MM = "Monitor/Maintenance" = Item warrants attention, general maintenance or monitoring and could have a limited remaining service life or condition that may require repair or replacement in the near future. Further evaluation or servicing may be needed by a qualified licensed specialist.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SAF = "Safety Issue or Upgrade" = Item is a safety hazard, or a safety upgrade is recommended that may not have been implemented at the time of construction.

REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. It is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. This inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, Chinese drywall, toxic or flammable materials, the condition of oil tanks, whether exposed or buried and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, age or expected life of components are general estimates based on information about similar components, and occasional wide variations are to be expected between such estimates and actual experience.

GROUNDS

Paving Conditions:

	OK	MM	RR	SAF	
Driveway:	☐	☐	☑	☐	Type: Concrete. Concrete repair or replacement is due at the driveway.


Sidewalks:	☑	☐	☐	☐	Materials: Concrete. Typical cracks were noted.

Fences & Gates:

Condition:	☐	☐	☑	☐	Type: Wood, Chain link, and Wire. There was a wood retaining wall (possibly on the neighboring property) and construction debris leaning against the right-rear corner of the fence and causing damage. This wall should be replaced and independently supported, and the debris should be removed as a safety precaution. Fence repairs or replacement should be made once it is free of these encumbrances.




Grading:

	OK	MM	RR	SAF	
Site:					
	☐	☐	☑	☐	Slope: Moderate. The soil should be graded to slope away from the structure to help prevent moisture at the foundation. Some measures had been taken to help divert water away, but the hardscape at the rear appeared to have a slope toward the house. Additional measures appear to be needed to help prevent moisture intrusion at the foundation wall. Further evaluation and repairs as needed are recommended by a qualified contractor.


Retaining Walls:

Condition:

☐	☐	☑	☐	Retaining wall type: masonry block and stone. The stone retaining walls were cracked and leaning inward. Some mortar repairs had been made. This should be monitored for further movement and repairs made if additional movement occurs. The masonry block retaining wall was collapsed at the right rear. Replacement is recommended in this area. Further evaluation and repairs as needed are recommended by a qualified contractor.




Landscaping:

	OK	MM	RR	SAF	
Condition:	☐	☐	☐	☑	There was a large tree at the rear that appeared to have suffered severe injury from ivy growth and was now leaning towards the house. Removal of this tree is recommended.

EXTERIOR

In accordance with the standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Where areas are hidden from view by floor coverings, finished walls or stored items, the condition of the underlying materials cannot be determined and are not a part of this inspection. If major cracks are present, we routinely recommend further evaluation be made by a qualified structural engineer, but if no such recommendation is made, this should not deter you from seeking the opinion of any such expert. **Chimneys:** The inspection of the chimney, hearth and flue system conforms to industry standards, and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a home inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, it is recommend that their integrity or drafting ability be more thoroughly evaluated by a qualified specialist prior to use.

Exterior Walls:

	OK	MM	RR	SAF	
Wall Materials:	☑	☐	☐	☐	Wall Materials: Brick and Stucco.
Wall Condition:	☐	☐	☑	☐	There appeared to be some sagging in the lentils over the crawlspace door and window causing some cracking in the bricks above. This should be monitored for further movement and repairs made as needed. There was wall damage in need of repair at the stucco beside the upstairs window at the left side of the house. The top course of brick had broken from the wall in a few areas. Mortar repairs are recommended for any loose bricks.







	OK	MM	RR	SAF	
Trim Materials:	☑	☐	☐	☐	Materials: Wood.
Trim Condition:	☐	☐	☑	☐	Paint and general maintenance is due around the front windows. There was deteriorated wood/trim noted at the right-rear rafter/fascia and around a couple windows at the right side and rear. There was deteriorated wood that had been painted over in some locations, and additional deterioration may exist in other areas. Any/all deteriorated wood should be removed and replaced.


Scraping & Paint

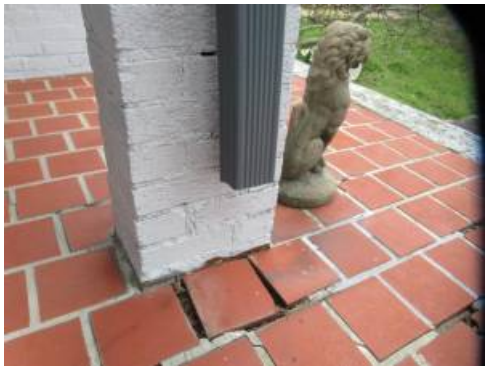
Scraping & Paint

Gutters & Downspouts:

	OK	MM	RR	SAF	
Condition:					
	☐	☐	☑	☐	Gutters were partially installed. The rear gutter was damaged and partially missing. The end cap was missing at the right front. The elbows were missing from the downspouts, and downspouts were not properly secured. Gutter replacement is recommended.





Exterior Entryway, Steps & Porch:

	OK	MM	RR	SAF	
Materials:					
	☑	☐	☐	☐	Material: Brick, Concrete, and Tile. Location: Front.
Steps Condition:					
	☐	☐	☑	☐	Settlement was noted at the front steps. The rear step treads were over-spanned, and an additional riser is recommended down the center of the steps.

	OK	MM	RR	SAF	
Porch Condition:	☐	☐	☑	☐	There was some typical settlement at the right-front corner of the porch. The front steps had settled causing damage to the front wall of the porch. There was cracking and damaged tile on the porch partially as a result of this movement. Structural repairs do not appear to be necessary at this time. Repairs to the tile are recommended to help prevent further damage from moisture.





Railings	☐	☐	☐	☑	Railings are recommended for the elevated portions of the front porch and for the rear steps.



Chimney:

	OK	MM	RR	SAF	
Flue:	☑	☐	☐	☐	Type: Masonry - Lined. The flue was not fully visible.
Chimney Cap:	☐	☐	☑	☐	A rain cap is recommended to help prevent moisture in the flue.
Height & Clearance:	☑	☐	☐	☐	The chimney installation appears to meet clearance requirements.

ROOF SYSTEM

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, and exposure to weather conditions, and the approximate remaining service life is an estimate only. Flashings are not fully visible, and proper performance can not always be determined.

Roof Coverings:

Type & Access:

Roof Style: Gable. Roof Access: Viewed from ground. Material: Asphalt Shingles. Number of layers: Unknown.

	OK	MM	RR	SAF	
Condition:	☑	☐	☐	☐	Appears serviceable/within useful life.

Flashings:

Vent Stack & Mast Boots:	☑	☐	☐	☐	Plumbing vents and roof penetrations appear serviceable.
Chimney Flashings:	☑	☐	☐	☐	The chimney flashings were not fully visible.
Wall Connections:	☑	☐	☐	☐	The flashings at the wall connections were not fully visible.

Valleys:

Condition:	☑	☐	☐	☐	The valleys on the roof are closed, (covered with shingles), and valley flashings were not fully visible.

Attic Insulation is not disturbed during a home inspection and may obscure plumbing, electrical and other components.

Roof Structure & Attic:

Access & Condition:	☑	☐	☐	☐	Attic was fully accessible. The attic was finished, and the roof structure and insulation were not fully visible.
Structure:	☐	☐	☑	☐	Main structure type: Rafter system. Most of the roof structure was not visible due to finished walls. The left wall in the attic over the front porch had movement when the outlet tester was unplugged, and some structural repair is needed.

Wall Moves

Ventilation:	☐	☑	☐	☐	Some ventilation was present in the upper portion of the roof but was poor in the lower soffit areas.
Insulation:	☐	☐	☑	☐	Type: Fiberglass Batting and Cellulose-Blown. The insulation envelope was at the wall and ceiling areas in some locations and at the rafters at other areas. Insulation should be installed at the rafters in the closet at the left side of the attic due to a louvered door to this area. If the door is replaced it should be installed where missing on the wall. Insulation should be installed on the wall areas in the attic behind the upstairs bathroom.

FOUNDATION: SLAB/BASEMENT/CRAWLSPACE

The inspector's evaluation of foundations is that of a generalist and not a specialist. No engineering analysis, core drilling, soil sampling or testing is performed by the home inspector. The condition of the soil and other underlying materials or their future performance is not known. Most foundations have cracks that may or may not require repairs. The inspector may provide his opinion as a generalist only. Further evaluation by a foundation specialist or structural engineer should be considered in any instance to determine the need for any repair.

Basement/Crawlspace:

OK	MM	RR	SAF	
Materials & Access:				
☐	☐	☑	☐	Wall Materials: Brick and clay block. The crawl space was fully accessible, and was inspected by entering and crawling through. There was deteriorated wood at the crawlspace access that should be replaced.

Walls:				
☐	☑	☐	☐	There was some severe racking in the right wall of the house as viewed from the exterior. The posts were leaning inward to a much lesser degree in crawlspace along the right wall and rear wall and some evidence of movement in the floor structure at there was outward movement in the left wall. This movement from the right combined with the movement from the rear could have been the cause for the bricks to come loose at the top of the walls. Some foundation repairs could be needed. Further evaluation by a structural engineer is recommended at this time to determine if structural reinforcement is needed.

Right Wall

Right Wall

Rear Wall

Left Wall

Left Wall

	OK	MM	RR	SAF	
Foundation Bolts:					
	☑	☐	☐	☐	Foundation bolts or brackets were not visible or located.

	OK	MM	RR	SAF	
Posts / Piers:	☑	☐	☐	☐	Type: Steel and Brick. One post was damaged to route a drain line, but no real issues were resulting.

Floor Structure:	☐	☐	☑	☐	Type: Conventional wood framing. Subfloor was not fully visible. Under-floor insulation present; restricts viewing of subfloor areas. Joist repair and supplemental support was present at the left rear. The adequacy of this repair was not known. There was a cracked beam that was sagging at the right side. Some additional support was installed, and it appeared serviceable. There were some supports installed under the hall bathroom, and these appeared serviceable. There was a cracked beam over one of the posts in the basement. A 2x4 was installed to provide bearing to the damaged beam. This is inadequate, and an additional post is recommended in this area. There were a couple joists that were improperly cut beside the stairs to the basement. A beam and posts are needed under these unsupported joists. Further evaluation and repairs as needed are recommended by a structural engineer or foundation specialist.

Stairs:

☐ ☐ ☐ ☑ The step risers did not have proper attachment at the top and were unsafe. Proper support is needed in this area. The stair well for the basement steps did not have proper head room of 6'8" at the floor joists, and at least one additional joist should be removed for a person to safely traverse the stairs and access the laundry area. Further evaluation and repairs as needed is recommended by a qualified contractor.

OK MM RR SAF

Moisture:

☐ ☐ ☑ ☐ There was evidence of moisture penetration at the rear and right foundation walls, and there appeared to be water percolating up from beneath the concrete floor in the basement area. The basement area had been completely flooded and was still wet at the time of the inspection. A sump pump was present but was inadequate for handling the amount of water present, and additional measures are needed. Due to water originating from under the floor and the necessity for access to the laundry facility in this area an encapsulation system with two sump pumps is recommended. Further evaluation and repairs as needed is recommended by a foundation specialist.




	OK	MM	RR	SAF	
Foundation Floor:					
	☐	☑	☐	☐	Type: Soil. Concrete. A vapor barrier was present in part of the crawlspace but is recommended where missing. There was wood and possible animal droppings that should be removed from the crawl space area.
Ventilation:					
	☐	☐	☑	☐	Screens were damaged/missing for foundation vents. Replacement is recommended to help prevent rodent intrusion.

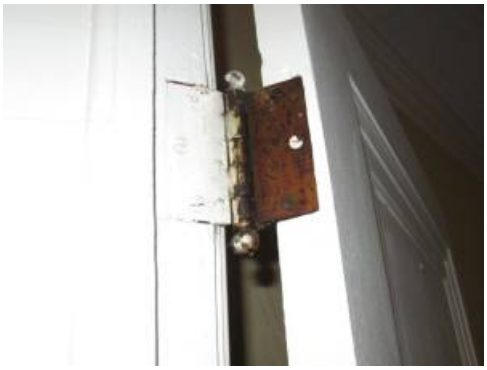

INTERIOR

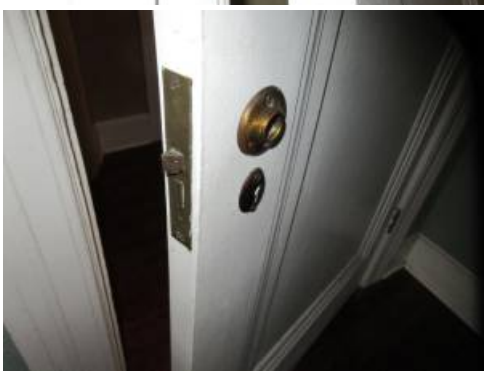
The automatic reverse function on vehicle door openers is not tested to help prevent damage to vehicle doors or defective openers. This should be checked after occupancy.

Doors:

	OK	MM	RR	SAF	
Exterior & Entry Doors:					
	☐	☐	☑	☐	Double keyed dead bolts should be replaced with thumb-latch type where present as a fire safety enhancement. Modern construction standards indicate that glass panes located in doors should be tempered safety glass. Replacement should be considered as a safety improvement where this insignia is not present. There was deteriorated wood in need of replacement at the rear door casing.


Interior Doors:					
	☐	☐	☑	☐	A representative sampling of doors throughout the house were tested. The hinges were loose on the door at the right-rear bedroom. The door hardware was damaged/missing in a couple locations. The doors rubbed at the floor and should be sanded to close properly at the rear bedroom and at the living room. The doors rubbed and did not close properly in a few locations most notably at the hall bathroom.





Windows:

	OK	MM	RR	SAF	
Type & Material:	☑	☐	☐	☐	Material: Wood. Type: Double hung.
General Condition:	☐	☐	☑	☐	A representative sampling of windows throughout the house were tested. There were several windows that were painted shut (and slightly open), and window sashes would not latch or open. There was a cracked/broken window in need of replacement in the dining room. There was deteriorated wood noted on window sashes as viewed from the exterior in a couple locations, and at least one window sash was sagging (front) and would not latch. There were broken sash cords, or non-functioning balance mechanisms (weights). The upstairs window at the left side of the house was pushed out at the bottom front and did not appear to be properly installed.



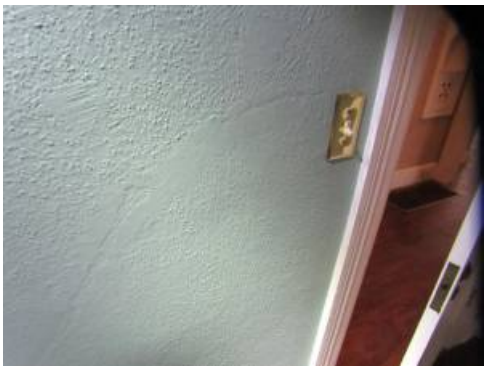


Walls:

Material:	☑	☐	☐	☐	Type: Drywall and Plaster.
General Condition:	☐	☐	☑	☐	There were stress cracks due to settlement noted to the interior walls and ceilings in several locations. Cosmetic repairs and monitoring for further movement is

recommended for this type of crack. The door stops should be replaced where missing or damaged to help prevent damage to the walls. Minor drywall repair or patching is needed for doorknob damage at the rear bedroom.








Ceilings:

	OK	MM	RR	SAF	
Materials:	☑	☐	☐	☐	Type: Drywall with acoustic spray and Drywall. Note: Many ceilings with acoustic spray could contain asbestos. It is advisable to have them tested if removing the textured spray (and protocols followed if tests are positive).
General Condition:	☑	☐	☐	☐	

Floors:

Floor Coverings:	☑	☐	☐	☐	Materials: Wood and Tile.
General Condition:	☐	☐	☑	☐	The floor did not appear to be level in a few locations. There were a few cracked and missing tiles noted in the hall bathroom and at the hearth extension for the fireplace and a cracked tile in the kitchen.




Stairs & Handrails:

Condition:	☐	☐	☐	☑	It is now recommended that railings have balusters spaced no more than four inches apart as a safety enhancement at the basement stairs. The railing system

is recommended to be 42 inches in height as a safety upgrade at the upstairs landing, and a graspable hand rail is recommended for the upper stairway as a safety upgrade.



Fireplaces:

	OK	MM	RR	SAF	
Fireplace:	☐	☐	☐	☑	Type: Masonry. There was no damper present for the fireplace. The smoke chamber was located behind the firebox, and there was evidence of smoke roll-out on the brick above the firebox (behind the fireplace surround). This fireplace did not appear to be safe for use. Evaluation and repairs as needed is recommended by a qualified chimney specialist prior to use.

Smoke Detectors:

General:	☐	☐	☐	☑	The smoke detectors were removed/missing and should be replaced in the basement and upstairs, and a carbon monoxide detector is recommended upstairs. Smoke detectors over ten years old and ionization detectors are recommended to be replaced with new photoelectric smoke detectors.


Interior Features:

Security System:

There was a security system present but not inspected. This may require privileged access and is considered outside the scope of a home inspection.

ELECTRICAL SYSTEM

Service:

	OK	MM	RR	SAF	
Type & Condition:					
	☑	☐	☐	☐	Overhead. 120/240 Volt. Circuit breakers.
Grounding Equipment:					
	☑	☐	☐	☐	Main grounding electrode was present.

Electrical Distribution Panels:

Main Panel Location:

☑	☐	☐	☐	Location: Exterior at meter. Amps: 200. Main disconnect was present.

Main Panel Observations:

☐	☑	☐	☐	The 30 amp breaker was for the condensing unit and appeared serviceable. The panel was not labeled.

Wiring Ok

Subpanel #1:

☐	☐	☐	☑	Subpanel Location: Kitchen. There appeared to be over-fusing (breaker too large for wire size) noted on at least one 20 amp circuit in the panel. This poses a potential safety hazard, and correction is needed. Further evaluation and corrections as needed are recommended by a licensed electrician.

Conductors:

	OK	MM	RR	SAF	
Entrance Cables:					
	☑	☐	☐	☐	Aluminum- OK.
Branch Wiring:					
	☐	☐	☐	☑	Type: Copper, There was some older type two-prong and ungrounded wiring present (found at front bedroom). Upgrades are typically advisable by today's safety standards as renovations are undertaken. Three prong outlets were installed as a convenience on ungrounded circuits in some locations (found in the rear bedroom and at the end of the kitchen counter). This can pose a safety hazard since the ground receptacle is present but not actually connected to a ground, and modifications should be considered.

Switches & Fixtures:

General:

	☐	☐	☐	☑	A representative sampling of switches, fixtures and outlets were checked. Cover plates are needed where missing or damaged for switches and outlets.

Electrical Outlets:

	OK	MM	RR	SAF	
General:					
	☐	☐	☐	☑	Ground fault circuit interrupter (GFCI) outlets were present in most recommended locations. However, there were a couple outlets that were not GFCI protected in the basement and over the kitchen counter by the door.

Wiring Notes

Condition:					
	☐	☐	☐	☑	Cover plates are recommended where missing on junction boxes in the basement. The wiring in the stairway should be properly secured and routed into the switch box through a knock-out so a cover plate can be installed.

HEATING - AIR CONDITIONING

The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to perform pressure tests on coolant systems, inspect coolant charge or line integrity, furnace heat exchangers for evidence of cracks or holes, or inspect electronic air filters, humidifiers and de-humidifiers or concealed portions of evaporator and condensing coils, heat exchanger or firebox, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. This is beyond the scope of this inspection. We perform a general evaluation of the system, but we are not specialists. Have these systems evaluated by a qualified individual. Normal service and maintenance is recommended on an annual basis. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death.

Main Heating Equipment:

Type & Location:

Type: Forced Air Unit. The furnace is a higher efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Location: Basement.

	OK	MM	RR	SAF	
Fuel Source:	☑	☐	☐	☐	Fuel Type: Natural Gas. Approximate BTU's: 80,000.
General Operation:	☑	☐	☐	☐	Heating unit was operational at the time of the inspection.
Blower Fan:	☑	☐	☐	☐	
Burners / Heat Exchangers:	☑	☐	☐	☐	Burner Flame appeared typical.
Combustion Air:	☑	☐	☐	☐	
Flues And Vents:	☑	☐	☐	☐	Type: Metal.
Ducts And Plenum:	☐	☐	☑	☐	The distribution system was ducts with registers. There was some damaged/missing insulation on the ductwork in the crawlspace, and there was water damage on the insulation for the return-air duct beside the air handler. Some water had entered the plenum/duct in this area, but it appeared to be okay at the interior. Further evaluation and repairs are recommended by a licensed HVAC contractor.

Duct Interior


OK MM RR SAF

Air Filters:

☐ ☐ ☑ ☐ There was a filter installed at the furnace unit and at the return air register. This should be corrected as it can restrict air-flow. Removal of the filter at the floor is recommended since there was no hold-down and the filter was bent in allowing airflow around the filter. The cover for the air filter in the basement was held with tape. This is inadvisable, and a cover should be installed that is functional without the need for tape.


Normal Controls:

☑ ☐ ☐ ☐ The thermostat appears serviceable.

Main Air Conditioning:

Primary Type:

Central, Split System.

Fuel Source:

☑ ☐ ☐ ☐ 240 Volt. Electrical disconnect present.

System Condition:

☑ ☐ ☐ ☐ The appropriate sizing of the a/c unit is not determined. The air temperature drop was correct.

Age:

☑ ☐ ☐ ☐ The unit was eight years old and within its expected service life.

Condensate Line:

☑ ☐ ☐ ☐ The condensate line appears serviceable. The termination location appears serviceable.

Refrigerant Lines

☑ ☐ ☐ ☐ Insulation was installed on lines and visible portions of lines appear serviceable.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older homes with galvanized or cast iron supply or waste lines can be obstructed yet working during an inspection but later fail under heavy use. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection.

Main Line:

	OK	MM	RR	SAF	
Meter & Disconnect:	☑	☐	☐	☐	Water meter location: Street. Main shut-off valve location: Street.
Material:	Material: PEX.				
Pressure/Flow:	☑	☐	☐	☐	Water pressure was checked at an exterior hose bib. 45 PSI - considered within normal/acceptable range.

Supply Lines:

Materials:	☐	☑	☐	☐	Plastic PEX. There was some PEX supply lines present. While no problems were evident, some brands of PEX have been known to have issues with leaking at the tubing and connections. Brand identification, evaluation and repairs as needed are recommended by a plumber familiar with PEX issues.
Condition:	☑	☐	☐	☐	Plumbing supply lines were not fully visible.

Waste Lines:

Materials:	☑	☐	☐	☐	PVC, Cast Iron, and Galvanized.
Condition:	☐	☐	☑	☐	Plumbing waste lines were not fully visible. The drain line for the hall bathtub was leaking into the crawlspace. There was a leak at the clean-out cap under the hall bathroom. There was a PVC drain line (from the kitchen and laundry) that was not properly supported and was sagging at the connection to the galvanized pipe. This coupling was leaking, and the galvanized pipe was rusted and in need of replacement. Further evaluation and repairs as needed is recommended by a licensed plumber.



Hose Bibs / Hookups:

	OK	MM	RR	SAF	
General:	☐	☑	☐	☐	Modern construction standards suggest the installation of back-flow preventers on exterior hose faucets. This should be considered as a safety upgrade.

Water Heater:

Location:

Basement.

Power Source:	☑	☐	☐	☐	Gas.
Capacity:					

40 Gallons.

Condition:	☑	☐	☐	☐	Manufactured 2011. Water shutoff valve: Installed. Expansion tank: installed.
Tpr Valve	☑	☐	☐	☐	TPR valve and discharge pipe: Installed.
Burners & Flue	☐	☐	☐	☑	The flue for the water heater did not have a proper rise. This is a safety hazard and should be corrected by a qualified HVAC contractor.

	OK	MM	RR	SAF	
Combustion Air	☑	☐	☐	☐	

Fuel System:

Meter / Tank:	☑	☐	☐	☐	Type: Natural gas. Location: Front.

Septic System:

System Condition:	☐	☑	☐	☐	Private waste systems (if present) are not included in this inspection. It is advisable to have the septic system serviced, pumped and evaluated if the condition is not fully known and every few years thereafter.

See relative sections of report for information about plumbing for fixtures in specific areas.

KITCHENS/WET BAR/LAUNDRY

Appliances may be tested for basic functionality but are not evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, washers, dryers, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink:

	OK	MM	RR	SAF	
Fixtures & Drains:	☑	☐	☐	☐	Type: Porcelain. Faucet was serviceable. The hand-held sprayer was serviceable. Plumbing under the sink was serviceable.
Counters & Cabinets:	☑	☐	☐	☐	Type: Laminate. Cabinets appear serviceable.

Dishwasher:

Condition:	☑	☐	☐	☐	Drain line installed: High loop method.

Range/ Cooktop / Oven:

Type & Condition:	☐	☑	☐	☐	Type: Gas. The anti-tip protection device was not installed as per the manufacturer's installation instructions.

Ventilation:

Type & Condition:	☑	☐	☐	☐	Type: External. Fan/Hood operational.

Refrigerator:

Condition:	☑	☐	☐	☐	The temperature appeared serviceable. Doors and gaskets appeared serviceable. Ice makers and water dispensers are not inspected.

Laundry:

Hose Bibs / Hookups:	☑	☐	☐	☐	Plumbing appears serviceable but was not tested.
Waste Lines/Standpipe:	☐	☑	☐	☐	Standpipe not tested. There was an unused trap in the basement laundry that should be properly capped off to prevent sewer gasses from entering the house if it remains unused.

Fuel System:	☐	☑	☐	☐	Electrical: A 220 volt three prong dryer outlet was provided. Upgrades should be considered to a four prong grounded outlet.
Dryer Vent:	☑	☐	☐	☐	

Laundry appliances are not tested or moved during the inspection, and the condition of hidden walls or floors are not viewed. Drain lines and water supply valves serving washing machines are not operated, and valves may be subject to leaking if turned.

BATHROOMS

Sinks & Cabinetry

	OK	MM	RR	SAF	
Condition	☐	☐	☑	☐	The faucet was dripping in the hall bathroom. The sink in the hall bathroom was not draining properly.

Toilets

Condition	☑	☐	☐	☐	All toilets appeared serviceable.

Bathtubs

Condition	☐	☐	☑	☐	Minor leakage was noted at faucet handle for the bathtub in the hall bathroom. The plumbing was not installed to the bathtub in the upstairs bathroom. The bathtub in the hall bathroom was not draining properly. Further evaluation and repairs as needed are recommended by a licensed plumber.

Showers

Condition	☐	☑	☐	☐	Enclosure appeared serviceable, but there were no curtains or shower doors installed.

Ventilation

Condition	☑	☐	☐	☐	Vent fan appeared serviceable in the hall bathroom. The window serves as ventilation at the upstairs bathroom.

CONTRACTOR INFORMATION

Total Home Inspection does not perform repairs or improvements with our clients. Below is a list of contractors, provided as a courtesy only. Contractors are not affiliated with Total Home Inspection, and very little may be known about their work. No representation is made regarding the quality of work performed by contractors. Your own investigation should be made including verifying credentials and contacting referrals prior to contracting the services of those on this list. **Please provide feedback if you use one of these contractors. We will remove any contractor with negative feedback. If you have experience with another contractor that you would like us to add to our list, please let us know, and we'll be happy to include them.**

General Contractors & Handyman Services

General Repair & Build:

Oak & Hawkins: 205-913-2463

Structural Engineers:

Jonathan Smalley P.E. (205) 822-8631, Cell (205) 835-1929