

# **Inspection Report**

Red Mountain Inspections LLC Chad M. Allen Alabama: HI-4007 504 Cattail Circle Gardendale, AL 35071 205-607-2082

It has been a pleasure to provide your inspection service and we truly appreciate your patronage. We worked hard to research your real estate investment and report back to you in a comprehensive way to answer all of your questions as thoroughly as possible. Remember that we have your best interests in mind throughout this process and we are happy to answer any questions that you might have about the inspection. Please feel free to call us directly with any of your questions.



REPORT PREPARED FOR: Home Buyer

### INSPECTED PROPERTY ADDRESS:

123 Sample Street Birmingham AL 35216



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Date: 6/12/2018	Time: 12:30 PM	Report ID:
Property:	Customer:	Real Estate Professional:
123 Sample Street	Home Buyer	Sample Realtor
Birmingham AL 35216	-	Home Sales Inc.

#### **Comment Key or Definitions**

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

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

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

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

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

Age Of Home:	Approximate Square Footage::	Occupancy::
33 Years	1400	Unoccupied, empty of furniture
Attending the Inspection::	Radon Samples Taken:	Mold Samples Taken:
Buyer	No	No
Aesbestos Samples Taken:	Weather:	<b>Temperature:</b>
No	Clouds and Sun	Below 65 (F)
Rain in last 3 days: Yes	Ground/Soil surface condition: Damp	R

# 1. Roof

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

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.



#### **Styles & Materials**

Roof Covering: 3-Tab Fiberglass Asphalt Shingle	Drainage system description:: Gutters and downspouts installed	Viewed roof covering The roof surface (walk The ground A ladder			(b	
Roof Structure:	Method used to observe attic:	Roof-Type:				
Conventional Framing	Attic Hatch	Gable				
Conventional Framing Stick-built 2 X 6 Rafters		12				
		121				
Plywood		5				
Attic info:		R				
Attic info: Scuttle Hole In Laundry Room	NAC	R				
	NAC	B	IN	NI	NP	RE
	NAC	III (B	IN	NI	NP	RE •
Scuttle Hole In Laundry Room	NAC		IN	NI	NP	RE •
Scuttle Hole In Laundry Room 1.0 ROOF COVERING(S)	GHTS & CHIMNEYS		IN •	NI	NP	RE •
Scuttle Hole In Laundry Room 1.0 ROOF COVERING(S) 1.1 FLASHING(S)	GHTS & CHIMNEYS	B		NI	NP	RE • •
Scuttle Hole In Laundry Room          1.0       ROOF COVERING(S)         1.1       FLASHING(S)         1.2       ROOF PENETRATIONS, SKYLING	GHTS & CHIMNEYS	B		NI	NP	•

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

### **Comments:**

**1.0** Condition(s) observed with Roof Covering(s):

- The tree limbs that are in contact with the roof should be trimmed to prevent damage of the roofing material where limbs are in contact.
- Several nails have backed out through the roof shingles. Repairs are needed to prevent further damage to the shingle(s) or moisture from entering the home where nails have backed out.
- Observed at least one damaged shingle. Repairs are needed to prevent moisture from entering the home where shingles are damaged.
- Observed deteriorated decking due to water entry at the service mast at rear of home, corrections are needed to prevent continued water entry / deterioration.

**Recommendation:** A qualified roofing contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



1.0 Item 1(Picture)

1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.0 Item 4(Picture)



1.1 Item 1(Picture)

1.1 Item 2(Picture)

**1.3** Condition(s) observed with the Roof Drainage Systems:

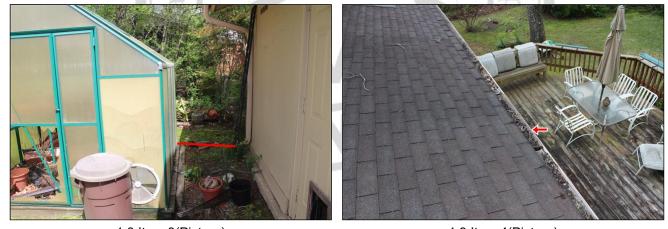
- Loose roof drainage systems will need securing where loose.
- Downspout extenders should be installed as to discharge water away from the foundation.

**Recommendation:** A qualified roofing contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.3 Item 4(Picture)

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

## 2. Exterior

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

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





		IN	NI	NP	RE
2.0	SIDING, FLASHING & TRIM				•
2.1	EAVES, SOFFITS & FASCIAS	•			
2.2	DOORS (Exterior)				•
2.3	WINDOWS (Exterior)	•			
2.4	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER & APPLICABLE RAILINGS				•
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS	•			
2.6	GENERAL INFORMATION	•			
		IN	NI	NP	RE

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair



### **Comments:**

- 2.0 (1) Condition(s) observed with the Siding, Flashing & Trim:
  - Areas of bare siding / peeling paint need to be scrapped to remove loose paint, primed, caulked and painted at the exterior.
  - General maintenance of Siding, Flashing & Trim caulking is needed at exterior where caulking has begun to fail.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

**2.0** (2) Condition(s) observed with the Siding, Flashing & Trim:

• Observed settlement and cracking in the mortar at the brick veneer at the left front corner of home. This does not appear to be a structural issue however it does appear that corrections are needed to prevent further movement / settlement of the brick veneer.

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• Areas of bare wood / peeling paint need to be scrapped to remove loose paint, primed, caulked and painted at the exterior.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

- 2.1 (2) Condition(s) observed with the Eaves, Soffits & Fascias:
  - Areas of deterioration will need to be repaired, scrapped to remove loose paint, primed, caulked and painted at the exterior to prevent further deterioration.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



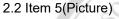
- **2.2** (1) Condition(s) observed with Doors (Exterior):
  - Areas of deterioration will need to be repaired, scrapped to remove loose paint, primed, caulked and painted at the exterior to prevent further deterioration.
  - Active water entry observed at the rear entry door where the interior flooring has deteriorated.
  - General maintenance of door caulking is needed at exterior side of door(s) where caulking has begun to fail/ missing.



- **2.2** (2) Condition(s) observed with Doors (Exterior):
  - All egress doors require keyless operation from the interior. The dead bolts currently in place will need to be replaced with keyless type dead bolts.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.





2.2 Item 6(Picture)

2.2 (3) Condition(s) observed with Doors (Exterior):

• Loose brick at the threshold will need to be re-secured.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



2.2 Item 7(Picture)

**2.3** Condition(s) observed with Windows (Exterior):

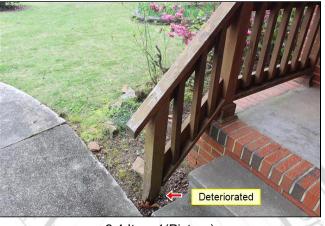
• Areas of bare wood / peeling paint need to be scrapped to remove loose paint, primed, caulked and painted at the exterior.

#### **Red Mountain Inspections LLC**

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

2.4 (1) Condition(s) observed with Decks, Balconies, Stoops, Steps, Porches, Patio/Cover & Applicable Railings:
Loose and deteriorated handrail will need to be repaired.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



2.4 Item 1(Picture)

**2.4** (2) Condition(s) observed with Decks, Balconies, Stoops, Steps, Porches, Patio/Cover & Applicable Railings:

- Floor Joists under the rear deck are over-spanned which needs correction based on 10 lb. Dead Load, 40 lb. Live Load Table
- Missing center stringer will need to be installed.
- Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.



2.4 Item 2(Picture)

2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.4 Item 5(Picture)

- 2.5 Condition(s) observed at Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways & Retaining Walls:
   Observed minor cracking in the driveway slab at the exterior, however we did not observe any concerns
  - associated with these cracks at time of inspection.



- **2.6** (1) Conditions observed at the Exterior:
  - Loose shutters at the exterior of the home which will need to be secured.



- **2.6** (2) Conditions observed at the Exterior:
  - Observed a few areas of cracking in the mortar at the brick veneer, however we did not observe any structural concerns associated with these cracks at time of inspection.



2.6 Item 2(Picture)

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



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

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

	Styles & Materials				
Fou	ndation: Method used to observe Crawlspace: Floor Structure:				
Mas	sonry Block Walls Crawled Wood joists				
Wal	Structure: Columns or Piers: Ceiling Structure	:			
Wo	od Masonry Block Wood Joists				
		IN	NI	NP	RE
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	WALLS (Structural)	•			
3.2	COLUMNS OR PIERS	•			
3.3	FLOORS (Structural)				•
3.4	CEILINGS (Structural)	•			
		IN	NI	NP	RE
IN= I	nspected, NI= Not Inspected, NP= Not Present, RE= Repair		-		

InterNA

#### **Comments:**

- **3.0** Condition(s) observed with Foundations, Basements, and Crawlspaces:
  - Visible signs of water intrusion in the crawlspace were present from white efflorescense (mineral deposits), water stains, and apparent fungal growth at floor structure. Water intrusion can lead to more costly repairs and increase damage if not corrected. Inspector observed crawlspace vents below grade which are contributing to the conditions observed. It appears that corrections are needed to reduce moisture at the crawlspace interior.

### **3.3** Condition(s) observed with Floors (Structural):

- The inspector observed deteriorated sub floor, floor joists, rim joist and sill plate beneath the kitchen sink due to an active plumbing leak at the supply line in this area. Further evaluation and corrections are needed to repair.
- Observed one floor joist beneath the master bath which has been improperly cut for plumbing lines. It appears that an additional support pier is needed to support the floor joist in this area.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



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

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

	Styles & Materials					
Heating Equipment Type: Gas Fired Furnace (Forced Air)	Heating Equipment Energy Source: Natural gas	Number of Heat Syste Wood): 1	ems (	Excl	uding	
Heat System Manufacturer: ARMSTRONG	Age of Heating System: 14 Years	Ductwork: Insulated				
Filter Type: Disposable						
ooling Equipment Energy Source:     Number of Cooling Systems:     Cooling System Manual       Electricity     1     ARMSTRONG AIR				urer:		
Age of Cooling System:	Humidifier: Not Present	UV Light: Not Present				
Dehumidifier: Not Present		peci				
			IN	NI	NP	RE
4.0 HEATING EQUIPMENT		5	•			
4.1 NORMAL OPERATING CONTROL	S NAC	R	•			
4.2 AUTOMATIC SAFETY CONTROLS	IntorNAU		•			
4.3 DISTRIBUTION SYSTEMS (includin registers, humidifiers)	ng fans, pumps, ducts, piping, supports, inst	ulation, air filters,	•			
4.4 PRESENCE OF INSTALLED HEAT	COOLING SOURCE IN EACH ROOM		•			

4.5 FLUES AND VENTS (Heat Systems)
4.6 FILTER LOCATION
4.7 COOLING AND AIR HANDLER EQUIPMENT

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

#### **Comments:**

**4.3** Condition(s) observed with the Distribution Systems:

RE

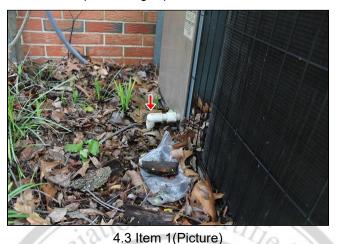
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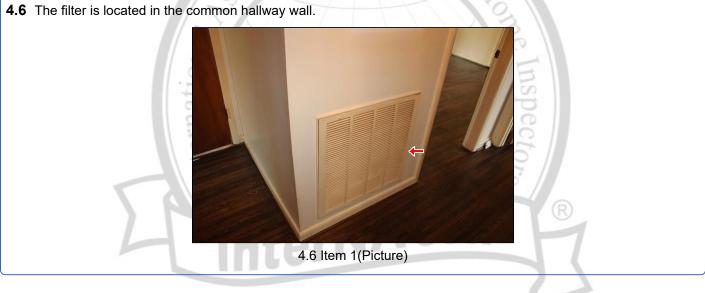
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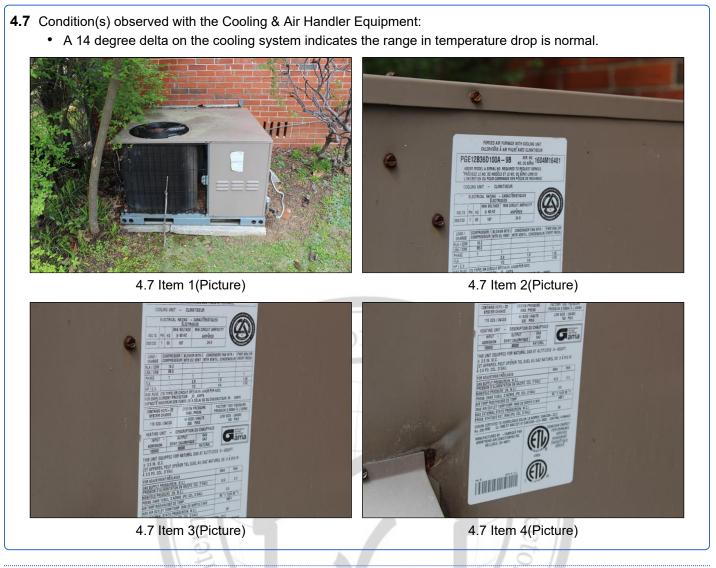
• IN

NI NP

• The condensate drain line for the AC unit outside is plumbed below grade which should be evaluated further to ensure the line is draining freely.







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

## 5. Plumbing

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

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

#### **Styles & Materials**

	Styles & Materials					
Water Source: Public	Plumbing Water Supply (into home): Galvanized	Plumbing Water Distr home):	ributio	on (ir	nside	
Plumbing Waste:     Water Heating Equipment Type:     Water Heater Manufa       PVC     Conventional Storage Natural Gas     General Electric       Cast Iron     Conventional Storage Natural Gas     Conventional Electric		cture	r:			
Cast Iron Steel Water Heater Capacity:		l č				
Water Heater Capacity: 40 Gallon	Water Heater Age: 15 Years	Water Heater Location: Laundry Room				
			IN	NI	NP	RE
5.0 MAIN WATER SHUT-OFF DEVI	CE (Describe location)	B	•			
5.1 PLUMBING DRAIN, WASTE &	VENT SYSTEMS					•
5.2 PLUMBING WATER SUPPLY A	ND DISTRIBUTION SYSTEMS & FIXTURES					•
5.3 HOT WATER SYSTEMS, CONT	ROLS, FLUES & VENTS	$\mathcal{O}$				•
5.4 FUEL STORAGE & DISTRIBUT	ION SYSTEMS (Interior fuel storage, piping, ver	nting, supports, leaks)				•
5.5 MAIN FUEL SHUT OFF (Descri	be Location)		•			
			IN	NI	NP	RE

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

### **Comments:**

5.0 Condition(s) observed with Main Water Shut-Off Device:



5.1 Condition(s) observed with Plumbing Drain, Waste & Vent Systems:

• The Kitchen sink was partially clogged which will need to be cleared as to drain properly.

**Recommendation:** A qualified plumbing contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



**5.2** (1) Condition(s) observed with Plumbing Water Supply & Distribution Systems & Fixtures:

• The inspector observed an active supply line leak beneath the kitchen sink which will need correction.

**Recommendation:** A qualified plumbing contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



5.2 (2) Condition(s) observed with Plumbing Water Supply & Distribution Systems & Fixtures:

• The toilet is loose at the Master Bath which will need to be secured. Repairs may involve re-setting the toilet on a new wax seal.

**Recommendation:** A qualified plumbing contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



5.2 Item 2(Picture)

5.3 Condition(s) observed with Hot Water Systems, Controls, Flues & Vents:

- The existing piping for the TPR valve on the water heater fails to extend to the exterior of the home. This line shall be visible to leaking that can occur. This line will need to be extended or terminated by the water heater within 6" of the floor.
- There is no overflow pan installed beneath the water heater which should be installed when the unit is replaced.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.4 Item 1(Picture)

5.4 Item 2(Picture)

**5.5** Condition(s) observed with Main Fuel Shut-Off:

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



5.5 Item 1(Picture)

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



## 6. Electrical

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

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

	Styles & Materials					
Electrical Service Conductors: Overhead Service Aluminum	Panel Capacity: 200 AMP	Panel Type: Circuit Breakers Edison Fuse Panel				
Electric Panel Manufacturer:	Branch Wire 15 and 20 AMP:	Wiring Methods:				
General Electric FEDERAL PACIFIC	Copper	Romex				
Generator: Not Present		L E				
			IN	NI	NP	RE

		IN	NI	NP	RE
6.7	CARBON MONOXIDE ALARMS				•
6.6	SMOKE/HEAT ALARMS				•
6.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
6.4	GFCI / AFCI PROTECTION, POLARITY & GROUNDING OF RECEPTACLES				•
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES & VISIBLE WIRING				•
6.2	BRANCH CIRCUIT CONDUCTORS & OVERCURRENT PROTECTION DEVICES	•			
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING, MAIN & DISTRIBUTION PANEL(S)				•
6.0	SERVICE ENTRANCE LINES & FEEDERS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

#### **Comments:**

**6.1** (1) Condition(s) observed with the Meter Box, Main Disconnect, Service Grounding/Bonding, Main & Distribution Panel(s):

• Panelboards and distribution equipment shall be readily accessible and the required access and working space shall be provided. We were unable to evaluate the service disconnect for the AC unit due to vegetation restricting access at time of inspection.

**Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



**6.1** (2) Condition(s) observed with the Meter Box, Main Disconnect, Service Grounding/Bonding, Main & Distribution Panel(s):

• Each disconnecting means for motors and appliances, and each service, feeder, or branch circuit at the point where it originates, shall be correctly and legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be capable of withstanding the environment involved.

**Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



6.1 Item 2(Picture)

6.1 Item 3(Picture)



6.1 Item 4(Picture)

### **6.1** (3)

• Unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, or those permitted as part of the design for listed equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment.

• All conduit and cables entering the equipment shall be fastened with approved connectors.



6.1 Item 5(Picture)

6.1 Item 6(Picture)



**6.3** (2) Condition(s) observed with Switches, Receptacles, Light Fixtures & Visible Wiring:

- Damaged or missing outlet / junction covers will need to be replaced.
  - Missing dimmer switch knob should be installed.



- 6.4 (1) Condition(s) observed with GFCI / AFCI Protection, Polarity & Grounding of Receptacles:
   One or more GFCI (Ground Fault Circuit Interrupter) receptacles did not trip/reset when tested (defective/ missing).
  - Garage

**Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



6.4 (2) Condition(s) observed with GFCI / AFCI Protection, Polarity & Grounding of Receptacles:

- "Three-Prong" outlets are not grounded, not labeled/not GFCI Protected. These outlets should be GFCI Protected with labeling stating "No Equipment Ground" or changed back to "Two-Prong" outlets.
- The laundry washing machine was observed to be energized at time of inspection. A 3 prong GFCI protected receptacle should be installed for this appliance.





6.4 Item 5(Picture)

6.4 Item 6(Picture)

**6.4** (3) Condition(s) observed with GFCI / AFCI Protection, Polarity & Grounding of Receptacles:

• GFCI (Ground Fault Circuit Interrupter) receptacles were not required at the Kitchen when this structure was built. When updating it is recommended to update these receptacles to be GFCI protected.

6.5 The main panel box is located at the exterior.

The sub panel box is located at the laundry room.



6.5 Item 1(Picture)

6.5 Item 2(Picture)



6.5 Item 3(Picture)

6.5 Item 4(Picture)



**6.6** (1) Condition(s) observed with Smoke/Heat Alarms:

• Smoke Alarms shall be provided in dwelling units. No Smoke Alarms were observed at time of inspection. Without working Smoke Alarms, you have no first alert to possible fire.

Note: Smoke/Heat Alarms should be replaced with new ones per manufactures guidelines (commonly 10 years) and the batteries changed every 6 months or as directed by the manufacturer. A good way to remember this is to change the batteries when we observe daylight savings time.

**Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

**6.6** (2) Condition(s) observed with Smoke/Heat Alarms:

 No Smoke / Heat Alarm was observed inside the garage at time of inspection. Without a working Smoke / Heat Alarm in this area, you have no first alert to possible fire / heat rise in this area. While individual authorities having jurisdiction (AHJs) may have their own requirements for smoke-alarm placement it is our opinion that an alarm should be installed due to all the combustible materials commonly stored in the garage.

**Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

6.7 Condition(s) observed with Carbon Monoxide Alarms:

Natural Gas in homes has an incredible safety record. It is lighter than air, meaning that leaks and accidental
discharges of gas dissipate very quickly and are rarely combustible. While many gas appliances have safety
switches to prevent fires and Carbon Monoxide poisoning, there is a risk of Carbon Monoxide poisoning
whenever combustible gases are involved. It is recommended that Carbon Monoxide Alarms be installed
according to manufacturers specifications.

#### **Red Mountain Inspections LLC**

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



# 7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

#### **Styles & Materials**

#### Types of Fireplaces:

Non-Vented Natural Gas Fireplace

		IN	NI	NP	RE		
7.0	GAS/LP FIRELOGS AND FIREPLACES	•					
		IN	NI	NP	RE		
IN= Ir	N= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair						

Comments:

7.0 Condition(s) observed with Gas / LP Firelogs and Fireplaces:

• Non vented gas logs sets are extremely safe when properly operated. You should familiarize yourself with the proper operation of the log set installed by reviewing the manufacturers operators manual.

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The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimney should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

# 8. Interior

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

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

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

		Styles & Materia	als				
Ceil	ing Materials:	Wall Material:	Floor Covering(s):				
Dry		Drywall	Hardwood T&G				
		Window Types: Double Hung Single Pane Picture Sliders	Tile				
Inte	rior Doors:	Window Types:	Cabinetry:				
Wo	bd	Double Hung	Wood				
Holl	ow core	Single Pane					
		Picture	i i i				
		Sliders	5				
Cou	ntertop:	SI V	13				
	d Surface						
Wo	bd		CLI (B)				
				IN	NI	NP	RE
8.0	CEILINGS	IIItori		•			
8.1	WALLS		$\mathcal{O}$	•			
8.2	FLOORS			•			
8.3	STEPS, STAIRWAYS, BALCC	NIES & RAILINGS		•			
8.4	COUNTERS & CABINETS			•			
8.5	DOORS			•			
8.6	WINDOWS						•
8.7	MOLD SCREEN / MOISTURE	ANALYSIS		•			
				IN	NI	NP	RE

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

### **Comments:**

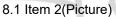
- **8.0** Condition(s) observed with Ceilings:
  - Observed previous water stains at the interior ceiling(s), however this area was confirmed dry using a moisture meter at time of inspection.



- 8.1 Condition(s) observed with Walls:
  - Observed hairline cracks at the interior sheetrock wall(s), however did not observe any indications of concern associated with these cracks. A qualified person should prep, prime, paint as desired.



8.1 Item 1(Picture)





- **8.4** Condition(s) observed with Counters & Cabinets:
  - One or more interior cabinet drawers needs rail adjustments as to operate properly. This is a maintenance issue and is for your information.



8.4 Item 1(Picture)

- 8.5 (1) Condition(s) observed with Doors:
  - The door jamb is loose at the garage closet which will need to be secured.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



8.5 (2) Condition(s) observed with Doors:

• One or more interior doors needs strike/latch/hinge adjustments or missing hardware installed as to shut/ latch properly. This is a maintenance issue and is for your information.



8.5 Item 3(Picture)

**8.6** (1) Condition(s) observed with Windows:

• One or more windows are stuck or painted shut in the home. You should maintain at least one operable window in each room of the home.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

8.6 (2) Condition(s) observed with Windows:

• Observed one or more windows cracked at glass pane at the interior. Cracked glass should be replaced to prevent injury or damage.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

**8.7** (1) Condition(s) observed with Mold / Moisture:

• Observed apparent surface fungal growth in areas under the home which is common. Controlling the water at the exterior or attempting to prevent as much as possible from entering the crawlspace will help reduce continued fungal growth.

#### 8.7 (2) Condition(s) observed with Mold / Moisture:

• Observed apparent surface fungal growth in the bathroom(s) on ceiling surfaces. This condition appears as result of no ventilation fan inside the bathroom which should be installed. Isolated areas of apparent fungal growth less than 100 sq. ft. can be cleaned up with soap and water, then painted to encapsulate.



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



# 9. Insulation

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:	Ventilation:	Exhaust Fans:				
Blown-in Fiberglass	Continuous Soffit Vent	Fan Only				
	Thermostatically Controlled Fan					
Dryer Power Source:	Dryer Vent:					
220 Electric	Rigid Metal Tubing					
			IN	NI	NP	RE
9.0 INSULATION IN ATTIC	n of Co		•			
9.1 VAPOR RETARDERS (ON GR	ROUND IN CRAWLSPACE)	Sic	•			
9.2 VENTILATION OF ATTIC & FC	DUNDATION AREAS	100				•
9.3 VENTING SYSTEMS (Kitchen	s, Baths & Laundry)	6				•
			IN	NI	NP	RE
		Insp				
Comments:		Inspe				
N= Inspected, NI= Not Inspected, NP= N Comments: 9.0 Condition(s) observed with	Insulation in Attic:	Inspect				
Comments: 9.0 Condition(s) observed with		Inspector				
Comments: 9.0 Condition(s) observed with	Insulation in Attic:	Inspecto			1 and	
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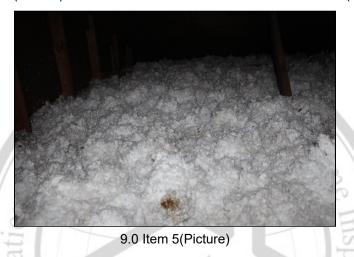
9.0 Item 1(Picture)

9.0 Item 2(Picture)



9.0 Item 3(Picture)

9.0 Item 4(Picture)



9.2 (1) Condition(s) observed with Ventilation of Attic & Foundation Areas:

• Observed crawlspace ventilation openings that are below grade which will need wells installed for proper cross ventilation and to prevent water entry.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

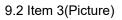


9.2 Item 1(Picture)

9.2 Item 2(Picture)

- $\textbf{9.2 (2)} \quad \text{Condition(s) observed with Ventilation of Attic \& Foundation Areas:}$ 
  - Observed missing or damaged screening at the soffit vents in attic.
  - Observed missing or damaged screening at the crawl space vents which will need correction.







9.2 Item 4(Picture)



#### **Red Mountain Inspections LLC**

- **9.3** (1) Condition(s) observed with Venting Systems:
  - Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. The installed vent pipe terminates at the attic interior which will need correction.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



- 9.3 (2) Condition(s) observed with Venting Systems:
  - The damper for the dryer exhaust is stuck open which will need to be adjusted/cleaned so it can close when not in use.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



9.3 Item 2(Picture)

**9.3** (3) Condition(s) observed with Venting Systems:

• Bathrooms, water closet compartments and other similar rooms shall be provided with an operable window or mechanical ventilation which was not present in the hall bath at time of inspection. (Window is painted shut)

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.

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



IN

NI

NP

RE

## 10. Garage

Styles & Materials								
Garage Door Type: Garage Door Material: Auto-opener Manufac		cture	r:					
tomatic	Metal Light Inserts	GENIE						
			IN	NI	NP	RE		
GARAGE CEILINGS			•					
GARAGE WALLS (INCLUDIN	G FIREWALL SEPARATION)		•					
GARAGE FLOOR			•					
GARAGE DOORS						•		
OCCUPANT DOOR FROM GA	ARAGE TO INSIDE HOME					•		
GARAGE DOOR OPERATOR	S (Report whether or not doors will revers	se)	•					
	GARAGE CEILINGS GARAGE WALLS (INCLUDING GARAGE FLOOR GARAGE DOORS OCCUPANT DOOR FROM GA	ge Door Type: Garage Door Material: Metal Light Inserts GARAGE CEILINGS GARAGE WALLS (INCLUDING FIREWALL SEPARATION) GARAGE FLOOR GARAGE DOORS OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	ge Door Type:       Garage Door Material:       Auto-opener Manufa         omatic       Metal       GENIE         Light Inserts       GENIE         GARAGE CEILINGS       Insertation         GARAGE WALLS (INCLUDING FIREWALL SEPARATION)       GARAGE FLOOR         GARAGE DOORS       OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	Garage Door Material:       Auto-opener Manufacturer         omatic       Metal       GENIE         Light Inserts       GENIE       IN         GARAGE CEILINGS       0         GARAGE WALLS (INCLUDING FIREWALL SEPARATION)       0         GARAGE FLOOR       0         GARAGE DOORS       0         OCCUPANT DOOR FROM GARAGE TO INSIDE HOME       0	Garage Door Type: omatic       Garage Door Material: Metal Light Inserts       Auto-opener Manufacturer: GENIE         Image: Comparison of the comparison	Garage Door Material: Metal Light Inserts       Auto-opener Manufacture: GENIE         Metal Light Inserts       GENIE         Metal Light Inserts       Metal Senie         GARAGE CEILINGS       IN         GARAGE CEILINGS       I         GARAGE MALLS (INCLUDING FIREWALL SEPARATION)       I         GARAGE FLOOR       I         GARAGE DOORS       I         OCCUPANT DOOR FROM GARAGE TO INSIDE HOME       I		

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

### **Comments:**

**10.3** (1) Condition(s) observed with Garage Doors:

- The inspector observed replaced springs at the garage door, however the safety cable was not installed in the new springs which will need correction for safety.
- The garage door is damaged at top of the door and will need additional support bracing to prevent further deterioration of the damaged area.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 6(Picture)

- **10.4** Condition(s) observed with Occupant Door From Garage To Inside Home:
  - The occupant entry door from the garage into the living space has been compromised due to installation of a pet entry door. This door should be replaced.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



10.4 Item 1(Picture)

**10.5** Condition(s) observed with Garage Door Operators:

• The sensors are in place for the garage door(s) and will reverse the door.



## 11. Appliances

		Styles & Materials	5				
	washer Brand: RLPOOL	Range/Oven/Cooktops: WHIRLPOOL	Exhaust/Range hood Vented WHIRLPOOL	l:			
Built	in Microwave:	Refrigerator:	Disposer Brand:				
PAN	ASONIC	WHIRLPOOL	Not Present				
				IN	NI	NP	RE
11.0	DISHWASHER						•
11.1	RANGES/OVENS/COOKT	OPS		•			
11.2	RANGE HOOD						•
11.3	MICROWAVE COOKING E	QUIPMENT (Built-In)		•			
11.4	REFRIGERATOR	tion of Ce	Itic	•			
				IN	NI	NP	RE

IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

## **Comments:**

**11.0** Condition(s) observed with the Dishwasher:

- The dishwasher failed to drain after completing cycle.
- The dishwasher door hinges no longer support the weight of the door.

**Recommendation:** A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



11.0 Item 1(Picture)

**11.2** Condition(s) observed with the Range Hood:

• The fan function at the range hood was non-operational at time of inspection. A new unit will likely need to be installed to repair.

Recommendation: A qualified contractor should inspect further and make corrections to item(s) as well as any other related condition discovered while performing repairs.



## 11.2 Item 1(Picture)





Red Mountain Inspections LLC 504 Cattail Circle Gardendale, AL 35071 205-607-2082 Inspected By: Chad M. Allen

Inspection Date: 6/12/2018 Report ID:

Inspection Proper	rty:	
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	S S	
<b>Price</b> 300.00	Amount 1	<b>Sub-Total</b> 300.00
NACHI	Total	Tax \$0.00 Price \$300.00
	123 Sample Street Birmingham AL 353	300.00 1

INVOICE