

Inspection Report

Red Mountain Inspections LLC

Chad M. Allen - AL HI-4007 504 Cattail Circle Gardendale, AL 35071 205-607-2082

Thanks for choosing Red Mountain Inspections to provide your inspection services; we genuinely appreciate your business. We have worked hard to inspect and evaluate your real estate investment and produce a comprehensive inspection report. Your report will help identify any safety concerns, defects, or maintenance needs to help you make informed decisions and prioritize repairs. Remember, we are here for you and happy to help. Please feel free to call us directly with any questions or if there is anything else we can do to assist.



REPORT PREPARED FOR: Clint Byna Newhows

INSPECTED PROPERTY ADDRESS: 1473 Sunnyside Drive Birmingham AL 35216

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RED MOUNTAIN INSPECTIONS	
205-607-2082 Redmountaininspections.com	

Date: 9/1/2022	Time: 09:00 AM	Report ID:
Property:	Customer:	Real Estate Professional:
1473 Sunnyside Drive	Clint Byna Newhows	Bhamsbes Relterz
Birmingham AL 35216		

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::
New Construction	4100	Unoccupied
Attending the Inspection::	Weather:	Temperature:
Buyer	Sunny	Over 65 (F)
Rain in last 3 days:	Ground/Soil surface condition:	AIN
No	Dry	NS
	205-607-208 Edmountaininspection Fi () / RMIBHAM	

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

f 回 / RMIBHAM

Roof Covering: Architectural Fiberglass Asphalt Shingle

Drainage system description:: Gutters and downspouts installed

9NE_207_9

Method used to observe attic:

Inside the attic

Viewed roof covering from: The roof surface (walked/climbed)

The ground A ladder

Roof-Type: Gable Hip

Roof Structure: Conventional Framing

Stick-built 2 X 6 Rafters Sheathing

Attic info:

Pull Down Stairs Access Panel(s) In Wall Scuttle Hole In Garage

		IN	NI	NP	RE
1.0	ROOF COVERING(S)	•			
1.1	FLASHING(S)	•			
1.2	ROOF PENETRATIONS, SKYLIGHTS & CHIMNEYS	•			
1.3	ROOF DRAINAGE SYSTEMS				•
1.4	ROOF STRUCTURE & ATTIC				•
		IN	NI	NP	RE

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

Comments:

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

Minor mechanical damage observed at one roof shingle on the rear ridge.



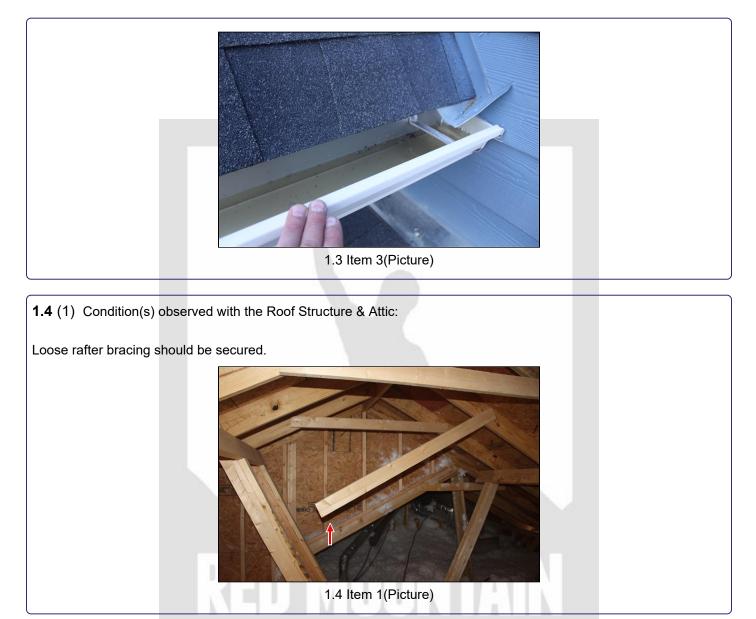
1.0 Item 1(Picture)

1.0 Item 2(Picture)

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

The gutters are holding water in areas which will need correction.





1.4 (2) Broken stair at the pull down stairs for attic access will need to be replaced.



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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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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.



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Styles & Materials

Siding Material:	Siding Style:	Exterior Entry Doors:
Cement-Fiber	Brick	Steel
Stone	Lap	Insulated glass
	Board and Batten	
	Fiber Cement Panels	
	Stone	
Appurtenance:	Driveway:	
Covered Patio	Concrete	
Covered Porch		
Driveway		
Rear Yard		

		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= Ir	nspected, NI= Not Inspected, NP= Not Present, RE= Repair				

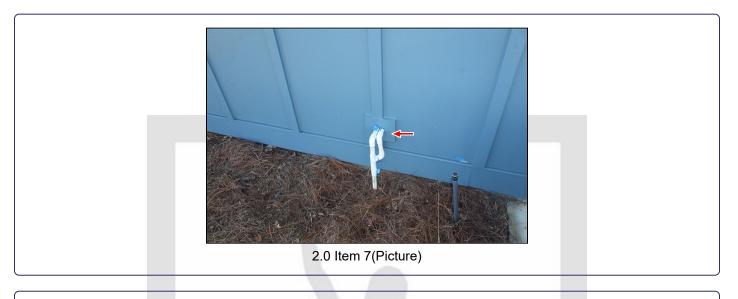


Comments:

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

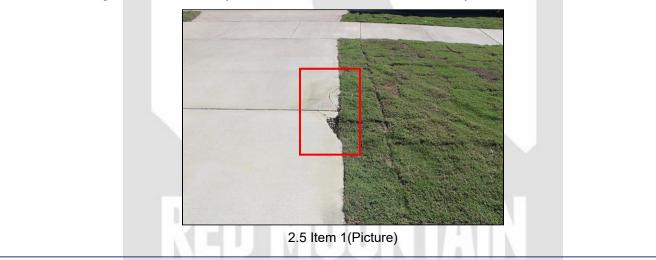
Where a pipe/wire penetrates an exterior wall, a waterproof seal shall be made on the exterior of the wall by a waterproof sealant applied at the joint between the wall and the pipe/wire or flashing of an approved elastomeric material.





2.5 Condition(s) observed at Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways & Retaining Walls:

Observed a damaged / broken driveway slab at the front left side of the driveway.



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2.6 Conditions observed at the Exterior:

Observed minor cracking in the porch and patio slab at the exterior, however we did not observe any concerns associated with these cracks at time of inspection.



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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



3. Foundation

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

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

Styles & Materials Foundation: Method used to observe Crawlspace: Floor Structure: Poured Concrete Slab No crawlspace Wood joists Poured Concrete Slab LVL Beams **Columns or Piers:** Wall Structure: Ceiling Structure: Wood Supporting Walls Wood Joists Engineered Wood Joists LVL Beam(s)

		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	FLOORS (Structural)	•			
3.3	CEILINGS (Structural)	•			
		IN	NI	NP	RE

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

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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



4. HVAC

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: Heating Equipment Energy Source: Number of Heat Systems (Excluding Gas Fired Furnace (Forced Air) Electric Wood): Heat Pump Forced Air (Also Provides Cool Natural gas 3 Air) Gas Fireplace Ductwork: Heat System Manufacturer: Age of Heating System: CARRIER < 1 Year Insulated Filter Type: **Cooling Equipment Type: Cooling Equipment Energy Source:** Disposable Air Conditioner Unit Electricity Heat Pump Forced Air (Also Provides Warm Air) Number of Cooling Systems: **Cooling System Manufacturer:** Age of Cooling System: 2 < 1 Year CARRIER Humidifier: **Dehumidifier:** Air Purifier: Not Present Not Present Not Present

		IN	NI	NP	RE
4.0	HEATING EQUIPMENT	•			
4.1	NORMAL OPERATING CONTROLS	•			
4.2	AUTOMATIC SAFETY CONTROLS	•			
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts, piping, supports, insulation, air filters, registers, humidifiers)	•			
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				•
4.8	GENERAL INFORMATION	•			
		IN	NI	NP	RE

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

Comments:

4.3 Condition(s) observed with the Distribution Systems:

Observed below grade drain line(s) for the HVAC system(s), I am unable to determine if these below grade drains will function properly. Recommend testing these lines to ensure water is draining freely and away from the home.

Missing cleanout cap should be installed.



4.3 Item 1(Picture)

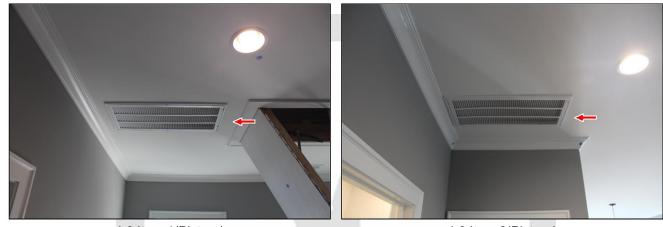


4.3 Item 2(Picture)



4.6 Condition(s) observed with filter location:

The filters are located in the ceiling upstairs for upstairs unit and in the common hallway ceiling and rear foyer ceiling for the main level.



4.6 Item 1(Picture)

4.6 Item 2(Picture)



4.6 Item 3(Picture)



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4.7 Condition(s) observed with the Cooling & Air Handler Equipment:

A **0** degree delta on the cooling system downstairs indicates that the unit is **not** cooling properly and a licensed HVAC Technician should inspect further and correct as needed.

This HVAC system did produce heat and operated properly in heat mode, however when functionally testing AC mode, the compressor outside does not cycle on. Power was observed at the compressor unit outside and at the air handler inside the attic. Further evaluation is needed to determine the cause.



4.7 Item 1(Picture)



4.7 Item 2(Picture)



4.7 Item 3(Picture)

4.7 Item 4(Picture)

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4.8 Condition(s) observed with the Cooling & Air Handler Equipment:

A 17 degree delta on the cooling system indicates the unit is cooling properly and the range in temperature drop is normal.



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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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

f 🞯 / RMBHAN

Water Source:

Public

Plumbing Waste: PVC

Water Heater Capacity: 50 Gallon

Plumbing Water Supply (into home): PEX

Water Heater Manufacturer: RHEEM

Water Heater Age:

1 Year

Plumbing Water Distribution (inside home): PEX

Water Heating Equipment Type: Conventional Storage Natural Gas

Water Heater Location:

Garage

		IN	NI	NP	RE
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
5.1	PLUMBING DRAIN, WASTE & VENT SYSTEMS	•			
5.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS & FIXTURES				•
5.3	HOT WATER SYSTEMS, CONTROLS, FLUES & VENTS	•			
5.4	FUEL STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	MAIN FUEL SHUT OFF (Describe Location)	•			
5.6	SUMP PUMP				•
		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:

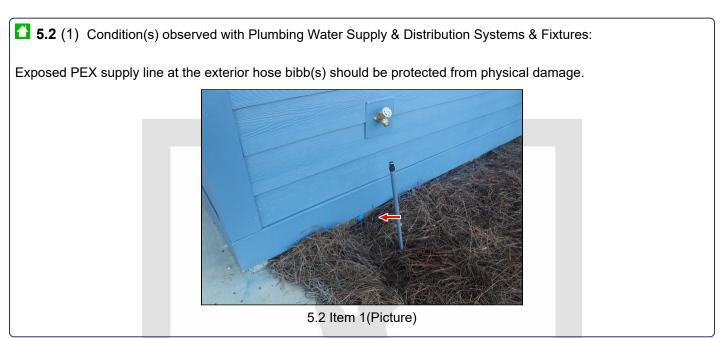
The main shut off is located outside in the ground at the water meter. Also there is a main shut off in the garage where the main water line enters the home.



5.0 Item 1(Picture)

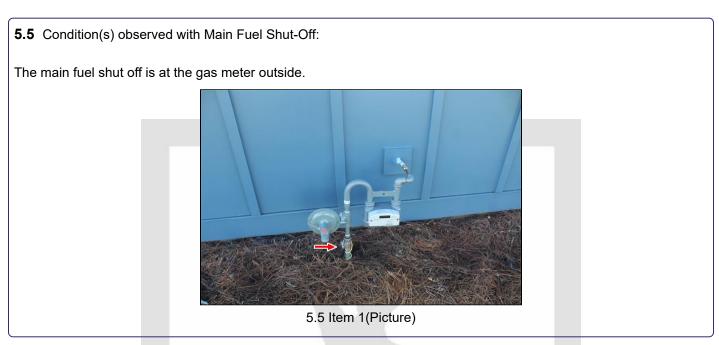
5.0 Item 2(Picture)





5.2 (2) The inspector observed low flow hot water supply at the primary bath tub. The photos first depict cold water running, then hot water running at a reduced flow rate.

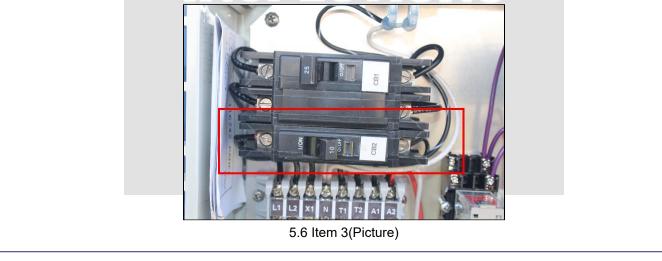




5.6 Condition(s) observed with the sump:

The inspector observed one of the breakers to be off at time of inspection at the septic pump / grinder alarm system outside indicating a potential defect which should be evaluated further and corrections performed if needed.





Newhows

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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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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:	Electric Panel Manufacturer:	Panel Type:
Under Ground Service	Eaton	Circuit Breakers
Aluminum	Siemens	
	MILBANK	
Panel Capacity:	Wiring Methods:	Branch Wire 15 and 20 AMP:
200 AMP	Type-NM	Copper
Two Service Panels		

Generator:

Not Present

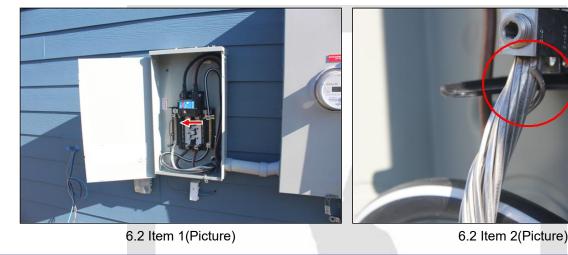
		IN	NI	NP	RE
6.0	SERVICE ENTRANCE LINES & FEEDERS	•			
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING, MAIN & DISTRIBUTION PANEL(S)	•			
6.2	BRANCH CIRCUIT CONDUCTORS & OVERCURRENT PROTECTION DEVICES				•
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES & VISIBLE WIRING				•
6.4	GFCI / AFCI PROTECTION,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

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

Comments:

6.2 Condition(s) observed with Branch Circuit Conductors & Overcurrent Protection Devices:

Connections and terminations of conductors shall not be loose.



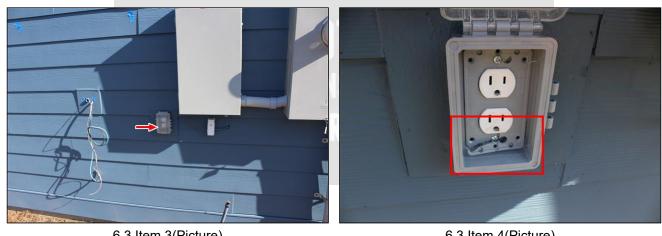
6.3 (1) Condition(s) observed with Switches, Receptacles, Light Fixtures & Visible Wiring:

Damaged or missing outlet / junction covers will need to be replaced.



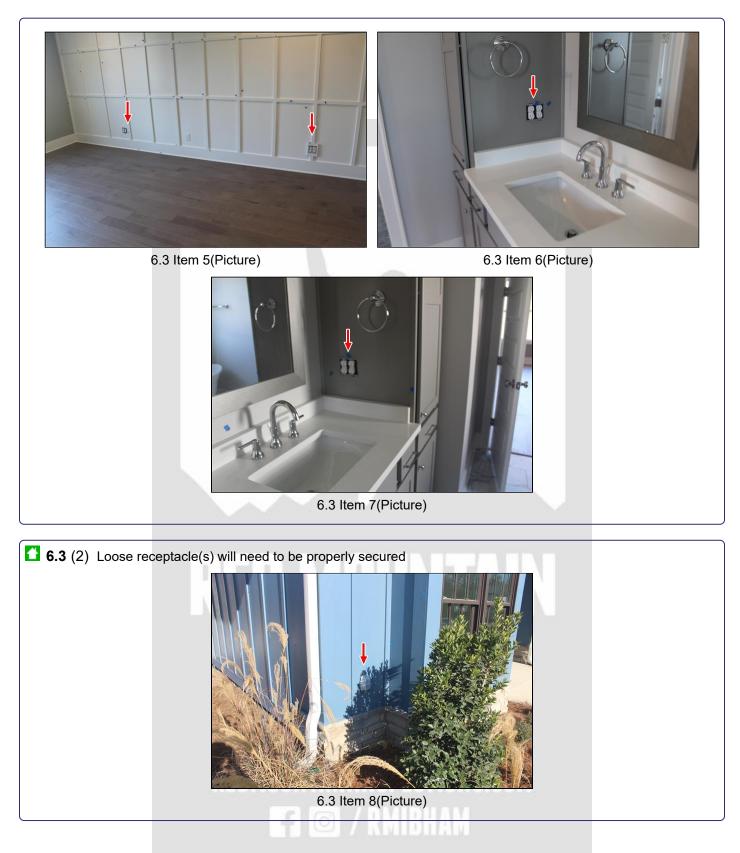
6.3 Item 1(Picture)

6.3 Item 2(Picture)

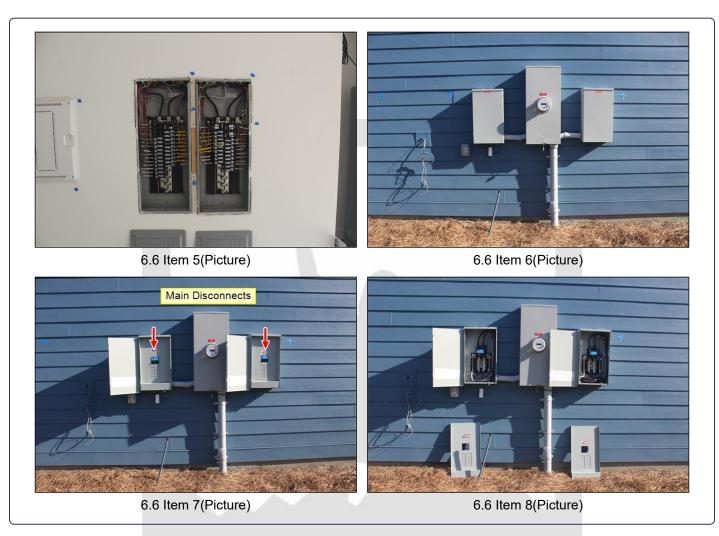


6.3 Item 3(Picture)

6.3 Item 4(Picture)









1473 Sunnyside Drive

6.7 Condition(s) observed with Smoke/Heat Alarms:

Tested Smoke/Heat Alarms by pressing the button. The installed Smoke/Heat Alarms were functional at time of inspection.

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.

6.8 Condition(s) observed with Carbon Monoxide Alarms:

Tested Carbon Monoxide Alarms by pressing the button. The installed Carbon Monoxide Alarms were functional at time of inspection.

Note: Carbon Monoxide 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.

6.9 Condition(s) observed with Switches, Receptacles, Light Fixtures & Visible Wiring such as:

Noted at least one snap switch at the interior which did not appear to control any outlet. This is common in homes that have been renovated over time. We did not observe any indications of concern associated at time of inspection. This info provided for your reference.



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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs. Injury or death may result from attempts at correction by those without the proper training and qualifications.

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				•
7.1	GENERAL INFORMATION	•			
		IN	NI	NP	RE

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

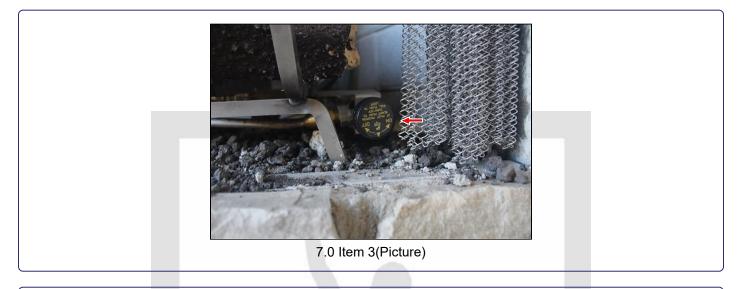
Comments:

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

The gas logs were not properly configured upon arrival which causes excess Carbon Monoxide to be produced when operating. These logs will need to be properly configured as per the manufactures installation instructions. The ignitor at the gas log set was non-functional at time of inspection. I was unable to functionally test the outdoor firelogs as result of the defects observed.

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.





7.1 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.

The switch on the wall will fire the logs once the pilot has been lit.



Newhows

Red Mountain Inspections LLC

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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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 & Material	S
Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Carpet
		Engineered Flooring
		Tile
Interior Doors:	Window Types:	Cabinetry:
Wood	Thermal / Insulated	Wood
Raised panel	Double Hung	
Hollow core	Single Hung	
	Tilt Feature	
	Picture	
	Vinyl	
	Vinyl Clad Wood	
Countertop:	INDPEU I	IUNÐ

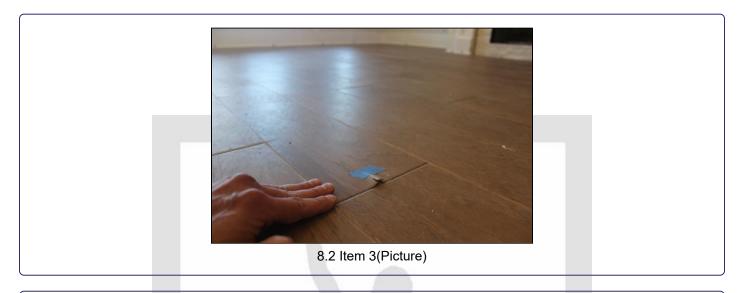
Solid Surface

		IN	NI	NP	RE
8.0	CEILINGS	•			
8.1	WALLS	•			
8.2	FLOORS				•
8.3	STEPS, STAIRWAYS, BALCONIES & RAILINGS	•			
8.4	COUNTERS & CABINETS	•			
8.5	DOORS	•			
8.6	WINDOWS				•
		IN	NI	NP	RE

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Comments:





8.6 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 sleeping room of the home as your secondary fire escape.





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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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 Ridge Vent	Fan Only					
	Continuous Soffit Vent						
	Gable Vent(s)						
Dryer Power Source:	Dryer Vent:						
220 Electric Rigid Metal Tubing							
			IN	NI	NP	RE	
9.0 INSULATION IN ATTIC			•				
9.1 VENTILATION OF ATTIC & FOUNDATION AREAS							
9.2 VENTING SYSTEMS (Kitche	ens, Baths & Laundry)	7	•				
			IN	NI	NP	RE	

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Comments:

<image>

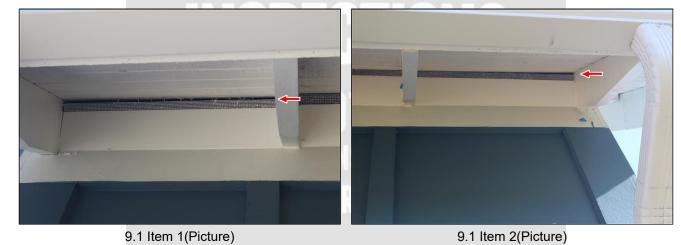
9.0 Item 1(Picture)

9.0 Item 2(Picture)



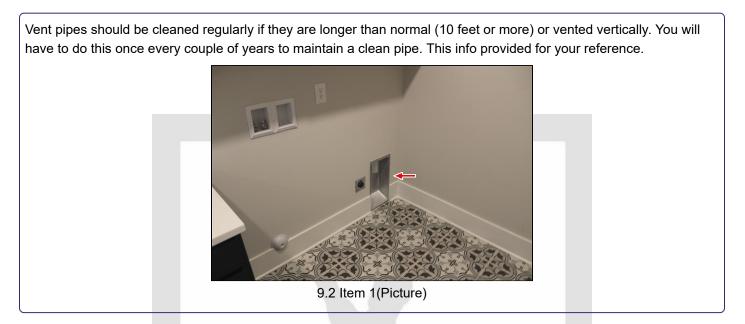
9.1 Condition(s) observed with Ventilation of Attic & Foundation Areas:

Observed loose screening at the soffit vents for the attic which should be corrected to prevent pest entry into the attic space.



9.2 Condition(s) observed with Venting Systems:

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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 identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



10. Garage

	Styles & Materials					
Garaç	ge Door Type: Garage Door Material: Auto-c	opener Manufact	turer	:		
3 Aut	tomatic Metal LIFT-N	MASTER				
	Insulated					
	Light Inserts					
			IN	NI	NP	RE
10.0	GARAGE CEILINGS		•			
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)		•			
10.2	GARAGE FLOOR		•			
10.3	GARAGE DOORS		•			
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME		•			
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse)		•			
			IN	NI	NP	RE

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Comments:

10.2 Observed cracking in the slab flooring at the garage, however we did not observe any structural concerns associated with these cracks at time of inspection.



10.5 Condition(s) observed with Garage Door Operators: The sensors are in place for the garage door(s) and will reverse the door.

The garage 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, boxes, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs

11. Appliances

		Styles & Material	ls				
Dishv	washer Brand:	Range/Oven/Cooktops:	Exhaust/Range h	ood:			
SAM	SUNG	SAMSUNG	Vented				
	in Microwave: SUNG	Refrigerator: Not Present	Disposer Brand: BADGER				
				IN	NI	NP	RE
11.0	DISHWASHER						•
11.1	RANGES/OVENS/COC	KTOPS		•			
11.2	RANGE HOOD			•			
11.3	MICROWAVE COOKIN	G EQUIPMENT (Built-In)		•			
11.4	REFRIGERATOR			•			
11.5	FOOD WASTE DISPOS	SER		•			
				IN	NI	NP	RE

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Comments:

11.0 Condition(s) observed with the Dishwasher:

 Missing kick plate at the dishwasher should be installed.

 Image: Condition of the dishwasher shou

The built-in kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items identified in this report should be considered or repaired before purchase. **Recommendation:** A qualified contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs.



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

Inspection Date: 9/1/2022

Total Price \$450.00

INVOICE

Customer Info:	Inspection Property:
Clint Byna Newhows	1473 Sunnyside Drive Birmingham AL 35216
Customer's Real Estate Agent: Bhamsbes Relterz	

Inspection Fee:

Service	Price	Amount	Sub-Total
Essential Home Inspection	475.00	1	475.00
Repeat Customer Discount	-25.00	1	-25.00
			Tax \$ 0.00

Payment Method: Credit Card Payment Status: Paid

205-607-2082 Redmountaininspections.com