

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:

INSPECTED PROPERTY ADDRESS:

Furstime Hombirz

315 Cahaba Lilies Lane Pelham AL 35124

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205-607-2082	
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Date: 12/1/2022	Time: 09:00 AM	Report ID:
Property:	Customer:	Real Estate Professional:
315 Cahaba Lilies Lane	Furstime Hombirz	Yortrust Edreelter
Pelham AL 35124		

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.

<u>Inspected (IN)</u> = 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.

Repair (RE) = 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:: 15 Years 1200 Unoccupied Attending the Inspection:: Weather: Temperature: Below 65 (F) Inspector Only Sunny Rain in last 3 days: Ground/Soil surface condition: Yes Damp 🖪 🎯 / 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

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Roof Covering:

Architectural Fiberglass Asphalt Shingle

Drainage system description::

Gutters and downspouts installed

Viewed roof covering from:

The roof surface (walked/climbed)

The ground

A ladder

Using binoculars

Roof Structure:

Conventional Framing Stick-built 2 X 6 Rafters

Sheathing Attic info:

Pull Down Stairs In Hallway

Method used to observe attic:

Inside the attic

Roof-Type:

Gable

Hip

		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:

1.3 The gutters are full of debris in areas and needs to be cleaned.

The gutter at the left side of the home is holding water which will need correction if removal of debris in gutters does not resolve.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

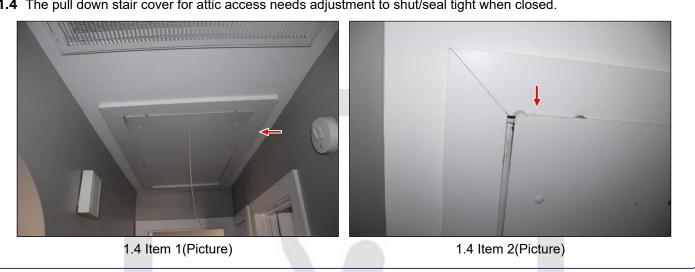


1.3 Item 3(Picture)



1.3 Item 4(Picture)

1.4 The pull down stair cover for attic access needs adjustment to shut/seal tight when closed.



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.









Styles & Materials

Sidilig	Mater	ıaı.

Brick Vinyl

Siding Style:

Brick

Lap

Exterior Entry Doors:

Steel Wood

Insulated glass
Storm Door

Appurtenance:

Covered Porch

Patio

Sidewalk

Driveway:

Concrete

		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) Areas of bare siding / peeling paint / failed caulk need to be scrapped, primed, caulked and painted at the exterior.





2.0 Item 1(Picture)

2.0 Item 2(Picture)

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2.0 (2) 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.



2.0 Item 3(Picture)

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





2.2 Item 1(Picture)

2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.2 (2) The front entry door needs strike/latch/hinge adjustment to shut properly at exterior. This is a maintenance issue and is for your information.

The exterior fence gate needs strike/latch/hinge adjustment to shut tight/properly at exterior. This is a maintenance issue and provided for your information.





2.2 Item 6(Picture)

2.2 Item 7(Picture)

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2.3 General maintenance of window caulking is needed at the exterior side of window(s) where caulking has begun to fail.



2.3 Item 1(Picture)



2.3 Item 3(Picture)

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2.5 Indications of settlement and off-set stair height at the front sidewalk was observed at time of inspection. Recommend adding sealant to the expansion joints to help prevent continued moisture entry and further movement.

Observed indications of settlement of the slab outside the rear exterior closet door. Lack of sealant where the mortar has opened allows for moisture to enter which will freeze during winter months causing further deterioration. Recommend adding mortar/masonry crack filler to any joints that are missing mortar or have become loose.



2.5 Item 1(Picture)

2.5 Item 2(Picture)





2.5 Item 3(Picture)

2.5 Item 4(Picture)



2.5 Item 5(Picture)

2.6 (1) Observed a swell located at the rear of the home intended to divert site drainage for the surrounding properties which should be monitored and maintained to ensure site runoff is effectively directed away from the home.



2.6 (2) The inspector observed minor damage at the siding outside which appears as result of contact with lawn equipment.



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.

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Foundation: Method used to observe Crawlspace:

Floor Structure:

Poured Concrete Slab

No crawlspace

Poured Concrete Slab

Wall Structure:

Columns or Piers:

Ceiling Structure:

Wood

Supporting Walls

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

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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

Heat Pump Forced Air (Also Provides Cool Electric

Wood):

Heat System Manufacturer:

NORDYNE

16 Years

Ductwork:

Insulated

Filter Type: Disposable

Cooling Equipment Type:

Cooling Equipment Energy Source:

Warm Air)

Air Purifier:

Electricity

Number of Cooling Systems:

Cooling System Manufacturer:

Age of Heating System:

Age of Cooling System:

Data Tag Missing / Unable To Determine

Heat Pump Forced Air (Also Provides

Data Tag Missing / Unable To Determine

Humidifier: Not Present

Dehumidifier:

Not Present Not Present

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		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

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Comments:

4.3 (1) Observed one supply duct at the attic interior which appears to be restricting airflow.





4.3 Item 1(Picture)

4.3 Item 2(Picture)

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4.3 (2) Observed one supply vent pipe inside the attic which has not been connected to a supply register. The vent pipe is open and venting into the attic which should be evaluated further and corrected to prevent continued energy loss.





4.3 Item 3(Picture)

4.3 Item 4(Picture)

4.6 The filter is located in the hallway ceiling.



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4.7 Heating and Cooling systems should be serviced yearly by a certified HVAC Technician. The coils were observed to be partially clogged at time of inspection which indicates it is time to have the unit serviced. Recommend having the HVAC System serviced by a qualified contractor within the next 30 days.

Due to outside temperatures below 65 degrees at time of inspection we were unable to test the cooling system(s) of the home. A visual inspection only was performed on the cooling system.

The platform for the HVAC compressor outside has settled and will need to be leveled.

Refrigerant Line Insulation was observed to be missing / damaged which should be replaced as to prevent condensation and improve energy efficiency.





4.7 Item 1(Picture)

4.7 Item 2(Picture)

4.8 Staining observed at the decking beneath the condensate line at the air handler in the attic appears as result of condensation on the drain pipe. Insulating this line where accessible inside the attic will help to prevent further condensation in this area. This info provided for your reference.



4.8 Item 1(Picture)

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	
Water Source: Public	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home): PEX
Plumbing Waste:	Water Heater Manufacturer: CRAFTMASTER	Water Heating Equipment Type: Conventional Storage Electric
Water Heater Capacity: 50 Gallon	Water Heater Age: 16 Years	Water Heater Location: Attic

		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	GENERAL INFORMATION	•			
		IN	NI	NP	RE

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



Comments:

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





5.0 Item 1(Picture)

5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.2 (1) The ground box covers for the water meter(s) at left side of the driveway are damaged which should be replaced.



5.2 Item 1(Picture)

5.2 (2) The hose bibb at the exterior is loose which will need to be secured to the wall.



5.2 Item 2(Picture)

5.2 (3) Isolated areas of missing or loose insulation on PEX supply lines in the attic should be corrected.



5.2 Item 3(Picture)

5.2 (4) Bath fixtures should be sealed to the wall with a clear sealant at the top and sides to prevent water entry.





5.2 Item 4(Picture)

5.2 Item 5(Picture)

5.2 (5) The seal for the shower diverter valve at the hall bathtub and primary bathtub has failed.





5.2 Item 6(Picture)

5.2 Item 7(Picture)

5.2 (6) The tub basin is damaged at the primary bathtub surround which should be repaired to prevent water entry.





5.2 Item 8(Picture)

5.2 Item 9(Picture)

5.2 (7) The toilet is loose and appears to be leaking from the wax ring at the Primary Bath which will need to be corrected and secured. Repairs will likely3. involve re-setting the toilet on a new wax seal.



5.2 Item 10(Picture)

5.3 The water heater is old and at the end of its life expectancy. The water heater was observed to be leaking at the TPR valve at time of inspection.

The water heater element covers have been removed at the unit which should be re-installed.



5.3 Item 1(Picture)

5.3 Item 2(Picture)





5.3 Item 3(Picture)

5.3 Item 4(Picture)

5.4 The outdoor water faucets have been winterized, we did not test winterized fixtures for operation.



5.4 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 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 General Electric Circuit Breakers

Aluminum

Panel Capacity: Wiring Methods: Branch Wire 15 and 20 AMP:

200 AMP Type-NM Copper

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:

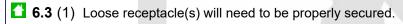
6.1 Each disconnecting means for motors and appliances, and each service, feeder, or branch circuit at the point where it originates, shall be correctly and legibly marked to indicate its purpose unless located and arranged so the

purpose is evident. The marking shall be capable of withstanding the environment involved.

Due to missing labeling at the electrical panel, we are unable to confirm proper amperage of the unlabeled breakers in association with the HVAC system at time of inspection.



6.1 Item 1(Picture)







6.3 Item 1(Picture)

6.3 Item 2(Picture)



6.3 Item 3(Picture)

6.3 (2) Damaged or missing outlet / junction covers will need to be replaced.



6.3 Item 4(Picture)

6.3 (3) The inspector observed a 3-Way snap switch defect at the overhead kitchen light fixture which will need correction. The fixture only works when one of the snap switches is in the proper position.





6.3 Item 5(Picture)

6.3 Item 6(Picture)



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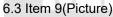
6.3 (4) The hall bath receptacle did not have power at time of inspection, further evaluation is needed to determine the cause.



6.3 Item 8(Picture)

6.3 (5) Detached conduit at the HVAC compressor outside will need to be re-secured. Note: The service disconnect was padlocked at time of inspection which should be evaluated further when performing repair.







6.3 Item 10(Picture)

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6.6 The main panel box is located at the exterior right side of the home.

The main service disconnect is located in the main panel outside.





6.6 Item 1(Picture)

6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.7 Smoke alarms have a limited life expectancy. The National Fire Protection Association (NFPA) recommends every alarm be replaced after 10 years and that batteries be replaced every six months (when applicable). Due to the age of the installed Smoke/Heat Alarms, the alarms should be replaced for increased fire safety.





6.7 Item 1(Picture)

6.7 Item 2(Picture)



6.8 It is recommended that Carbon Monoxide Alarms be installed according to current safety specifications.

6.9 Due to blown/missing light bulbs or motion/light sensing fixtures we were not able to confirm operation of several light fixtures at time of inspection. Bulbs will need to be replaced as to confirm proper operation of switch & fixture.

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.

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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:

Electric Insert With Heat

		IN	NI	NP	RE
7.0	ELECTRIC FIREPLACE INSERT\LOGS				•
		IN	NI	NP	RE

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

Comments:

7.0 The electric fireplace was non-functional at time of inspection.



7.0 Item 1(Picture)

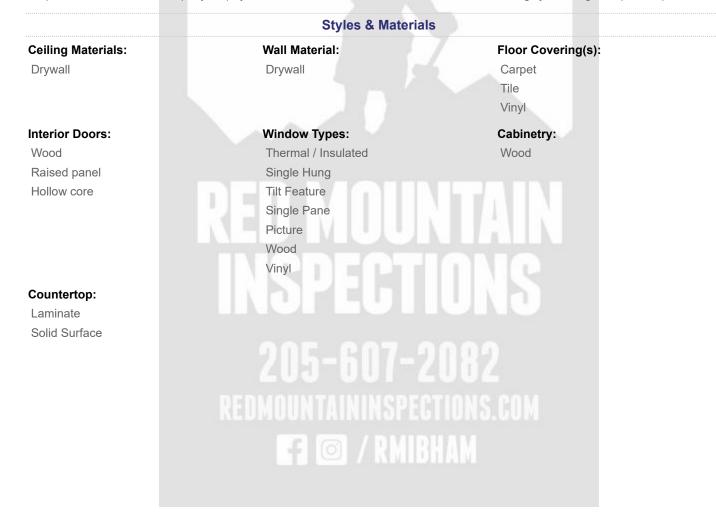
The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. 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. Chimneys 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 inspect or 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.



		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	•			
8.7	MOLD SCREENING	•			
		IN	NI	NP	RE

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

Comments:

8.2 Loose threshold at the hall bath should be corrected to prevent injury where nails are exposed.

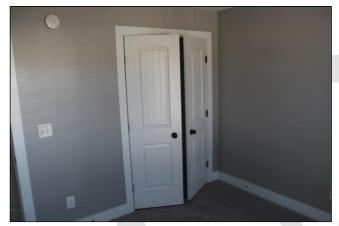


8.4 Staining observed inside the hall bath cabinet was tested with a moisture meter and confirmed dry at time of inspection. No active leaks observed.



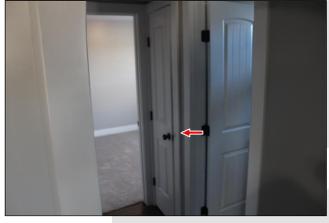
8.4 Item 1(Picture)

8.5 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 1(Picture)

8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture)







8.7 Observed apparent surface fungal growth in the primary bath cabinet beneath the sink. This condition appears as result of air leakage/humidity at the exterior wall behind the vanity. Isolated areas of apparent fungal growth less than 100 sq. ft. can be cleaned up with soap and water, then painted to encapsulate.







8.7 Item 3(Picture)

8.7 Item 4(Picture)

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.

Style	es &	Ma	teri	al	S
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Attic Insulation:	Ventilation:	Exhaust Fans:
Blown-in Fiberglass	Continuous Ridge Vent	Fan Only
Fiberglass Batt	Soffit 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 (Kitchens, Baths & Laundry)				•
		IN	NI	NP	RE

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

Comments:

9.0 Attic insulation is about 12 inches thick or 30 R Value.





9.0 Item 1(Picture)

9.0 Item 2(Picture)





9.0 Item 3(Picture)

9.2 The dryer vent hood outside on the roof is clogged. Dryer exhaust ducts for clothes dryers shall be equipped with a backdraft damper and the exhaust hood should not be screened to allow for proper exhaust. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend a cleaning of the vent pipe that extends through the wall to the roof and the vent hood outside on the roof, this will allow better airflow and ensure the pipe is clean and free of lint build up. You will have to do this once every couple of years to maintain a clean pipe.

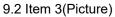




9.2 Item 1(Picture)

9.2 Item 2(Picture)







9.2 Item 4(Picture)

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. Appliances

Sty	es	&	Ma	teria	ls

Dishwasher Brand: Range/Oven/Cooktops: Exhaust/Range hood: **FRIGIDAIRE** GENERAL ELECTRIC Recirculating Microwave

Built in Microwave: Disposer Brand: Refrigerator:

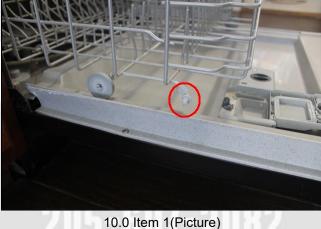
FRIGIDAIRE KENMORE **MOEN**

		IN	NI	NP	RE
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS	•			
10.2	RANGE HOOD	•			
10.3	MICROWAVE COOKING EQUIPMENT (Built-In)	•			
10.4	REFRIGERATOR	•			
10.5	FOOD WASTE DISPOSER	•			
		IN	NI	NP	RE

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

Comments:

10.0 The dishwasher was missing at least one of its wheels at the interior rack at time of inspection.



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10.3 Observed metal shelving and arcing marks inside the unit which appears as result of the installed metal shelving which should not be used for this purpose. No arcing observed with the metal shelves removed which I've removed and left on the kitchen countertop.



10.3 Item 1(Picture)

10.3 Item 2(Picture)





10.3 Item 3(Picture)

10.3 Item 4(Picture)



10.3 Item 5(Picture)

10.5 Debris inside the disposer should be cleared prior to use.





10.5 Item 1(Picture)

10.5 Item 2(Picture)

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.





INVOICE

Red Mountain Inspections LLC 504 Cattail Circle Gardendale, AL 35071 205-607-2082

Inspected By: Chad M. Allen

Inspection Date: 12/1/2022

Customer Info:	Inspection Property:
Furstime Hombirz	315 Cahaba Lilies Lane Pelham AL 35124
Customer's Real Estate Agent: Yortrust Edreelter	

Inspection Fee:

Service	Price	Amount	Sub-Total
Essential Home Inspection	325.00	1	325.00
Repeat Customer Discount	-25.00	1	-25.00

Tax \$0.00

Total Price \$300.00

Payment Method: Credit Card

Payment Status: Paid

205-607-2082 Redmountaininspections.com

(1) (a) / RMIBHAM