RESIDENTIAL HOME INSPECTION

34315 AL-91
CULLMAN, AL 35055, USA

2/12/2026 9:00AM

Inspector

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1.0 Inspection Details

Inspection Status Overview

Subsection	Status
1.1 Important Report & Inspection Information	**Inspected**
1.2 General Information & Details	**Inspected**
1.3 Inspection Conditions	**Inspected**
1.4 Specialized Inspections	**Inspected**
1.5 Animals, Insects and Rodents	**Inspected**

1.1 Important Report & Inspection Information

Information

1.1.1 Understanding the Inspection & Report

The inspection report provides an informed assessment of the property's condition as of the inspection date. Here's a guide to understanding its scope, limitations, and recommended actions:

■ UNDERSTANDING YOUR REPORT CATEGORIES: We've grouped our findings into four categories to help you quickly understand what's most important:

■ Items Inspected (Green): ***Everything we were able to check during the inspection. This shows the scope of what was covered.***

■ KeyPix to Monitor & Maintain: ***General upkeep or minor issues that don't need fixing right away but should be watched and maintained over time.***

■ Next-In-Line Repair Recommendations: ***Items that aren't urgent today but will likely need repair or attention in the near future. Planning ahead for these helps avoid bigger costs later.***

■ Key Repair & Safety Priorities: ***The most important items that deserve attention soon. These typically relate to safety, protecting the home, or preventing further damage.***

■ Bottom Line: ***Think of this report as a roadmap. Green shows what was covered, blue is routine upkeep, orange helps you plan ahead, and red shows you what to prioritize.***

KEY CONSIDERATIONS

Snapshot of Condition: This report reflects the property's current state; it's not a warranty or guarantee. Issues may arise in the future, and unforeseen repairs should be expected.

Not a Code or Warranty Inspection: This inspection is not a code inspection nor does it ensure that all materials were installed per manufacturer guidelines. No permits were reviewed, and it does not qualify as a city occupancy inspection.

Scope Limitations: Due to furnishings, storage, and finishes, some areas (e.g., foundation, structural components, crawl spaces) may have been inaccessible. This may prevent a full evaluation of certain areas, meaning hidden or concealed defects are outside the inspections scope.

Concealed Defects: Since the inspection is visual and non-invasive, hidden defects may be discovered during future repairs, renovations, or with increased access. These items are not within the inspector's responsibility.

Third-Party Services: Some of the additional testing services, if used, are provided by third-party companies.

Exclusive Use and Future Information: This report is for your exclusive use. Should new information become available, we reserve the right to adjust our findings and recommendations as necessary.

FINAL WALK-THRU AND REPORT REVIEW

For a thorough understanding of the property's condition, we recommend reading the entire report, as some items may only appear in the full report and not on the summary page. A final walk-through before closing can help confirm repairs and identify any new issues that may need addressing.

Remember, this report is not a pass/fail evaluation but rather a tool to help you make informed decisions. Addressing all recommended repairs before closing can help you move forward with confidence.

1.1.2 Scope of Inspection

At Keystone Property Inspections, we conduct inspections in accordance with the Standards of Practice and the guidelines established by the Alabama Department of Finance Construction Management Division Administrative Code 355-18-1-.01, the American Society of Home Inspectors (ASHI). This inspection provides an assessment of the accessible and visible components of the property on the day of the inspection. If any areas or items are inaccessible or not inspected, the reasons will be documented in the report. Please note, this inspection is intended to identify significant issues present at the time of inspection. It does not guarantee the future performance of any systems or components, nor does it identify concealed or latent defects that may arise after the inspection. The report reflects the property's condition at a specific point in time, and unforeseen changes such as weather events, aging, regular wear, or maintenance related items may affect the property after the inspection date. This report should not be considered a warranty or guarantee of the property's condition. It is recommended that the report be used alongside other critical documents such as the seller's disclosure, pest inspection report, and contractor estimates for any necessary repairs. Keystone Property Inspections disclaims any responsibility for future repairs or maintenance beyond what is noted in this report. Property ownership inherently involves risks, and unanticipated maintenance or repair costs should be expected as part of responsible ownership. We are committed to helping you

feel informed, but the final decision regarding the condition of the property rests with you. This report is intended to be one of several tools to aid in your decision-making process. We appreciate and thank you trusting in Keystone Property Inspections to conduct your inspection!

1.1.3 Expectations of the Inspection

Thank you for choosing Keystone Property Inspections. Our goal is to help you understand the current condition of your property, setting realistic expectations about what a home inspection can—and cannot—cover.

1. Intermittent or Concealed Issues: Some issues are only noticeable when living in the home and may not appear during a short inspection. For example, leaks in showers, basements, or roofs might only occur under certain conditions, and some issues might be hidden beneath carpets, behind walls, or under furniture.

2. Undetectable Issues: Occasionally, problems may have existed without leaving any visible clues. Our inspection reflects the visible condition of the property on the day of the inspection, and if no signs of a past issue are visible, it is not reasonable to expect a prediction of future issues.

3. Focus on Major Concerns: Our primary focus is to identify significant issues that could impact your investment. While we may point out minor items as a courtesy, our main goal is to assess for substantial, high-cost concerns that could affect your purchase decision.

4. Contractor Opinions vs. Inspection Findings: Contractors may have different views, often suggesting more extensive work. For example, a roofer might recommend a full roof replacement for reliability, even if our inspection indicated it could suffice with minor repairs. Contractors may prioritize eliminating their risk of callbacks, leading to more conservative advice.

5. Conditions During the Inspection: Situational factors like weather or accessibility may limit what we can observe. Contractors reviewing the property afterward may not know these inspection-day conditions, leading to perceived oversights.

6. The Visual and Generalist Nature of Inspections: Our inspection is non-invasive and visual, focusing on general areas rather than specialized assessments. We aim to provide a broad understanding of the property but cannot investigate beyond what’s accessible or visible.

7. Not a Warranty or Insurance Policy: A home inspection is intended to inform you about the property’s condition at the time of inspection. It’s not an insurance policy that covers unexpected future issues. We encourage you to use this report alongside other resources, such as disclosures, repair quotes, and pest inspections, to guide your decision.

We appreciate the opportunity to work with you and are here to help address any questions about your inspection report. If we’ve recommended further evaluations, please ensure these are completed before your contingency period ends for maximum clarity and confidence in your next steps. At Keystone Property Inspections, we strive to empower you with knowledge, giving you a clear, upfront perspective of the property you’re considering.

1.1.4 Report Intended Recipient

This inspection report is prepared exclusively for the client(s) named in the “Client” section. Any use or reliance on this report by unauthorized parties is not permitted without the written consent of the named client(s). Any liability associated with the findings in this report is limited solely to the party identified on the cover page.

1.2 General Information & Details

Information

1.2.1 Property Type: Single Family Home

1.2.2 Building Orientation: Southeast-Facing

Building orientation refers to the positioning of a structure in relation to cardinal directions (north, south, east, west) and its surrounding environment. This orientation impacts factors such as solar exposure, energy efficiency, natural lighting, and potential climate-related considerations for the property.

1.2.3 Utilities Status: Electric On, Gas Off, Sewer/Septic Connected, Water On

Utility status provides critical information about a property's essential services and their operational condition during inspection. Understanding which utilities are active or inactive helps assess the property's readiness for occupancy and potential immediate needs.

1.2.4 Property Occupancy Status: Vacant

1.2.5 Vacant Unfurnished Home

The home that was inspected today was vacant, and although it provides greater access to areas of the home, there are some areas where it cannot be determined to have a chronic problem. As an example, if there is a persistent leak under a faucet, if the home is vacant there may not be evidence of a prior issue, should it have been cleaned up. We do our best to test all areas, but a one-time inspection may have different results than the stress of constant use by a home owner / occupant.

1.2.6 Items Excluded or Not Inspected: Fencing

The primary residence is the only structure required to be inspected. However, additional structures and services can be added. As noted, the inspector wants to clearly communicate any systems/structures present, which were not inspected.

Defects/ Deficiencies

1.2.7 Client (Buyer) Did Not Attend

Category: KeyPix to Monitor & Maintain

We strongly recommend that buyers attend the inspection if possible. Walking through the property with the inspector allows for real-time discussions about observed conditions, system operations, and maintenance tips. This is a great opportunity to ask questions and gain a clearer understanding of the property's overall condition. If you're unable to attend, the report will include detailed notes and photos based on visible and accessible areas at the time of inspection.

1.3 Inspection Conditions

Information

1.3.1 Inspection Attendees: Home Inspector, Home Inspector's Assistant, Property Manager

1.3.2 Outdoor Temperature (Approximate)

Different temperatures and humidity levels can influence a home inspection in several ways. High temperatures may cause building materials to expand or contract, potentially leading to cracks, warping, or other structural changes. Elevated humidity levels can promote mold and mildew growth, while cold temperatures may increase the risk of freezing pipes and plumbing issues. Additionally, extreme temperatures can affect the inspector’s ability to detect leaks, drafts, or HVAC performance, and may create physical discomfort during the inspection.

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1.3.3 Saturated Ground

Excessive moisture in soil can cause a

1.3.4 Weather Conditions: Partly Cloudy

Weather conditions can significantly affect a home inspection. Rain, snow, or extreme temperatures may limit the inspector’s ability to assess roofing, exterior elements, foundations, and HVAC systems, potentially obscuring defects or safety hazards. On the other hand, certain weather conditions can reveal issues like drainage problems, leaks, or pest activity that might not be visible in dry or calm conditions. Inspectors are

trained to adapt to varying weather but may recommend follow-up inspections or reschedule if conditions prevent a thorough evaluation.

1.3.5 Property-Related Weather Condition: Saturated from recent rain

Limitations

1.3.6 Areas Not Accessible Due to Unsafe Conditions

Certain areas of the property were not accessible due to limited space, wildlife, pest activity, or unsafe conditions. These areas were either too small to safely enter or presented potential hazards that prevented access. If further evaluation of these spaces is necessary, it is recommended to consult a specialist with appropriate equipment to assess the conditions safely.

1.4 Specialized Inspections

Information

1.4.1 Specialized Inspections Not Included (Basic Package)

Specialized inspections are not included in the basic home inspection package. If the inspector suspects any type of specialized inspection is needed during the inspection, he/she will notify all parties before any specialized inspections are performed. No specialized inspections will be performed without the acknowledgment of the buyer, seller, real estate agent, etc. The tests can be performed during the inspection or at a different date and time. All specialized inspections will incur an additional fee. See pricing on our website at http://inspectedbykeystone.com

1.4.2 Specialized Inspections Requested: None

1.5 Animals, Insects and Rodents

Information

1.5.1 Not a Pest or Wood Destroying Insect Inspection

If obvious insect infestation, mice or wood destroying insect activity is seen by the inspector; he/she will notate the observation in the report. However, this type of inspection is beyond the scope of a general home inspection. Keystone recommends hiring a pest control specialists that specializes in this type of

inspection.

2.0 Site & Grounds

Inspection Status Overview

Subsection	Status
2.1 General	**Inspected**
2.2 Grading and Surface Drainage	**Inspected**
2.3 Landscaping & Vegetation	**Inspected, Defect/ Deficiency**
2.4 Driveway & Parking Area	**Inspected**
2.5 Sidewalk / Walkway	**Inspected, Defect/ Deficiency**
2.6 Retaining Walls	**Inspected**

2.1 General

Information

2.1.1 Inspection Method: Visual, Walked (Boots on the Ground)

2.1.2 Overall Pictures of the Site & Grounds

• Take General Overall Pictures of the Site & Grounds if the site is a Multi-Family, Apartment Complex, Commercial Property, New Construction Home, or requested from Client.

Defects/ Deficiencies

2.1.3 Abandoned Pool Equipment Not in Service

Category: KeyPix to Monitor & Maintain

Service: Qualified Professional

Inactive pool equipment, including a pump and filter assembly, remains installed at the rear patio area. The system does not appear to be in use and shows signs of age and weather exposure. Recommend removal or proper decommissioning of unused equipment to prevent deterioration, electrical hazards, and trip hazards.

Location: Front of House

2.2 Grading and Surface Drainage

Information

2.2.1 Site Grading & Surface Drainage: Sloped Away from Structure, Slopes Right to Left

2.3 Landscaping & Vegetation

Information

2.3.1 Landscaping & Vegetation Information: Trees, Bushes, Vegetation Touching Structure, Overgrown

2.3.2 Shrubs & Other Vegetation Clearance

Shrubs and other vegetation should be kept at least 12 inches from the home's siding to allow for proper ventilation and maintenance. This clearance helps prevent moisture buildup, insect infestation, and potential damage from strong winds. Maintaining this distance also protects the exterior from issues caused by roots, branches, or other debris.

Defects/ Deficiencies

2.3.3 Carpet Material Installed Around HVAC Unit

Category: Next-in-Line Repair Recommendations

Service: Qualified Professional

Carpet material was observed placed around the HVAC unit and within the adjacent flower bed areas. This material retains moisture and promotes moss growth, which may contribute to excess moisture around the equipment and surrounding components. Removal of the carpet and replacement with appropriate landscaping material is recommended to help maintain proper drainage and airflow around the unit.

Location: Back of House

2.4 Driveway & Parking Area

Information

2.4.1 Type of Driveway: Asphalt

2.5 Sidewalk / Walkway

Information

2.5.1 Type of Sidewalk/Walkway: Concrete

2.5.2 Sidewalk/Walkway Observations

The sidewalk/walkway was inspected and appeared to be in serviceable condition at the time of the inspection. No significant cracks, settlement, or trip hazards were observed. Minor surface wear and typical shrinkage cracks are common with concrete over time. Monitoring and sealing any cracks as they develop can help prolong the life of the sidewalk/walkways.

Defects/ Deficiencies

2.5.3 Cracked and Deteriorated Concrete Sidewalk

Category: Next-in-Line Repair Recommendations

Service: Concrete Contractor

The concrete sidewalk shows significant horizontal cracking and separation with visible deterioration along the edge. This condition may affect structural integrity and presents a potential trip hazard during normal use. Further evaluation and repair by a qualified concrete professional is recommended to restore proper support and safe walking conditions.

Location: Front of House

2.6 Retaining Walls

Defects/ Deficiencies

2.6.1 Missing Guardrail at Elevated Patio Edge

Category: Key Repair & Safety Priorities

Service: Qualified Professional

A 3–4 foot drop-off is present between the upper pool deck and the lower patio area without a guardrail or protective barrier. The similar surface materials make the edge difficult to distinguish, creating a significant fall hazard. Recommend installation of a secure guardrail or barrier to reduce the risk of injury.

Location: Front of House

3.0 Roofing

Inspection Status Overview

Subsection	Status
3.1 General	**Inspected, Not Inspected**
3.2 Roof Covering	**Inspected, Defect/ Deficiency**
3.3 Roof Flashings	**Not Inspected**
3.4 Roof Drainage Systems	**Inspected**
3.5 Skylights, Chimneys & Other Roof Penetrations	**Not Inspected**

3.1 General

Information

3.1.1 Inspection Method: Roof, Binoculars

Limitations

3.1.2 Roof Inspection Limitation

The roof inspection was performed as a visual assessment from accessible areas only. Hidden installation details, fasteners, and underlayment conditions could not be confirmed, as the inspection does not include destructive or technically exhaustive evaluation.

3.1.3 Not Inspected Due to Height Restrictions

The roof was not accessed due to height limitations and lack of safe access. The inspection was conducted from the ground and/or with binoculars, but a full evaluation is recommended by a qualified roofing contractor if further assessment is needed.

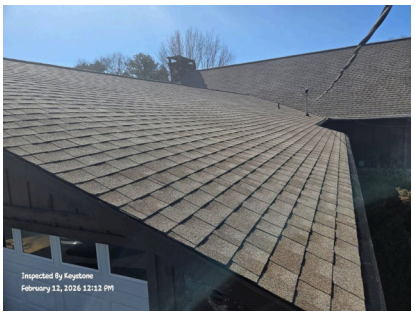
3.2 Roof Covering

Information

3.2.1 Type of Roof Covering: Architectural/Dimensional Asphalt Shingles

3.2.2 General Roof Pictures



3.2.3 Architectural Shingles Info. & Lifespan

Architectural shingles are a common roofing material known for their durability and dimensional appearance. Under normal conditions, they typically have a lifespan of around 25 to 30 years, depending on the quality of the shingles, installation, and maintenance. Regular monitoring and roof maintenance can help maximize their longevity.

Defects/ Deficiencies

3.2.4 Typical Wear Patterns

Category: KeyPix to Monitor & Maintain

Service: Monitor

The roof shows typical wear patterns, including granule loss, discoloration, and surface degradation. These signs indicate a natural aging and prolonged exposure to the elements, which gradually diminish the roof's ability to provide adequate protection from water infiltration. If not addressed, these combined issues could lead to leaks or further damage.

3.3 Roof Flashings

Limitations

3.3.1 Limited Roof Flashing Visibility

During the roof inspection, certain areas of roof flashing were not fully accessible or visible. This limitation means that some potential issues or conditions could not be comprehensively evaluated. The inspector was unable to perform a complete assessment of the roof flashing's condition, which may impact the understanding of potential water intrusion risks.

3.4 Roof Drainage Systems

Information

3.4.1 Type of Roof Drainage: Gutters & Downspouts

3.5 Skylights, Chimneys & Other Roof Penetrations

Limitations

3.5.1 Roof Not Walked On

The roof was inspected from the ground, a ladder at the roof edge, a pole camera, and/or with binoculars. Skylights, chimneys, and other roof penetrations were not physically inspected due to the inability to walk on the roof. Conditions in these areas may exist that were not visible from the ground.

Recommend further evaluation by a roofing contractor to fully assess these components if concerns arise.

4.0 Garage

Inspection Status Overview

Subsection	Status
4.1 Garage Floor	**Inspected**
4.2 Garage Door & Opener (Remote)	**Inspected**
4.3 Interior Service Entry Door	**Inspected**

4.1 Garage Floor

Information

4.1.1 Type of Floor: Concrete

4.2 Garage Door & Opener (Remote)

Information

4.2.1 Garage Door Operation: Sectional, Automatic

4.2.2 Garage Door Opener Tested & Operational

The garage door opener was tested and operated under normal operating conditions during the inspection.

4.3 Interior Service Entry Door

Information

4.3.1 Type of Interior Service Entry Door: Not Self-Closing, Hollow Core

5.0 Exterior

Inspection Status Overview

Subsection	Status
5.1 General	**Inspected**
5.2 Wall Covering / Siding	**Inspected**
5.3 Eaves, Soffits & Fascia	**Inspected**
5.4 Flashing & Trim	**Inspected**
5.5 Porch/Patio & Visible Foundation	**Inspected**

5.1 General

Information

5.1.1 Inspection Method: Visual, Ground Level, Camera on Extension Pole

5.2 Wall Covering / Siding

Information

5.2.1 Type of Wall Covering/Siding: Vinyl Siding

5.2.2 Exterior Wall Covering in Good Condition

The exterior wall covering appeared to be in good condition at the time of the inspection, with only minor damage noted.

5.3 Eaves, Soffits & Fascia

Information

5.3.1 Type of Soffit: Vented

5.4 Flashing & Trim

Limitations

5.4.1 Wall Flashing Not Visible

Flashings located behind wall coverings are concealed and were not visible for inspection, so their presence and condition could not be confirmed. No signs of moisture intrusion or related concerns were observed on exposed surfaces at the time of inspection. Recommend monitoring and maintaining exterior surfaces to help prevent water intrusion.

5.5 Porch/Patio & Visible Foundation

Information

5.5.1 Type of Porch: Covered

6.0 Electrical

Inspection Status Overview

Subsection	Status
6.1 General	**Inspected**
6.2 Service Entrance Conductors	**Inspected**
6.3 Grounding & Bonding	**Not Inspected**
6.4 Main Breaker Panels & Sub-Panels (Electrical Panels)	**Inspected**
6.5 Receptacles & Light Switches	**Inspected, Defect/ Deficiency**
6.6 Branch Wiring Circuits, Breakers & Fuses	**Not Inspected, Defect/ Deficiency**
6.7 GFCI Receptacles	**Inspected, Defect/ Deficiency**
6.8 Smoke Detectors	**Not Inspected**
6.9 Carbon Monoxide Detectors	Not Present

6.1 General

Information

6.1.1 Type of Service: Overhead Service Mast

Location: Back of House

6.2 Service Entrance Conductors

Information

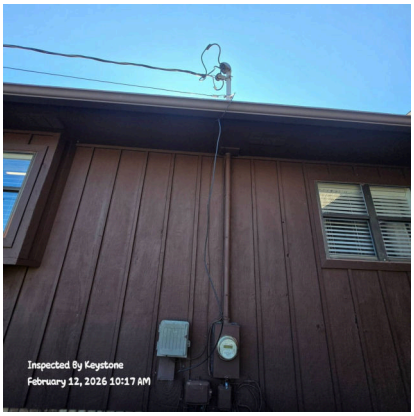
6.2.1 Service Amperage: 200 amp

Determining service amperage can be easy when the service equipment is a single overcurrent device; the rating on the service equipment overcurrent device is usually the service amperage, but not always. An old

panelboard is sometimes replaced by a new panelboard and service equipment with a greater amperage rating, but the service entrance wires are not replaced. The service amperage in this case is limited by the rating of the service entrance wires. This is a dangerous situation because the higher amperage equipment can allow more current to flow through the service entrance wires than the wires can safely handle. Insulation can melt and an electrical fire can start. Situations sometimes occur when it is not possible to determine the service amperage. These situations occur most often when there are multiple service equipment disconnects in multiple enclosures. It is okay to report that the home inspector could not determine the service amperage, if the home inspector recommends electrician evaluation to determine the service amperage.

6.2.2 Service Entry & Meter Pictures

Location: Back of House



6.2.3 Name of Electric Service Provider: Cullman Electric Coop

6.3 Grounding & Bonding

Information

6.3.1 Type of Grounding: Ground Rod

Limitations

6.3.2 Electrical Grounding and Bonding – Limited Visual Confirmation

The electrical service grounding and bonding components were visually observed where accessible at the time of inspection. Portions of the grounding electrode system and bonding connections are concealed or not fully visible and could not be confirmed without further access or disassembly. Evaluation is based on visible components only.

6.4 Main Breaker Panels & Sub-Panels (Electrical Panels)

Information

6.4.1 Main Breaker Panel Location: Garage

6.4.2 Panel Capacity: 200 AMP

6.4.3 Manufactured By: General Electric

6.4.4 Main Panel Type: Circuit Breaker

6.4.5 General Pictures of Main Electrical Panel

6.4.6 Type of Breakers: Standard Thermo-Magnetic

6.5 Receptacles & Light Switches

Defects/ Deficiencies

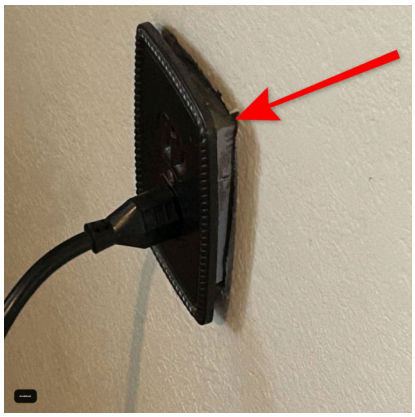
6.5.1 Receptacle & Plate Cover is Loose

Category: Key Repair & Safety Priorities

Service: Electrical Contractor

The receptacle and the plate cover is loose,

Location: See Pictures

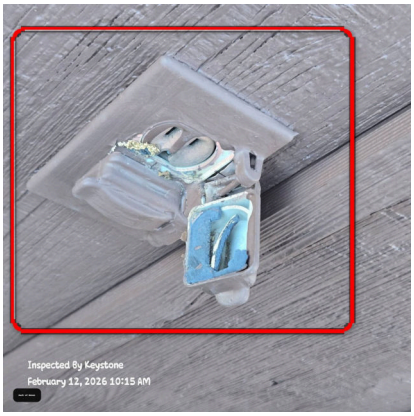
6.5.2 Exterior Outlet is Damaged

Category: Key Repair & Safety Priorities

Service: Electrical Contractor

The exterior electrical box is rusted, improperly secured, and has a loose or damaged cover, which may expose wiring to moisture and debris. A licensed electrician should evaluate and repair or replace the box to ensure safety and proper function.

Location: See Pictures



6.5.3 Receptacle Detected Open Ground

Category: Next-in-Line Repair Recommendations

Service: Electrical Contractor

The receptacle tested shows an "Open Ground" condition, which means the outlet is not properly grounded. Further evaluation by a qualified electrical professional is recommended to determine the cause and discuss appropriate corrections based on current standards and intended use.

Location: Interior Throughout

6.6 Branch Wiring Circuits, Breakers & Fuses

Information

6.6.1 Type of Branch Circuit Wiring: N/A (See Limitations), Copper

6.6.2 Wiring Method: N/A (See Limitations), Romex

Defects/ Deficiencies

6.6.3 Extension Cord Routed Beneath Walkway with Soil Erosion

Category: Key Repair & Safety Priorities

Service: Electrical Contractor

An extension cord with a connected device was observed routed beneath the walkway area between the concrete and deck, where soil erosion is present. This condition may expose electrical components to moisture and creates a potential electrical hazard. Further evaluation and correction by a qualified electrical professional is recommended to remove the temporary wiring and provide a proper permanent electrical solution.

Location: Front of House

Limitations

6.6.4 Limited Visibility of Branch Circuit Wiring

The branch circuit wiring was only partially visible at the time of inspection. Most electrical wiring is concealed behind walls, ceilings, and finished surfaces, which limits the ability to fully evaluate its condition or routing. Only accessible areas, such as the electrical panel and visible portions in unfinished spaces, were inspected.

6.7 GFCI Receptacles

Information

6.7.1 Location of GFCI Receptacles: Exterior, Garage, Bathroom, Kitchen

6.7.2 Testing GFCI Receptacles

All Ground-Fault Circuit Interrupter (GFCI) outlets were tested during the inspection. While some functioned as expected, not all may operate properly when tested. Refer to the report for specific issues and recommendations. Regular testing is advised to ensure continued safety and functionality.

6.7.3 How to Use & Maintain GFCI Receptacle

GFCI receptacles are designed to protect against ground faults and feature a "TEST" and "RESET" button on the receptacles face. They are typically found in areas like bathrooms, kitchens, garages, and outdoor locations. Look for labels or markings indicating "GFCI" on the receptacle itself.

Testing & Resetting GFCIs:

1. Testing Procedure: Press the "TEST" button on the outlet. The GFCI should trip, cutting power to the receptacle. Verify the power is off by plugging in a device or tester. To restore power, press the

"RESET" button.

2. Resetting After a Trip: Identify Cause: Determine if the trip was due to a legitimate ground fault or a nuisance trip.

Reset:

Regular testing of GFCI receptacles is recommended to ensure proper operation and safety.

Defects/ Deficiencies

6.7.4 Exterior Receptacle Missing Weatherproof Cover

Category: Key Repair & Safety Priorities

Service: Electrical Contractor

The exterior receptacle is missing a proper weatherproof cover and appears exposed to moisture. Exterior outlets are intended to be protected from rain and water intrusion to reduce the risk of electrical hazards. Further evaluation and correction by a qualified electrical professional is recommended to install an appropriate in-use weatherproof cover.

Location: See Pictures

6.8 Smoke Detectors

Information

6.8.1 Type of Smoke Detectors: Smoke Detector Only

6.8.2 Did you test Smoke Detectors?: Not Working

6.8.3 Smoke Detector Placement Compliance – Alabama

Based on Alabama fire code regulations and NFPA 72 guidelines, the placement of these detectors appears to be in compliance with state requirements, which specify that:

• Smoke alarms should be installed in each dwelling unit in locations that provide proper coverage for sleeping areas and living spaces.

• Wall-mounted smoke detectors must be positioned with the top of the detector between 4 to 12 inches from the ceiling (Alabama Administrative Code, Section 580-3-22-.14).

• Smoke detectors must be installed outside each sleeping area, in the immediate vicinity of bedrooms (Alabama Public Health Department).

• Detectors must not be placed too close to cooking appliances to prevent false alarms, and must be at least 10 feet away from cooking appliances whenever possible (NFPA 72).

• Smoke Detectors: usually last less than 10 years.

Defects/ Deficiencies

6.8.4 Low Battery or Defective Unit

Category: Key Repair & Safety Priorities

Service: Handyman Diy

Smoke detector failed to respond when tested. Recommend replacing the battery or installing a new unit for safety reasons.

6.9 Carbon Monoxide Detectors

Information

6.9.1 Type of Carbon Monoxide Detectors: Not Present

6.9.2 Carbon Monoxide Detectors - General Safety Guidance

Per general fire safety standards and guidelines; carbon monoxide detectors are recommended in homes that contain fuel-burning appliances, fireplaces, or attached garages. For proper protection and performance,

7.0 Plumbing

Inspection Status Overview

Subsection	Status
7.1 General Plumbing Information	Inspected
7.2 Main Water Supply Shut-Off Valve	Not Inspected
7.3 Water Supply & Distribution Systems	Inspected, Defect/ Deficiency
7.4 Drain, Waste & Vent System	Inspected, Defect/ Deficiency
7.5 Water Heating Equipment	Inspected, Defect/ Deficiency
7.6 Sinks	Inspected
7.7 Main Fuel Supply Shut-off Valve	Not Inspected
7.8 Drainage Sump Pump W/ Accessible Floats	Not Present

7.1 General Plumbing Information

Information

7.1.1 Type of Water Source: Unknown

7.1.2 Type of Water Filtration System: Not Present

7.2 Main Water Supply Shut-Off Valve

Information

7.2.1 Type of Valve: Not Found (See Limitations), Not Inspected (See Limitations)

Limitations

7.2.2 Main Water Shutoff Valve Not Inspected

The main water shutoff valve was not inspected or operated during the inspection. Only the presence of water service to the property was confirmed. Inspecting or operating this valve is beyond the scope of the inspection.

7.3 Water Supply & Distribution Systems

Information

7.3.1 Type of Water Supply Piping: Not Inspected, CPVC

7.3.2 Mixed Supply Piping Materials

Multiple supply piping materials were present, indicating that the plumbing system has been updated or modified over time. Further evaluation by a qualified plumbing contractor is recommended to review current performance and discuss any improvements that may support long term reliability.

7.3.3 Low Water Pressure Observed

Low water pressure was observed during normal fixture operation. Reduced pressure may affect performance of plumbing fixtures and appliances. Further evaluation by a plumbing professional is recommended to determine the cause and improve overall water flow.

Location: Master Bath

■ *Video available in online report*

■ *Video available in online report*

Limitations

7.3.4 Water Supply Piping Not Fully Visible

Much of the water supply piping in a home is typically routed through concealed areas such as walls, ceilings, floors, and foundation spaces. Only accessible portions—such as those near fixtures, under sinks, and at the water heater—are visible for inspection. This limitation is common and expected in residential construction, and a complete evaluation of hidden piping is not possible during a standard visual inspection.

7.4 Drain, Waste & Vent System

Information

7.4.1 Type of Drain & Waste System: PVC

A drain, waste, and vent (DWV) system is a critical plumbing infrastructure that manages wastewater removal and prevents sewer gases from entering living spaces. This system consists of pipes that collect and transport wastewater from sinks, toilets, showers, and appliances to the main sewer line or septic system. Proper design and maintenance ensure efficient drainage, prevent backups, and maintain healthy indoor environmental conditions.

Defects/ Deficiencies

7.4.2 Corrugated (Flexible) Drain Pipe

Category: Next-in-Line Repair Recommendations

Service: Plumbing Contractor

The sink drain connection includes a flexible coupling that is not a standard plumbing fitting for this application. This setup may be prone to clogs and leaks overtime. Monitor and repair if needed by a plumbing contractor.

Location: Master Bath

7.4.3 Evidence of Leak Under Sink

Category: Key Repair & Safety Priorities

Service: Plumbing Contractor

Signs of leakage were observed under the sink, including water stains and darkened wood. The source of the leak may be from the drain or supply lines. Recommend further evaluation and repair by a qualified plumber to prevent water damage and potential mold growth.

■ *Video available in online report*

Limitations

7.4.4 Drain Lines Not Fully Visible Due to Insulation

During the plumbing system inspection, certain drain and waste lines were not fully accessible & visible due to insulation coverage in the crawlspace. This limitation prevents a comprehensive visual assessment of the entire drain system, potentially obscuring potential issues or conditions that might require further investigation.

7.5 Water Heating Equipment

Information

7.5.1 Type of W.H. & Energy Source: Electric

7.5.2 Type of Venting: PVC (condensing, high-efficiency unit), No Venting (Electric W/H)

7.5.3 Size/Capacity

50

7.5.4 MFG. Year

January 2010

7.5.5 General Pictures of Water Heater

Location: Crawlspace

7.5.6 Hot Water Temperature Recommended Range

The general hot water temperature recommended range is 110°F to 120°F. Water that is too hot (above 120°F) can create a scalding hazard and water that is too cool may not be practical for household use. Adjust the water heater thermostat if needed to maintain a safe and consistent temperature.

7.5.7 Temperature/Pressure-Relief (TPR) Valve Installed

A Temperature/Pressure-Relief (TPR) valve is a critical safety device installed on water heaters to prevent excessive pressure buildup. This valve automatically releases water and reduces pressure if the tank's temperature or pressure exceeds safe limits, which helps prevent potential tank explosions. TPR valves are typically made of brass or stainless steel and are connected to a discharge pipe that directs water away from the water heater and electrical components. Regular inspection and maintenance of the TPR valve are essential to ensure proper functioning and prevent potential safety hazards in residential water heating systems.

Defects/ Deficiencies

7.5.8 Water Heater – Beyond Expected Service Life

Category: Next-in-Line Repair Recommendations

Service: Plumbing Contractor

The electric water heater is a Rheem unit manufactured in October 1996. Typical service life for electric water heaters is approximately 10–15 years. This unit is well beyond its expected service life and, while it may have been operational at the time of inspection, there is an increased risk of internal tank failure and leakage due to age. Replacement by a qualified licensed plumbing contractor is recommended, and budgeting for replacement should be considered a priority.

Location: Crawlspace

7.6 Sinks

Information

7.6.1 Tested & Operated Sinks

All sinks were operated using normal operating controls at the time of the inspection. No active leaks or unusual noises were observed during operation.

7.6.2 Use Caution When Storing Items Under Sinks

There is limited space under the sinks due to plumbing, electrical cords, and drainage components. Storing items in this area may interfere with piping, valves, and other components. To prevent damage or leaks, it’s best to keep storage minimal and avoid placing heavy or sharp objects near plumbing lines. Check these area's for leaks or drips every couple months.

7.7 Main Fuel Supply Shut-off Valve

Information

7.7.1 Type of Main Fuel/Gas Supply: Propane

The main fuel supply shut-off valve is a critical safety component in a home's fuel distribution system. It provides an emergency means to quickly stop the flow of gas or other fuel sources throughout the property, which is essential during potential gas leaks, maintenance, or emergency situations. Proper location and accessibility of this valve can be crucial for preventing potential hazards and enabling rapid response during critical incidents.

7.7.2 Fuel-Storage System: Above-Ground Storage Tanks (AST)

Location: Back of House

7.8 Drainage Sump Pump W/ Accessible Floats

Information

7.8.1 Sump Pump Location: Not Found

A sump pump is a critical component of a home's drainage system, typically installed in basements or crawl spaces to prevent water accumulation and potential flooding. It automatically activates when water levels rise, pumping excess water away from the foundation to protect the property from water damage. It's a good idea to test the pump every few months and during rainy seasons to confirm it still functions properly. For added protection during power outages, consider installing a battery backup system. Also, ensure the discharge line outside stays clear and directs water well away from the home's foundation.

8.0 Heating & Cooling Systems (HVAC)

Inspection Status Overview

Subsection	Status
8.1 General	**Inspected**
8.2 Heating & Cooling Units	**Inspected, Defect/ Deficiency**
8.3 Distribution Systems	**Inspected**
8.4 Normal Operating Controls	**Inspected**

8.1 General

Information

8.1.1 Heating & Cooling System Overview

Your HVAC (heating, ventilation, and air conditioning) system plays a major role in maintaining year-round comfort. It's made up of four essential components: system controls, a fuel or power source, a heating/cooling unit, and a distribution system that moves air throughout the home.

Comfort performance can vary from house to house and even room to room. Air distribution, return vent placement, airflow speed, and system noise all influence how well a space feels heated or cooled, so "adequate performance" can be somewhat subjective.

To keep your system running efficiently and extend its lifespan, annual servicing by a qualified HVAC professional is strongly recommended. If the system uses an air filter, be sure to clean or replace it regularly to maintain airflow and indoor air quality.

8.2 Heating & Cooling Units

Information

8.2.1 HVAC Unit Type: Packaged Heat Pump Unit

A heating and cooling unit, commonly referred to as an HVAC (Heating, Ventilation, and Air Conditioning) system, is a crucial home comfort technology designed to regulate indoor temperature and air quality. These systems typically include components like furnaces, air conditioners, heat pumps, and associated ductwork that work together to provide heating in winter and cooling in summer.

8.2.2 Energy Source: Electric

Energy source refers to the type of fuel or power used to generate heat or cooling in a heating and cooling system. Common residential energy sources include electricity, natural gas, propane, oil, and heat pump technologies. The choice of energy source impacts system efficiency, operating costs, environmental considerations, and maintenance requirements.

8.2.3 Brand: American Standard, Trane

8.2.4 Size of Unit

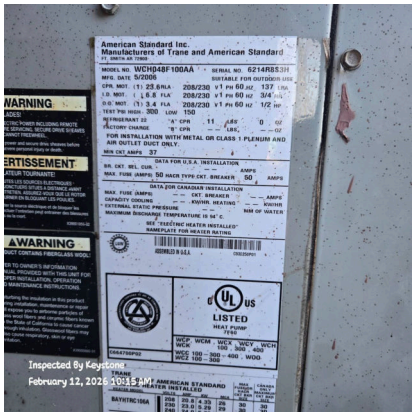
4 ton

8.2.5 MFG Date

May 2006

8.2.6 General Pictures of Outdoor Units

Location: Back of House



8.2.7 Packaged Heat Pump Service Life & Maintenance

Packaged heat pump units typically have a service life of around 12–15 years, depending on installation quality, usage, and regular maintenance. While the system may still be functional, components may be more prone to wear as the unit approaches the latter part of its expected lifespan. Recommend budgeting for future replacement and continuing routine servicing to help maintain performance.

Defects/ Deficiencies

8.2.8 Aged HVAC Package Unit – Near/At End of Expected Life

Category: KeyPix to Monitor & Maintain

Service: Hvac Professional

The HVAC package unit is beyond the typical service life for this type of system. While operational status was not tested during this inspection, components show visible rust and age-related wear. Recommend further evaluation by a HVAC contractor and budgeting for replacement in the near future.

8.3 Distribution Systems

Information

8.3.1 HVAC Distribution System Configuration: Central Air with Ductwork

HVAC system configuration describes the specific design and layout of heating, ventilation, and air conditioning components in a residential property. This includes the type of system (central, ductless, hybrid), distribution methods (forced air, radiant), equipment locations, and zoning strategies that determine how conditioned air is delivered throughout the home.

8.3.2 Type of Ductwork: Flexible Ducts, Rigid Sheet Metal Ducts, Fiberglass Duct Board

8.3.3 Return Air Filter: Disposable Fiberglass

Return air filters are critical components in HVAC systems that help maintain indoor air quality and protect heating and cooling equipment. These filters trap dust, debris, allergens, and particulate matter before air enters the system, preventing potential damage to mechanical components and improving overall system efficiency. Regular replacement of return air filters is recommended to ensure optimal HVAC performance and maintain clean, healthy indoor air circulation.

8.4 Normal Operating Controls

Information

8.4.1 How Many Thermostats are in the Home?

1

8.4.2 Thermostat Operated

The thermostat was tested using normal operating controls at the time of inspection. It responded appropriately, and no issues were observed with its function. Regular use and monitoring are recommended to ensure continued proper operation.

9.0 Deck(s) & Balcony

Inspection Status Overview

Subsection	Status
9.1 Deck Framing & Other Supporting Members	**Inspected, Defect/ Deficiency**
9.2 Deck Footings & Piers	**Not Inspected**
9.3 Deck Guards & Handrails	**Inspected, Defect/ Deficiency**
9.4 Deck Stairs & Landings	**Inspected, Defect/ Deficiency**

9.1 Deck Framing & Other Supporting Members

Defects/ Deficiencies

9.1.1 Deck Post in Direct Contact with Soil

Category: KeyPix to Monitor & Maintain

Service: Monitor

The deck posts is in direct contact with the soil, which can increase moisture exposure over time. Monitoring this area and maintaining proper drainage is recommended to help reduce long-term deterioration and damage to the wood.

Location: Front of House

9.2 Deck Footings & Piers

Limitations

9.2.1 Deck Footings Not Visible

During the inspection, access to view the deck's foundational support system was limited. Deck footings and piers could not be fully examined due to obstructions or inaccessibility. This limitation prevents a comprehensive assessment of the deck's structural integrity and potential underlying issues.

9.3 Deck Guards & Handrails

Defects/ Deficiencies

9.3.1 Loose Stair Handrail(s)

Category: Key Repair & Safety Priorities

Service: Deck Contractor

One or more handrails at the steps are loose and may not provide reliable support. Further evaluation and repair by a qualified professional is recommended to improve safety.

Location: Front of House

9.4 Deck Stairs & Landings

Defects/ Deficiencies

9.4.1 Protruding Fasteners at Stair Framing

Category: Key Repair & Safety Priorities

Service: Deck Contractor

Multiple fastener ends were observed protruding from the stair framing members at a height accessible to occupants. These exposed points may present a risk of head or injury contact during normal use of the area below. Further evaluation and correction by a qualified professional is recommended to trim, secure, or otherwise address the exposed fasteners for improved safety.

Location: Front of House

10.0 Interior

Inspection Status Overview

Subsection	Status
10.1 Interior Floors	**Inspected**
10.2 Interior Walls	**Inspected**
10.3 Interior Ceilings	**Inspected**
10.4 Interior Steps & Railings	**Defect/ Deficiency, Inspected**

10.1 Interior Floors

Information

10.1.1 No Significant Damage to Floors

There are no significant cracks, holes, or visible water damage on the floors. Some minor scuff marks are visible on the surface of the floors throughout.

10.2 Interior Walls

Information

10.2.1 No Significant Damage to Interior Walls

There are no significant cracks, holes, or visible water damage on walls. Some minor scuff marks are visible on the surface of the walls throughout.

10.3 Interior Ceilings

Information

10.3.1 No Significant Damage to Ceilings

There are no significant cracks, holes, or visible water damage on the ceilings. Some minor scuff marks are visible on the surface of the ceilings throughout.

10.4 Interior Steps & Railings

Defects/ Deficiencies

10.4.1 Open Guarding at Spiral Stair and Loft Area

Category: Key Repair & Safety Priorities

Service: Qualified Professional

The spiral staircase and loft area have open guarding with wide spacing that may allow a child to pass through or fall, and the adjacent balcony guard height appears lower than typical safety standards. These conditions present a potential fall hazard during normal use. Further evaluation and modification by a qualified professional is recommended to improve guarding and overall safety.

Location: Living Room

11.0 Appliances

Inspection Status Overview

Subsection	Status
11.1 General	Inspected
11.2 Dishwasher	Inspected, Defect/ Deficiency
11.3 Food-Waste Disposal	Inspected, Defect/ Deficiency
11.4 Clothes Washer	Not Inspected

11.1 General

Information

11.1.1 Operation of Appliances

Each appliance that was not currently in use, at the time of the inspection, were operated using normal operating controls to verify the basic functionality. Recommend regular maintenance per the manufacturer guidelines of each appliance to maintain proper functionality.

11.2 Dishwasher

Defects/ Deficiencies

11.2.1 Dishwasher Drain Line Not Connected

Category: Key Repair & Safety Priorities

Service: Plumbing Contractor

The dishwasher drain line was observed disconnected and not properly tied into the drain system. This condition can allow water to discharge into the cabinet during operation and may lead to moisture damage if used as-is. Further evaluation and proper connection by a plumbing professional is recommended before operating the dishwasher.

Location: Kitchen

11.3 Food-Waste Disposal

Defects/ Deficiencies

11.3.1 Garbage Disposal Does Not Work

Category: Next-in-Line Repair Recommendations

Service: Plumbing Contractor

The garbage disposal unit did not operate when tested. Further evaluation by a qualified plumber is recommended to identify the cause and restore proper function.

Location: Kitchen

11.4 Clothes Washer

Limitations

11.4.1 Washer Connections Not Tested (Appliance Not Installed)

The washer was not installed at the time of the inspection. As a result, the washer supply hoses and drain connection were not tested, as proper operation and leak evaluation require the appliance to be connected and in use. These components are typically verified once the washer is installed and operating.

Location: Laundry Room

12.0 Structural

Inspection Status Overview

Subsection	Status
12.1 Foundation Structure	Inspected
12.2 Floor Structure	Not Inspected
12.3 Wall Structure	Not Inspected
12.4 Roof Structure	No Status
12.5 Ceiling Structure	Not Inspected

12.1 Foundation Structure

Information

12.1.1 Type of Foundation: Basement, Crawlspace

12.1.2 Type of Columns/Piers/Pads: Concrete Blocks (CMU)

Limitations

12.1.3 Slab-on-Grade Not Visible or Accessible for Inspection

The slab-on-grade foundation is not visible or accessible for inspection due to its location beneath the finished floor. As a result, an assessment of the slab's condition is limited to visible symptoms in other areas, such as cracks, uneven floors, or door misalignment. Direct inspection of the slab is not possible without invasive methods, which fall outside the scope of a standard inspection.

12.2 Floor Structure

Information

12.2.1 Type of Floor Joists: Dimensional Lumber

12.2.2 Type of Girders & Beams: Dimensional Lumber

12.2.3 Subfloor Materials: N/A (See Limitations)

Limitations

12.2.4 Subfloor Not Fully Visible

The subfloor is concealed by flooring materials such as carpet, tile, hardwood, or laminate, restricting direct access to inspect the condition of the subfloor or the structural components underneath. Since home inspections are non-invasive, these areas cannot be evaluated without removing finished flooring. Potential issues, such as moisture damage, rot, or structural deficiencies, may remain hidden. If there are concerns about the condition of the subfloor, further evaluation by a qualified professional or flooring specialist is recommended to explore these areas more thoroughly.

12.3 Wall Structure

Information

12.3.1 Type of Wall Structure: Concrete Masonry Unit (CMU), Wood Frame

Limitations

12.3.2 Limited Visibility of Wall Structure

The interior and exterior wall structures are concealed by finishes such as drywall, insulation, siding, or other materials. As a result, the inspector is unable to directly assess the condition of framing components, insulation levels, or any potential hidden defects, such as moisture damage or structural issues, that may exist within the walls.

12.4 Roof Structure

Information

12.4.1 Type of Roof Structure: Post and Beam, Rafter Framing, Stick Framing, Not Inspected

12.4.2 Type of Roof Decking: N/A (See Limitations)

Limitations

12.4.3 Roof Structure Not Fully Visible for Inspection

The roof structure could not be fully evaluated due to limited visibility and access restrictions. Areas that were not visible were not inspected, and conditions in those areas are unknown at the time of inspection. Further evaluation may be considered if additional information is desired.

12.5 Ceiling Structure

Information

12.5.1 Type of Ceilings: Vaulted, Flat Conventional, Exposed, Popcorn, Knee Wall, Beamed

12.5.2 Ceiling Structure Materials: Engineered Wooden Roof Trusses, Standard Lumber Ceiling Joists, Laminated Veneer Lumber (LVL's)

Limitations

12.5.3 Ceiling Structure Not Fully Visible for Inspection

The ceiling structure could not be fully evaluated due to limited visibility and access restrictions. Conditions in areas that could not be viewed are unknown at the time of inspection.

13.0 Fireplaces & Fuel-Burning Appliances

Inspection Status Overview

Subsection	Status
13.1 General Fuel Information	**Not Inspected**
13.2 Fireplace Information	**Not Inspected**
13.3 Damper Doors	**Not Inspected**
13.4 Cleanout Doors & Frames	**Not Inspected, Defect/ Deficiency**
13.5 Vents, Flues & Chimneys	**Not Inspected**

13.1 General Fuel Information

Information

13.1.1 Type of Heat or Fuel Type: Wood

13.1.2 Main Gas Shut-off Location: Not Identified

The main gas shut-off valve is a critical safety feature in residential properties that allows homeowners to quickly stop gas flow in emergency situations. This valve is typically located near the gas meter, often outside the home, and provides a means to cut off the primary gas supply to all fuel-burning appliances in the event of a gas leak or other potential hazards.

13.1.3 Gas Status: Unknown

The inspector is not required to

1. operate gas fireplace inserts.

2. light pilot flames.

3. determine the appropriateness of any installation.

4. inspect automatic fuel-fed devices.

5. inspect combustion and/or make-up air devices.

6. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

7. ignite or extinguish fires.

13.1.4 Fuel Storage & Supply: Propane

13.2 Fireplace Information

Information

13.2.1 Smoke & Carbon Monoxide Detectors: CO Detector Absent, Smoke Detector Present

Smoke and carbon monoxide detectors are critical safety devices designed to provide early warning of potential fire or dangerous gas accumulation in residential spaces. These electronic sensors continuously monitor air quality and emit loud audible alarms when detecting smoke particles or dangerous carbon monoxide levels, helping protect occupants from life-threatening emergencies.

13.2.2 Type of Fireplace: Wood-Burning

13.2.3 Type of Screen/Doors: No Screen/Doors Present

Fireplace screens and doors serve multiple important functions in home heating environments. They provide safety barriers between the fire and living space, help control airflow, improve heating efficiency, and enhance the aesthetic appearance of the fireplace. Different types of screens and doors can range from simple mesh curtains to fully enclosed glass doors with decorative frames.

Limitations

13.2.4 Fireplace & Chimney System – Limited Inspection Scope

The fireplace and chimney were inspected only to the extent required by the Home Inspection Standards of Practice. This includes visible and readily accessible areas only. The inspector was not able to inspect interior components like the flue or chimney liner, which are outside the scope of a standard home inspection. Recommend further evaluation by a certified chimney sweep to inspect, evaluate, and clean the full system before use and annually as part of regular home maintenance.

13.2.5 Beyond SOP (Gas)

The inspector is not required to: operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires.

13.3 Damper Doors

Information

13.3.1 Damper Operated & Functional: No

13.3.2 Type of Damper Door: Manually Operable

13.4 Cleanout Doors & Frames

Information

13.4.1 Clean-Out Door & Frame: Not Inspected

Clean-out doors are specialized access points used in fireplaces and fuel-burning appliances that allow for ash removal, inspection, and maintenance. These doors are typically located at the base of the chimney or fireplace and provide a critical maintenance access point for ensuring proper system functionality and cleanliness.

Defects/ Deficiencies

13.4.2 No Fireplace Screen
Category: Next-in-Line Repair Recommendations

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.

13.5 Vents, Flues & Chimneys

Limitations

13.5.1 Chimney Interior is Beyond the Scope

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

13.5.2 Chimney Not Fully Accessible on Roof

The chimney was not fully accessible for close evaluation at the time of inspection. Observations were made from a limited vantage point, which may have restricted visibility of some areas or potential defects. While I did my best to inspect from a distance, a more thorough evaluation may be necessary if concerns arise.

14.0 Attic, Crawlspace, Insulation & Ventilation Systems

Inspection Status Overview

Subsection	Status
14.1 Crawlspace	**Inspected, Defect/ Deficiency**
14.2 Attic	**Not Inspected**
14.3 Exhaust Systems	**Not Inspected**

14.1 Crawlspace

Information

14.1.1 Inspection Method: Entered Crawlspace

Vantage point the Crawlspace was viewed from.

14.1.2 Type of Crawlspace Access: Exterior Access Door

Location: Left Side of House

14.1.3 Type of Vapor Barrier: Plastic

14.1.4 Type of Floor in Crawlspace: Dirt, Gravel

14.1.5 Type of Floor Insulation: Batt

Defects/ Deficiencies

14.1.6 Damaged or Missing Vapor Barrier

Category: Next-in-Line Repair Recommendations

Service: Qualified Professional

The vapor barrier is torn or missing in multiple areas, leaving the ground exposed. Repairing or replacing the damaged sections can help reduce moisture levels and protect building materials from future damage.

14.1.7 Obstructed Foundation Vents

Category: Next-in-Line Repair Recommendations

Service: Qualified Professional

Crawlspace ventilation appears limited due to partially blocked or obstructed vents. Restricted airflow can contribute to elevated moisture levels, which may lead to material deterioration over time. It is recommended to clear any obstructions and ensure all vents are functioning properly to promote adequate ventilation.

Location: Crawlspace

14.1.8 Insulation Observed in Crawlspace

Category: KeyPix to Monitor & Maintain

Service: Handyman Diy

Insulation was observed installed between floor joists in the crawlspace. Removal of insulation from crawlspaces is generally recommended, as it can trap moisture and hide potential issues.

14.1.9 Snake Skins Observed in Crawl Space and Duct Area

Category: Key Repair & Safety Priorities

Service: Qualified Professional

Multiple shed snake skins were observed within the crawl space, including one at the HVAC ductwork and another hanging from an unsecured electrical wire. This indicates prior wildlife activity and suggests possible openings or gaps allowing entry into the crawl space. Further evaluation by a pest control professional is recommended, along with securing loose wiring and sealing accessible entry points to help prevent future intrusion.

Location: Crawlspace

14.2 Attic

Information

14.2.1 Inspection Method: N/A (See Limitations)

Vantage point the Attic was viewed from.

14.2.2 Type of Attic Access: N/A (See Limitations)

14.2.3 Type of Insulation: N/A (See Limitations)

Picture of Attic Insulation

14.2.4 Type of Attic/Roof Vents: Soffit Vents, Gable Vents

14.2.5 Are the Ridge Vents Cut Back?: N/A (See Limitations)

The ridge vent has been cut back in the attic to provide proper ventilation. This ensures adequate airflow to help regulate attic temperature and moisture levels. No deficiencies were observed at the time of inspection.

14.2.6 Attic Ventilation Disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

14.3 Exhaust Systems

Information

14.3.1 Bathroom Exhaust Fan Type: Fan Only, Fan with Light

Limitations

14.3.2 Limited Visibility of Exhaust Vent Penetrations

Exhaust vent penetrations were not fully visible from the available attic access vantage point. Although the attic was partially accessible, there was no safe walking surface to reach the areas where the vent connections pass through the roof or exterior of the home. The connection points of these penetrations to the roof could not be confirmed during the inspection.

15.0 Inspector Final Walk-Thru Checklist

Inspection Status Overview

Subsection	Status
15.1 Checklist	**Inspected**

15.1 Checklist

Information

15.1.1 Are ALL Exterior & Garage Entry Doors Locked?: Property Manager Responsibility, Yes

15.1.2 Are ALL The Appliances Off?: Yes

15.1.3 Are all Interior & Exterior Lights & Fans Off?: Yes

15.1.4 Thermostat At Original Settings?: Yes, 60

15.1.5 Is the Garage Door Closed?: Yes

15.1.6 Panels Secured: Not Inspected

15.1.7 Water Fixtures Off: Yes

15.1.8 Are Keys Back in Lockbox?: Property Manager was Present

16.0 Appendix

Inspection Status Overview

Subsection	Status
16.1 General	**Inspected**
16.2 Homeowner Information	**Inspected**

16.1 General

Information

16.1.1 GRAMMATICAL ERRORS

This report is often prepared using a mobile device, such as a smartphone or tablet. As a result, minor grammatical errors or typos may occur throughout the report.

16.1.2 NOTICE TO THIRD PARTIES

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16.2 Homeowner Information

Information

16.2.1 Add Extra Protection with Specialized Inspection Testing

At Keystone Property Inspections, we offer a range of specialized add-on services designed to give you a complete picture of your property's health and safety. From radon and air quality testing for peace of mind regarding indoor air safety, to mold and asbestos testing for potential health risks, we help ensure your home is a safe place for your family. Septic tank inspections, thermal imaging, and other detailed assessments provide additional insights, identifying hidden issues before they become costly repairs. Adding these services to your inspection means added security, enhanced value, and a fuller understanding of your home's condition.

16.2.2 Home Warranty Recommendation

Many real estate transactions offer the option to purchase third-party home warranties that provide coverage for major home systems and appliances. Obtaining a home warranty is strongly recommended to help protect your investment and provide peace of mind. A good warranty can reduce unexpected repair costs by covering key components of the home. It is important to research different warranty providers, comparing coverage options, pricing, and customer reviews. I can recommend reputable companies upon request. Be sure to carefully read the terms and conditions of any warranty, noting exclusions or limitations, before making a final decision. Give yourself peace of mind by comparing options and choosing a warranty that suits your needs—it's a wise investment that's truly worth it!

16.2.3 Radon Test Recommended

Radon is a naturally occurring, invisible, and odorless gas found in soil, rock, and water, which can seep into homes and accumulate to dangerous levels. According to the EPA, radon is the second leading cause of lung cancer, making it a significant health concern. Although it's undetectable without specialized equipment, radon can be present in any home, regardless of age, location, or foundation type. Including a radon test in your home inspection provides peace of mind and a proactive step for health and safety. This test identifies potential radon risks, allowing homeowners to address any issues before they escalate. It's a small investment that can make a big difference, especially as radon mitigation can improve indoor air quality and reduce long-term health risks.

16.2.4 Schedule Your Annual Home Maintenance Inspection

Annual Home Maintenance Inspections are a proactive way to protect your home's value, prevent costly repairs, and keep your family safe. Just like routine tune-ups for a car, this yearly check-up allows us to catch minor issues before they become expensive problems. Think of it as part of preserving your most valuable investment—your home. Schedule your inspection with us today, and gain the peace of mind that comes with knowing your home is in top shape for the coming year.

17.0 Garage (Detached)

Inspection Status Overview

Subsection	Status
17.1 General	**Inspected**
17.2 Roof	**Not Inspected**
17.3 Ceiling	**Inspected**
17.4 Walls	**Inspected**

17.1 General

Information

17.1.1 Type: 2 Car

This inspection only includes one readily identifiable standard attached or detached garage or carport, sheds, barns or other ancillary structures (even if used for auto storage) are not part of this inspection.

17.2 Roof

Information

17.2.1 Inspection Method: Ground

17.2.2 Material: Metal

17.2.3 Roof Type/Style: Gable

17.3 Ceiling

Information

17.3.1 Material: Wooden Roof Trusses

17.4 Walls

Information

17.4.1 Material: Wood Framing