Inspection Report

Westbrook Homes, LLC
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Gardendale, AL 35071
205-378-9443

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

REPORT PREPARED FOR:
Sample Report

INSPECTED PROPERTY ADDRESS:
123 Sample Cove
Birmingham AL 35071

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Date: 1/20/2023	**Time:** 02:00:00 PM	**Report ID:** 262023-123
Property: 123 Sample Cove Birmingham AL 35071	**Customer:** Sample Report	**Real Estate Professional:** Crystal Westbrook Keller Williams Metro North

Comment Key or Definitions

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

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

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

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

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::**
New Construction	1100	Unoccupied
Attending the Inspection::	**Weather:**	**Temperature:**
Inspector Only	Sunny	Below 65 (F)
Rain in last 3 days:	**Ground/Soil surface condition:**	
Yes	Damp	

1. Roof

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

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

Styles & Materials

Roof Covering:
Architectural Fiberglass Asphalt Shingle

Drainage system description::
No roof drainage system installed

Viewed roof covering from:
The ground
Using binoculars

Roof Structure:
Conventional Framing
Stick-built
2 X 6 Rafters
Sheathing

Method used to observe attic:
Inside the attic

Roof-Type:
Gable
Hip

Attic info:
Scuttle Hole In Closet

		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 home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help divert water away from the foundation.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. **Recommendation:** A qualified roofing 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

Siding Material:
Vinyl
Masonry Block

Siding Style:
Lap
Masonary Block

Exterior Entry Doors:
Steel
Vinyl
Insulated glass

Appurtenance:
Covered Deck With Steps
Deck With Steps
Driveway
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	•			
		IN	NI	NP	RE

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Comments:

2.0 (1) Where a pipe/wire penetrates an exterior wall, a waterproof seal shall be made on the exterior of the wall by one of the following methods:

1. A waterproof sealant applied at the joint between the wall and the pipe/wire.
2. A flashing of an approved elastomeric material.

2.0 Item 1(Picture)

2.0 (2) Loose trim observed at the front porch simply needs to be resecured.

2.0 Item 2(Picture)

2.2 (1) Minor damage observed a the front entry door where the interior panel was observed to be cracked.

2.2 Item 1(Picture)

2.2 (2) The rear entry door needs dead bolt / strike plate adjustment to lock properly, bolt would not engage into the jam when the door was shut completely.

2.2 Item 2(Picture)

2.2 (3) Condensation visible between the glass at a double-pane window indicates that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window will need to be replaced.

2.2 Item 3(Picture)

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

3. Foundation

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

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

Styles & Materials

Foundation:
Masonry Block Walls

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Wood joists
Poured Concrete Slab

Wall Structure:
Wood
Masonry Block

Columns or Piers:
Steel Lally Columns
Supporting Walls

Ceiling Structure:
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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Comments:

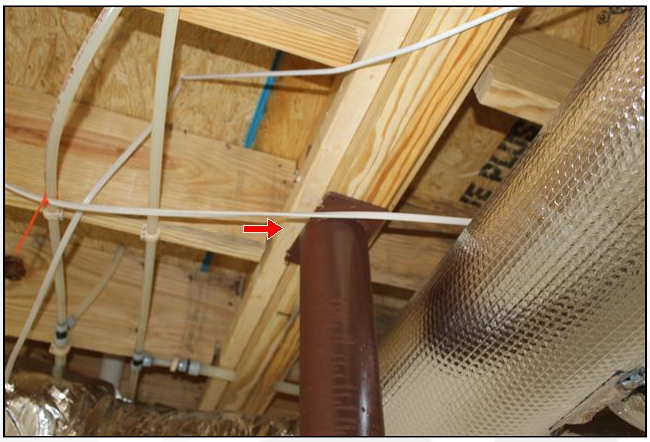
3.2 The steel lally columns are missing anchors to secure support post to the slab in the garage. Anchors should be added as to secure these posts.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.2 Item 3(Picture)

3.2 Item 4(Picture)



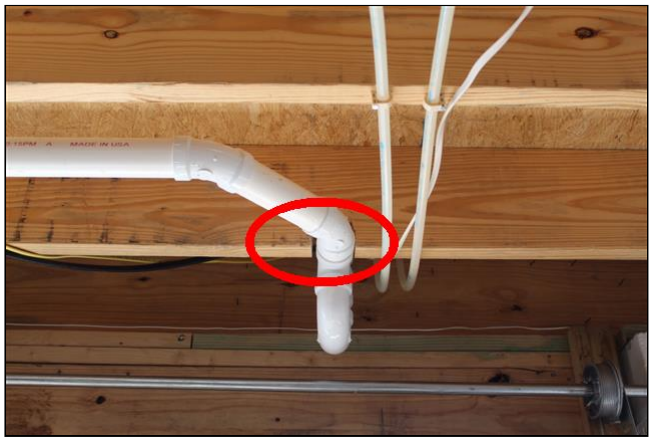
3.2 Item 5(Picture)

3.3 (1) Installation of the LTB (Light Tension Bridging) for bracing between the floor joists has not been completed. Installed in pairs, this light tension-type bridging keeps joists in place and prevents them from rotating while distributing loads over more than one joist. Installation should be completed.

3.3 Item 1(Picture)

3.3 (2) Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Observed several joists in which notches were made in the middle one-third of the span compromising these joists. Corrections are needed where the joists have been damaged.

3.3 Item 2(Picture)



3.3 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. **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:
Heat Pump Forced Air (Also Provides Cool Air)

Heating Equipment Energy Source:
Electric

Number of Heat Systems (Excluding Wood):
1

Heat System Manufacturer:
NORTEK

Age of Heating System:
< 1 Year

Ductwork:
Insulated

Filter Type:
Missing
No Filter Present

Cooling Equipment Type:
Heat Pump Forced Air (Also Provides Warm Air)

Cooling Equipment Energy Source:
Electricity

Number of Cooling Systems:
1

Cooling System Manufacturer:
NORTEK

Age of Cooling System:
< 1 Year

Humidifier:
Not Present

Air Purifier:
Not Present

Dehumidifier:
Not Present

		IN	NI	NP	RE
4.0	HEATING EQUIPMENT				•
4.1	NORMAL OPERATING CONTROLS	•			
4.2	AUTOMATIC SAFETY CONTROLS	•			
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts, piping, supports, insulation, air filters, registers, dehumidifiers)				•
4.4	PRESENCE OF INSTALLED HEAT/COOLING SOURCE IN EACH ROOM	•			
4.5	FILTER LOCATION	•			
4.6	COOLING AND AIR HANDLER EQUIPMENT	•			
		IN	**NI**	**NP**	**RE**

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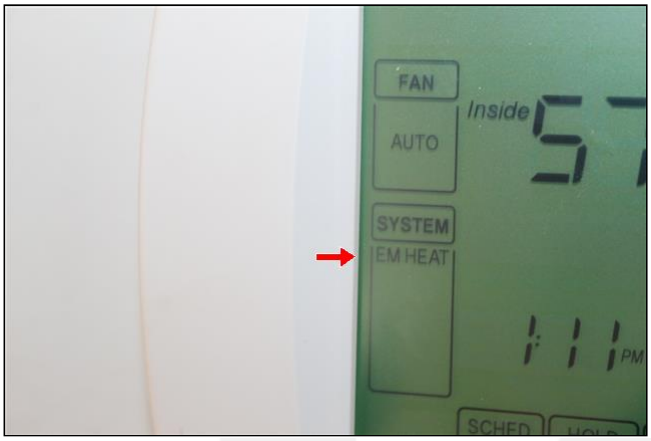
Comments:

4.0 (1) The furnace was not operational when placed in EM Heat Mode, this is likely a simple wiring issue that will need correction. Further evaluation is needed to determine the cause and repairs performed as needed to restore functionality.



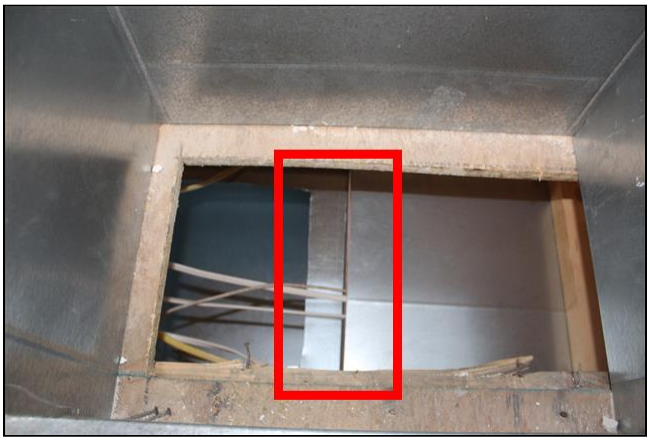
4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.0 (2) The duct work was observed to coming in contact with the garage door operation which will damage the duct over time, the duct in this location should be relocated.

4.0 Item 3(Picture)

4.3 (1) The HVAC return plenum was observed to be open to the garage which will need correction for safety.

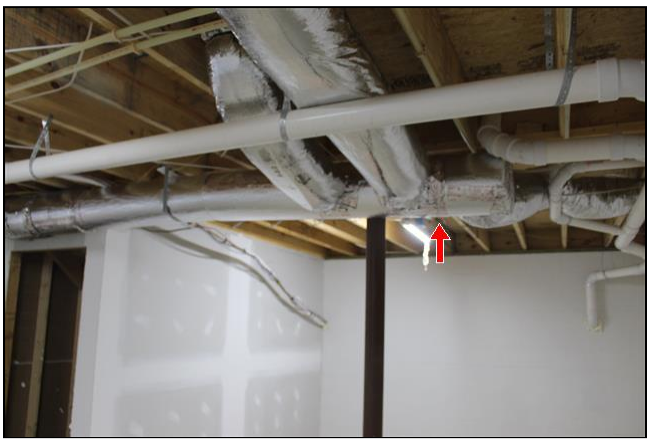


4.3 Item 1(Picture)

4.3 (2) The condensate pump installed should be wired into the system, this is a function of the condensate pump installed that will shut the unit down should the pump fail.

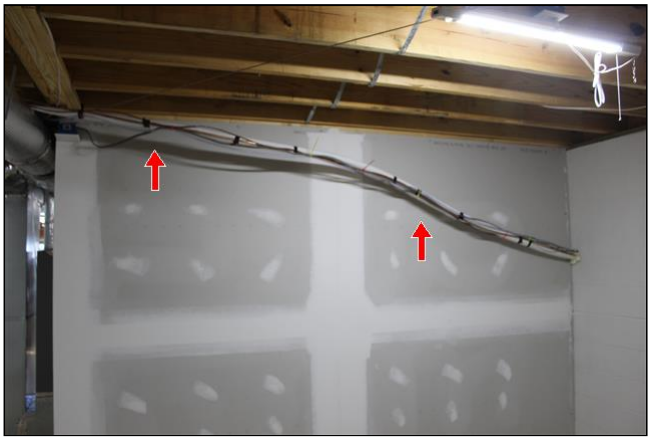
4.3 Item 2(Picture)

4.3 (3) Loose trunk line at the garage will need to be secured where loose.



4.3 Item 3(Picture)

4.3 (4) Refrigerant Line support observed to be missing typically these lines should be supported every 6'. Poorly supported lines should be correctly supported.



4.3 Item 4(Picture)

4.3 Item 5(Picture)

4.5 The filter change location is located in the living room wall. No filter installed at time of inspection.

4.5 Item 1(Picture)

4.5 Item 2(Picture)

4.6 A 16 degree delta on the cooling system indicates the range in temperature drop is normal.

4.6 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 mentioned in this report should be considered before purchase.
Recommendation: A qualified HVAC 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:	**Plumbing Water Supply (into home):**	**Plumbing Water Distribution (inside home):**
Public	PEX	PEX
Plumbing Waste:	**Water Heating Equipment Type:**	**Water Heater Manufacturer:**
PVC	Conventional Storage Electric	American
Water Heater Capacity:	**Water Heater Age:**	**Water Heater Location:**
50 Gallon	< 1 Year	Garage

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

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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 garage where the main water line enters the home.

5.0 Item 1(Picture)

5.0 Item 2(Picture)

5.0 Item 3(Picture)

5.1 The Hall Bath bathtub leaks from the waste line.

5.1 Item 1(Picture)

5.1 Item 2(Picture)

5.3 The water heater was missing a protective bollard to prevent damage to appliance from contact with vehicles entering the garage. A protective bollard should be installed.

5.3 Item 1(Picture)

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

Main Disconnect Location:
Outside

Electric Panel Manufacturer:
Square D

Panel Type:
Circuit Breakers

Panel Capacity:
200 AMP

Wiring Methods:
Type-NM

Branch Wire 15 and 20 AMP:
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

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Comments:

6.0 The weather head was observed to be missing its insulated wire bushing which is part of this listed assembly. Corrections are needed for proper installation.

6.0 Item 1(Picture)

6.1 (1) Improper ground neutral isolation on the load side of the service disconnect will need correcting, improper 3 wire feed.

6.1 Item 1(Picture)

6.1 Item 2(Picture)

6.1 (2) Pointed screws at panel front will need to be replaced with blunt tip screws.

6.1 Item 3(Picture)

6.1 (3) 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.

6.1 Item 4(Picture)

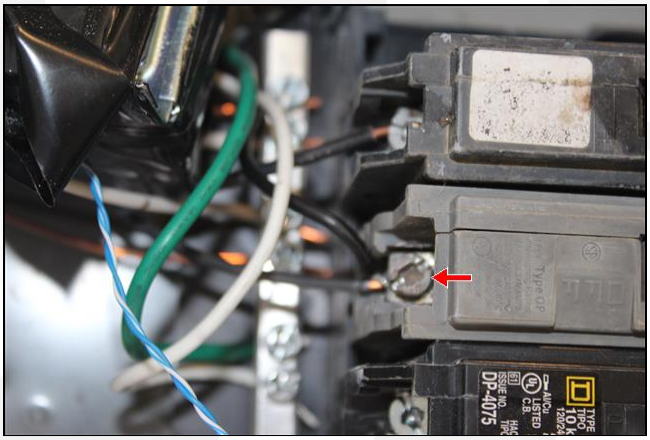
6.2 (1) The air-conditioning equipment outside was observed to be missing a service disconnect. Disconnecting means shall be located within sight from and readily accessible from the air-conditioning equipment.

6.2 Item 1(Picture)

6.2 (2) All conduit and cables entering the equipment shall be fastened with approved connectors. The concentric knock-out was observed to have been completely removed and the wire connector loosely sitting in the opening without a bonding bushing.

6.2 Item 2(Picture)

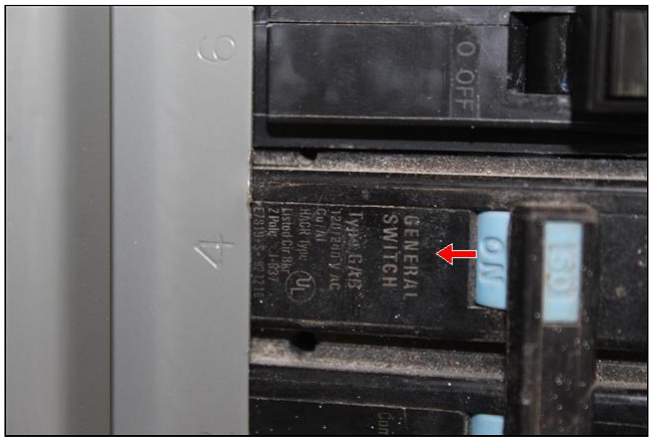
6.2 (3) More than one conductor shall not be installed in any terminal unless approved.



6.2 Item 3(Picture)

6.2 (4) Breakers installed of improper manufacturer (Each panel manufacturer designs their electrical panel for their breakers only; while it is possible other manufactures breakers may fit into another manufacturers box, often times they must be altered in order to fit which is unsafe.) Observed several breakers installed at this panel which did not seat properly on the bus bar.

6.2 Item 4(Picture)



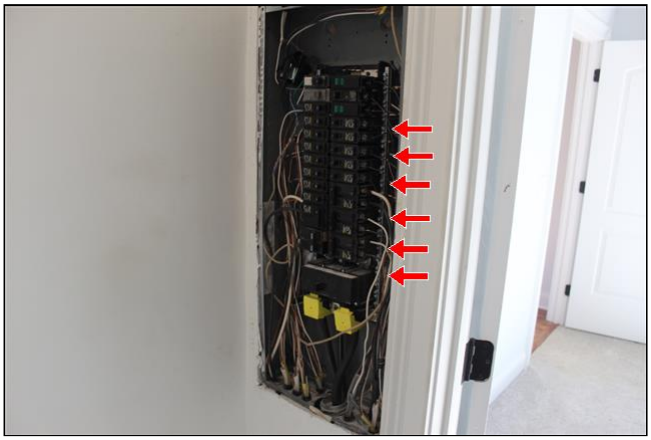
6.2 Item 5(Picture)

6.2 Item 6(Picture)

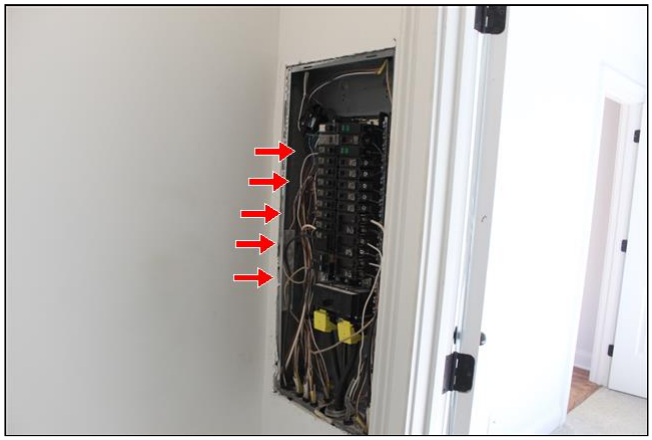
6.2 Item 7(Picture)

6.2 Item 8(Picture)

6.2 (5) A conductors size shall not be less than the ampere rating of the circuit unless otherwise permitted in the NEC.



6.2 Item 9(Picture)

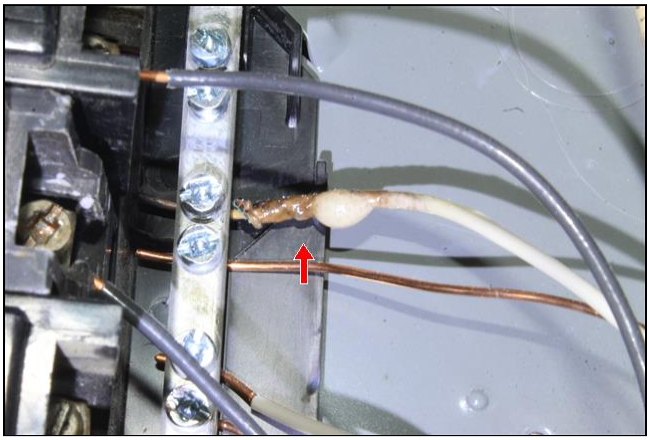


6.2 Item 10(Picture)

6.2 (6) Overcurrent protective devices shall not show evidence of deterioration or damage. Observed 1 breaker in which the rating was no longer visible, this breaker will need to be verified or replaced as proper size for the conductor connected to it.

6.2 Item 11(Picture)

6.2 (7) Conductors, cables, cable assemblies and conduit shall not show evidence of deterioration, damage, or physical abuse. Observed one conductor to be overheating which has damaged the sheathing on the conductor.

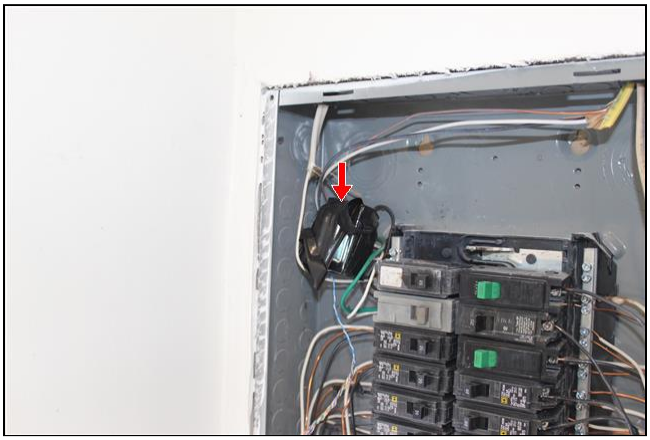


6.2 Item 12(Picture)

6.3 (1) Conductors shall be terminated, spliced and taped as required at devices, outlets and boxes in an approved method. An electrical splice / exposed conductors must be contained inside a junction box with a cover plate or an approved N.M. Cable Interconnector.

6.3 Item 1(Picture)

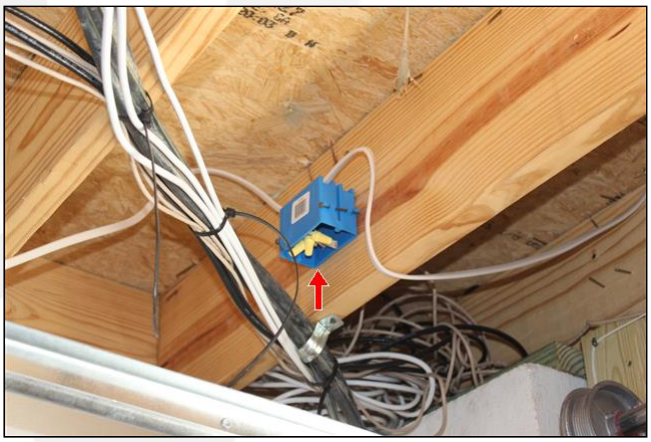
6.3 (2) Cables and conductors of Class 2 circuits shall not be placed inside the service panel enclosure. The door bell transformer and related Class 2 conductors will need to be removed from the service panel enclosure.



6.3 Item 2(Picture)

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

6.3 Item 3(Picture)



6.3 Item 4(Picture)

6.3 (4) Conductors, cables, cable assemblies and conduit shall not show evidence of deterioration, damage, or physical abuse. The garage door was observed to rub against electrical wiring when the door is opened/closed. The wiring in this location should be relocated as to prevent the wiring from becoming damaged from the door.

6.3 Item 5(Picture)

6.4 One or more GFCI (Ground Fault Circuit Interrupter) receptacles did not trip/reset when tested (defective/ missing) which should be corrected for electrical safety.

1. Garage

6.4 Item 1(Picture)

6.4 Item 2(Picture)

6.4 Item 3(Picture)

6.4 Item 4(Picture)

6.6 (1) The main service disconnect is located outside.

6.6 Item 1(Picture)

6.6 (2) The main panel box is located at the primary bedroom closet.

6.6 Item 2(Picture)

6.7 No Smoke / Heat Alarm was observed inside the garage at time of inspection. Without a working Smoke / Heat Alarm in this area, you have no first alert to possible fire / heat rise in this area.

6.8 It is recommended that Carbon Monoxide Alarms be installed according to current safety specifications due to this home having an attached garage.

6.9 Due to the number of electrical defects observed. It is recommended that a qualified electrical contractor 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.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. **Recommendation:** A qualified electrical contractor should inspect further and make corrections to item(s) identified in this inspection report as well as any other related condition discovered while performing repairs. Injury or death may result from attempts at correction by those without the proper training and qualifications.

7. Interior

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

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

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

Styles & Materials

Ceiling Materials:
Drywall

Floor Covering(s):
Carpet
Engineered Flooring
Tile

Wall Material:
Drywall

Interior Doors:
Wood
Raised panel
Hollow core

Window Types:
Thermal / Insulated
Single Hung
Tilt Feature
Vinyl

Cabinetry:
Wood

Countertop:
Laminate

		IN	NI	NP	RE
7.0	CEILINGS	•			
7.1	WALLS	•			
7.2	FLOORS	•			
7.3	STEPS, STAIRWAYS, BALCONIES & RAILINGS	•			
7.4	COUNTERS & CABINETS	•			
7.5	DOORS	•			
7.6	WINDOWS	•			
7.7	MOLD SCREENING	•			
		IN	NI	NP	RE

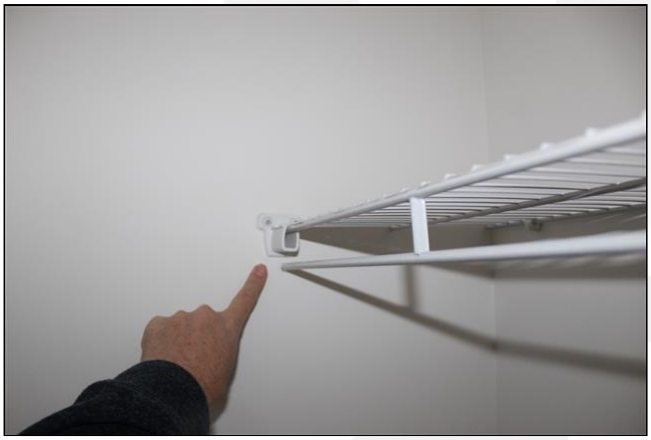
IN= Inspected, NI= Not Inspected, NP= Not Present, RE= Repair

Comments:

7.4 Loose closet shelving will need to be secured. Observed missing back clips, missing bracing and the wrong end caps. Corrections are needed for proper installation.

7.4 Item 1(Picture)

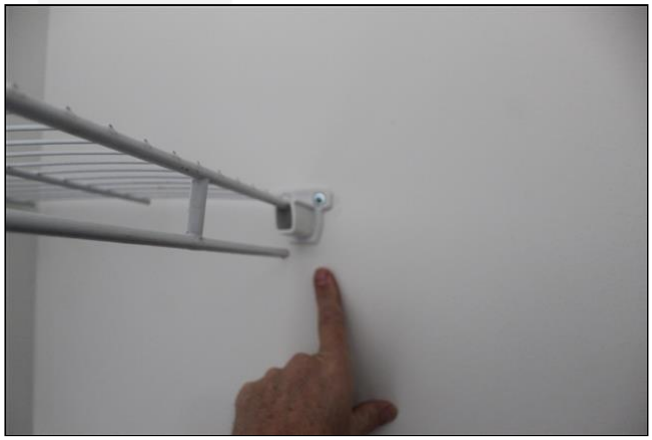
7.4 Item 2(Picture)



7.4 Item 3(Picture)

7.4 Item 4(Picture)

7.4 Item 5(Picture)



7.4 Item 6(Picture)

7.7 Inspector did not observe any indications of fungal growth inside the home at time of inspection.

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

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown-in Fiberglass
Fiberglass Batt

Ventilation:
Continuous Ridge Vent
Soffit Vent(s)

Exhaust Fans:
Fan Only

Dryer Power Source:
240 Electric

Dryer Vent:
Rigid Metal Tubing

Floor System Insulation:
No Insulation Installed

		IN	NI	NP	RE
8.0	INSULATION IN ATTIC	•			
8.1	INSULATION UNDER FLOOR SYSTEM			•	
8.2	VENTILATION OF ATTIC & FOUNDATION AREAS				•
8.3	VENTING SYSTEMS (Kitchens, Baths & Laundry)				•
		IN	NI	NP	RE

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

Comments:

8.0 (1) Attic insulation is about 12 inches thick or 30 R Value.

8.0 Item 1(Picture)

8.0 (2) Observed at least one chase penetration that was not insulated. Energy loss is occurring where areas of the attic are not insulated. Capping these areas and insulating will help prevent further energy loss at these locations.

8.0 Item 2(Picture)

8.0 (3) Observed loose or missing batt insulation at sidewall(s) inside the attic which should be corrected. Heat loss can occur more on this home than one that is properly insulated.

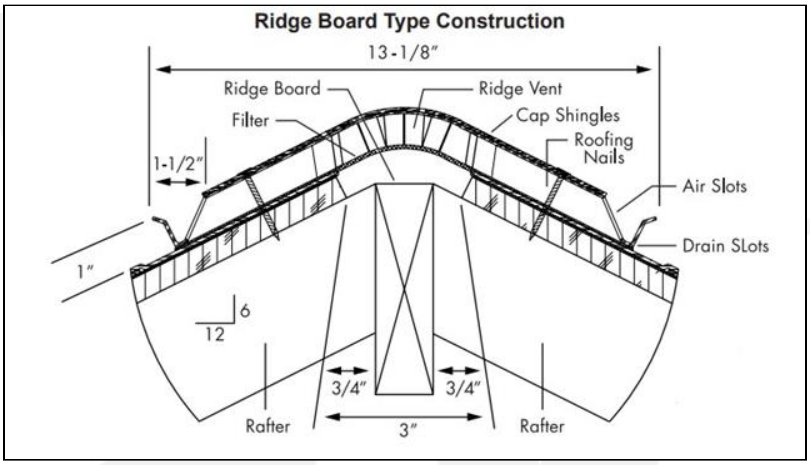
8.0 Item 3(Picture)

8.0 Item 4(Picture)

8.2 The attic space was observed to be poorly vented at the ridge vent as the roof decking was not cut back in accordance with manufactures installation instructions. Roof decking should be cut back 3/4" on both sides of ridge centerline or from ridge board.

8.2 Item 1(Picture)

8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.3 The exhaust fans do not vent to outside at the bathroom(s). Vent pipes that terminate in attic space under the insulation can cause moisture to build up on the back side of the sheetrock.

8.3 Item 1(Picture)

8.3 Item 2(Picture)

8.3 Item 3(Picture)

8.3 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 mentioned in this report should be considered 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. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
2 Automatic	Metal Light Inserts	CHAMBERLAIN

		IN	NI	NP	RE
9.0	GARAGE CEILINGS			•	
9.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
9.2	GARAGE FLOOR	•			
9.3	GARAGE DOORS	•			
9.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				•
9.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse)	•			
		IN	NI	NP	RE

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

Comments:

9.4 Doors between house and garage rated 20-min or 1 3/8 in. solid wood or honeycomb core steel. This door should be complete with weather stripping including threshold.

9.4 Item 1(Picture)

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

10. Appliances

Styles & Materials

Dishwasher Brand:
WHIRLPOOL

Range/Oven/Cooktops:
WHIRLPOOL

Exhaust/Range hood:
Recirculating Microwave

Built in Microwave:
WHIRLPOOL

Refrigerator:
WHIRLPOOL

		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				•
		IN	NI	NP	RE

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

Comments:

10.1 The range door seal was observed to be loose which will need correction prior to use.

10.1 Item 1(Picture)

10.4 The refrigerator was observed to run throughout the entire inspection period from what appeared as leaky door seals. Upon opening the doors condensation was observed on the freezer door and the metal frame between the doors indicating seal failure. Further evaluation is needed to determine the cause and repairs performed as needed to restore functionality.

10.4 Item 1(Picture)

10.4 Item 2(Picture)

10.4 Item 3(Picture)

10.4 Item 4(Picture)

10.4 Item 5(Picture)

General Summary

Westbrook Homes, LLC

2041 Pinehurst Drive
Gardendale, AL 35071
205-378-9443

Customer
Sample Report

Address
123 Sample Cove
Birmingham AL 35071

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. HVAC

4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts, piping, supports, insulation, air filters, registers, dehumidifiers)

Repair

(1) The HVAC return plenum was observed to be open to the garage which will need correction for safety.

6. Electrical

6.0 SERVICE ENTRANCE LINES & FEEDERS

Repair

The weather head was observed to be missing its insulated wire bushing which is part of this listed assembly. Corrections are needed for proper installation.

6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING, MAIN & DISTRIBUTION PANEL(S)

Repair

(1) Improper ground neutral isolation on the load side of the service disconnect will need correcting, improper 3 wire feed.

(2) Pointed screws at panel front will need to be replaced with blunt tip screws.

(3) 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.

6.2 BRANCH CIRCUIT CONDUCTORS & OVERCURRENT PROTECTION DEVICES

Repair

(1) The air-conditioning equipment outside was observed to be missing a service disconnect. Disconnecting means shall be located within sight from and readily accessible from the air-conditioning equipment.

(2) All conduit and cables entering the equipment shall be fastened with approved connectors. The concentric knock-out was observed to have been completely removed and the wire connector loosely sitting in the opening without a bonding bushing.

(3) More than one conductor shall not be installed in any terminal unless approved.

(4) Breakers installed of improper manufacturer (Each panel manufacturer designs their electrical panel for their breakers only; while it is possible other manufactures breakers may fit into another manufacturers box, often times they must be altered in order to fit which is unsafe.) Observed several breakers installed at this panel which did not seat properly on the bus bar.

(5) A conductors size shall not be less than the ampere rating of the circuit unless otherwise permitted in the NEC.

(6) Overcurrent protective devices shall not show evidence of deterioration or damage. Observed 1 breaker in which the rating was no longer visible, this breaker will need to be verified or replaced as proper size for the conductor connected to it.

(7) Conductors, cables, cable assemblies and conduit shall not show evidence of deterioration, damage, or physical abuse. Observed one conductor to be overheating which has damaged the sheathing on the conductor.

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES & VISIBLE WIRING

Repair

(1) Conductors shall be terminated, spliced and taped as required at devices, outlets and boxes in an approved method. An electrical splice / exposed conductors must be contained inside a junction box with a cover plate or an approved N.M. Cable Interconnector.

(2) Cables and conductors of Class 2 circuits shall not be placed inside the service panel enclosure. The door bell transformer and related Class 2 conductors will need to be removed from the service panel enclosure.

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

(4) Conductors, cables, cable assemblies and conduit shall not show evidence of deterioration, damage, or physical abuse. The garage door was observed to rub against electrical wiring when the door is opened/closed. The wiring in this location should be relocated as to prevent the wiring from becoming damaged from the door.

6.4 GFCI / AFCI PROTECTION, POLARITY & GROUNDING OF RECEPTACLES

Repair

One or more GFCI (Ground Fault Circuit Interrupter) receptacles did not trip/reset when tested (defective/missing) which should be corrected for electrical safety.

1. Garage

6.7 SMOKE/HEAT ALARMS

Repair

No Smoke / Heat Alarm was observed inside the garage at time of inspection. Without a working Smoke / Heat Alarm in this area, you have no first alert to possible fire / heat rise in this area.

6.8 CARBON MONOXIDE ALARMS

Repair

It is recommended that Carbon Monoxide Alarms be installed according to current safety specifications due to this home having an attached garage.

6.9 GENERAL INFORMATION

Repair

Due to the number of electrical defects observed. It is recommended that a qualified electrical contractor 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.

9. Garage

9.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair

Doors between house and garage rated 20-min or 1 3/8 in. solid wood or honeycomb core steel. This door should be complete with weather stripping including threshold.

10. Appliances

10.1 RANGES/OVENS/COOKTOPS

Repair

The range door seal was observed to be loose which will need correction prior to use.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Westbrook Homes, LLC
2041 Pinehurst Drive
Gardendale, AL 35071
205-378-9443
Inspected By: Anthony M. Westbrook

Inspection Date: 1/20/2023
Report ID: 262023-123

Customer Info:	**Inspection Property:**
Sample Report **Customer's Real Estate Professional:** Crystal Westbrook Keller Williams Metro North	123 Sample Cove Birmingham AL 35071

Inspection Fee:

Service	Price	Amount	Sub-Total
Essential Home Inspection	300.00	1	300.00

Tax $0.00
Total Price $300.00

Payment Method: Credit Card
Payment Status: Paid
Note: