



# Inspection Report

## Westbrook Homes, LLC

Anthony M. Westbrook Alabama: HI-3028

2041 Pinehurst Drive

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 Rd

Birmingham AL 35071

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<b>Date:</b> 1/26/2023	<b>Time:</b> 02:00:00 PM	<b>Report ID:</b> 1262023-4253
<b>Property:</b> 123 Sample Rd Birmingham AL 35071	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b> 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:**

22 Years

**Approximate Square Footage::**

3600

**Occupancy::**

The home was occupied

**Attending the Inspection::**

Inspector Only

**Weather:**

Sunny

**Temperature:**

Below 65 (F)

**Rain in last 3 days:**

Yes

**Ground/Soil surface condition:**

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  
Formed Metal Panels

**Drainage system description::**

Gutters and downspouts installed

**Viewed roof covering from:**

The ground  
Using binoculars  
Unmanned Aircraft System

**Chimney (exterior):**

Cement Fiber  
Metal Flue Pipe

**Roof Structure:**

Conventional Framing  
2 X 6 Rafters  
Sheathing

**Method used to observe attic:**

Inside the attic  
Access Restricted In Areas

**Roof-Type:**

Hip

**Attic info:**


Walk In Attic  
Access Panel(s) In Wall  
Light In Attic

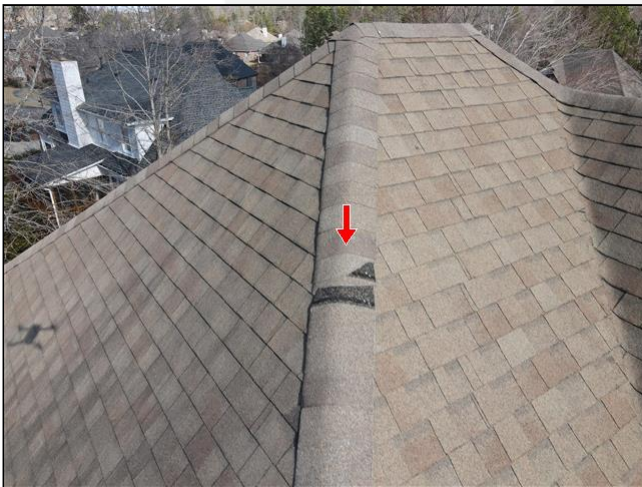


		IN	NI	NP	RE
1.0	ROOF COVERING(S)				•
1.1	FLASHING(S)	•			
1.2	ROOF PENETRATIONS, SKYLIGHTS & CHIMNEYS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			
1.4	ROOF STRUCTURE & ATTIC				•
		IN	NI	NP	RE

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

**Comments:**

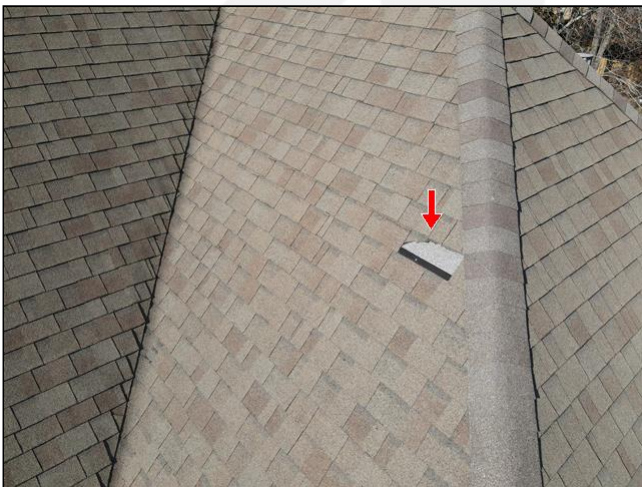
 **1.0** The roof covering is old, and the life of the covering has expired. The covering does need to be replaced. While it could last a year or so, some areas need patching due to damaged shingles. Further evaluation is needed to determine the extent of damage and repairs performed as needed to restore functionality.



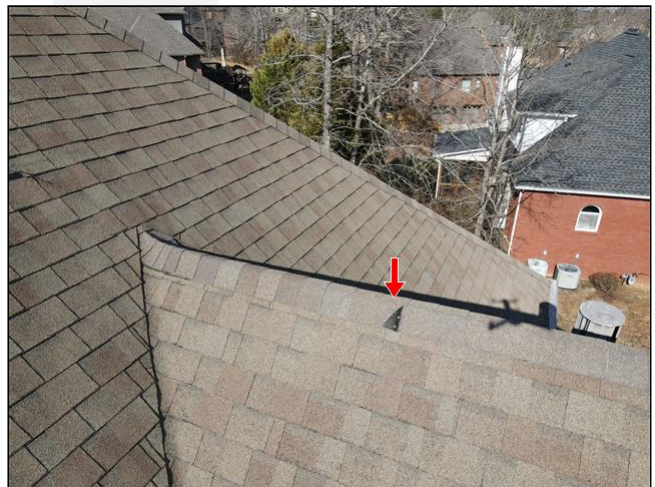
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

**1.2** Although galvanized metal is rust resistant, the natural acidity of rain eventually causes all chimney caps to rust. If no maintenance is performed on a chimney cap it may eventually rust through, causing leaks that could result in damage. With proper maintenance chimney caps can last indefinitely; while both protecting your chimney and remaining largely rust free. The chimney cap was observed to be in need of maintenance as to prevent or slow the rusting process. No area of the cap was observed to be rusted through at time of inspection.



1.2 Item 1(Picture)



**1.3** The gutter appears to leak at the seam/end cap which will require re-sealing. I recommend cleaning and apply gutter sealant or epoxy.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

**1.4 (1)** The upper portion of the attic space was not accessible at time of inspection as there was no path for access. The walk in attic area does not provide access as the HVAC systems duct work prevents access into the upper portion. Access will need to be installed and further evaluation of this space performed.



1.4 Item 1(Picture)

**1.4 (2)** The access panel in the wall could not be accessed at time of inspection due to furniture blocking access. Further evaluation of this space should be performed once furniture has been removed.



1.4 Item 2(Picture)

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

Brick  
Cement-Fiber

**Siding Style:**

Brick  
Shake

**Exterior Entry Doors:**

Steel  
Wood  
Insulated glass

**Appurtenance:**

Covered Porch With Steps  
Deck With Steps  
Driveway

**Driveway:**

Concrete

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

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**Comments:**

**2.0 (1)** Areas of deteriorated siding will need to be repaired, scrapped to remove loose paint, primed, caulked and painted to prevent further deterioration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



**2.0 (2)** Areas of bare siding / peeling / chalking paint need to be scrapped to remove loose paint, primed, caulked and painted as to restore the intended protection it provides.



2.0 Item 4(Picture)



2.0 Item 5(Picture)

**2.1 (1)** Areas of deterioration will need to be repaired, scrapped to remove loose paint, primed, caulked and painted at the exterior to prevent further deterioration.



2.1 Item 1(Picture)

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



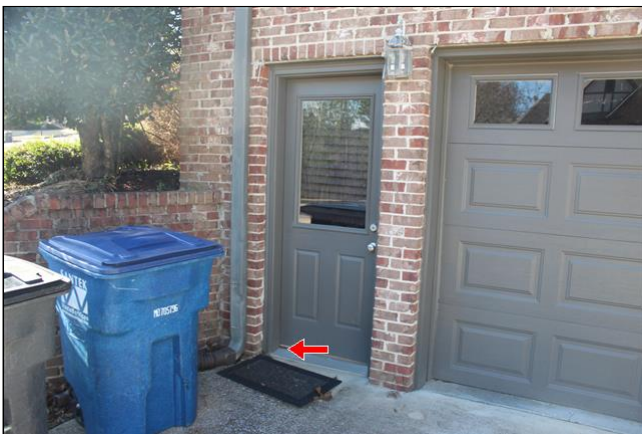
2.1 Item 2(Picture)

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



2.2 Item 1(Picture)

2.2 (2) Areas of deterioration will need to be repaired, scrapped to remove loose paint, primed, caulked and painted at the exterior to prevent further deterioration.



2.2 Item 2(Picture)



2.2 Item 3(Picture)



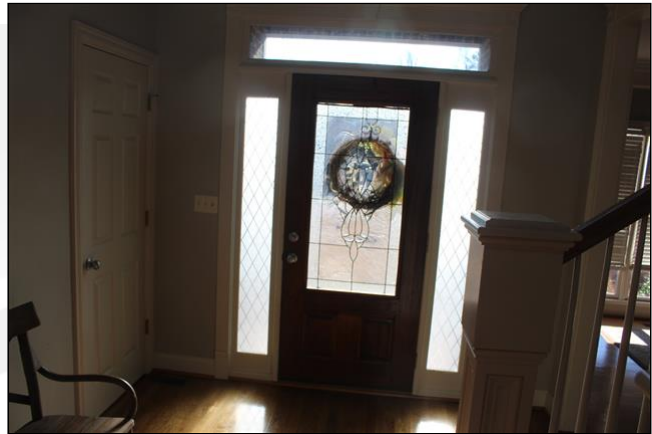


2.2 Item 4(Picture)

2.2 (3) Damaged weather stripping should be replaced.



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)



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



2.3 Item 1(Picture)



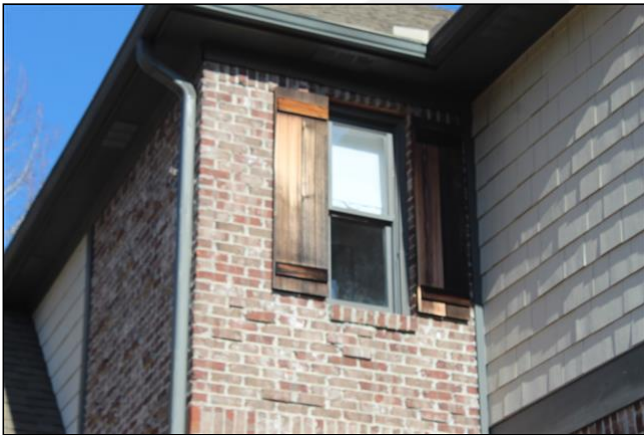
2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 (2) Areas of deterioration will need to be repaired, scrapped to remove loose paint, primed, caulked and painted at the exterior to prevent further deterioration.



2.3 Item 7(Picture)

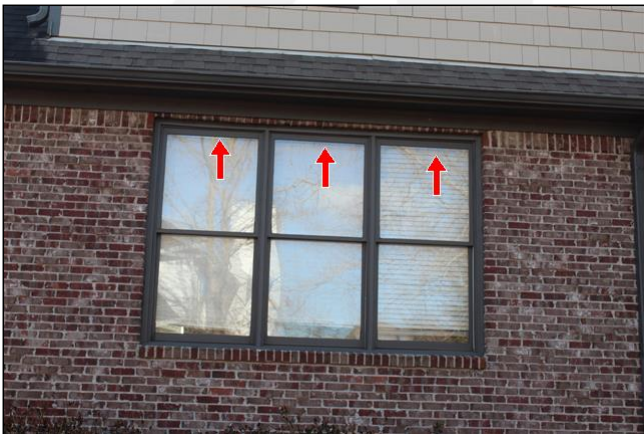


2.3 Item 8(Picture)



2.3 Item 9(Picture)

2.3 (3) Observed two windows at rear of home in which a steel lintel was not installed over the window to carry the brick load. While this is only one course of brick the window itself is not designed to carry load at all. Further evaluation is needed and repairs performed as needed to restore functionality.



2.3 Item 10(Picture)



2.3 Item 11(Picture)

**2.5** A portion of the front yard appeared to be sinking which could be related to storm drainage piping. It appeared that the street drain piping ran under the front yard. Further evaluation is needed to determine the cause and repairs performed as needed to restore functionality.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

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

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  
 LVL Beams

**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:

**3.0** The inspector tested the foundation walls for moisture at the interior of the finished basement using a moisture meter at time of inspection and no indications of moisture entry were observed. Since this home has a finished basement below grade, humidity should be monitored and maintained below 55% at the basement interior. Humidity levels which consistently exceed 55%-60% can allow for surface fungal growth at the interior. The inspector recommends monitoring this condition using a humidity gauge and installing a dehumidifier inside this space (if needed) to help control moisture levels at the interior of the home. This information provided for your reference.

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

<b>Heating Equipment Type:</b> Gas Fired Furnace (Forced Air) Gas Fireplace	<b>Heating Equipment Energy Source:</b> Natural gas	<b>Number of Heat Systems (Excluding Wood):</b> 3
<b>Heat System Manufacturer:</b> YORK	<b>Age of Heating System:</b> 5 Years 8 Years	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable	<b>Cooling Equipment Type:</b> Air Conditioner Unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of Cooling Systems:</b> 2	<b>Cooling System Manufacturer:</b> YORK	<b>Age of Cooling System:</b> 4 Years 6 Years
<b>Humidifier:</b> Not Present	<b>Air Purifier:</b> Not Present	<b>Dehumidifier:</b> 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	FLUES AND VENTS (Heat Systems)				•
4.6	FILTER LOCATION	•			
4.7	COOLING AND AIR HANDLER EQUIPMENT	•			
		IN	NI	NP	RE

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

**Comments:**

**4.0** Observed CCST gas piping used at the furnace. Where CSST piping passes through the housing of an appliance, it must be protected from physical damage which was not present at time of inspection. Corrections are needed for proper installation and fire safety.



4.0 Item 1(Picture)

**4.5** The flue pipe in the garage was observed to have two open holes which should be sealed off for safety.



4.5 Item 1(Picture)

**4.6 (1)** The filter is located at the unit in the attic.



4.6 Item 1(Picture)

4.6 (2) The filter is located at the unit in the garage.



4.6 Item 2(Picture)

4.7 (1) The platform for the HVAC compressor outside has settled which should be leveled. It is important to keep your outdoor AC condenser unit level for optimal performance and longevity.



4.7 Item 1(Picture)

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



4.7 Item 2(Picture)



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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

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Waste:</b> PVC	<b>Water Heating Equipment Type:</b> Conventional Storage Natural Gas	<b>Water Heater Manufacturer:</b> A.O. Smith
<b>Water Heater Capacity:</b> 50 Gallon	<b>Water Heater Age:</b> 23 Years	<b>Water Heater Location:</b> 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)



**5.2 (1)** The passthrough bath shower lever would not fully engage so water pressure at the shower head was very poor. The plate that closes off the spigot likely needs to be cleaned so it can completely engage.



5.2 Item 1(Picture)

**5.2 (2)** The toilet was loose at the Primary Bath which will need to be secured. Repairs may involve re-setting the toilet on a new wax seal.



5.2 Item 2(Picture)

5.2 (3) The primary bath tub fixture was observed to leak from around the handle when tested indicating a failed seal.



5.2 Item 3(Picture)

5.2 (4) The primary bath sink fixture was observed to leak from around the handle when tested indicating a failed seal.

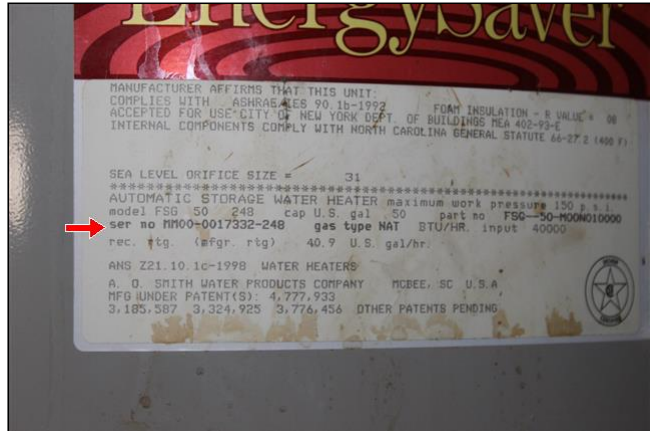


5.2 Item 4(Picture)

**5.3** Water heaters have an average life span of 8 to 12 years. This is an average and not a guarantee. With good maintenance practices, appliances can last well beyond the average. Neglected, they may fail early. While this unit was operating normally at time of inspection, this unit is well past the average life span of water heaters.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

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



5.4 Item 1(Picture)



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

Under Ground Service  
Aluminum

**Main Disconnect Location:**

Main Panel in the Garage

**Electric Panel Manufacturer:**

General Electric

**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

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

Comments:

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



Under kitchen sink

6.3 Item 1(Picture)




6.3 Item 2(Picture)



Garage

6.3 Item 3(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)




6.6 The main service disconnect is located in the panel at the garage.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

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



6.7 Item 1(Picture)




6.7 Item 2(Picture)




6.7 Item 3(Picture)

6.7 (2) **Placement of Smoke Alarms:** In a typical home fire, occupants have just minutes to escape. And because smoke in one area may not reach a smoke alarm in another, the National Fire Protection Association (NFPA)

recommends placement of at least one smoke alarm on every level of the home (including basements), in every bedroom, and outside each sleeping area.

 **6.7 (3)** Smoke Alarms shall be provided in dwelling units. No Smoke Alarms were observed inside the finished basement area at time of inspection. Without working Smoke Alarms, you have no first alert to possible fire. It is recommended that Smoke Alarms be installed according to current safety specifications.

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

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

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items 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. Fireplace

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

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

## Styles & Materials

### Types of Fireplaces:

- Vented Natural Gas Fireplace
- Clamp Installed On Damper

		IN	NI	NP	RE
7.0	GAS/LP FIRELOGS AND FIREPLACES	•			
		IN	NI	NP	RE

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

### Comments:

**7.0** Vented gas logs sets are extremely safe when properly operated. You should familiarize yourself with the proper operation of the log set installed by reviewing the manufacturers operators manual. Inspector recommends that Carbon Monoxide Alarms be installed according to current safety specifications.



7.0 Item 1(Picture)

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



## 8. Interior

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

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

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

### Styles & Materials

**Ceiling Materials:**

- Drywall
- Suspended Ceiling Panels

**Floor Covering(s):**

- Carpet
- Engineered Flooring
- Hardwood T&G
- Tile

**Wall Material:**

- Drywall
- Wood
- Wallpaper

**Interior Doors:**

- Wood
- Raised panel
- Hollow core
- Wood w/ Glass Insert

**Window Types:**

- Thermal / Insulated
- Double Hung
- Picture
- Wood

**Cabinetry:**

- Wood
- Wood w/ Glass Insert

**Countertop:**

- Laminate

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

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

**Comments:**

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



8.0 Item 1(Picture)

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



8.1 Item 1(Picture)

**8.4** One or more interior cabinet doors needs hinge adjustments as to shut properly. This is a maintenance issue and is for your information.



8.4 Item 1(Picture)

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

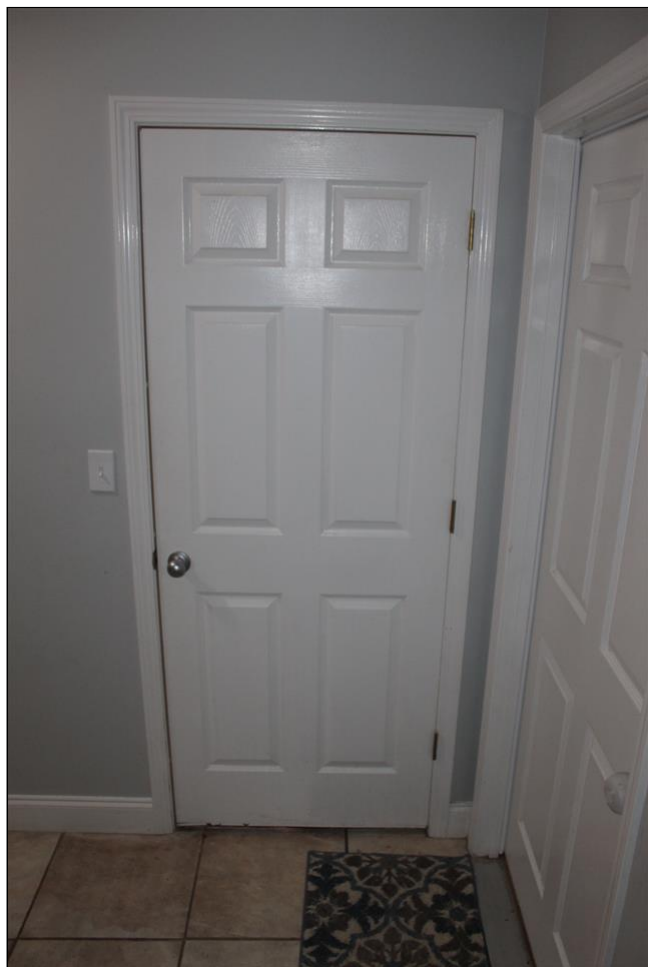


8.5 Item 1(Picture)

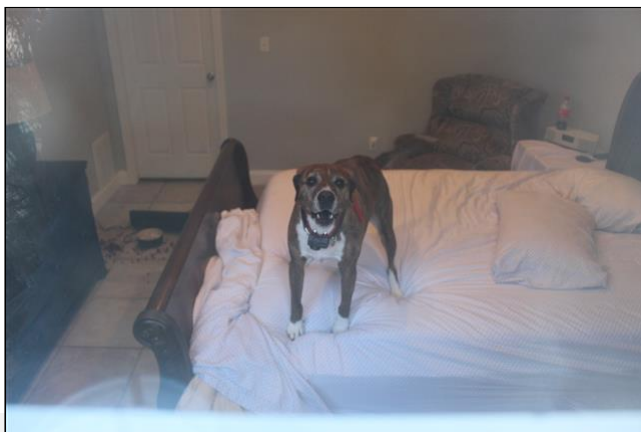


8.7 Inspector did not observe any indications of fungal growth inside the home at time of inspection.

8.8 A loose dog inside the basement bedroom restricted access in this area, we did not enter this room due to the loose dog. No indications of concern was observed at time of inspection as we did look through the window into this room.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

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

Some Ridge Vent  
Soffit Vent(s)  
Thermostatically Controlled Fan

**Exhaust Fans:**

Fan Only  
Non-Vented Recirculating Fan

**Dryer Power Source:**

240 Electric

**Dryer Vent:**

Rigid Metal Tubing

		IN	NI	NP	RE
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VENTILATION OF ATTIC & FOUNDATION AREAS	•			
9.3	VENTING SYSTEMS (Kitchens, Baths & Laundry)	•			
9.4	VENTILATION FANS & THERMOSTATIC CONTROLS (ATTIC)		•		
		IN	NI	NP	RE

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

## Comments:

**9.0** Attic insulation is about 10.5 inches thick or 26 R Value.

**9.3 (1)** Exterior vent hood should be sealed to wall with a clear sealant at the top and sides to prevent water entry.



9.3 Item 1(Picture)

**9.3 (2)** The private bathroom ventilation fan was not operational at time of inspection, a new unit will likely need to be installed to repair.



9.3 Item 2(Picture)

**9.4** The attic ventilation fan were not able to be tested due to lack of proper access into the upper attic area. These units should be tested for operation once access is achieved.



9.4 Item 1(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.



# 10. Garage

## Styles & Materials

**Garage Door Type:**

2 Automatic

**Garage Door Material:**

Metal  
Insulated  
Light Inserts

**Auto-opener Manufacturer:**

CHAMBERLAIN  
CRAFTSMAN

		IN	NI	NP	RE
10.0	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
10.1	GARAGE FLOOR	•			
10.2	GARAGE DOORS	•			
10.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
10.4	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:

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

**10.2** Loose hardware at the garage doors will need to be secured.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

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

# 11. Appliances

## Styles & Materials

**Dishwasher Brand:**

SAMSUNG

**Range/Oven/Cooktops:**

KENMORE

**Exhaust/Range hood:**

Recirculating Microwave

**Built in Microwave:**

KENMORE

**Refrigerator:**

KENMORE

**Disposer Brand:**

IN SINK ERATOR

		IN	NI	NP	RE
11.0	DISHWASHER	•			
11.1	RANGES/OVENS/COOKTOPS	•			
11.2	RANGE HOOD	•			
11.3	MICROWAVE COOKING EQUIPMENT (Built-In)	•			
11.4	REFRIGERATOR	•			
11.5	FOOD WASTE DISPOSER	•			
		IN	NI	NP	RE

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

## 12. Lawn Sprinklers

		IN	NI	NP	RE
12.0	SPRINKLER OPERATION		•		
		IN	NI	NP	RE

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

### Comments:

**12.0** We did not test the sprinkler system since this is outside the scope of our standard home inspection. Further evaluation of the sprinkler system should be performed.





# General Summary



Westbrook Homes, LLC

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

Customer  
Sample Report

Address  
123 Sample Rd  
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.

## 1. Roof

### 1.0 ROOF COVERING(S)

#### Repair



The roof covering is old, and the life of the covering has expired. The covering does need to be replaced. While it could last a year or so, some areas need patching due to damaged shingles. Further evaluation is needed to determine the extent of damage and repairs performed as needed to restore functionality.

## 4. HVAC

### 4.0 HEATING EQUIPMENT

#### Repair



Observed CCST gas piping used at the furnace. Where CSST piping passes through the housing of an appliance, it must be protected from physical damage which was not present at time of inspection. Corrections are needed for proper installation and fire safety.

### 4.5 FLUES AND VENTS (Heat Systems)

#### Repair




The flue pipe in the garage was observed to have two open holes which should be sealed off for safety.

## 6. Electrical


### 6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES & VISIBLE WIRING

#### Repair

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



### 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

-  (1) Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. Due to the age of the installed Smoke/Heat Alarms, the alarms should be replaced for increased fire safety.
-  (3) Smoke Alarms shall be provided in dwelling units. No Smoke Alarms were observed inside the finished basement area at time of inspection. Without working Smoke Alarms, you have no first alert to possible fire. It is recommended that Smoke Alarms be installed according to current safety specifications.

### 6.8 CARBON MONOXIDE ALARMS

#### Repair

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

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Anthony M. Westbrook



# INVOICE

Westbrook Homes, LLC  
 2041 Pinehurst Drive  
 Gardendale, AL 35071  
 205-378-9443

Inspection Date: 1/26/2023  
 Report ID: 1262023-4253

Inspected By: Anthony M. Westbrook

Customer Info:	Inspection Property:
Sample Report	123 Sample Rd Birmingham AL 35071
<b>Customer's Real Estate Professional:</b> Crystal Westbrook Keller Williams Metro North	

### Inspection Fee:

Service	Price	Amount	Sub-Total
Essential Home Inspection	450.00	1	450.00
			<b>Tax \$0.00</b>
			<b>Total Price \$450.00</b>

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:**