

# *AJ Mac Homes LLC*

## Property Inspection Report



1 Sample St, Dothan, AL 36305  
Inspection prepared for: John Sample & Sue Sample  
Date of Inspection: 7/20/2015 Time: 3:00 PM  
Age of Home: 11 Size: 1720  
Weather: Sunny

Inspector: Drew McKibben  
License HI-4099  
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On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

## Report Summary

Grounds		
Page 5 Item: 2	Grading	<ul style="list-style-type: none"><li>• The exterior drainage is generally away from foundation -- except where noted below.</li></ul> <p>Water from roof is not draining properly from foundation. Gutters are recommended to keep water away from foundation.</p>
Page 6 Item: 3	Vegetation Observations	<ul style="list-style-type: none"><li>• Trees are within 6 feet of foundation. Monitor for potential root damage.</li></ul>

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

# Inspection Details

## 1. Attendance

In Attendance:

- Client not present

## 2. Home Type

Home Type:

- Single Family Home

## 3. Occupancy

Occupancy:

- Occupied - Furnished
- The utilities were on at the time of inspection.
- Moderate storage was observed.
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## Grounds

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

## Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.

## Observations:

- Driveway in good shape for age and wear. Some oil staining. Clean and seal to extend life.



Common sidewalk managed by Association.

## 2. Grading

Good	Fair	Poor	N/A	None
		X		

## Observations:

- The exterior drainage is generally away from foundation -- except where noted below.

Water from roof is not draining properly from foundation. Gutters are recommended to keep water away from foundation.



Storm water not draining properly from foundation.



Grading is worse at valleys.



Another Valley in the roof



Water runoff is too close to foundation. Gutters are recommended



### 3. Vegetation Observations

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- **Trees are within 6 feet of foundation. Monitor for potential root damage.**





Trim limbs away from roof. Limbs close to roof can cause damage to the roof and also the shingles will not dry properly.



Tree too close to house. Roots could cause problems with the foundation.

#### 4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Wood

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- Damaged gate observed.
- Gate is sagging.



Gate Hangs

#### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

#### 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X



**7. Outside Lighting**

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

**9. Main Gas Valve Condition**

Good	Fair	Poor	N/A	None
	X			

Materials:

- North side.

Observations:

- Gas Inlet should be caulked to prevent water and insects from entering.



Gas Meter



Gas entrance needs caulking

**10. Water Main**

Good	Fair	Poor	N/A	None
X				

Materials:

- Copper piping noted.



Water Shutoff and Meter (Located next to Mailbox)

**11. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None
X				

Location:

- Two bibs on South Side of House. One on the North Side. One on the East Side.

Observations:

- Appears Functional.

**12. Porch Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials:

- Tile on Concrete Slab

Observations:

- Tiles are in good condition with no cracks.

**13. Patio Material**

Good	Fair	Poor	N/A	None
X				

Materials:

- Brick Pavers.

**14. Fence Condition**

Good	Fair	Poor	N/A	None
X				

Materials:

- Wood

**15. Sprinklers**

Good	Fair	Poor	N/A	None
				X

## Foundation

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

## Observations:

- Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

## Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
X				

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

## Observations:

- Components appeared in satisfactory condition at time of inspection.

## 3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

## Materials:

- Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

## Observations:

- No major system safety or function concerns noted at time of inspection.
- Some areas need priming and repainting.
- Caulk and seal all gaps, cracks and openings.



Caulking is need here.

## 4. Eaves &amp; Facia

Good	Fair	Poor	N/A	None
X				

## 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Split Caulking and peeling paint noted.

## 6. Stucco

Good	Fair	Poor	N/A	None
				X

## Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

## Materials:

- Asphalt shingles noted.

## Observations:

- Some shingles curling.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.



Limbs too close to roof.



Nail has come loose

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

## 3. Chimney

Good	Fair	Poor	N/A	None
	X			



Caulking is needed, Water is coming through

#### 4. Sky Lights

Good	Fair	Poor	N/A	None
				X

#### 5. Chimney Cap

Good	Fair	Poor	N/A	None
X				



Chimney Cap is in good condition.

#### 6. Vent Caps

Good	Fair	Poor	N/A	None
X				

#### 7. Gutter

Good	Fair	Poor	N/A	None
				X

**Observations:**

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

## Electrical

## 1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location:

- Main Location:
- Panel box located in garage.

Location:

- No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:

- 0

## 4. Service Entrance

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.





Service Entrance and Meter

5. Breakers

Good	Fair	Poor	N/A	None
X				

- Materials:
- Copper sheathed cable noted.
- Observations:
- All of the circuit breakers appeared serviceable.
  - AFCI breakers noted for bedrooms

6. Fuses

Good	Fair	Poor	N/A	None
				X

## Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
				X

## 2. Combustion

Good	Fair	Poor	N/A	None
				X

## 3. Venting

Good	Fair	Poor	N/A	None
				X

## 4. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type:

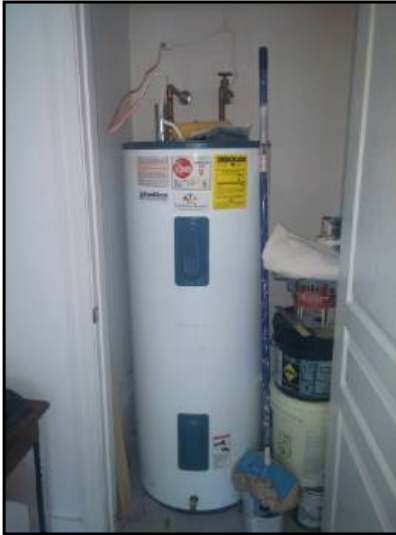
- Electric

Location:

- The heater is located in the garage.

Observations:

- Water Source: Public
- Tank appears to be in satisfactory condition -- no concerns.



## 5. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.

## 6. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 80

## 7. Gas Valve

Good	Fair	Poor	N/A	None
				X

**8. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials:

- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

**9. Overflow Condition**

Good	Fair	Poor	N/A	None
X				

Materials:

- Copper

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 2. Heater Base

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 3. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 4. Venting

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 5. Gas Valves

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 6. AC Compress Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type:

- Electric

Location:

- The compressor is located on the exterior north.

Observations:

- Appeared functional at the time of inspection.



Serial Code for Compressor

### 7. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 8. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Filters

Good	Fair	Poor	N/A	None
X				

Location:

- Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

### 10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Entry Hallway

## Garage

## 1. Walls

Good	Fair	Poor	N/A	None
X				

## 2. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

## 3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Bare concrete floors noted.

## 4. Electrical

Good	Fair	Poor	N/A	None
X				

## 5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Reset for the GFCI is in the garage. The reset for the Front Porch outlets are located in garage also.

## 6. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

## 7. Exterior Door

Good	Fair	Poor	N/A	None
				X

## 8. Fire Door

Good	Fair	Poor	N/A	None
X				

## 9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Sectional door noted.

## 10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.
- The door is noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.

## 11. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

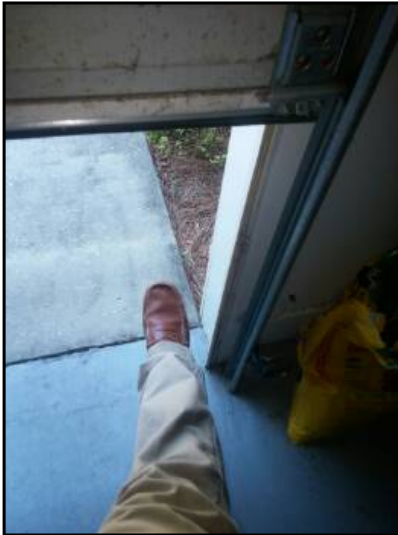
- Chain drive opener noted.

## 12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

## Observations:

- Eye beam system present and operating.



Safety Reverse is working properly



## Attic

## 1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in:
- Garage ceiling.

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

## 4. Vent Screens

Good	Fair	Poor	N/A	None
				X

## 5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional.

## 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Missing Cover Plate

## 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials:  
• Loose fill insulation noted.



9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

## 2. Counters

Good	Fair	Poor	N/A	None
X				

## 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

## 4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

## 5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

## 6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

## 7. Oven &amp; Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- Oven(s) operated when tested.

## 8. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Evidence of Past Leaking. Appears to have been fixed.

## 9. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

## 10. Spray Wand

Good	Fair	Poor	N/A	None
X				

## 11. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

## 12. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

## 13. Trash Compactor

Good	Fair	Poor	N/A	None
				X

## 14. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Exterior Vented

## 15. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials:

- Hardwood flooring is noted.

Observations:

- Flooring appears to have damaged subfloor due to plumbing leak .



Previous Leak

## 16. Plumbing

Good	Fair	Poor	N/A	None
X				

## 17. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- There are drywall ceilings noted.

## 18. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## 19. GFCI

Good	Fair	Poor	N/A	None
X				

## Observations:

- GFCI in place and operational. Two Outlets have Resets and will reset all other outlets.

## 20. Wall Condition

Good	Fair	Poor	N/A	None
X				

## Materials:

- Drywall walls noted.

## Interior Areas

## 1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

## 2. Closets

Good	Fair	Poor	N/A	None
X				

## 3. Doors

Good	Fair	Poor	N/A	None
X				

## 4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- A representative number of outlets were test, including at least 1 in each room. All outlets test are working properly.

## 5. Stairs &amp; Handrail

Good	Fair	Poor	N/A	None
			X	

## 6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- There are drywall ceilings noted.

## 7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Drywall walls noted.

## 8. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials:

- Living Room

Observations:

- Have a gas fireplace professional service/evaluate fireplace before operating.
- Leak from outside flue not properly caulked noted.



Leak from uncaulked flue

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials:  
• Aluminum framed double hung windows noted.



## Bathrooms

Inspections of the bathrooms typically includes the following: - walls, floors, and ceiling - sink (basin, faucet, overflow) - cabinets (exteriors, doors, drawers, undersink) - showers (valves, showerhead, wall, enclosure) - electrical (outlets, lighting) - room ventilation

### 1. Number of Bathrooms

Materials:

- Master Bathroom

### 2. Electrical

Good	Fair	Poor	N/A	None
X				

### 3. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

### 4. Plumbing

Good	Fair	Poor	N/A	None
X				

### 5. Showers

Good	Fair	Poor	N/A	None
X				

### 6. Shower Walls

Good	Fair	Poor	N/A	None
X				

### 7. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

### 8. Sinks

Good	Fair	Poor	N/A	None
X				

### 9. Toilets

Good	Fair	Poor	N/A	None
X				

### 10. Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Window in Master Bedroom has condensation on bottom row of window blocks.



Condensation

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Location

Locations:

- Master

### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

### 3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Master Bedroom Closet is in the Master Bathroom
- The closet is in serviceable condition.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types:

- Hardwood flooring is noted.

### 5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors did not operate during the inspection.
- Smoke detector is located outside bedroom door.

## Laundry

## 1. Locations

Locations:

- Hall

## 2. Cabinets

Good	Fair	Poor	N/A	None
			X	

## 3. Counters

Good	Fair	Poor	N/A	None
			X	

## 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

## 5. Floor Condition

Good	Fair	Poor	N/A	None

Materials:

- Hardwood flooring is noted.