HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date

Client(s)	Inspection company	Phone

Home inspector, name as registered	Registration (license) no.	Inspector signature

Address as registered

Building	Weather	Temperature	Occupancy	People present

This home inspection followed the Alabama Standards of Practice for Home Inspectors, Ala. Admin. Code r. 355-18-1-.01. Sections 1 through 10 follow subsections (3) through (12) of that rule, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. Nothing significantly deficient or near the end of its service life was seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the system's findings.
SD	Significantly deficient	"Unsafe or not functioning" (r. 355-18-1-.01(1)(u)). Listed in the findings and on this page.
EL	Near end of service life	In the inspector's opinion, near the end of its service life (r. 355-18-1-.01(2)(b)2). Listed in the findings and on this page.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Summary of findings

Every item marked SD or EL, with its number in the report. Each finding gives a reason when it isn't self-evident and a recommendation to correct or monitor (r. 355-18-1-.01(2)(b)2).

No.	Term	System	Component and reason	Correct or monitor

1 Structural system r. 355-18-1-.01(3)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Foundation							
Under-floor crawl space, method							
Floor structure							
Wall structure							
Ceiling structure							
Roof structure							
Attic, method used to inspect							
Probing where deterioration seen							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
1.1				
1.2				
1.3				

2 Exterior r. 355-18-1-.01(4)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Exterior wall covering							
Flashing and trim							
Exterior doors							
Decks, stoops, steps, porches							
Eaves, soffits, and fascias							
Vegetation, grading, drainage							
Walkways, patios, driveways							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
2.1				
2.2				
2.3				

3 Roof system r. 355-18-1-.01(5)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Roof covering							
Method used to inspect the roof							
Roof drainage systems							
Flashings							
Skylights, chimneys, penetrations							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
3.1				
3.2				
3.3				

4 Plumbing system r. 355-18-1-.01(6)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Water supply piping material							
Drain, waste, and vent piping							
Fixtures and faucets							
Water heater and energy source							
Vent systems, flues, chimneys							
Fuel storage and distribution							
Sumps and sump pumps							
Main water shut-off location							
Main fuel shut-off location							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
4.1				
4.2				
4.3				

5 Electrical system r. 355-18-1-.01(7)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Service drop and entrance							
Service amperage and voltage							
Main disconnect, subpanels							
Service grounding							
Panels and overcurrent devices							
Wiring methods							
Solid conductor aluminum branch wiring							
Fixtures, switches, receptacles							
Ground fault circuit interrupters							
Smoke detectors							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
5.1				
5.2				
5.3				

6 Heating system r. 355-18-1-.01(8)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Energy source							
Heating method							
Installed heating equipment							
Vent systems, flues, chimneys							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
6.1				
6.2				
6.3				

7 Air conditioning system r. 355-18-1-.01(9)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Energy source							
Cooling method							
Central and through-wall equipment							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
7.1				
7.2				
7.3				

8 Interior r. 355-18-1-.01(10)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Walls, ceilings, and floors							
Steps, stairways, and railings							
Countertops and cabinets							
Doors and windows							
Garage doors and operators							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
8.1				
8.2				
8.3				

9 Insulation and ventilation r. 355-18-1-.01(11)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Insulation in unfinished spaces							
Vapor retarders							
Absence of insulation							
Attic ventilation							
Foundation area ventilation							
Mechanical ventilation							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
9.1				
9.2				
9.3				

10 Fireplaces and solid fuel burning appliances r. 355-18-1-.01(12)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Fireplaces and solid fuel appliances							
Chimneys							
Vent systems and flues							
Not inspected, and why							

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
10.1				
10.2				
10.3				

About this report

This inspection was a visual examination of the readily accessible, installed systems and components, using normal operating controls, as they were on the inspection date. It is not technically exhaustive and will not identify concealed conditions or latent defects (r. 355-18-1-.01(13)(a)).

This report is not a warranty or guarantee, a code inspection, or an estimate of remaining life, repair costs, or market value (r. 355-18-1-.01(13)(b)). Systems the client asked to leave out are not covered.

Wood destroying organisms and environmental hazards, such as contaminants in soil, water, and air, are outside this inspection (r. 355-18-1-.01(13)(b)2). The Official Alabama Wood Infestation Inspection Report (termite letter) comes from a pest control company permitted by the Alabama Department of Agriculture and Industries.

Private waste disposal (septic) systems, wells, well pumps, and water quality are not inspected (r. 355-18-1-.01(6)(b)).

This report is for the client and is not shared without the approval of the client or the client's representative (r. 355-18-1-.02(3)). Complaints about a licensed home inspector go to the Division of Construction Management, Home Inspection Division, P.O. Box 301150, Montgomery, AL 36130-3054, (334) 242-4802.