



## SUMMARY

1234 Main St. Warrior AL 35180

Buyer Name  
01/15/2019 9:00AM

Patrick Dean  
InterNACHI Certified...  
HomeScan Home Inspection Services,  
LLC  
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[homescanalabama@gmail.com](mailto:homescanalabama@gmail.com)



### 2.1.1 Coverings

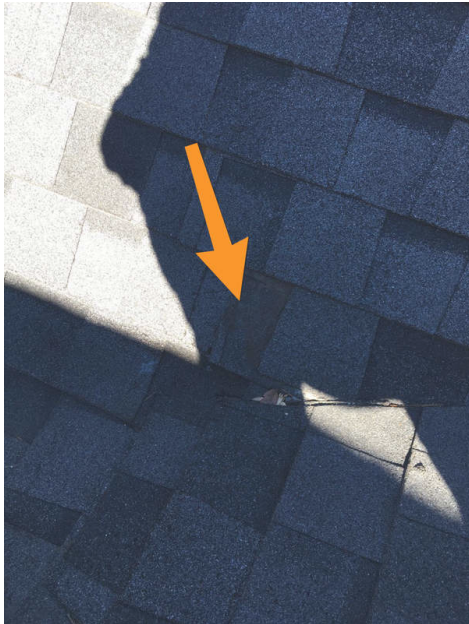
#### DAMAGED (GENERAL)



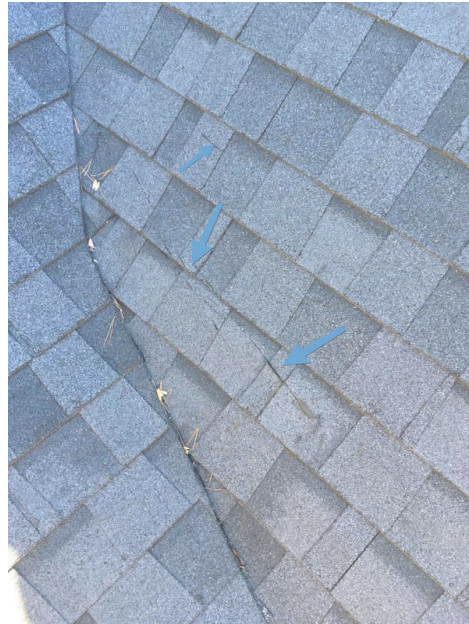
Roof coverings showed signs of mechanical damage in several locations. Recommend a qualified roofing professional evaluate and repair.

#### Recommendation

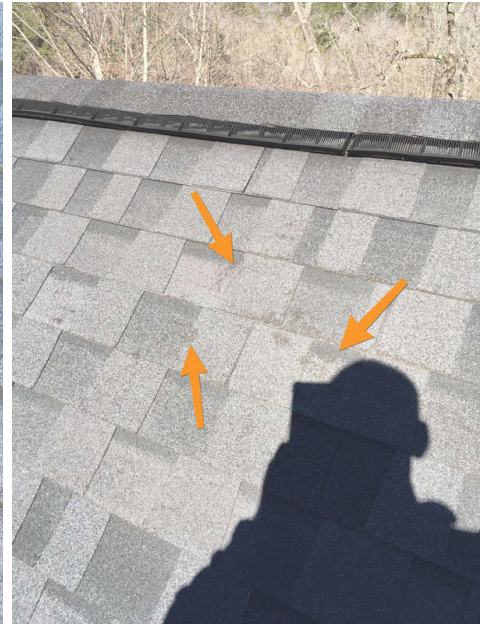
Contact a qualified roofing professional.



Front Left



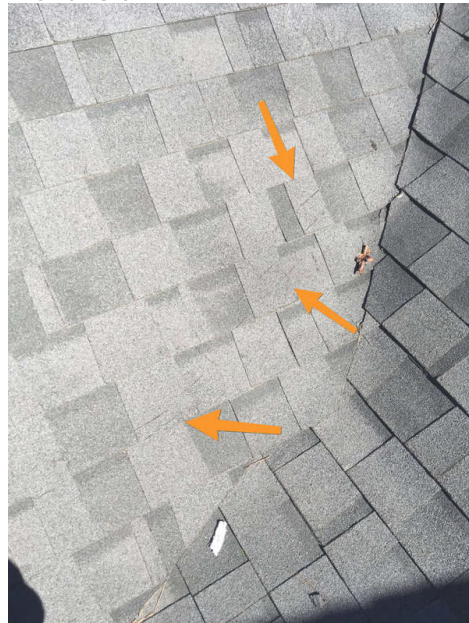
Front Left



Front Left



Front Left



Front Right



## DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

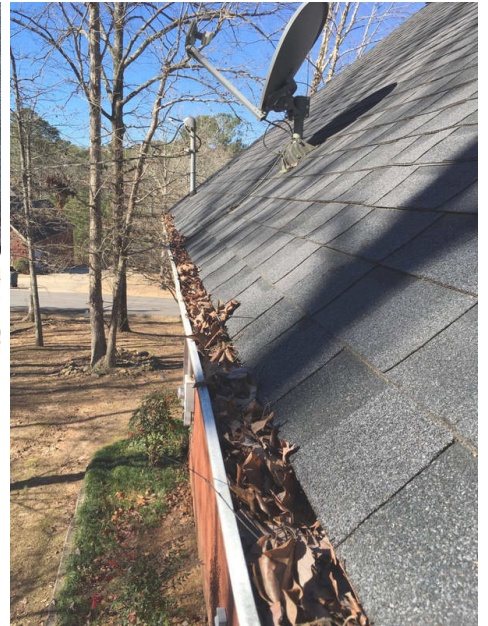
Contact a handyman or DIY project



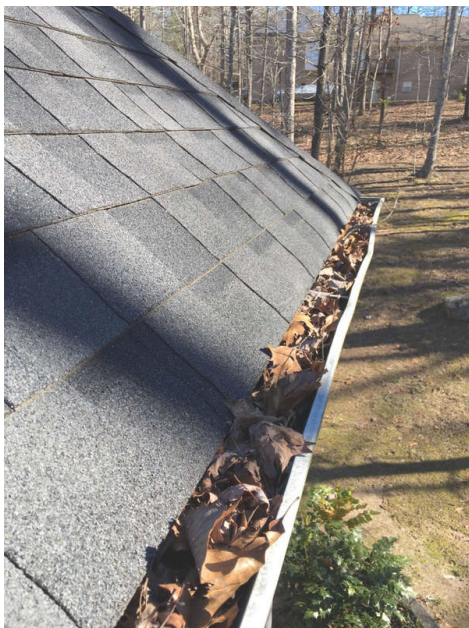
Front Left



Front Left



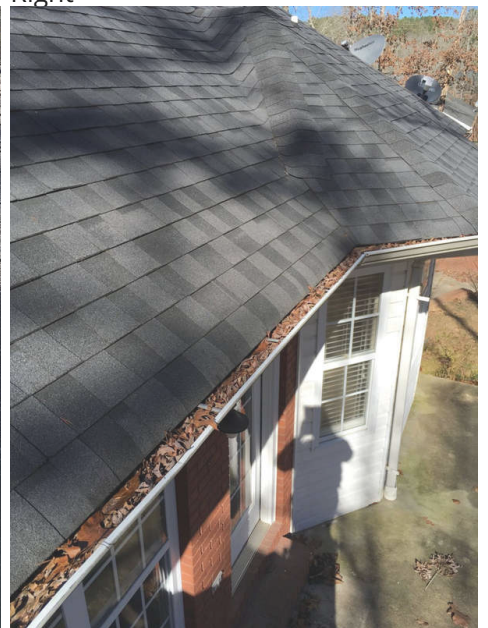
Right



Right



Rear Right

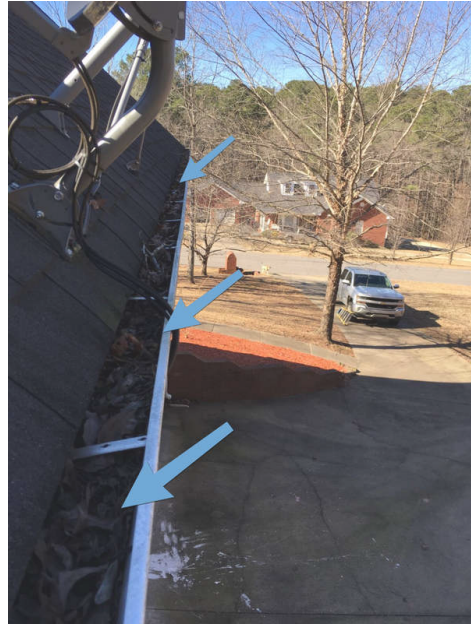


Rear





Rear Left



Left

## 2.2.2 Roof Drainage Systems

### DOWNSPOUTS DRAIN NEAR HOUSE



Minor/Maintenance Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. The two gutters at the rear of the structure appear to be one of the causes for excess moisture in the basement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

#### Recommendation

Contact a handyman or DIY project



Right Rear



Rear Right



Left Front





Left Rear

2.2.3 Roof Drainage Systems  
**GUTTER DAMAGED**

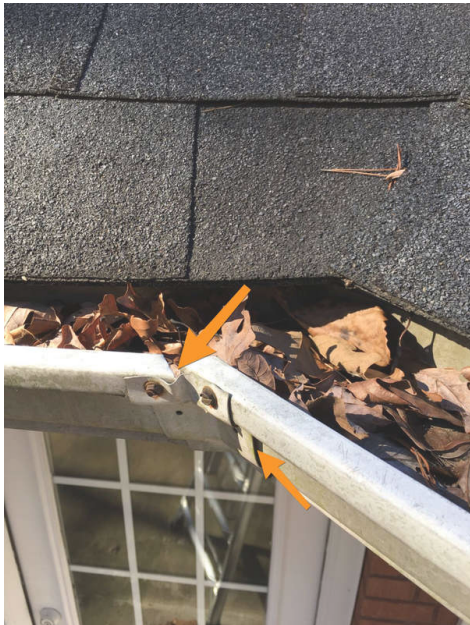
 Marginal

Multiple gutters had mechanical damage and also what appeared to be poor workmanship at the joints. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation  
Contact a qualified gutter contractor



Rear



Rear



Rear

2.2.4 Roof Drainage Systems  
**GUTTER/DOWNSPOUT LOOSE**

 Minor/Maintenance Item

The gutter/downspout is loose and needs to be re-fastened to fascia/siding and pitched properly (if required).

Recommendation  
Contact a handyman or DIY project



Rear

2.3.1 Flashings  
**MISSING**

 Marginal

Flashings were not visible at time of inspection. Flashings provide protection against moisture intrusion. It appears as though certain flashings were left off when the most recent roofing job was performed. Moisture intrusion was visualized in one of these areas during the attic inspection. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation  
Contact a qualified roofing professional.



Front Left

Front Left

3.1.1 Siding, Flashing & Trim  
**MILDEW/ALGAE**

 Minor/Maintenance Item

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation  
Contact a handyman or DIY project



Rear



### 3.1.2 Siding, Flashing & Trim

#### **EFFLORESCENCE**



Efflorescence was visualized on multiple areas of the brick siding on the front of the structure. This indicates that moisture is being worked up through the brick. Recommendation for cleaning of these areas and determining reason for the excess moisture.

Recommendation

Contact a handyman or DIY project



Front Left



Front Left



Rear Left

### 3.1.3 Siding, Flashing & Trim

#### **DAMAGE TO SHUTTERS**



The vinyl shutters on the front of the structure were poorly attached and had mechanical damage present.

Recommendation

Contact a qualified professional.



Front Left



### 3.1.4 Siding, Flashing & Trim

#### **PAINT**



Paint splashing was noted on the siding and kitchen window trim at the patio area.

Recommendation

Contact a qualified professional.



Rear

### 3.2.1 Exterior Doors

#### **HARDWARE DAMAGED**

 Minor/Maintenance Item

One or more pieces of door hardware are damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Front



Front

### 3.3.1 Walkways, Patios & Driveways

#### **DRIVEWAY CRACKING - MINOR**

 Marginal

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

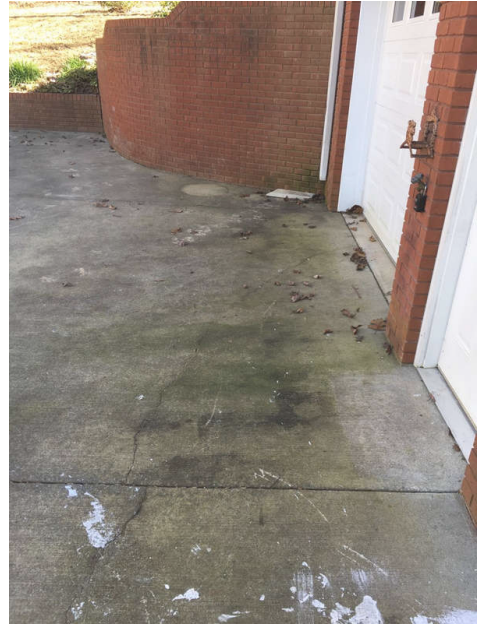




Left



Left



### 3.3.2 Walkways, Patios & Driveways

#### **PATIO CRACKING - MINOR**

Normal settling & cracking observed. Recommend monitor and/or patch/seal.



Minor/Maintenance Item



Rear

### 3.4.1 Decks, Balconies, Porches & Steps

#### **STAIRS - DETERIORATED**

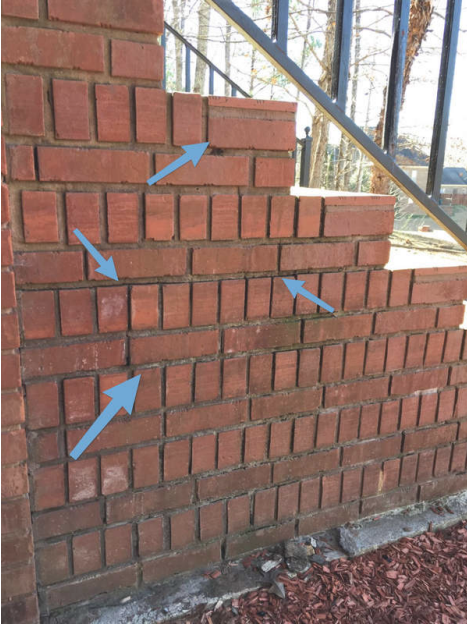


Minor/Maintenance Item



One or more sections of the exterior stairs are deteriorated. Recommend qualified contractor evaluate & repair.

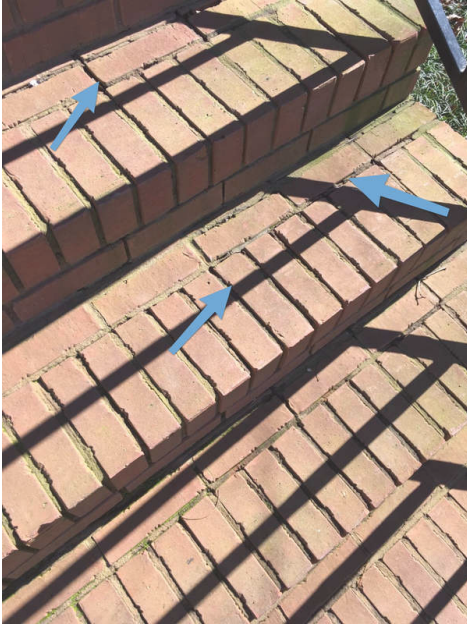
Recommendation  
Contact a qualified professional.



Front



Front



Front



Front



Front

3.5.1 Eaves, Soffits & Fascia  
**FASCIA - DAMAGED**

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation  
Contact a qualified roofing professional.

 Minor/Maintenance Item



Front Left





### RETAINING WALL CRACKS

Retaining wall showed signs of minor cracking and appeared to be cosmetic.

Recommendation

Contact a qualified professional.



Left Rear



### TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause decreased and/or improper drainage to gutters and deterioration to roofing material. Recommend clearing debris.

Recommendation

Contact a handyman or DIY project



Front Right



### RETAINING WALL - DAMAGE

The retaining wall showed signs of mechanical damage, possibly from a vehicle. Recommend contacting a concrete contractor to make repairs.

Recommendation

Contact a qualified professional.





4.1.1 Foundation

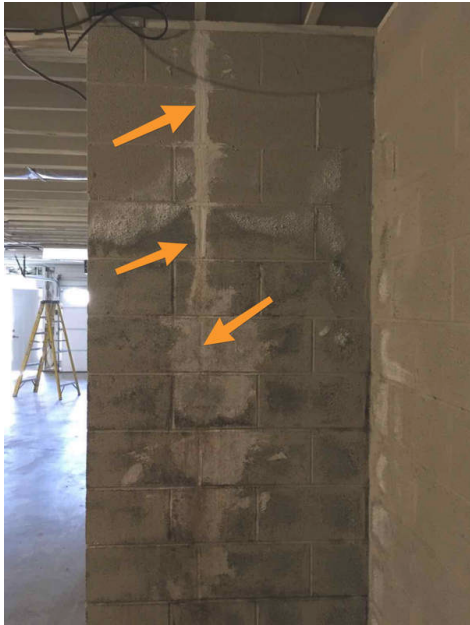
**FOUNDATION CRACKS**

 Marginal

Cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

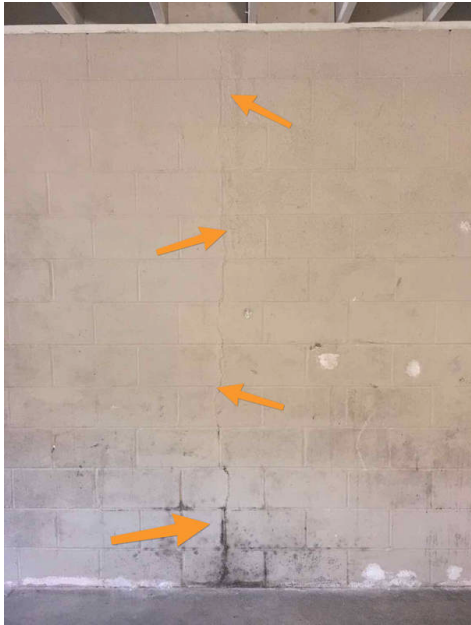
Recommendation  
Contact a qualified structural engineer.



Rear Basement



Right Rear Basement



Rear Basement





Right Basement

4.2.1 Basements & Crawlspaces  
**EFFLORESCENCE**

 Marginal

Efflorescence noted on the block surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



Front Basement



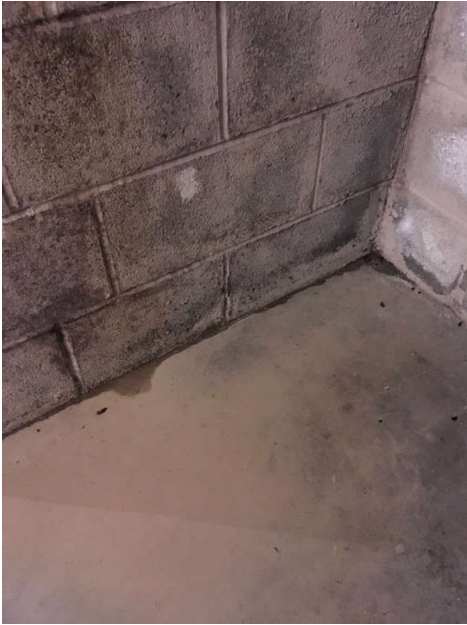
Right Basement



4.2.2 Basements & Crawlspaces  
**HIGH MOISTURE LEVELS**

 Marginal

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.



Rear Basement



Rear Right Basement

4.3.1 Floor Structure

**MINOR CRACKING**

 Minor/Maintenance Item

Minor cracks found in the basement floor near the right rear corner. These cracks appeared cosmetic in nature. Recommend monitoring.

Recommendation  
Contact a qualified professional.



Right Rear Basement

4.4.1 Wall Structure

**EVIDENCE OF WATER INTRUSION**

 Marginal

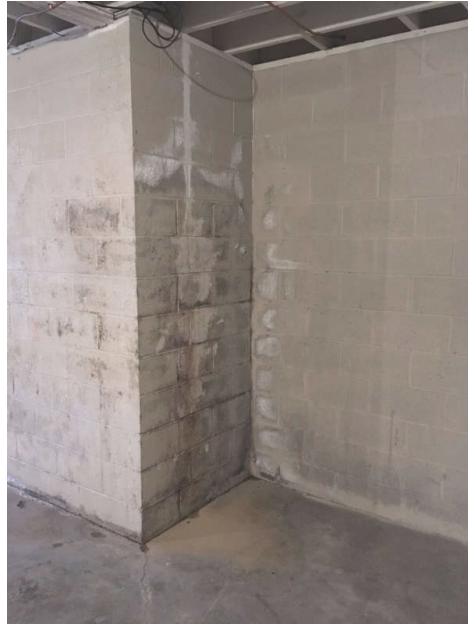
Wall structure showed signs of water intrusion, which could lead to more serious structural damage and mold issues. These areas are directly below where two gutter downspouts empty next to the structure. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation  
Contact a qualified professional.





Right Rear Basement



Rear Basement

#### 4.4.2 Wall Structure

### MICROBIAL GROWTH

 Major

Observed signs of microbial growth in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified professional.



Right Rear Basement



Rear Basement

#### 4.5.1 Ceiling Structure

### EVIDENCE OF WATER INTRUSION

 Marginal

Ceiling structure (roof decking) in attic space showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation  
Contact a qualified professional.



Left Attic

5.1.1 Attic Insulation  
**INSUFFICIENT INSULATION**

 Minor/Maintenance Item

Insulation depth was inadequate around the attic access. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation  
Contact a qualified insulation contractor.



Attic

5.4.1 Exhaust Systems  
**UNDETERMINED EXHAUST POINT**

 Minor/Maintenance Item

The exhaust termination point for either bathroom was unable to be determined, due to the amount of insulation in the attic. Bathrooms should exhaust to the exterior of the structure in order to prevent problems associated with moisture from occurring. Recommend evaluation from a qualified professional.

Recommendation  
Contact a qualified professional.

6.2.1 Drain, Waste, & Vent Systems  
**MISSING STOPPER**

 Minor/Maintenance Item





Right Hallway Bathroom



Master Bathroom

#### 6.3.1 Water Supply, Distribution Systems & Fixtures

##### **TOILET LOOSE**

 Marginal

The toilet bolts were loose which allowed excessive movement. Recommend a plumber to reset the toilet to prevent moisture damage to surrounding area.

Recommendation

Contact a qualified professional.



Right Hallway Bathroom



Right Hallway Bathroom

#### 7.1.1 Service Entrance Conductors

##### **FRAYED SHEATHING**

 Marginal

Wires on service entrance appear damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation  
Contact your local utility company



Right

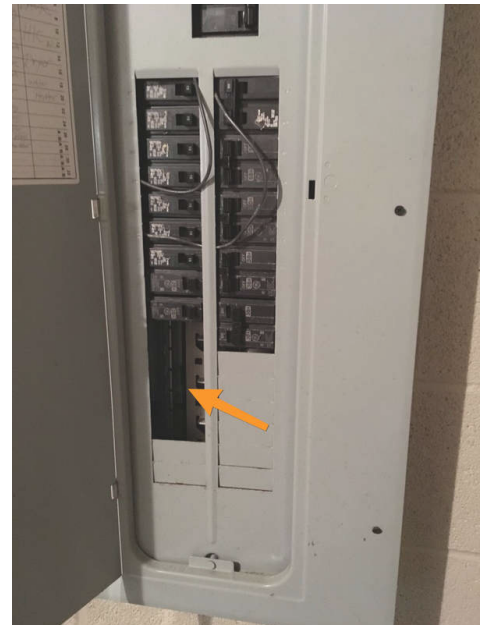
7.2.1 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device

 Marginal

### **KNOCKOUTS MISSING**

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation  
Contact a qualified electrical contractor.



7.2.2 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device

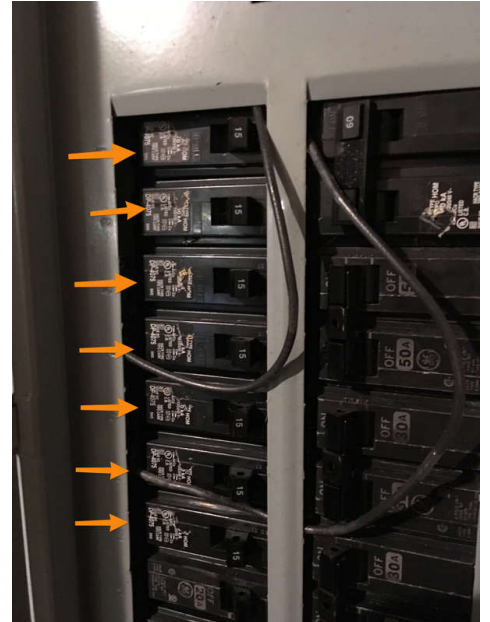
 Marginal

### **ODD BREAKERS**

Some of the breakers used are not recommended by the panel manufacturer. Recommend replacement of odd breakers by a licensed contractor.

Recommendation  
Contact a qualified electrical contractor.





### 7.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

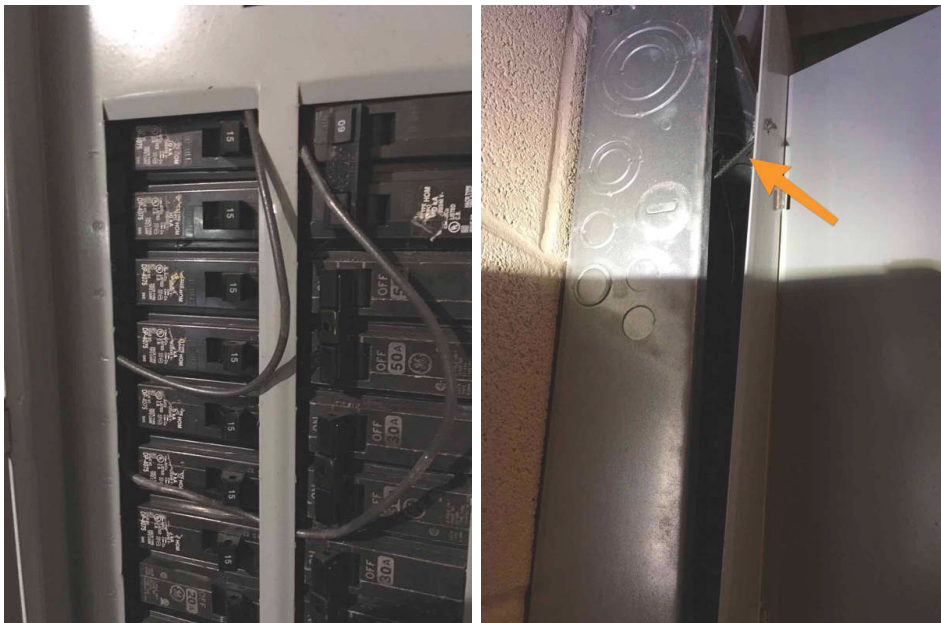
#### **PANEL COVER LOOSE**

 Marginal

The dead panel cover was loose and inappropriately attached with sheet rock screws. Wires were also visible around the breakers through the knockouts. Recommendation is for an evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



### 7.4.1 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES DAMAGED**

 Minor/Maintenance Item

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a handyman or DIY project





Right Front Bedroom



Right Front Bedroom



Kitchen Above Stove



Master Bathroom

7.4.2 Lighting Fixtures, Switches & Receptacles

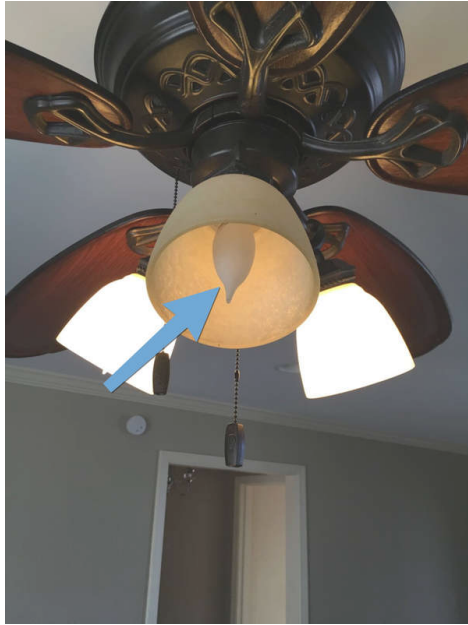
**LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed.

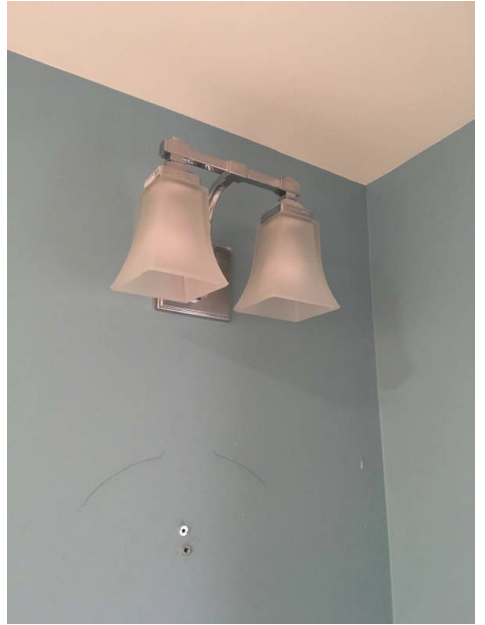
 Minor/Maintenance Item



Living Room



Living Room



Right Hallway Bathroom



Kitchen

#### 7.4.3 Lighting Fixtures, Switches & Receptacles

### UNKNOWN SWITCH

Unable to determine what fixture is controlled by the switch.







Front Door



Right Hallway Bathroom



Kitchen

7.4.4 Lighting Fixtures, Switches & Receptacles  
**DEAD CIRCUIT**

 Marginal

The circuit in the kitchen on the sink wall had no power. The GFCI receptacle was not operational either. Recommend evaluation by a licensed electrician.

Recommendation  
Contact a qualified professional.



Kitchen

7.4.5 Lighting Fixtures, Switches & Receptacles  
**FIXTURE DAMAGED**

 Minor/Maintenance Item

The light fixture at the rear door is missing a globe. Recommend replacement.

Recommendation  
Recommended DIY Project



Rear Patio

#### 7.4.6 Lighting Fixtures, Switches & Receptacles

##### **FIXTURE LOOSE**

The light fixture in the stairwell and at the Garage door entrance are loose and should be tightened or replaced.

Recommendation  
Contact a qualified professional.



Minor/Maintenance Item



Basement Stairwell



Garage (Exterior)

#### 7.5.1 GFCI & AFCI

##### **GFCI FAILED TEST**

Receptacle failed test and/or would not reset. Recommend evaluation by a licensed and qualified professional.

Recommendation  
Contact a qualified electrical contractor.

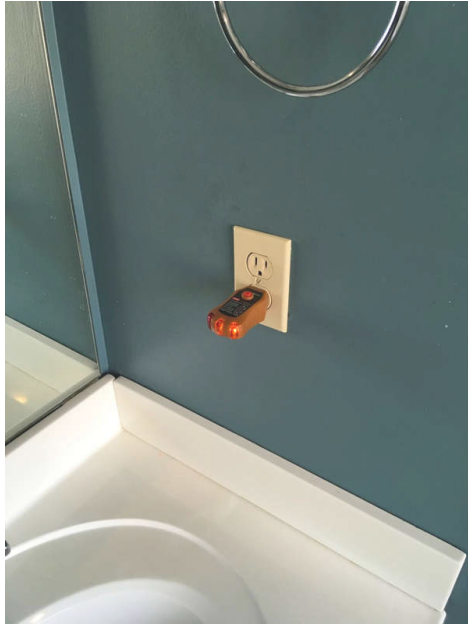


Minor/Maintenance Item





Front Porch



Master Bathroom



Garage (Exterior)

#### 7.6.1 Smoke Detectors

### MISSING



Smoke detectors have been removed from multiple locations. Recommend re-installation.

#### Recommendation

Contact a qualified professional.



Right Bedroom Hallway



Left Hallway

#### 9.1.1 Doors

### DOOR MISSING

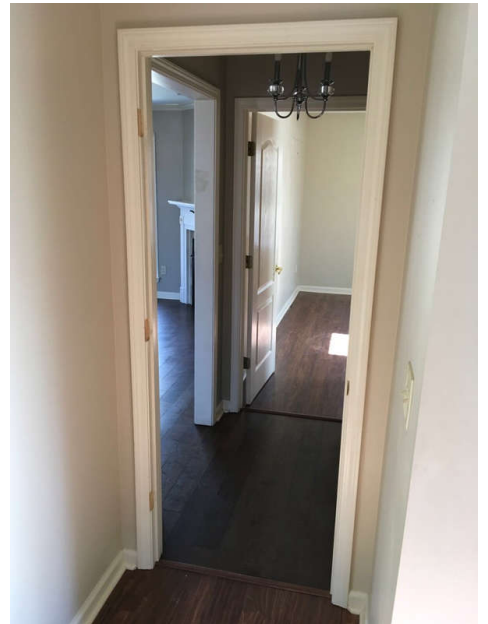


Minor/Maintenance Item

The door to the bedroom is completely missing. There does not appear to be damage to the jamb or strike plate. Replacement is recommended by a qualified professional.

#### Recommendation

Contact a qualified professional.



Front Right Bedroom

#### 9.1.2 Doors

### HARDWARE MISSING/DAMAGED

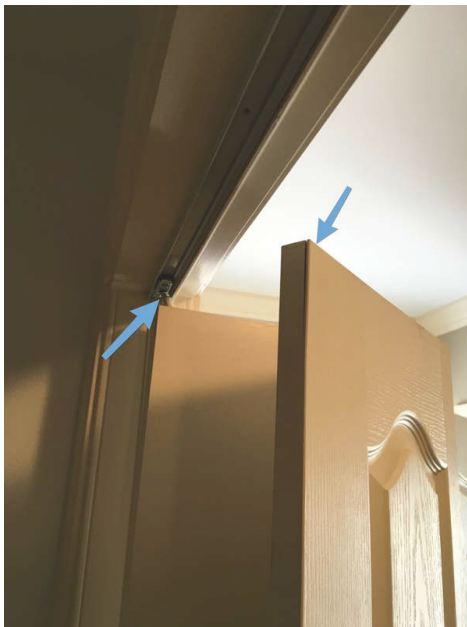


Minor/Maintenance Item

The bifold doors for the laundry area will not remain inside the track. Part of the hardware is missing that assists in this. The door going from the living area to the basement has damage to the handles on both sides. Recommend replacement.

#### Recommendation

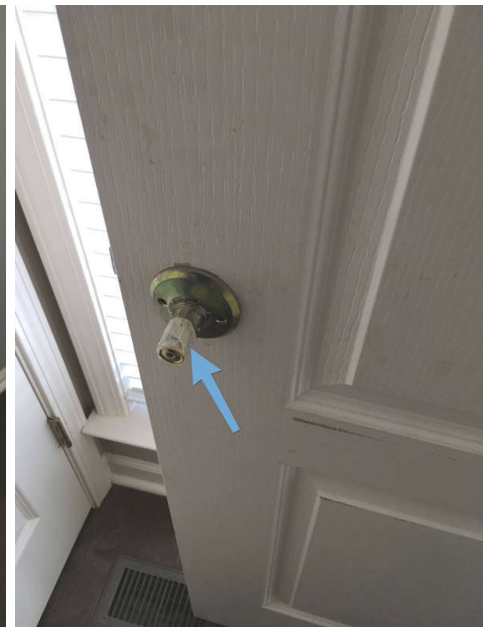
Contact a qualified professional.



Laundry Closet



Left Hallway



Left Hallway

#### 9.2.1 Windows

### DAMAGED

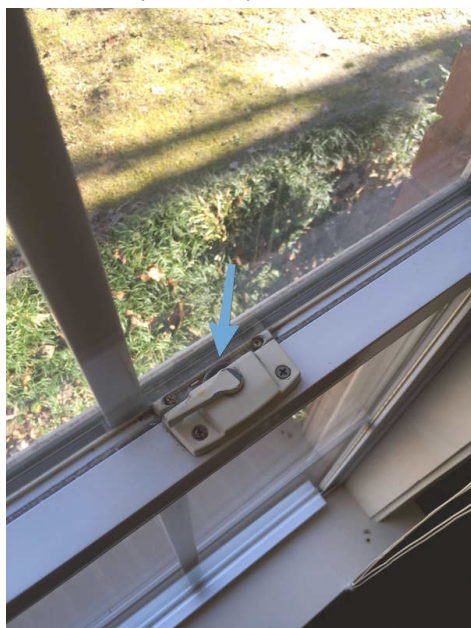


Minor/Maintenance Item

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate, adjust, or repair as necessary.



Recommendation  
Contact a qualified professional.



Right Rear Bedroom



Living Room



Dining Room



Master Bedroom

#### 9.2.2 Windows

##### **FAILED SEAL**

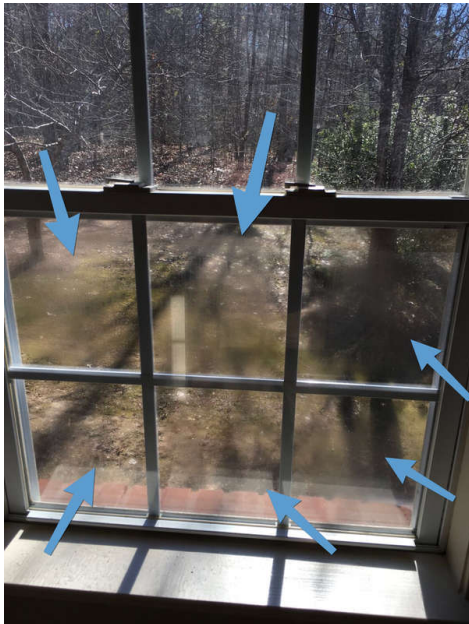
Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



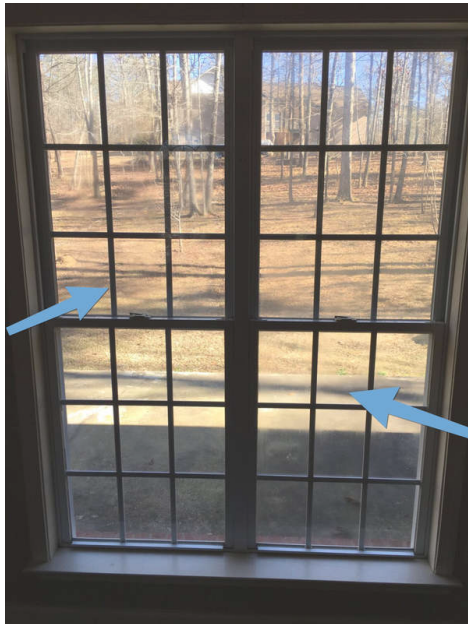
Minor/Maintenance Item



Front Right Bedroom



Right Rear Bedroom



Living Room



Kitchen



Master Bedroom



Master Bedroom

9.2.3 Windows  
**MISSING SCREEN**

Screens missing from all window units. Recommend replacement of screens to allow for full function use of window.

Recommendation  
Contact a handyman or DIY project

Minor/Maintenance Item

9.2.4 Windows  
**WINDOW TRIM DAMAGED/MISSING**

Recommendation  
Contact a qualified professional.

Minor/Maintenance Item





Right Rear Bedroom



Front Right Bedroom

### 9.3.1 Floors

#### **DAMAGED (GENERAL)**

 Marginal

The home had generalized moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



Basement Stairwell



Basement Stairwell



Basement Stairwell

### 9.3.2 Floors

#### **TILE CRACKED**

 Minor/Maintenance Item

The tile in the master bathroom is cracked in multiple places. Recommend replacement of damaged tiles by a qualified professional .

Recommendation  
Contact a qualified professional.



Master Bathroom



Master Bathroom

9.4.1 Walls

**GENERAL DAMAGE**

 Minor/Maintenance Item

General areas of damage were noticed in one or more areas during the inspection. This appeared to be cosmetic.

Recommendation  
Contact a handyman or DIY project



Front Right Bedroom



Living Room



Dining Room





Master Bedroom

9.5.1 Ceilings  
**MINOR DAMAGE**

 Minor/Maintenance Item

Minor damage or deterioration to the ceiling was visible at the time of the inspection. This appeared to be an attempted patch of a previous crack. Recommend proper patching by qualified professional.



Living Room



Living Room



Left Hallway

9.5.2 Ceilings  
**NAIL POPS**

 Minor/Maintenance Item

Nail pops were present in the dining room ceiling. Recommend patching and painting by a qualified professional.

Recommendation  
Contact a qualified professional.



Dining Room

#### 11.1.1 Dishwasher

### IMPROPER INSTALLATION



Minor/Maintenance Item

The dishwasher is not secured to the cabinet. It should be secured to avoid damaging the unit.

#### 12.1.1 Ceiling

### NO FIRE SEPARATION

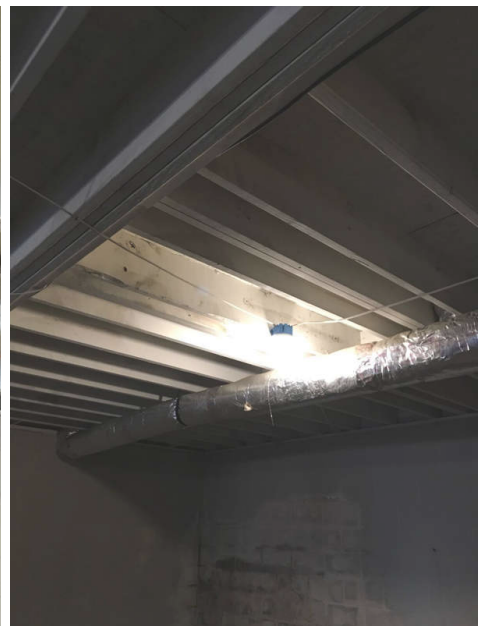


Marginal

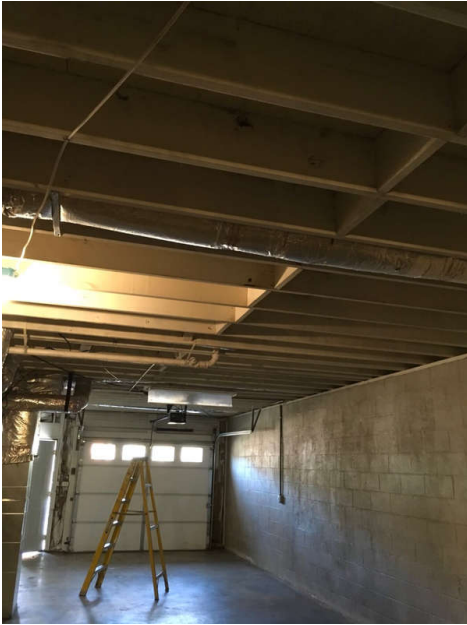
No fire separation between garage and living area. This may not be required by local jurisdiction.

Recommendation

Contact a qualified professional.







#### 12.4.1 Garage Door

##### **DAMAGE**

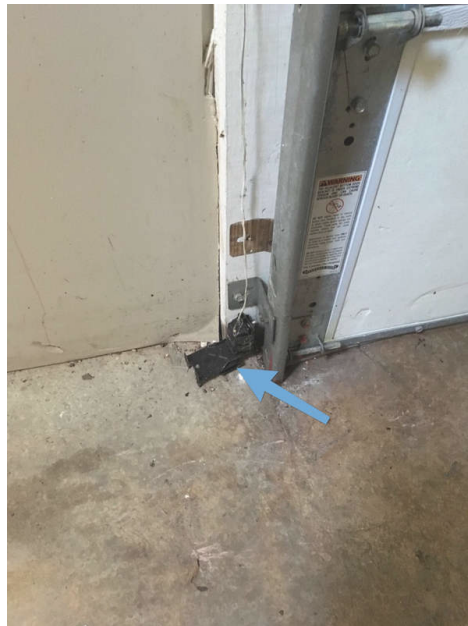


Minor/Maintenance Item

One of the two garage doors had an arm that attaches the door to the track was damaged. Also damaged was the photo electric eye on the same door.

Recommendation

Contact a qualified professional.



Garage

#### 12.6.1 Occupant Door (From garage to inside of home)

##### **DOOR DOES NOT MEET SEPARATION REQUIREMENTS**



Major

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

## **NOT SELF-CLOSING**

It is recommended that the door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a handyman or DIY project

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