

## General Summary

# XPERT Home Inspections



## Solution Based Reports and Satisfied Customers

*We go over, under, around and through your home to provide the best possible inspection.*

Xpert Home Inspections

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Serving Athens, Huntsville, Decatur, Madison, Hartselle, The Shoals and Surrounding Areas

This is a summary of the full report. It is most often used by real estate agents and buyers who wish to view only the faults or issues discovered during the inspection process. I attempt to provide both pictures detailing the issues as well as information about how those issues can be repaired.

The intent of this report is to inform you, the buyers of those items that either may not meet safety standards or deterioration of structural issues that may hamper or impede the intended use of the items listed. Five, Ten or Fifty year old homes often fail to meet current building codes because the codes were not in effect at the time of the construction of the home, because the code change every years.

Our process is intended to inform you of the current condition of your home. Sometimes, you should expect the current owner to make repairs or adjustments because you have an expectation as a buyer to presume that your home is safe and secure for all occupants, but many times, the buyer should recognize that an older home will have faults and or issues not consitant with today's building standards that will become your responsibiliy. Your real estate agent is best equipped to help you with those issues.

I urge you to read the full report, not just this summary. You will find out how to maintain your home, how to keep it safe and you will be informed of the complete conditon of the home. There are probably many, many reasons you have selected this home, dont let a few small issues spoil your opinion, every home over time will have a need for repair and many people find that making those repairs themselves add to the pride they have in the ownership of their homes.

And, if you have any questions about anything you find in this report, please call me, or email and i will be happy to discuss them at length. If you need me to meet you at the property and provide more indepth discussions; i'll be glad to schedule a time that fits our schedules. Sometimes i may have to collect a small fee for my time and travel, but i am fair and resonable.

### Customer

Symonia Montgomery

### Address

27436 Ed Ray Road  
Athens Alabama

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. Roofing / Chimneys / Roof Structure and Attic

### 1.0 General Statement on Home

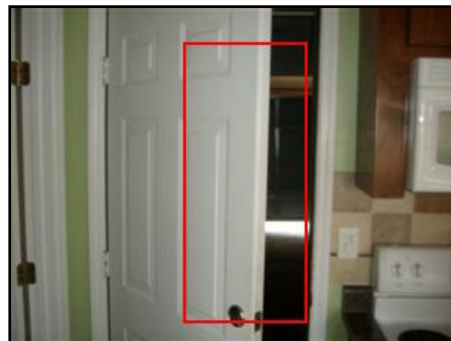
#### Inspected, Repair or Replace



1.0 Picture 1 I Certify that I personally conducted this inspection following the guide lines as set forth by the American Home Inspector Society. My Alabama State Home Inspection License is HI-2012



1.0 Picture 2 Dryer Vent



1.0 Picture 3 Ghost Doors



1.0 Picture 4 Sheetrock Defects

This is a great, spacious three bedroom brick home with a two car garage. Super kitchen, lots of closets and central heat and air. The lot is spacious, unfenced and sits just three or four houses from East Limestone Road, in eastern Limestone County.

The home is a foreclosure, bank owned property and in surprisingly good condition considering its history. I found just a few issues with the home that will be detailed in this report.

But Here are a couple to get started

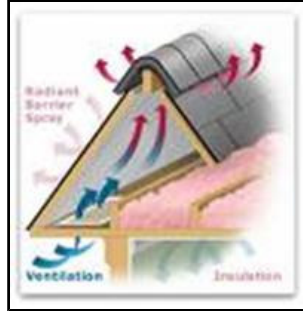
1. The dryer vent is vertical and will require regular cleaning. You can get a dryer vent cleaning device that will hook to a small drill and make quick work of the job. Please clean before you use the vent.
2. There are several "Ghost Doors" (Doors that close them selves) in the home. Perhaps six to eight of them. They should be plumbed by an experienced trim carpenter.
3. Through out the home, especially in the garage there are a handful of small drywall areas that are **cosmetic** and should be repaired as the client sees fit.

### 1.5 Faulty Attic Ventelation

#### Repair or Replace



**1. Roofing / Chimneys / Roof Structure and Attic**



1.5 Picture 1



1.5 Picture 2

At the time of the inspection the attic was determined to be well above the expected temperature it should be at. Elevated temperatures in attics is the prime reason for premature roofing failure and may void any warranty on the materials.

Adding passive or active vents to your attic will help eliminate this condition, **the best solution is Ridge Vents and baffles to provide air access to soffit vents.**

**Please add these vents, at least when you re-shingle the roof.**

**2. Electrical System**

**2.0 Electrical Issues**

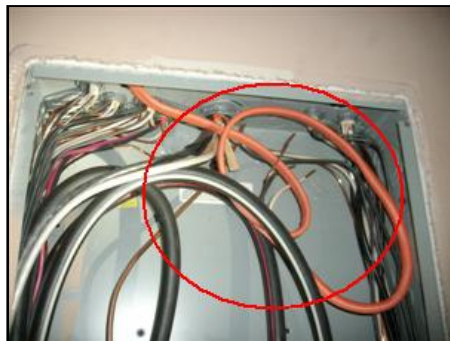
**Repair or Replace**



2.0 Picture 1 Open Box



2.0 Picture 2 Disabled Circuit



2.0 Picture 3 Disabled Circuit



2.0 Picture 4 Open Electrical Box

## 2. Electrical System



2.0 Picture 5 Open Box



2.0 Picture 6 Stretched Wires



2.0 Picture 7 Bottom of Disposal



2.0 Picture 8 Missing Smoke Detector



2.0 Picture 9 Broken Cover



2.0 Picture 10 Missing Cover



2.0 Picture 11 Over this light is an open box



2.0 Picture 12 Broken Switch

1. There are several small, but important electrical issues. There are as follows...
2. In the Attic, above a recessed light, there is an open junction box that should be closed to protect the wired connection.
3. In the garage, a 10-2, 220 volt circuit was run up and over the garage ceiling to power a large compressor, that has now been removed. The circuit is inactive and terminates in the load center. The breaker is still in the box, but disconnected. At present it is of no danger to anyone. Please have the circuit removed at your convenience.
4. The original light fixtures in the garage were removed and fluorescent fixtures were poorly installed. These two lights should be either installed correctly, or removed and the original type fixtures re-installed.
5. In the Kitchen, under the sink, the conduit connector that should be used to secure the electrical service line to the disposal is missing and it should be installed properly.
6. In the hallway, the original single smoke detector is missing and should be replaced, and an additional smoke detector should be installed in each bedroom.

## 2. Electrical System

7. In the Kitchen, a light switch is broken, it is the one that controls the recessed lighting.
8. There is a missing cover for a gfci outlet in the master bath and a broken switch cover in a bedroom.

Check the full report for more information on any issues found

## 7. Bathroom and Components

### 7.0 Bathroom Issues this area

Repair or Replace



7.0 Picture 1

In the hall bath, the toilet paper rack is broken. Please fix this cosmetic issue.

Check the full report for more information on any issues found

## 9. Plumbing System

### 9.0 Plumbing Issues

Repair or Replace



9.0 Picture 1 Master Bath Drain is Stopped up

In the master bathroom, the drain at the vanity sink is plugged up and should be snaked, or perhaps liquid draino. At any rate, the drain should be cleared.

Check the full report for more information on any issues found

## 10. Heating / Central Air Conditioning

### 10.0 HVAC Issues

Repair or Replace



1. The filter was dirty. Please change it immediately and change the filter EVERY MONTH. The best thing i have found to do is to purchase a dozen filters and mark them with a month, and change them the first day of the month or when you pay your mortgage payment. If you are going to need a small step ladder to make the change, purchase a small ladder and keep them together.

Check the full report for more information on any issues found