



## Inspection Report

**Mark Hampton**

**Property Address:**  
2100 Tanner Drive SW  
Hartselle AL 35640



**Cowley Home Inspections**

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<b>Date:</b> 6/15/2017	<b>Time:</b> 8:52 AM	<b>Report ID:</b> 6-15-17-Tanner Drive
<b>Property:</b> 2100 Tanner Drive SW Hartselle AL 35640	<b>Customer:</b> Mark Hampton	<b>Real Estate Professional:</b> Mark Hampton United Country Real Estate

**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 or replace 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.

**(Summary items)** = 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.

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 20 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

## 1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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**Siding Style:** *Lap* **Siding Material:** *Vinyl* **Exterior Entry Doors:** *Steel* **Appurtenance:** *Covered porch* **Driveway:** *Concrete*

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### 1.0 Wall Cladding Flashing and Trim

Inspected

### 1.1 Doors (Exterior)

Inspected

### 1.2 Windows

Inspected

### 1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

### 1.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

I recommend trimming back vegetation so that it is not in contact with home.

### 1.5 Eaves, Soffits and Fascias

Inspected

### 1.6 Water faucets (hose bibs)

Hose bib is missing handle. I recommend repair as needed. (left side of home)

### 1.7 Light fixtures and electrical outlets (exterior)

Inspected

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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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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**Roof Covering:** *Metal* **Viewed roof covering from:** *Ladder* **Sky Light(s):** *None* **Chimney (exterior):** *N/A* **Attic**  
**Insulation:** *Blown* **Ventilation:** *Gable vents* *Soffit Vents* **Roof Structure:** *Stick-built* **Roof-Type:** *Gable* **Attic info:**  
*Scuttle hole* *No Storage* **Method used to observe attic:** *From entry*

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### 2.0 Roof Coverings

Inspected

### 2.1 Flashings

Inspected

### 2.2 Skylights, Chimneys and Roof Penetrations

Possible leak point. Rubber boot flashing appears not be sealed or seated properly to roof covering. I recommend further review by a roofing contractor.

### 2.3 Ventilation of Roof/Attic

Inspected

## 2.4 Roof Drainage Systems (Gutters/Downspouts)

Inspected

## 2.5 Roof Structure and Attic (report leak signs or condensation)

Inspected

## 2.6 Insulation in Attic

Inspected

## 2.7 Visible Electric Wiring in Attic

Inspected

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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Garage

**Garage Door Type:** *Two automatic* **Garage Door Material:** *Metal* **Auto-opener Manufacturer:** *SEARS*

### 3.0 Garage Ceilings

Inspected

### 3.1 Garage Walls (including Firewall Separation)

Inspected

### 3.2 Garage Floor

Inspected

### 3.3 Garage Door (s)

Safety cables for garage door springs are missing. I recommend further review by a qualified contractor.

### 3.4 Garage window (s)

Inspected

### 3.5 Occupant Door (from garage to inside of home)

Inspected

### 3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Safety reversing sensors for garage doors are not installed. I recommend further review by a qualified contractor.

### 3.7 Light Fixtures and Electrical Outlets (Garage)

Inspected

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Dishwasher Brand:** *GENERAL ELECTRIC* **Disposer Brand:** *BADGER* **Exhaust/Range hood:** *RE-CIRCULATE*  
**KENMORE** **Range/Oven:** *KENMORE* **Built in Microwave:** *NONE* **Trash Compactors:** *NONE* **Cabinetry:** *Wood*  
**Countertop:** *Laminate* **Dryer Power Source:** *220 Electric* **Dryer Vent:** *Flexible Vinyl*

### 4.0 Ceiling

Inspected

### 4.1 Walls

Inspected

### 4.2 Floors

Inspected

### 4.3 Doors

Door roller is out of track. I recommend repair as needed by a qualified person or a qualified contractor. (pantry)

#### 4.4 Windows

Inspected

#### 4.5 Counters and Cabinets (representative number)

Inspected

#### 4.6 Plumbing Drain, Waste and Vent Systems

S-trap drains are not recommended. It is recommended to use P-trap drain. I recommend further review by a plumber.

#### 4.7 Plumbing Water Supply, Distribution System and Fixtures

Water supply pipes appear corroded. No visible leaks at time of inspection. (under sink at kitchen)

#### 4.8 Outlets, Switches and Fixtures

Outlet is not GFCI protected. It is recommended that outlets within 6 feet of water fixtures be GFCI protected.

#### 4.9 Dishwasher

Inspected

#### 4.10 Ranges/Ovens/Cooktops

Inspected

#### 4.11 Range Hood (s)

Inspected

#### 4.12 Food Waste Disposer

Food disposer will not work when tested. I recommend further review by a qualified contractor.

#### 4.13 Clothes Dryer Vent Piping

Inspected

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The built-in appliances of the home were 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 5. Bathroom and Components

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**Exhaust Fans:** *None*

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#### 5.0 Ceiling

Inspected

#### 5.1 Walls

Crack in wall appears to be typical due from settlement over time. (master bath)

#### 5.2 Floors

Floor covering is peeling up around bathtub. I recommend repair as needed. (hall bath)

#### 5.3 Doors

Inspected

#### 5.4 Windows

Inspected

#### 5.5 Counters and Cabinets (representative number)

Cabinet bottom appears damaged due to water. I recommend repair as needed. (hall bath)

#### 5.6 Plumbing Drain, Waste and Vent Systems

Inspected

#### 5.7 Plumbing Water Supply, Distribution System and Fixtures

(1) Water leak at water supply local shut off valve. I recommend further review by a plumber. (hall bath under sink)

(2) Tank is loose to toilet. I recommend further review by a plumber. (master bath)

#### 5.8 Outlets, Switches and Fixtures

Outlet is not GFCI protected. It is recommended that outlets within 6 feet of water fixtures be GFCI protected. (hall bath)

## 5.9 Exhaust fan

Not present

## 6. Rooms

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.

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**Ceiling Materials:** *Gypsum Board (Sheet Rock)* **Wall Material:** *Gypsum Board (Sheet Rock)* *Paneling* **Floor Covering(s):** *Carpet Linoleum Wood* **Interior Doors:** *Wood* **Window Types:** *Thermal/Insulated Double-hung Tilt feature* **Window Manufacturer:** *UNKNOWN*

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## 6.0 Ceilings

The ceiling reveals cracks. It does not appear to be structural. I recommend further review by a qualified contractor as desired

## 6.1 Walls

Inspected

## 6.2 Floors

There is noticeable settlement in the floors throughout the home. I recommend further review by a qualified contractor.

## 6.3 Steps, Stairways, Balconies and Railings

Inspected

## 6.4 Doors (representative number)

Door does not close properly. I recommend further review by a qualified contractor. (bedroom 2)(washer dryer room)

## 6.5 Windows (representative number)

Inspected

## 6.6 Outlets, Switches and Fixtures

Inspected

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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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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**Foundation:** *Masonry block* **Method used to observe Crawlspace:** *Crawled* **Floor Structure:** *Wood joists* **Wall Structure:** *Wood* **Columns or Piers:** *Masonry block* **Ceiling Structure:** *Wood* **Floor System Insulation:** *Batts*

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## 7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Standing water in crawlspace. Possible leak from toilet drain. I recommend further review by a qualified contractor.

## 7.1 Walls (Structural)

Inspected

## 7.2 Columns or Piers

There has been an attempt to correct the settlement of home using masonry block and wood. The added pier(s) do not look professional. I recommend further review by a qualified contractor.

## 7.3 Floors (Structural)



- (1) Possible wood deterioration. Located on house band around front porch. I recommend further review by a qualified contractor.
- (2) Possible wood rot fungus and or wood deterioration. under kitchen. I recommend further review by a qualified contractor.
- (3) Possible wood deterioration at subfloor under bathroom. I could not verify due to standing water and floor insulation between joist. I recommend further review by a qualified contractor.

#### 7.4 Ceilings (Structural)

Inspected

#### 7.5 Insulation Under Floor System

Inspected

#### 7.6 Vapor Retarders (in Crawlspace or basement)

Inspected

#### 7.7 Ventilation of Foundation Areas

Inspected

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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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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**Water Source:** *Public* **Plumbing Water Supply (into home):** *CPVC Galvanized (old)* **Plumbing Water Distribution (inside home):** *Galvanized CPVC* **Washer Drain Size:** *1 1/2" Diameter* **Plumbing Waste:** *PVC Cast iron* **Water Heater Power Source:** *Electric* **Water Heater Capacity:** *40 Gallon (1-2 people)* **Water Heater Location:** *Utility Room* **WH Manufacturer:** *WHIRLPOOL*

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#### 8.0 Plumbing Drain, Waste and Vent Systems

- (1) Drain pipe is leaking at coupling. Also, drain pipe is not supported correctly. Also, water leaking into ductwork. I recommend further review by a plumber.
- (2) Possible leak at drain. I recommend further review by a plumber.
- (3) Standing water in crawlspace. It appears that it due to leak from main drain. I recommend further review by a plumber.

#### 8.1 Plumbing Water Supply, Distribution System and Fixtures

Water pipes are not supported correctly. I recommend further review by a plumber.

#### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

- (1) It appears that the water heater was manufactured in year 2007. The typical lifespan of a water heater is 12-15 years.
- (2) Romex connector (cable anti-strain connector) is missing. I recommend further review by an electrician.

#### 8.3 Main Water Shut-off Device (Describe location)

The main shut off is located outside in the ground.

#### 8.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

#### 8.5 Main Fuel Shut-off (Describe Location)

Not present

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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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**Electrical Service Conductors:** *Overhead service* **Panel Capacity:** *200 AMP* **Panel Type:** *Circuit breakers* **Electric Panel Manufacturer:** *CHALLENGER* **Branch wire 15 and 20 AMP:** *Copper* **Wiring Methods:** *Romex*

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### 9.0 Service Entrance Conductors

The neutral service conductor is too small for the ampacity of the breaker panel. I recommend further review by an electrician.

### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

### 9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Double tap breakers. A double tap breaker is two wires that terminate at one breaker termination point. Some breakers are not designed for double tap use. I recommend further review by an electrician to determine if this type breaker can be safely used with a double tap.

### 9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Inspected

### 9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

### 9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

For your information. GFCI protected outlets are recommended; outside, in the garage, any anywhere in the home within 6 feet of water fixtures.

### 9.6 Location of Main and Distribution Panels

The main panel box is located at the garage.

### 9.7 Smoke Detectors

The smoke detector(s) should be tested upon moving in to home.

### 9.8 Carbon Monoxide Detectors

There are no Carbon Monoxide Detectors in the home. I recommend installing one. The one in the picture is like the one I have in my home. It plugs into any standard outlet. Home Depot has them for under \$40.

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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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution

systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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**Heat Type:** *Heat Pump Forced Air (also provides cool air)* **Energy Source:** *Electric* **Number of Heat Systems (excluding wood):** *One* **Heat System Brand:** *HEIL* **Ductwork:** *Insulated* **Filter Type:** *Disposable* **Types of Fireplaces:** *None* **Operable Fireplaces:** *None* **Number of Woodstoves:** *None* **Cooling Equipment Type:** *Heat Pump Forced Air (also provides warm air)* **Cooling Equipment Energy Source:** *Electricity* **Number of AC Units:** *One* **Central Air Brand:** *HEIL*

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## 10.0 Heating Equipment

Inspected

## 10.1 Normal Operating Controls

Inspected

## 10.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Hole in ductwork. Also water leaking into ductwork from drain pipe leak. I recommend further review by a HVAC contractor.

## 10.3 Presence of Installed Heat Source in Each Room

Inspected

## 10.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not present

## 10.5 Cooling and Air Handler Equipment

(1) Light bulb socket hanging out of central unit service disconnect. This is not recommended. I recommend removal of light bulb socket. I recommend further review by an electrician.

(2) I could not verify the age of the central unit.

## 10.6 Normal Operating Controls

The AC does appear to be cooling. I did perform a temperature differential test on the AC. However, the thermostat did not change the readout room temperature after AC has run for over an hour. I recommend further review by a HVAC contractor. (thermostat was set at 68(F) the readout room temperature never changed on thermostat)

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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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary



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**Customer**  
Mark Hampton

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Hartselle AL 35640

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.

### General Summary

#### 2.2 Skylights, Chimneys and Roof Penetrations

Possible leak point. Rubber boot flashing appears not be sealed or seated properly to roof covering. I recommend further review by a roofing contractor.



2.2 Item 1(Picture)

#### 3.3 Garage Door (s)

Safety cables for garage door springs are missing. I recommend further review by a qualified contractor.



3.3 Item 1(Picture)

### 3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Safety reversing sensors for garage doors are not installed. I recommend further review by a qualified contractor.

### 4.3 Doors

Door roller is out of track. I recommend repair as needed by a qualified person or a qualified contractor. (pantry)



4.3 Item 1(Picture)

### 4.12 Food Waste Disposer

Food disposer will not work when tested. I recommend further review by a qualified contractor.



4.12 Item 1(Picture)

### 5.1 Walls

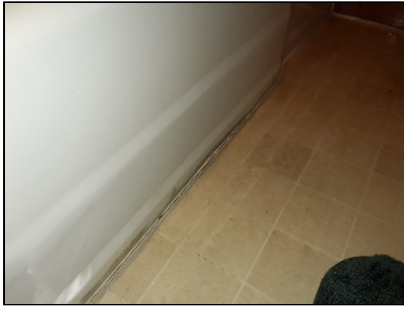
Crack in wall appears to be typical due from settlement over time. (master bath)



5.1 Item 1(Picture)

### 5.2 Floors

Floor covering is peeling up around bathtub. I recommend repair as needed. (hall bath)



5.2 Item 1(Picture)

### 5.5 Counters and Cabinets (representative number)

Cabinet bottom appears damaged due to water. I recommend repair as needed. (hall bath)



5.5 Item 1(Picture)

### 6.0 Ceilings

The ceiling reveals cracks. It does not appear to be structural. I recommend further review by a qualified contractor as desired



6.0 Item 1(Picture)



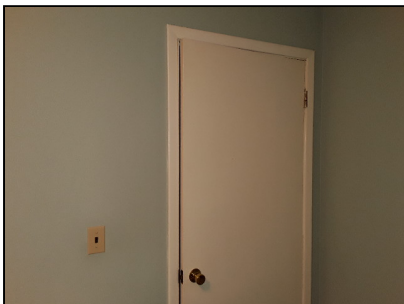
6.0 Item 2(Picture)

### 6.2 Floors

There is noticeable settlement in the floors throughout the home. I recommend further review by a qualified contractor.

### 6.4 Doors (representative number)

Door does not close properly. I recommend further review by a qualified contractor. (bedroom 2)(washer dryer room)



6.4 Item 1(Picture)



## 7.2 Columns or Piers

There has been an attempt to correct the settlement of home using masonry block and wood. The added pier(s) do not look professional. I recommend further review by a qualified contractor.



7.2 Item 1(Picture)

## 7.3 Floors (Structural)

(1) Possible wood deterioration. Located on house band around front porch. I recommend further review by a qualified contractor.



7.3 Item 1(Picture)

(2) Possible wood rot fungus and or wood deterioration. under kitchen. I recommend further review by a qualified contractor.



7.3 Item 2(Picture)

(3) Possible wood deterioration at subfloor under bathroom. I could not verify due to standing water and floor insulation between joist. I recommend further review by a qualified contractor.

## Electrical Issues

### 4.8 Outlets, Switches and Fixtures

Outlet is not GFCI protected. It is recommended that outlets within 6 feet of water fixtures be GFCI protected.



4.8 Item 1(Picture)

### 5.8 Outlets, Switches and Fixtures

Outlet is not GFCI protected. It is recommended that outlets within 6 feet of water fixtures be GFCI protected. (hall bath)

### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

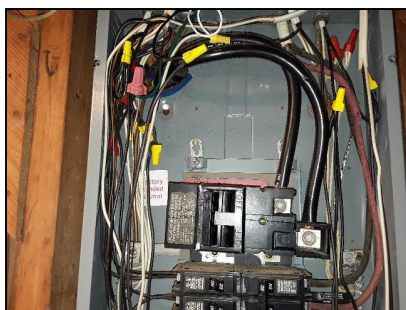
(2) Romex connector (cable anti-strain connector) is missing. I recommend further review by an electrician.



8.2 Item 4(Picture)

### 9.0 Service Entrance Conductors

The neutral service conductor is too small for the ampacity of the breaker panel. I recommend further review by an electrician.

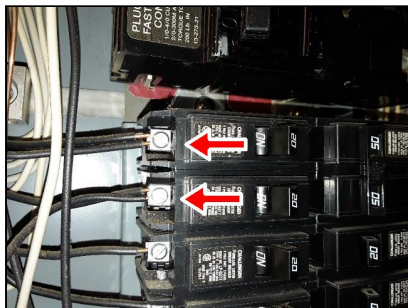


9.0 Item 1(Picture)

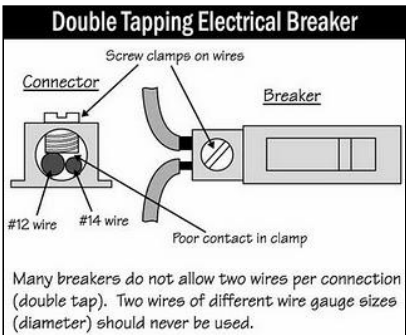
### 9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Double tap breakers. A double tap breaker is two wires that terminate at one breaker termination point. Some breakers are not designed for double tap use. I recommend further review by an electrician to determine if this type breaker can be safely used with a double tap.





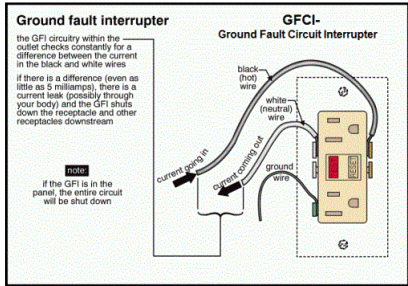
9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

For your information. GFCI protected outlets are recommend; outside, in the garage, any anywhere in the home within 6 feet of water fixtures.



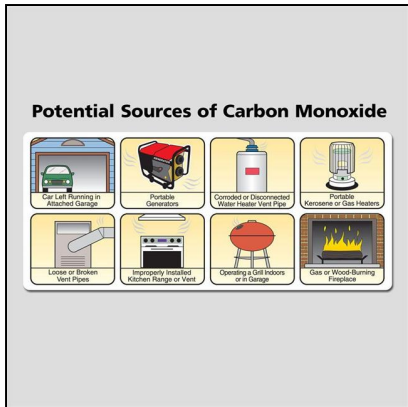
9.5 Item 1(Picture)

9.7 Smoke Detectors

The smoke detector(s) should be tested upon moving in to home.

9.8 Carbon Monoxide Detectors

There are no Carbon Monoxide Detectors in the home. I recommend installing one. The one in the picture is like the one I have in my home. It plugs into any standard outlet. Home Depot has them for under \$40.



9.8 Item 1(Picture)



9.8 Item 2(Picture)

10.5 Cooling and Air Handler Equipment

(1) Light bulb socket hanging out of central unit service disconnect. This is not recommended. I recommend removal of light bulb socket. I recommend further review by an electrician.



10.5 Item 1(Picture)

## Plumbing Issues

### 1.6 Water faucets (hose bibs)

Hose bib is missing handle. I recommend repair as needed. (left side of home)



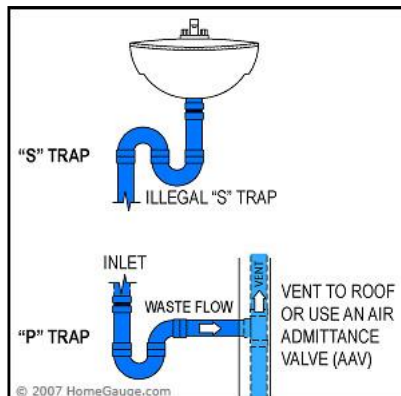
1.6 Item 1(Picture)

### 4.6 Plumbing Drain, Waste and Vent Systems

S-trap drains are not recommended. It is recommended to use P-trap drain. I recommend further review by a plumber.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

### 4.7 Plumbing Water Supply, Distribution System and Fixtures

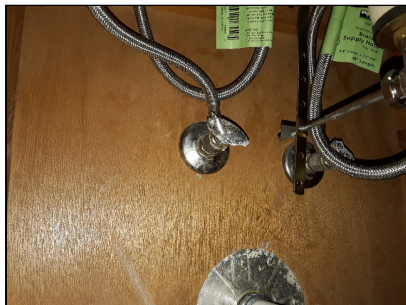
Water supply pipes appear corroded. No visible leaks at time of inspection. (under sink at kitchen)



4.7 Item 1(Picture)

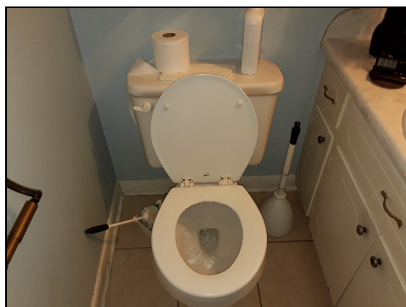
**5.7 Plumbing Water Supply, Distribution System and Fixtures**

(1) Water leak at water supply local shut off valve. I recommend further review by a plumber. (hall bath under sink)



5.7 Item 1(Picture)

(2) Tank is loose to toilet. I recommend further review by a plumber. (master bath)



5.7 Item 2(Picture)

**7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Standing water in crawlspace. Possible leak from toilet drain. I recommend further review by a qualified contractor.



7.0 Item 1(Picture)

**8.0 Plumbing Drain, Waste and Vent Systems**

(1) Drain pipe is leaking at coupling. Also, drain pipe is not supported correctly. Also, water leaking into ductwork. I recommend further review by a plumber.



8.0 Item 1(Picture)

(2) Possible leak at drain. I recommend further review by a plumber.





8.0 Item 2(Picture)



8.0 Item 3(Picture)

(3) Standing water in crawlspace. It appears that it due to leak from main drain. I recommend further review by a plumber.



8.0 Item 4(Picture)

**8.1 Plumbing Water Supply, Distribution System and Fixtures**

Water pipes are not supported correctly. I recommend further review by a plumber.



8.1 Item 1(Picture)

**Heat/Cool Issues**

**10.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Hole in ductwork. Also water leaking into ductwork from drain pipe leak. I recommend further review by a HVAC contractor.



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)

**10.6 Normal Operating Controls**

The AC does appear to be cooling. I did perform a temperature differential test on the AC. However, the thermostat did not change the readout room temperature after AC has run for over an hour. I recommend further review by a HVAC contractor. (thermostat was set at 68(F) the readout room temperature never changed on thermostat)



10.6 Item 1(Picture)

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.

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## COWLEY HOME INSPECTIONS

*Helping you make the right decision.*

## INVOICE

Cowley Home Inspections  
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 256-616-7348  
 michael@cowleyhomeinspections.com  
 cowleyhomeinspections.com  
 Inspected By: Michael Cowley

Inspection Date: 6/15/2017  
 Report ID: 6-15-17-Tanner Drive

Customer Info:	Inspection Property:
Mark Hampton 725 Main Street West Hartselle 35640  <b>Customer's Real Estate Professional:</b> Mark Hampton United Country Real Estate	2100 Tanner Drive SW Hartselle AL 35640

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,2001- 1,700	325.00	1	325.00
			<b>Tax \$0.00</b>
			<b>Total Price \$325.00</b>

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:** Check # 7885 From UC Four Oaks Rental Account



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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Inspection Agreement](#)