

England Home Inspections LLC
102 Benoir Trail
Madison,, AL 35756



131 Indian Valley Rd
Huntsville, Alabama 35806

For your convenience this is the Summary section of an annotated report of a professional pre-listing inspection performed by the seller on March 26, 2024. A full copy of the 17-page report is available upon request. Each of the 23 items listed on this report has been marked "TBD" or AS-IS. (TBD = either to be done by the sellers by closing or has already been done. AS-IS = the seller is not planning to address this item.)

The sellers have taken great care to professionally inspect prior to listing, and to repair, prepare, and fully disclose to the best of their knowledge per this report to insure the buyer is well informed in making their offer, and sellers will not be inclined to negotiate on items already disclosed.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

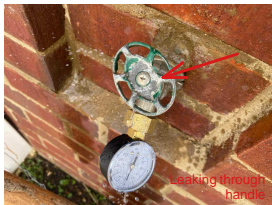
1. Fences Vinyl - The top hinge is damaged on the gate at the backyard. Recommend evaluation and repairs.



TO BE DONE

Exterior

2. Exterior Faucet(s) Not self draining - The back exterior faucet was leaking through the handle at time of inspection. Recommend evaluation and repairs.



TO BE DONE

3. Exterior Lighting Needs Repairs - The right soffit light above the front porch was not functioning at time of inspection. Recommend evaluation and repairs. - I could not get the flood lights to come on at time of inspection. These may be on photocells that will only allow them to function at night. Recommend evaluation and repairs or demonstration of usage.



TO BE DONE

Plumbing

4. Water Supply Pipes PEX and Copper - Some of the plumbing pipes at the top of the water heater were not insulated. The water heater is in the garage and the pipes are subject to freezing. Recommend evaluation and repairs.



TO BE DONE

Marginal Summary (Continued)

5. Water Pressure Tested as High - Water pressure tested as high at time of inspection. Water pressure was 102 psi at time of inspection. Recommend evaluation and repairs to bring water pressure within the acceptable range which is 40-80 psi.



TO BE DONE

6. Garage Water Heater Water Heater Operation: Needs Repairs - The water heater should have an expansion tank attached to the cold water supply line. This is required by municipal inspectors on new water heater installations. It is likely that a permit was not pulled for the installation of this water heater and therefore an expansion tank was not installed. Recommend evaluation and repair. This is a safety hazard.



TO BE DONE

Garage/Carport

7. Attached Garage Garage Walk-Through Pedestrian Door Metal - Deterioration was noted at the bottom right and left of the door jamb for the garage walk-through pedestrian door. Repairs have been made with spray foam and appear to be functioning however this could be considered a substandard repair. Recommend evaluation and repairs or upgrades.
8. Attached Garage Garage To Interior Door Metal - Significant denting was noted at the garage to interior door near the door knob on the garage side. The door is still functioning correctly including the door knob and deadbolt. Repairs would be cosmetic.

AS IS



AS IS

9. Attached Garage Ceiling/Walls/Firewall Drywall and Paint - Recommend sealing the garage ceiling where the wiring for the vehicle door(s) opener passes through. This hole hurts fire integrity for the firewall in the garage.

TO BE DONE

Garage/Carport (Continued)



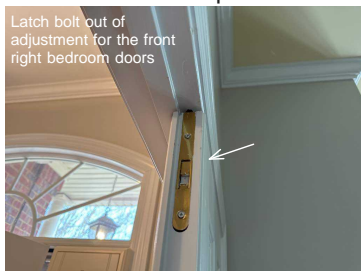
Electrical

10. Garage Electric Panel Electric Panel Notes Needs Evaluation and Repair - This breaker panel is a four wire electric service. Some of the ground wires are touching the neutral busbar. These must be isolated and the grounds cannot be touching the neutral busbar. Additionally, many of the neutral wires are triple tapped on the busbar and should be on individual lugs. Recommend evaluation and repairs.

TO BE DONE

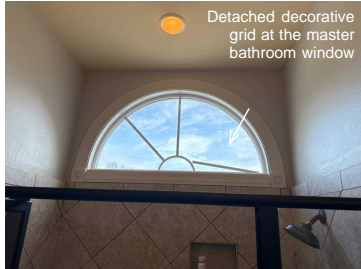
Living Space

11. Interior Living Space Exterior Doors Recommend Repairs - Gaps were present below the bottom thresholds for nearly all of the exterior doors at time of inspection. Exterior thresholds are typically sealed with caulking at the bottom to prevent insect/water intrusion. Recommend evaluation and repairs.
- - There was no doorstop installed for the front exterior door at time of inspection. Recommend evaluation and repairs. **AS IS**
12. Interior Living Space Interior Doors Recommend Repairs - Multiple interior doors did not have doorstops installed. A recommended upgrade would be installation of doorstops to prevent damage to walls or fixtures behind the doors. **TO BE DONE**
- - The top latch bolt would not insert properly for the front right bedroom interior front doors. Recommend evaluation and repairs.
 - - The front right bedroom door and the front right bedroom closet door would not latch to the strike plate at time of inspection. Recommend evaluation and repairs.
 - - The guest bathroom pocket door was out of adjustment and did not appear to latch properly. Recommend evaluation and repairs.
 - - The top flush bolt was out adjustment for the right closet door at the back left bedroom. Recommend evaluation and repairs



Marginal Summary (Continued)

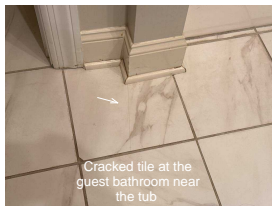
13. Interior Living Space Windows Fiberglass Double Hung and Wood Double Hung - A section of the decorative grid was detached for the master bathroom window above the shower. Recommend evaluation and possible repairs.



AS IS

14. Interior Living Space Floors Wood, Carpet, and Tile - A cracked floor tile was noted at the guest bathroom flooring near the tub. No sharp edges were present. Repairs would be cosmetic.

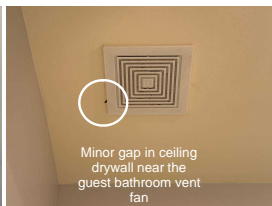
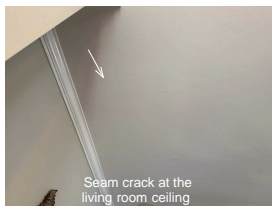
- - A section of damage wood flooring was noted at the back left bedroom near the front left corner. Recommend evaluation and repairs.



TO BE DONE

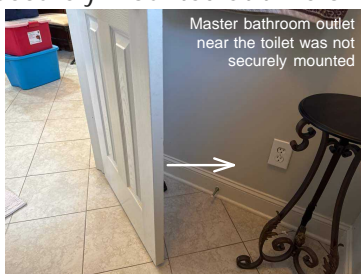
15. Interior Living Space Ceilings Drywall - Nail pops were noted in the ceiling drywall throughout the house at time of inspection. Repairs would be cosmetic.

- - A seam crack was noted in the living room ceiling drywall at time of inspection. Repairs would be cosmetic.



AS IS

16. Interior Living Space Interior Outlets Recommend Repairs - The master bathroom outlet near the toilet was not securely mounted at time of inspection. Recommend evaluation and repairs.



TO BE DONE

17. Interior Living Space Smoke Detectors Recommend Repairs - The smoke detectors throughout the house appeared to be older. Most smoke detectors last between 8 to 10 years. As smoke detectors age they begin to lose their sensitivity to smoke and carbon monoxide. A recommended upgrade would be to install new detectors at all bedrooms and hallways adjoining bedrooms. **TO BE DONE**

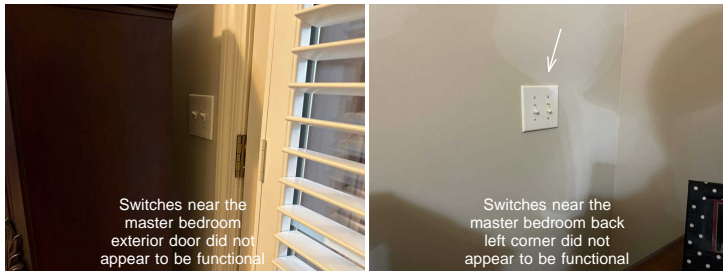
- - Some of the smoke detectors throughout the house appear to be tied into the security system. Recommend

Marginal Summary (Continued)

disclosure from seller to determine whether a continued subscription would be needed for these smoke detectors.

- - There were no smoke detectors installed at the hallway areas adjoining the guest bedrooms. This is required. The smoke detector that should be installed at the hallway area near the back left bedroom should be installed at least 3 feet away from the HVAC air return filter. Recommend evaluation and repairs.

18. Interior Living Space Interior Lighting Recommend Repairs - Note: it could not be verified what the two switches near the master bedroom exterior door were intended for. It cannot be verified what the two switches near the master bedroom back left corner were intended for.



AS IS

19. Interior Living Space Interior Notes Note: Note: The trash compactor was not tested during the inspection. It appears that the trash compactor door is out of adjustment and is not fully open. Recommend evaluation and repairs as well as demonstration of use.

TO BE DONE

Laundry Room/Area

20. Main Floor Laundry Room/Area Washer Hose Bib: Appears Serviceable - Note: The laundry washer hose bibs were not fully visible during the inspection.

TO BE DONE

21. Main Floor Laundry Room/Area Washer Drain: Wall mounted drain - Note: The laundry washer drain line was not fully visible during the inspection.

TO BE DONE

Kitchen

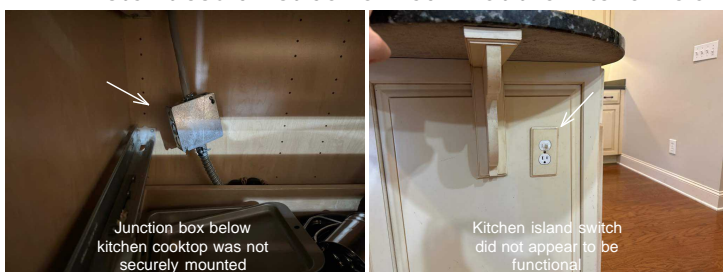
22. Main Floor Kitchen Cooktop/Oven Electric Cooktop/Electric Oven - The convection fan did not function for the oven. Recommend evaluation and repairs.



TO BE DONE

23. Main Floor Kitchen Electrical Recommend Repairs - The electric junction box for the kitchen cooktop below the countertop was not securely mounted at time of inspection. Recommend evaluation and repairs.

- - Note: it could not be verified what the kitchen island switch was intended for.



TO BE DONE