

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

For your convenience this is the Summary section of an annotated report of a professional pre-listing inspection performed by the seller on March 5, 2024. A full copy of the 16-page report is available upon request. Each of the 14 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.



133 Dustin Lane NW  
Madison, Alabama 35757

## 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. Vegetation Trees and Shrubs - Recommend cutting back all trees and shrubs that are close enough to touch the house during windy conditions to prevent damage to the house. See pictures for locations.



**TBD**

### Garage/Carport

2. 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.



**TBD**

### Air Conditioning

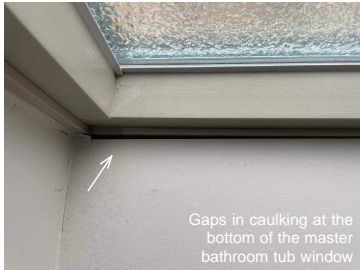
3. Right Side Exterior AC System A/C System Operation Not inspected - Because temperatures were below 65 at the exterior at time of inspection the air-conditioning was not tested. I did turn the air conditioning on for a few minutes to see if the condenser would engage and it did.

**AS IS**

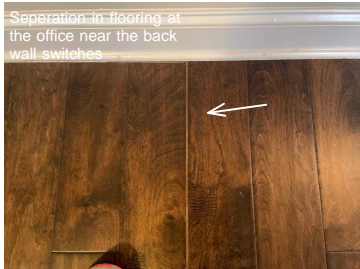
### Living Space

4. Interior Living Space Interior Doors Recommend Repairs - The doorknob was loose for the master bedroom closet door at time of inspection. Recommend evaluation and repairs. **TBD**
5. Interior Living Space Windows Vinyl slider - Gaps were noted in the caulking at the bottom of the interior frame of the master bathroom tub window. See picture. Recommend evaluation and repairs. **AS IS**
  - - Minor gaps were noted in the interior caulking around the interior frames for multiple windows throughout the house at time of inspection. Repairs would be cosmetic.
  - - Note: The blinds at the back left bedroom windows did not function properly during the inspection. The pull strings at the left side of the blinds to alter the position of the blinds to block out and allow sunlight did not function properly. Repairs would be considered an upgrade.

## Living Space (Continued)

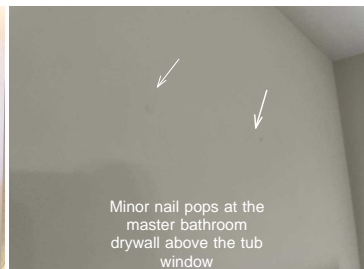


6. Interior Living Space Floors Wood, Carpet, and Tile - An area of minor separation was noted in the wood flooring at the front right office area near the back right corner switches. Repairs would be cosmetic.
- - Areas of cracked floor tile grout were noted at the hall bathroom flooring at time of inspection. No sharp edges were present. Repairs would be cosmetic.



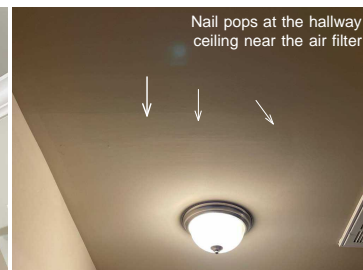
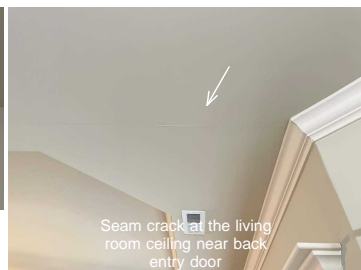
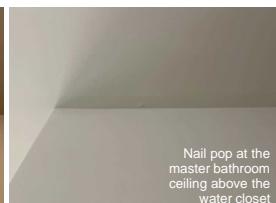
TBD

7. Interior Living Space Walls Drywall - Minor patches were noted in the drywall at the master bedroom closet walls and at the master bathroom linen closet. Repairs would be cosmetic.
- - Minor nail pops were noted in the drywall throughout the house at time of inspection. Repairs would be cosmetic.



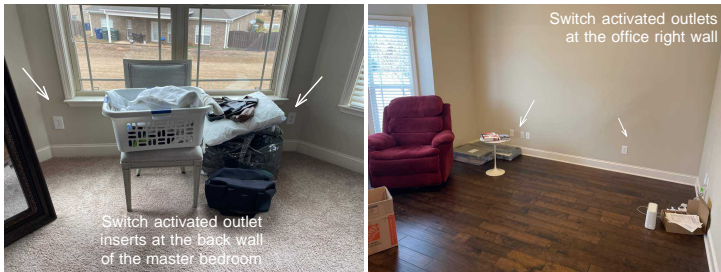
TBD

8. Interior Living Space Ceilings Drywall - Nail pops were noted in the ceiling drywall throughout the house at time of inspection. Repairs would be cosmetic. **AS IS**
- - A seam crack was noted in the living room ceiling drywall near the back exterior door at time of inspection. Repairs would be cosmetic.



9. Interior Living Space Interior Outlets Appears Serviceable - Note: The top outlet inserts tested as being switch activated for the two outlets at the back wall of the master bedroom. **AS IS**
- - Note: The top outlet inserts tested as being switched activated for the two office outlets at the right wall.

## Living Space (Continued)

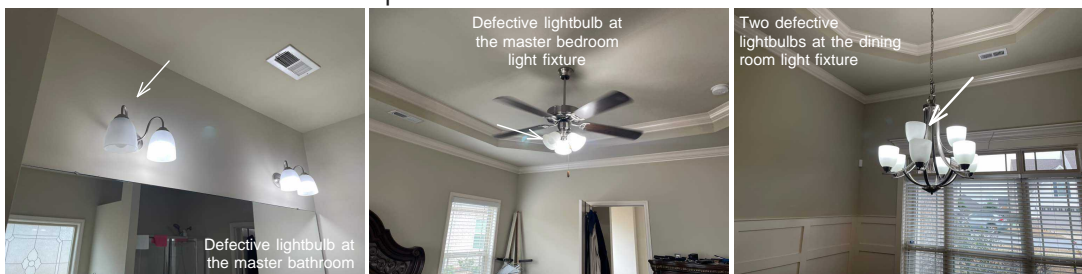


10. Interior Living Space Smoke Detectors Recommend Repairs - The smoke detector at the hallway area near the laundry room appeared to be installed too close to the HVAC air register at time of inspection. Smoke detectors are not allowed to be installed within 3 feet of an HVAC air register. In my opinion this does not impede the functionality of smoke detectors significantly. Recommend evaluation and possible repairs to relocate the smoke detector.



**AS IS**

11. Interior Living Space Ceiling Fans Recommend Repairs - The ceiling fan at the master bedroom was out of balance and wobbled during operation. Recommend evaluation and possible repairs. **AS IS**
- The ceiling fan at the living room was out of balance and wobbled during operation. Recommend evaluation and possible repairs.
12. Interior Living Space Interior Lighting Recommend Repairs - One of the master bathroom lightbulbs above the left master bathroom sink was defective. Recommend evaluation and repairs. **TBD**
- One of the lightbulbs at the master bedroom light fixture did not function during the inspection. Recommend evaluation and repairs.

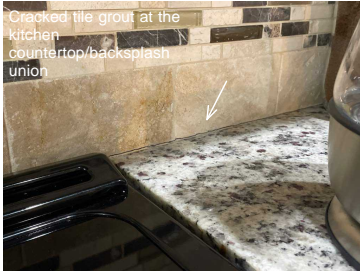


## Kitchen

13. Main Floor Kitchen Cooktop/Oven Electric Cooktop/Electric Oven - It could not be verified if the anti-tip bracket was properly installed for the oven. Recommend evaluation and repairs. **AS IS**

## Marginal Summary (Continued)

14. Main Floor Kitchen Counter Tops: Granite - Gaps/cracks were present in the tile grout at the backsplash/countertop unions in the kitchen. Repairs would be cosmetic.



**TBD**