

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

**\* Seller Pre-Listing Professional Inspection Report**



**5025 7 Pine Circle  
Huntsville, Alabama 35816**

**For your convenience this is the Summary section of an annotated report of a professional pre-listing inspection performed by the seller on March 21, 2024. A full copy of the 16 page report is available upon request. Each of the 17 items listed on this report has been marked "DONE" or AS-IS. AS-IS = the seller is not planning to address this item. All items except #s 10 and 13 have been DONE. #10 and #13 are AS-IS.**

**The seller has 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.**

**\* All notes in RED are made by listing agent, Joe Dent of eXp Realty**

## 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.

### Plumbing

1. Main Water Shutoff Location(s) Could not Locate - I could not find the water meter at time of inspection. Recommend locating water meter and checking for defects.

**Done - located on outside exterior of bldg under cover 3rd from left cover.**

### Electrical

2. Interior Hall Electric Panel Electric Panel Notes Needs Evaluation and Repair - One romex connector was missing at the bottom of the interior of the breaker panel. A romex connector is the bushing in the breaker panel wiring hole. Recommend evaluation and repairs by a licensed electrician.



**DONE**

### Living Space

3. Interior Living Space Exterior Doors Needs Repairs - The exterior sliding glass door did not latch and closed properly during the inspection. Recommend evaluation and repairs. **DONE**
  - The screen was partially detached for the sliding screen door near the bottom. Recommend evaluation and repairs. **DONE**
  - There was no doorstop installed for the back exterior door at time of inspection. Recommend evaluation and repairs. **DONE**
  - Daylight was visible at the bottom of the front exterior door when closed. Recommend evaluation and repairs. **DONE**
  - There was no doorstop installed for the front exterior door at time of inspection. Recommend evaluation and repairs. **DONE**
  - Sections of damage were noted at the exterior molding for the front entry door. Recommend evaluation and repairs. **DONE**



## Living Space (Continued)



4. Interior Living Space Interior Doors Recommend Repairs - The hall bathroom door would not latch properly to the strike plate at time of inspection. Recommend evaluation and repairs.

- - A section of minor damage was noted at the hall bathroom door adjoining the bedroom.



**DONE**

5. Interior Living Space Windows Wood double hung - The bottom weatherstripping was partially detached at the three living room windows. See picture. Recommend evaluation and repairs.



**DONE**

6. Interior Living Space Floors Recommend Repairs - Gaps were noted in the flooring near the dishwasher kickplate. Additionally, the shoe molding adjoining the dishwasher and kitchen sink was detached. Repairs would be cosmetic.



**DONE**

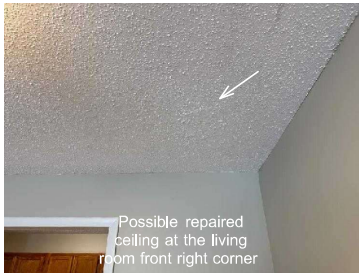
## Marginal Summary (Continued)

7. Interior Living Space Walls Drywall - A seam crack was noted at the living room area above the bedroom door at time of inspection. Repairs would be cosmetic.



**DONE**

8. Interior Living Space Ceilings Drywall - A section of possible repaired drywall was noted at the front right corner of the living room. Recommend monitoring. Repairs would be cosmetic.



**DONE**

9. Interior Living Space Smoke Detectors Recommend Repairs - There there was no smoke detector installed at the bedroom area. This would be considered a recommended safety upgrade. **DONE**

10. Interior Living Space Ceiling Fans Recommend Repairs - The bedroom ceiling fan escutcheon was not flush to the ceiling drywall at time of inspection. Recommend evaluation and repairs.



**AS IS**

11. Interior Living Space Interior Lighting Needs Repairs - One of the lightbulbs was missing at the bedroom light fixture. Recommend evaluation and repairs.



**DONE**

## Marginal Summary (Continued)

### Bathroom

12. Hall Bathroom Bathtub Tub/Shower Combo - No caulking was installed at the bottom of the hall bathroom tub shoe molding at time of inspection. This area is typically caulked to prevent possible deterioration/damage from spillage. Caulking this area would be considered a recommended upgrade.



**DONE**

13. Hall Bathroom Ventilation Electric ventilation fan - During initial start up for the hall bathroom electric vent fan the blades of the fan would make a non-typical sound. This appeared to only occur when first arriving at the inspection which may indicate that this only happens after the vet has not been in use for a while. Recommend monitoring. Recommend evaluation and possible repairs. **AS-IS**

### Kitchen

14. Main Floor Kitchen Sink Recommend Repairs - Water pressure was significantly lower when running cold water at the kitchen sink faucet. Recommend evaluation and repairs. **DONE**
15. Main Floor Kitchen Cabinets: Wood - Areas of minor deterioration were noted at the kitchen cabinet platform directly below the kitchen sink. Recommend monitoring. Recommend evaluation and possible repairs.



**DONE**

16. Main Floor Kitchen Electrical Needs Repairs - Electric wire splices were noted in the cabinets below the kitchen sink. These electric wire splices were wrapped around the PVC drain line. Electric wire splices are required to be installed within junction box with a cover to prevent accidental exposure to electricity. These wires are likely functional from the switch to the left of the kitchen sink for potential food disposal installation. Recommend evaluation and repairs.



**DONE**

## Defective 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.

### Kitchen

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1. Main Floor Kitchen Cooktop/Oven Electric Cooktop/Electric Oven - The oven/cooktop did not function during the inspection. This oven was likely not plugged in. Recommend testing. Recommend evaluation and possible repairs.

**DONE**