



SUMMARY
1234 Main St. Gulf Shores AL 36542
Buyer Name
06/14/2022 9:00AM

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MAINTENANCE ITEM



RECOMMENDATION

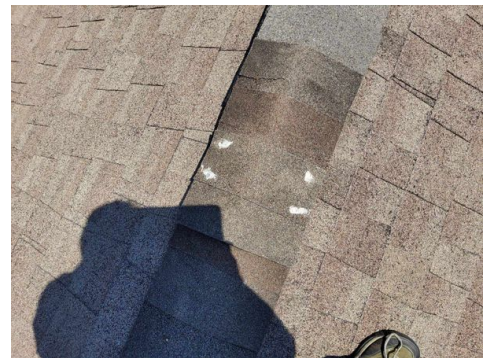


SAFETY HAZARD

2.1.1 Coverings

EXPOSED NAILS

Roofing nails in the shingles, ridge cap shingles, and roof vents should be sealed with silicone sealant/ roofing cement. Exposed nails may lead to water intrusion which could damage the structure. Recommend a roofing contractor evaluate and repair.



2.1.2 Coverings

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service cut back the trees.



2.1.3 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.





2.1.4 Coverings

HEAVY GRANULE LOSS

 Recommendation

There is consistent heavy granule loss. This may be an indication that the roofing material is nearing the end of its functional lifespan. Further evaluation by roofing contractor



2.1.5 Coverings

MARGINAL DUE TO AGE

 Maintenance Item

The roofing material is considered to be in marginal condition due to its age. The roofing material should be monitored for regular maintenance.



2.5.1 Plumbing Vents/Boots

EXPOSED NAILS IN THE PLUMBING VENT BOOT

 Maintenance Item

The exposed nails in the plumbing vent boots should be sealed with roofing cement.



2.5.2 Plumbing Vents/Boots
IMPROPER REPAIR



The plumbing vent boot has been improperly repaired. The plumbing vent boot should be evaluated and repaired or replaced by a licensed roofing contractor.



Inappropriate Caulk



Inappropriate Caulk



Inappropriate Caulk

3.1.1 Siding, Flashing & Trim
OPEN PENETRATIONS



All open penetrations should be sealed against moisture intrusion and pests. Recommend repair,



Front Right

3.1.2 Siding, Flashing & Trim
CAULKING



Garage trim

Recommend that all windows and other areas of the exterior such as door thresholds, garage doors, etc where water can enter the home to be caulked and/or sealed. Caulking is a water resistant barrier secondary to the moisture vapor material (tyvek paper) used when homes are built.

Recommend to monitor caulking around windows, doors, and siding and have repairs/add caulking as necessary and as a part of annual home maintenance.

3.1.3 Siding, Flashing & Trim

DRYER VENT TERMINATION.



At the terminating end of the exhaust duct, the hood should be securely adhered to the structure. It should have a backdraft damper, the hood opening should point downward and should be at least 12 inches above the ground. No screen should be installed at the duct terminus. Caulk at the exterior wall penetration should be applied around the vent. Recommend repair.



Debris/ lint



Caulk at vent

3.1.4 Siding, Flashing & Trim

CUT BACK TREES/SHRUBS



Trees/shrubbery should be cut back away from the siding to prevent damage.



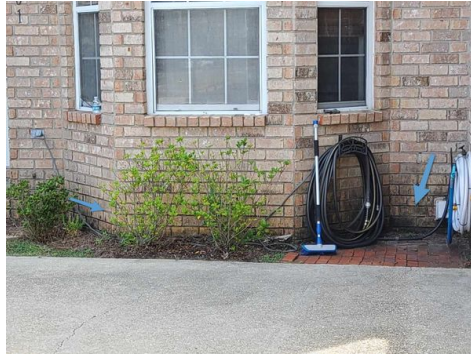
Cut back shrub from house

3.1.5 Siding, Flashing & Trim

MILDEW/ALGAE



There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.



3.1.6 Siding, Flashing & Trim

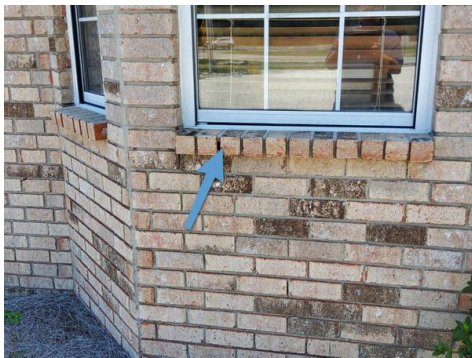
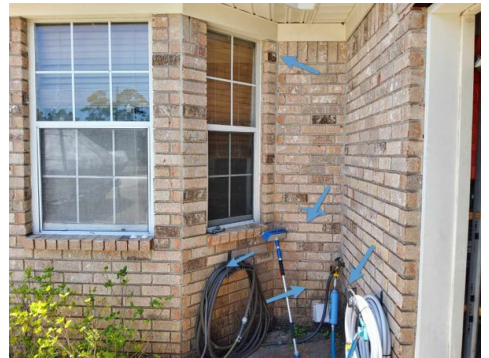
MISSING MORTAR

 Maintenance Item

Missing mortar at exterior walls in multiple locations. Further deterioration can lead to moisture intrusion therefore damage to the structure. Recommend further monitoring and repair.



Front Right



Front left



Multiple locations at garage

3.1.7 Siding, Flashing & Trim

CRACKING - MINOR

 Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes and settling, and is typical as homes with brick age. Recommend monitoring for further movement.



Garage at driveway



Garage at driveway

3.2.1 Exterior Doors

CAULKING

 Maintenance Item

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. Caulking should be evaluated and applied as part of annual home maintenance



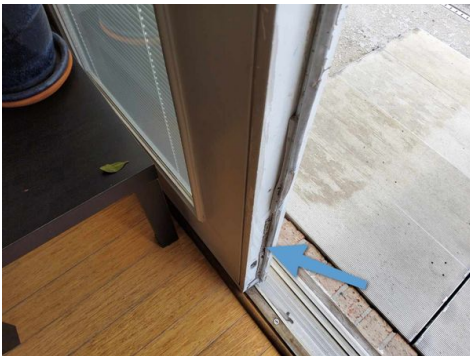
Garage door needs recalling. Growth present

3.2.2 Exterior Doors

DAMAGED/ INSUFFICIENT WEATHERSTRIPPING

 Maintenance Item

Damaged or insufficient weatherstripping on exterior door. The goal of weather stripping is to prevent rain, moisture and pests from getting in, while also keeping interior air in, which can save energy on heating and air conditioning. Recommend repair.



Patio doors



Rear bath exterior door

3.3.1 Windows

DAMAGED

 Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional or general contractor repair as necessary.



Crack. Left side

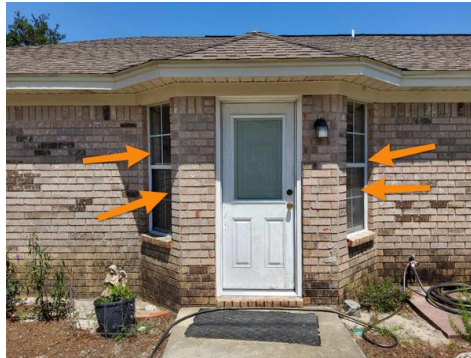
3.3.2 Windows
FAILED SEAL

 Recommendation

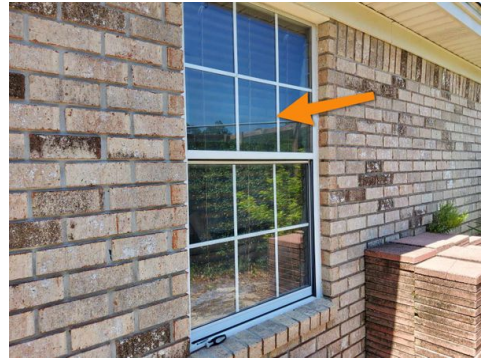
Observed condensation between the window panes, which indicates a failed seal. Failed seals reduces the energy efficiency of the windows. Recommend qualified window contractor evaluate & replace.



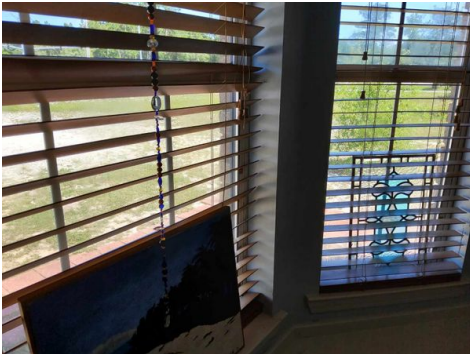
At garage



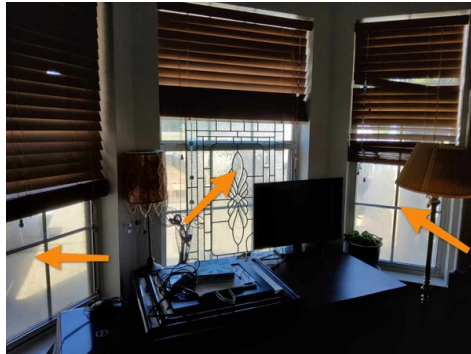
Back door



Left at walkway



Front left bedroom



Right front room

3.3.3 Windows
MISSING SCREEN

Window missing screen. Recommend replacement.

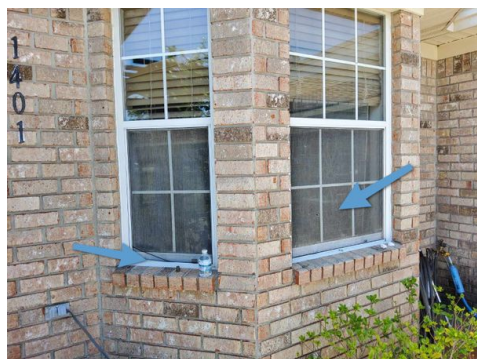
 Maintenance Item



Front left

DAMAGED SCREEN.

Damaged screen. Recommend repair.



Front Right



3 screens damaged at front

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.



Back patio

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home. Installing gutters to drain water away from house is recommended.

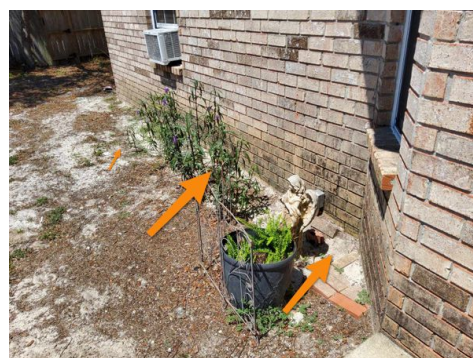
[Here is a helpful article](#) discussing negative grading.



Front Right



Front Porch



Back left

LIGHT FIXTURE COVER MISSING

The light fixture cover is missing and should be repaired. Exposed bulbs are a safety hazard



Front porch

3.6.2 Exterior Fixtures and Receptacles **CAULK MISSING AT EXTERIOR FIXTURE**

 Maintenance Item

Recommend caulk



Back Porch garage



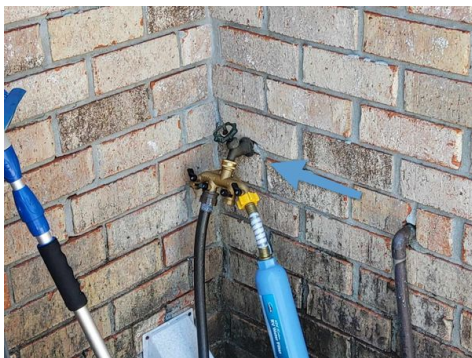
Back door



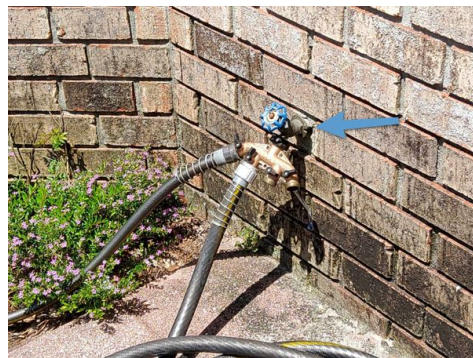
3.7.1 Plumbing **ANTI-SIPHON DEVICE**

 Maintenance Item

Faucets not equipped with an anti-siphon device. Anti-siphon devices normalize the pressure in pipes to prevent possible backflow and cross contamination. Recommend installing anti siphon device.



Front Right



Rear door

3.7.2 Plumbing **A/C LINES/ INSULATION**

 Maintenance Item

It is recommended that all A/C lines be insulated. Recommend repair,



4.2.1 Ventilation

BAFFLES NEEDED AT SOFFIT

Recommendation

Attic baffles or are an essential part of keeping your home well ventilated, reducing the moisture in the house, and increasing energy efficiency. Insulation baffles are attached to the top of your attic ceiling below the roof; they serve as shoots to move air through your attic from soffit vents. When Insulation is packed into rafter bays it blocks air flow. Adding baffles will increase air flow therefore cooling attic which in turn increases energy efficiency. Recommend installing baffles.



4.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Recommendation

Bathroom fan vents into the attic, which can cause moisture and microbacterial growth in attic space. Recommend install exhaust fan to terminate to the exterior.



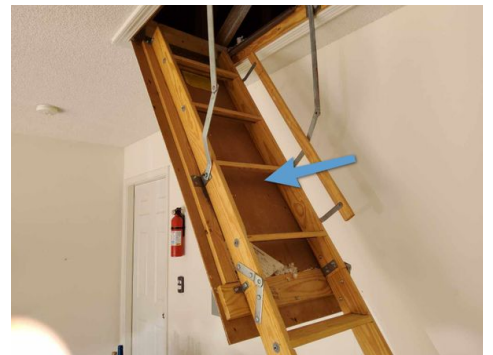
Venting moisture into attic

4.6.1 Pull down stairs/ Attic access

PULLDOWN STAIRS INSULATION

Maintenance Item

The pull down stairs should be insulated to increase energy efficiency. Recommend repair.



Missing insulation

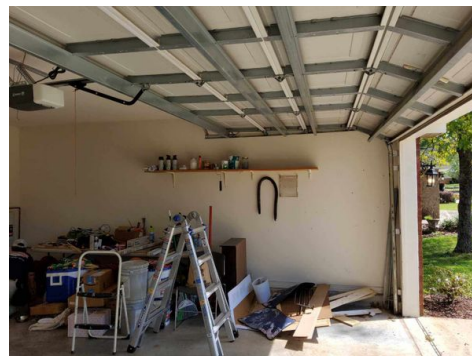
6.3.1 Walls & Firewalls

UNABLE TO CONFIRM 1 HR. FIRE BARRIER

Recommendation

The inspector is unable to confirm the presence of a one-hour fire rated ceiling / wall covering.

To slow the spread of fire from the garage to the living space, widely accepted modern safety standards required a 1-hour fire separation barrier between the garage and all adjoining living spaces. This includes the use of type-X drywall and limitations on penetrations. Although it may not have been required when the home was originally constructed, and homes are not required to be updated to comply with newly enacted building standards, for life-safety reasons the Inspector recommends that you update home construction to comply with modern fire separation standards.



Finished space limits confirmation of firewall

6.4.1 Garage Door **PHOTO-ELECTRIC EYES**

 Safety Hazard

Photo electric eyes not 6" from garage floor. This is a safety hazard. Recommend Repair.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



7.1.1 Water Heater **NO EXPANSION TANK 2012**

 Maintenance Item

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a licensed plumber evaluate.



Expansion tank

7.1.2 Water Heater **DRAIN NOT DRAINING INTO PAN**

 Maintenance Item

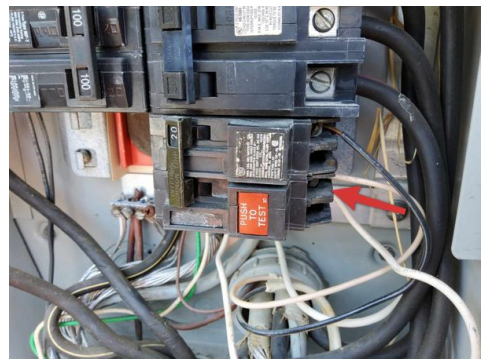
The drain outlet is not draining into the Pan. If the water heater were to have a leak the drain would drain water onto the sub floor not into the pan which could cause major damage to the occupants' belongings and to the structure. Recommend repair.



8.2.1 Main Panel **BREAKER INCORRECTLY WIRED**

 Safety Hazard

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.



8.2.2 Main Panel

MISSING SCREWS IN PANEL COVER

 Recommendation

Panel cover should contain all screws with no open holes. Screws should be an approved panel screw with a blunt tip and fine threads. Recommend repair.



8.2.3 Main Panel

MISSING LABELS ON PANEL

 Safety Hazard

At the time of inspection, panel was missing labeling. Recommend a person identify and map out locations.

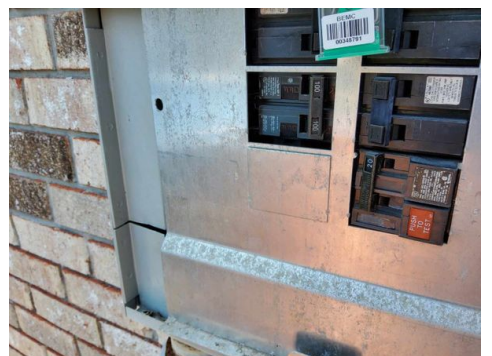


8.2.4 Main Panel

IMPROPER PANEL COVER

 Recommendation

Panel cover does not match incorrect fit. Recommend repair

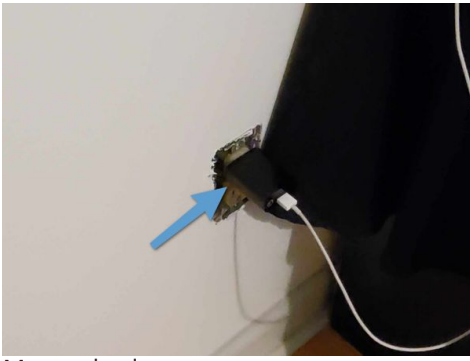


8.5.1 Fixtures, Switches & Receptacles

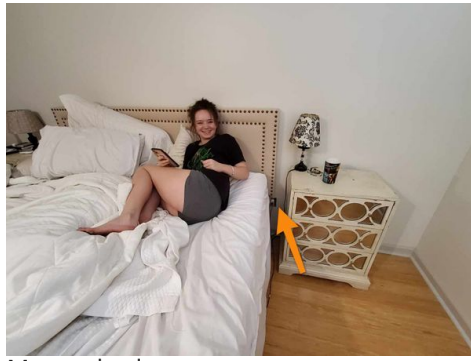
COVER PLATES MISSING

 Safety Hazard

One or more receptacles are missing a cover plate. This may cause a short and is shock risk. Recommend installation of plates.



Master bedroom



Master bedroom

8.5.2 Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

 Maintenance Item



Bulb in Brooklyn bedroom



Front left bedroom



Hall bath



Kitchen



Kitchen

8.7.1 Smoke Detectors

SMOKE DETECTORS HAVE AGED BEYOND THEIR RECOMMENDED LIFESPAN

 Safety Hazard

Smoke detectors have aged. Recommend replacement



9.1.1 Air Handler

AIR HANDLER CONDENSATE LINE LOCATION

 Maintenance Item

Air handler condensate line drains at foundation. Recommend draining away from the house.



Drain away from house

9.1.2 Air Handler

LEAK AT CONDENSATION LINE IN CLOSET

 Safety Hazard

At the time of the inspection the inspector observed active water leak at the condensation line.. Recommend immediate repair. Moisture can lead to microbacterial growth causing health and indoor air quality issues and may lead to structural damage



9.2.1 Cooling Equipment

DAMAGED OR MISSING INSULATION IN THE A/C REFRIGERANT LINES

 Maintenance Item

Proper installation of insulation is recommended. Insulation helps protect A/C lines from condensation.



9.4.1 Thermostat

AIR DIFFERENTIAL LOWER THAN AVERAGE

 Recommendation

The Air temperature differential between the return and the registers is less than expected normal operations. Recommended differential is 15 degrees. Recommend cleaning filters, Cleaning air conditioning unit and monitoring the cool air coming from registers. If air temperature in the house does not reach standards recommend a HVAC technician evaluate and repair

10.1.1 Main Water Shut-off Device

BURIED

 Recommendation

Water meter is buried unable to locate.. Recommend calling the city or a plumber to repair.



10.1.2 Main Water Shut-off Device
NO DIGITAL DISPLAY READOUT

 Recommendation

The inspector is unable to read the water meter. The digital display did not turn on. Recommend contacting the water company to diagnose and remedy.

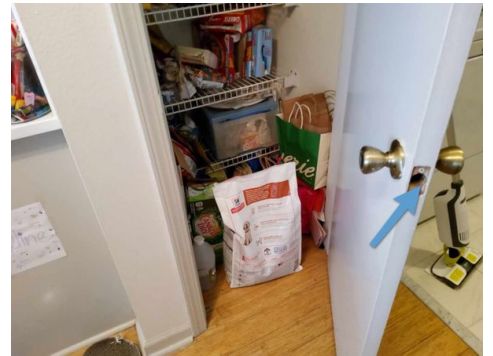


Buried

11.1.1 Doors
DOOR DOESN'T LATCH

 Maintenance Item

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



Pantry door hardware loose

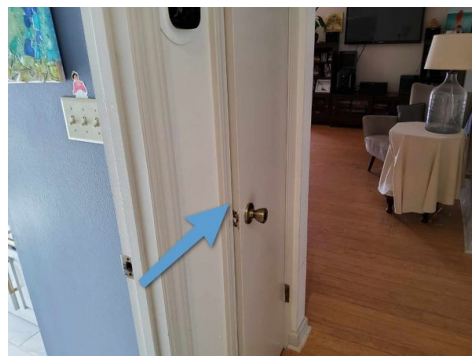
11.1.2 Doors
DOOR STICKS

 Maintenance Item

Door sticks and is tough to open. Recommend sanding down offending sides.
[Here is a helpful DIY article](#) on how to fix a sticking door.



Storage room

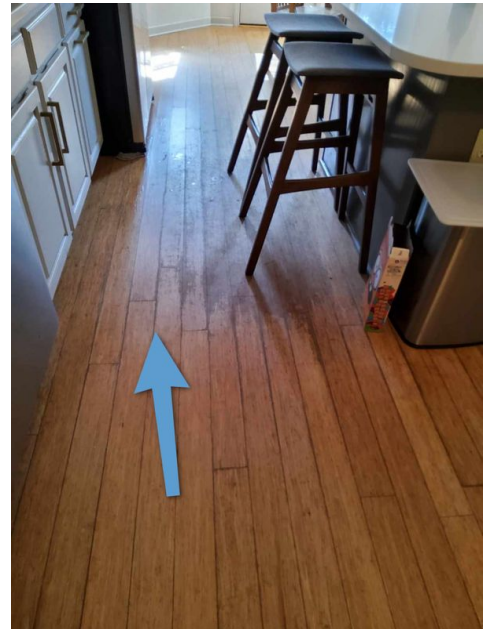


Hall closet

11.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



Kitchen

12.1.1 Bathtub/ Shower

CAULK AT FLOOR

Caulk is missing or deteriorated along the base of one or more bathtub/ shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.



Master shower

12.1.2 Bathtub/ Shower

GROUT DETERIORATED

Grout at the tiles around the bathtub is damaged or deteriorated. This can allow water to intruded behind the tiles cause loose tiles and microbial growth issues behind tiles. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. Recommend repair tile and/or grout as necessary.



Hall bath

12.1.3 Bathtub/ Shower

CAULK AT SPOUT

Caulk is missing or deteriorated around the base of the bathtub spout. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.





Hall bath

12.1.4 Bathtub/ Shower

CAULKING AT SURROUND

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.



Recommendation



Hall bath

12.1.5 Bathtub/ Shower

CAULKING AT CONTROLS BACKPLATE

Caulk is missing or deteriorated around the base of water control backplate. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.



Recommendation



Master shower

12.1.6 Bathtub/ Shower

CLOGGED OR DRAINS SLOWLY

One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.



Maintenance Item



Hall bath

12.1.7 Bathtub/ Shower

WATER NOT DRAINING EFFICIENTLY

 Recommendation

The shower is not draining efficiently(i.e. standing water, slow draining to drain). Standing water in the shower can cause mildew and residue to build-up, leaving tiles slick. Also, grout can deteriorate from standing water. Recommend cleaning drains and monitoring for necessary repair by plumbing contractor



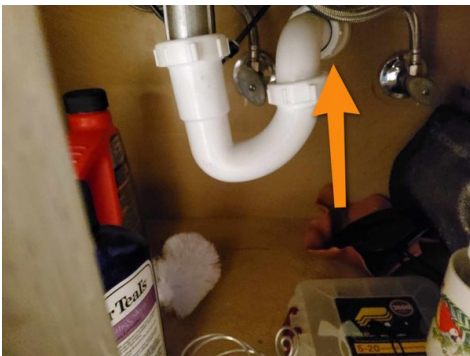
Tub in master

12.6.1 Sink/countertop

SINK DRAIN LEAK

 Safety Hazard

One or more sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.



Leak left sink master bath



Active moisture left sink master bath

12.7.1 Toilets

NO OR BAD CAULK BASE

 Maintenance Item

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend caulk around toilet bases per standard building practices.



Hall bath



Master bath

12.8.1 Ceiling/ Walls

TOWEL BAR NOT SECURED



Maintenance Item

Talibar is not secured to the wall. Recommend repair



Right side Master bath

13.3.1 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION



Recommendation

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A) (10) & 210.12(A) Recommend electrician evaluate and repair

14.2.1 Refrigerator

WATER AT FLOOR AT FRIDGE



Maintenance Item

Recommend monitoring and repair. The appliance seems to be functioning properly but has small leak at corner left.

15.3.1 Exhaust Fan

EXHAUST FAN CHASE IMPROPERLY INSULATED



Maintenance Item

Inspector observed through thermal imaging heat loss in cabinet containing chase for oven exhaust. Recommend insulating exhaust fan duct to reduce home energy loss.



Exhaust fan chase at kitchen

15.4.1 Countertops & Cabinets

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)



Island

15.4.2 Countertops & Cabinets

DRAWER DOESNT OPEN

Drawer to left of stove doesn't open fully. Recommend repair

