

Call 251-238-0379 ✉ glenn395@gmail.com



Inspection Report

Marcello Alcantar

Property Address:
110 Blacksher Street
Brewton AL 36426



Wilson Home Inspections

**Glenn Wilson AL HI-3094 FL HI-8238
251-238-0379**

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Date: 3/22/2021	Time: 11:00 AM	Report ID:
Property: 110 Blacksher Street Brewton AL 36426	Customer: Marcello Alcantar	Real Estate Professional:

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.

Repair or Replace (RR) = 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:

Commercial

Approximate age of building:

Built 2001

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

1. Roofing

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.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	Roof Covering: Metal
1.1	Flashings	•				Viewed roof covering from: Walked roof
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0



1.0 Item 1(Picture) The screws for the roofing are corroded with rust. They are recommended to be replaced.



1.0 Item 2(Picture) There is rust on several pieces of roofing. The rust needs to be sanded and painted.

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.

2. 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.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Material: Metal
2.1	Doors (Exterior)	•			•	Exterior Entry Doors: Steel
2.2	Windows	•				
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.1



2.1 Item 1(Picture) The door lock for this door does not work. It has to be secured with a bolt at the top of the door.



2.1 Item 2(Picture) Water and air is leaking around the exterior doors.

 2.3

2.3 Item 1(Picture) The soil on this side of the building is higher than the floor. This is allowing water to enter into the building. The soil needs to be four to six inches below the floor.

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.

3. Interiors

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.

		IN	NI	NP	RR	Styles & Materials
3.0	Ceilings	•			•	Ceiling Materials: Ceiling Tile
3.1	Walls	•			•	
3.2	Floors	•				
3.3	Doors (representative number)	•				
3.4	Windows (representative number)	•				

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IN NI NP RR

Comments:

 **3.0**



3.0 Item 1(Picture) There are multiple pieces of ceiling tiles that are damaged.

 3.1

3.1 Item 1(Picture) The plywood walls in the gym has water damage.

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.

4. 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.

		IN	NI	NP	RR	Styles & Materials
4.0	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.)	•			•	Foundation: Poured concrete Floor Structure: Slab Wall Structure: Metal studs Roof Structure: Extra Info : Steel Roof-Type: Gable
4.1	Walls (Structural)	•			•	
4.2	Columns or Piers	•				
4.3	Floors (Structural)	•				
4.4	Ceilings (Structural)	•				
4.5	Roof Structure and Attic	•				

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Comments:

 4.0



4.0 Item 1(Picture) Water is leaking into the building under the wall due to poor landscaping.

4.1



4.1 Item 1(Picture) Termites have been in this wall area in the gym. Recommend a qualified contractor to evaluate and repair as necessary.

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.

5. Plumbing System

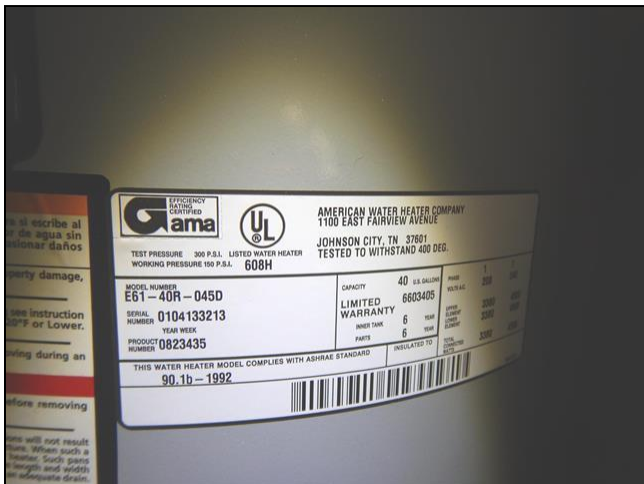
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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.

		IN	NI	NP	RR	Styles & Materials
5.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	•				Plumbing Water Supply (into home): PVC
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Distribution (inside home): Copper Plumbing Waste: PVC Water Heater Power Source: Electric Water Heater Capacity: 40 Gallon (1-2 people) Manufacturer: AMERICAN

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Comments:

5.2



5.2 Item 1(Picture) The data plate for the water heater. Mfg 2008

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.

6. 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.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: GENERAL ELECTRIC Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)			•		
6.6	Location of Main and Distribution Panels	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **6.2**



6.2 Item 1(Picture) This receptacle did not have power.

 6.3

6.3 Item 1(Picture) There was only one light in the gym that was in working order.

6.5 Recommend all exterior receptacles and all receptacles within six feet of a water supply to be GFCI protected.

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.

7. 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.

		IN	NI	NP	RR	Styles & Materials
7.0	Heating Equipment	•			•	Heat Type: Heat Pump Forced Air (also provides cool air)
7.1	Normal Operating Controls	•				
7.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	Energy Source: Electric
7.3	Cooling and Air Handler Equipment	•				Number of Heat Systems (excluding wood): Two
7.4	Normal Operating Controls	•				Heat System Brand: GOODMAN PAYNE
		IN	NI	NP	RR	Central Air Manufacturer: GOODMAN PAYNE
						Number of AC Only Units: Two

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Comments:

7.0



7.0 Item 1(Picture) This package unit was manufactured in 1994. This unit is not in working order.



7.0 Item 2(Picture) The HVAC for the office area was pulling in 80 degree air and heating to 115 degrees. This is a normal operating temperature range.

7.2



7.2 Item 1(Picture) The refrigerant lines for the air handler needs to be insulated.



7.2 Item 2(Picture) The platform for the air handler has water damage.

7.3



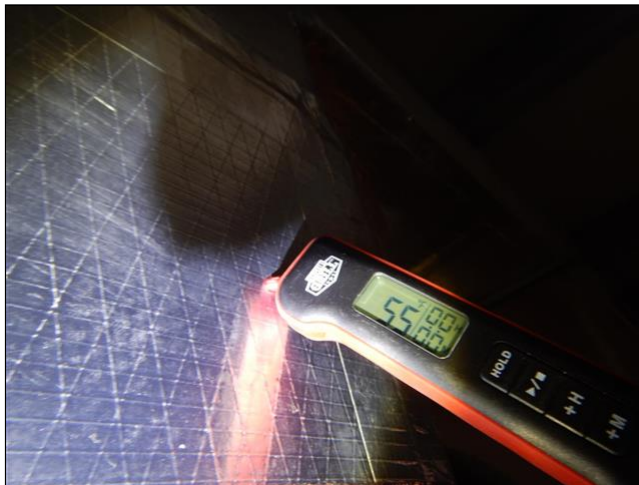
7.3 Item 1(Picture) The data plate for the condensing unit. Mfg 2002



7.3 Item 2(Picture) The HVAC for the gym does not have duct work.



7.3 Item 3(Picture) The coil in the air handler is very dirty.



7.3 Item 4(Picture) The HVAC for the office area was pulling in 70 degree air and cooling it to 55 degrees. This a normal operating temperature range.

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.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

	IN	NI	NP	RR	Styles & Materials
8.0 Insulation in Attic	•			•	Attic Insulation: Batt Extra Info : R13
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace					
	IN	NI	NP	RR	

Comments:

8.0



8.0 Item 1(Picture) There are several areas where the insulation is loose.



8.0 Item 2(Picture) The wall insulation is damaged or missing in several areas.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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



Wilson Home Inspections

251-238-0379

Customer

Marcello Alcantar

Address

110 Blacksher Street
Brewton AL 36426

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.

1. Roofing

General Summary

Roof Coverings

1.



Item 1 - Item 1(Picture) The screws for the roofing are corroded with rust. They are recommended to be replaced.



Item 1 - Item 2(Picture) There is rust on several pieces of roofing. The rust needs to be sanded and painted.

2. Exterior

General Summary

Doors (Exterior)

2.



Item 2 - Item 1(Picture) The door lock for this door does not work. It has to be secured with a bolt at the top of the door.



Item 2 - Item 2(Picture) Water and air is leaking around the exterior doors.

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

3.



Item 3 - Item 1(Picture) The soil on this side of the building is higher than the floor. This is allowing water to enter into the building. The soil needs to be four to six inches below the floor.

3. Interiors

📌 General Summary

Ceilings

4.



Item 4 - Item 1(Picture) There are multiple pieces of ceiling tiles that are damaged.

Walls

5.



Item 5 - Item 1(Picture) The plywood walls in the gym has water damage.

4. Structural Components

📌 General Summary

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

6.



Item 6 - Item 1(Picture) Water is leaking into the building under the wall due to poor landscaping.

Walls (Structural)

7.



Item 7 - Item 1(Picture) Termites have been in this wall area in the gym. Recommend a qualified contractor to evaluate and repair as necessary.

6. Electrical System

📁 General Summary

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

8.



Item 8 - Item 1(Picture) This receptacle did not have power.

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

9.



Item 9 - Item 1(Picture) There was only one light in the gym that was in working order.

7. Heating / Central Air Conditioning

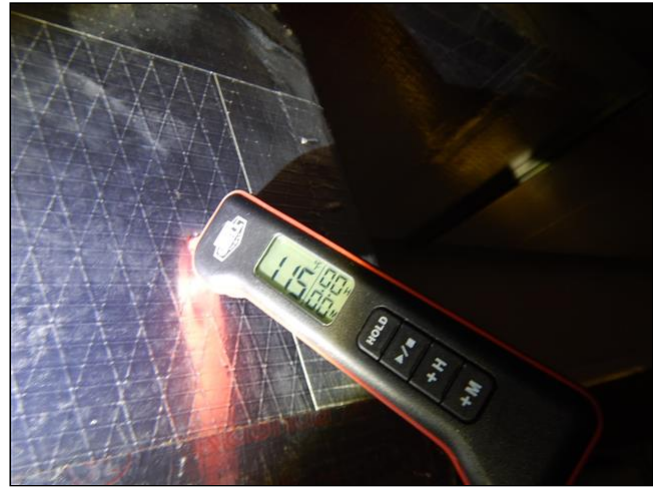
🏠 General Summary

Heating Equipment

10.



Item 10 - Item 1(Picture) This package unit was manufactured in 1994. This unit is not in working order.



Item 10 - Item 2(Picture) The HVAC for the office area was pulling in 80 degree air and heating to 115 degrees. This is a normal operating temperature range.

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

11.



Item 11 - Item 1(Picture) The refrigerant lines for the air handler needs to be insulated.



Item 11 - Item 2(Picture) The platform for the air handler has water damage.

8. Insulation and Ventilation

🏠 General Summary

Insulation in Attic

12.



Item 12 - Item 1(Picture) There are several areas where the insulation is loose.



Item 12 - Item 2(Picture) The wall insulation is damaged or missing in several areas.

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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