



HOME BOSS INSPECTION

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<https://www.HomeBossInspection.com>



HOME BOSS PROPERTY REPORT

12094 Old Federal Rd
Magnolia Springs, AL 36555

Michelle Bigler

03/11/2025



Inspector

Riaan du Plessis

AL HI-4392, FL HI-13637 Owner HOME BOSS,
InterNACHI Certified MASTER Inspector

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All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision.

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

[Alabama Standards of Practice & Code of Ethics](#)

[InterNACHI Home Inspection Standards of Practice](#)

SUMMARY



GENERAL REPAIR/DEFECTS



The summary page should not be considered the entire report. At Home Boss Inspection, we recommend our clients view and read the report in its entirety to fully grasp and understand our findings and recommendations. We thank you for selecting and trusting Home Boss Inspection as part of your home purchasing/ selling journey.

- 2.3.1 Crawlspace - Sub-Floor/Joist/Beams: Sub-Floor/Microbial growth
- 2.4.1 Crawlspace - Plumbing/Gas Lines: Plumbing/gas lines-Bracing
- 2.4.2 Crawlspace - Plumbing/Gas Lines: Leak/Drip-Plumbing Lines
- 2.6.1 Crawlspace - Vapor Retarders : Standing water
- 2.8.1 Crawlspace - Ductwork: Ductwork sag

1: INSPECTION DETAILS

Information

General: State of Occupancy
Occupied and Furnished

General: Weather Conditions
Sunny

General: In Attendance
Home Boss Inspector, Home Owner

General: Approximate Year Built

2004

The year built is based off of data located online and therefore, Home Boss Inspection is unable to verify its authenticity.

**General: Category description**

These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the client of the current condition of the property and structure. Furthermore, categories are based on our professional expertise and opinion at the time of the inspection. Photos should not be expected to be all encompassing.

Maintenance/Monitor/Minor Repairs = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies/General Repairs = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or licensed contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention and/or Major Repairs = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **licensed contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Upon reading the report in its entirety. Home Boss will be available to answer, address or explain ANY questions or concerns that you may have concerning the report.

- **Assume items inspected to be satisfactory unless otherwise noted in the report below.**

General: Structural Orientation

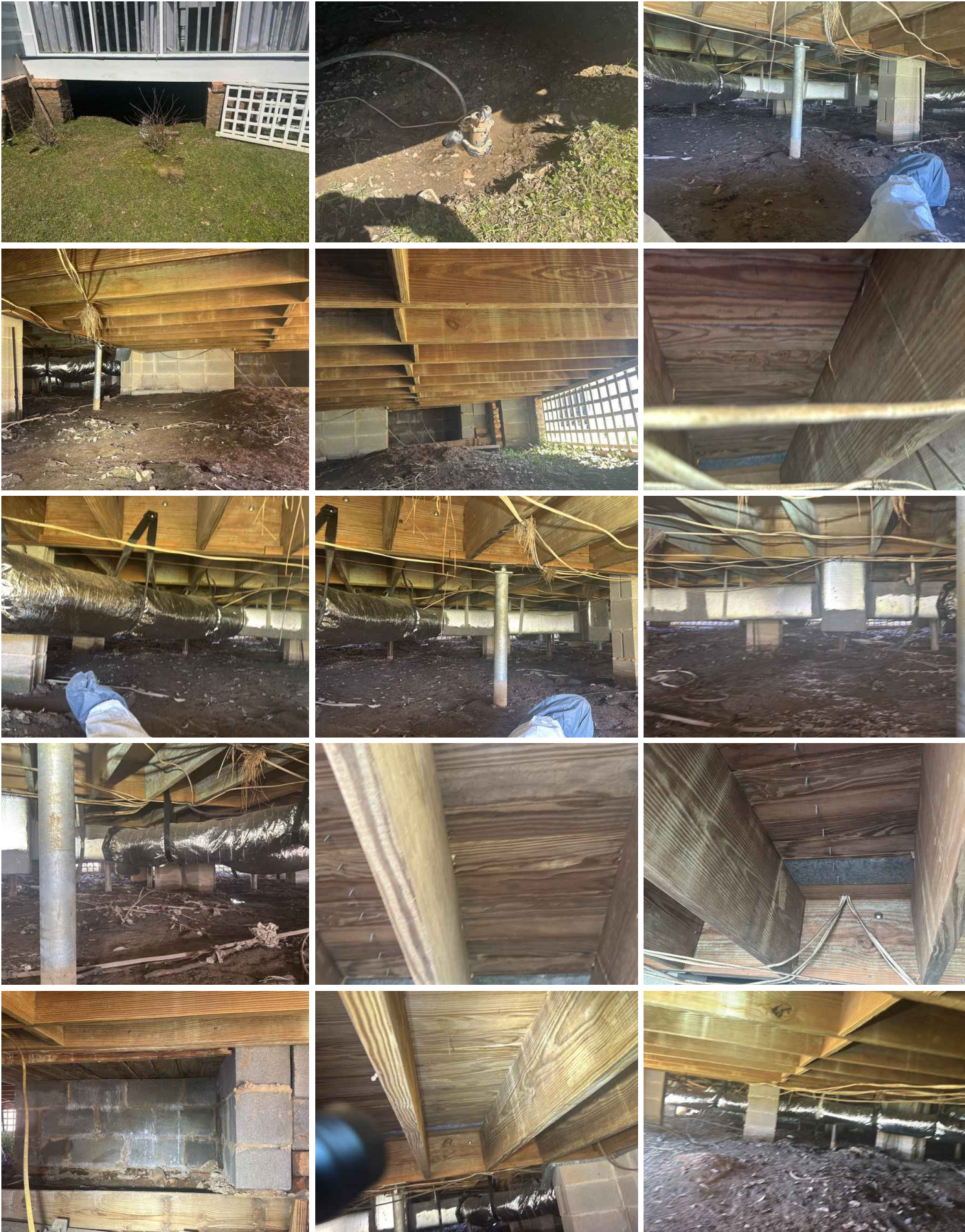
For the sake of this report, directional references are made as if one were standing at the front , facing the home.

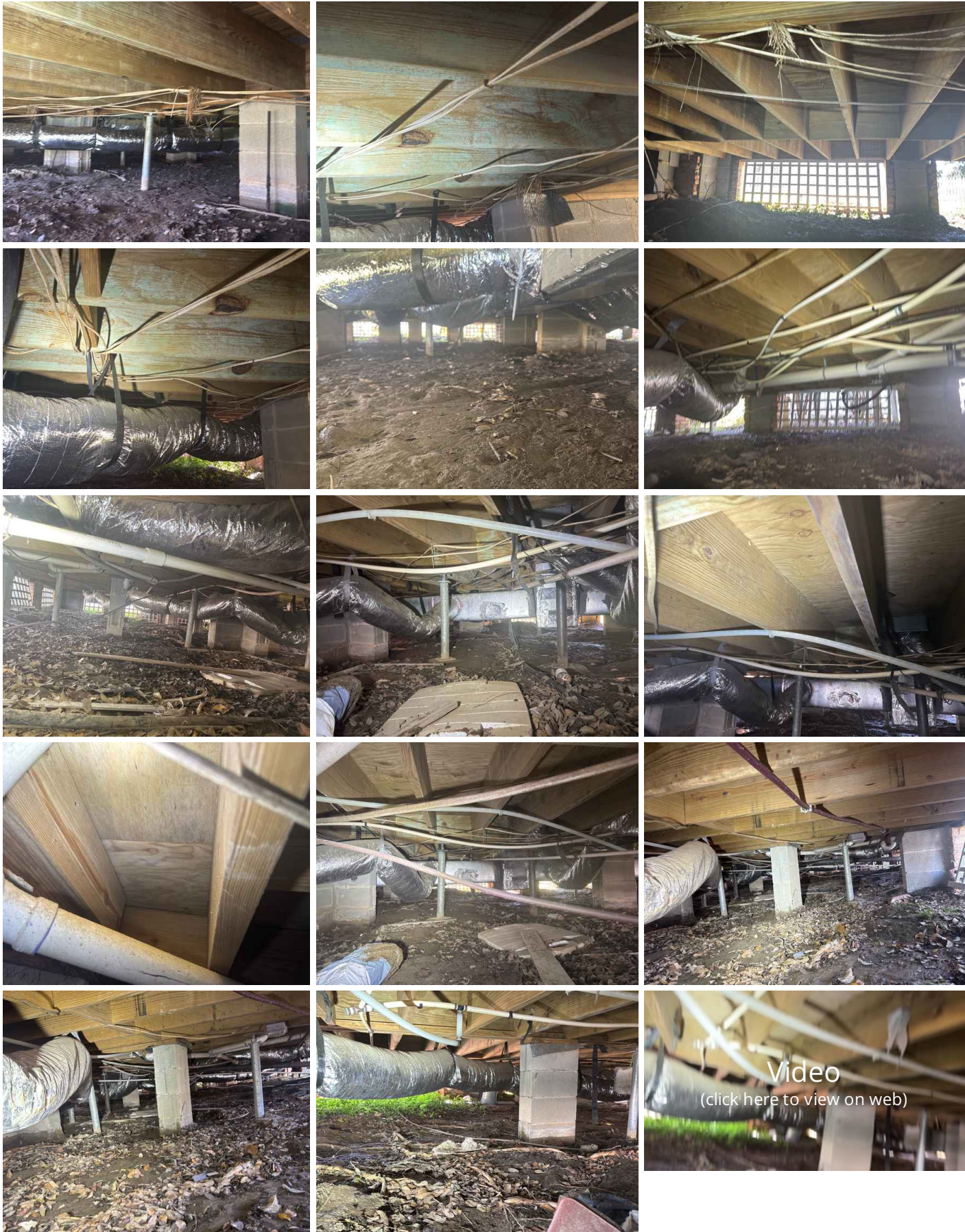
2: CRAWLSPACE

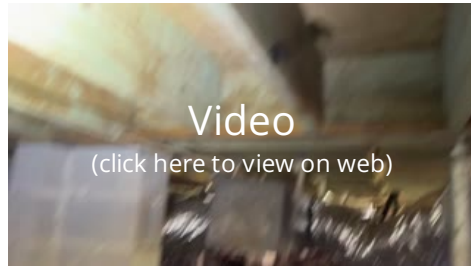
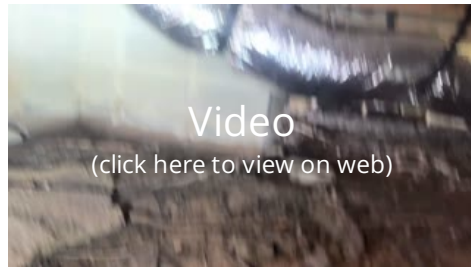
Information

Type/Access: Location/Condition Right Side Of Home	Sub-Floor/Joist/Beams: Condition Satisfactory	Plumbing/Gas Lines: Condition Marginal
Walls/Columns: Condition Satisfactory	Vapor Retarders : Condition Not Installed	Insulation : Condition N/A
Ductwork: Condition N/A, Poor	Ventilation : Condition Satisfactory	

General Photos: General Photos







Limitations

Type/Access

ACCESSIBILITY

CRAWL SPACE



All areas of the crawl space may not have been visible and/or accessible, due to factors that include but are not limited to the following : content/debris, storage, insulation, ductwork, rafter/joists height and other components. Home Boss Inspectors can only inspect which is visible/accessible.

Recommendations

2.3.1 Sub-Floor/Joist/Beams

SUB-FLOOR/MICROBIAL GROWTH

CRAWL SPACE

General Repair/Defects

- Signs of microbial growth located on subfloor/other components in crawl space- although not uncommon in this part of a home, this could be due to condensation as a result of inadequate ventilation- recommend identifying source and cleaning these areas.



2.4.1 Plumbing/Gas Lines

PLUMBING/GAS LINES-BRACING

- **Recommend adding additional bracing where required to plumbing and/or gaslines located in the crawl space to prevent sagging and to alleviate stress on these lines- recommend repair.**



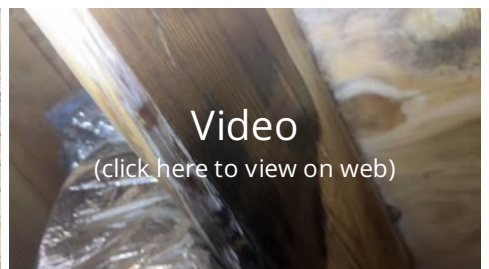
2.4.2 Plumbing/Gas Lines

LEAK/DRIP-PLUMBING LINES

CRAWL SPACE



- **Leak/dripping observed at one or more plumbing pipes located in crawl space- recommend further evaluation and repairs as needed by licensed plumber.**





2.6.1 Vapor Retarders

STANDING WATER

There was standing water and the ground in the crawl space was wet- although a sump pump was installed, the sloping around the perimeter of the crawl space, is likely what needs to be addressed- recommend repair



General Repair/Defects



2.8.1 Ductwork

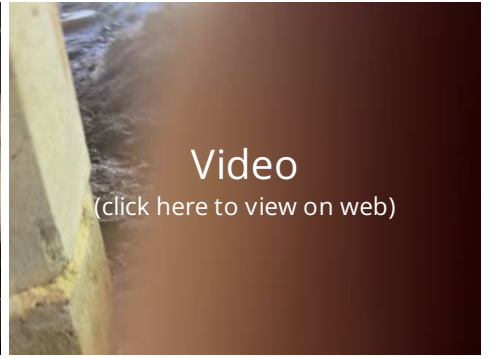
DUCTWORK SAG

- One or more areas located in crawl space where ductwork is sagging which could allow for the accumulation of condensation inside the ductwork, which not just adds weight to ductwork which can cause it to fall, but can also reduce the HVAC efficiency - recommend repair by licensed HVAC service.



General Repair/Defects





Video
(click here to view on web)

Standing water