



Auburn Home Inspection

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Inspected By: John J. Passailaigue Jr.



Home Inspection Report

Prepared For:

Laura Heath

Property Address:

4105 Academy Dr.

Opelika, AL 36801

Inspected on Thu, Jan 29 2015 at 9:49 AM

Table of Contents

Report Summary	4
General	21
Exterior	21
Garage	25
Roofing	27
Structure	36
Electrical	36
Heating	37
Cooling	40
Plumbing	42
Laundry	45
Kitchen	45
Appliances	45
Interior	46

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under on my web site at www.auhomeinspection.com

Report Summary

Exterior

- 1) The window screens were not installed at time of inspection.
- 2) Blocked or obstructed weep holes (openings in the mortar joints, typically found at foundation level) serving the brick veneer wall should be unobstructed or cleaned to reduce the risk of water entry and damage.
- 3) It is suggested that the lintels (metal supporting bricks above openings such as windows or doors) should be painted to prevent rust and damage.
- 4) At time of inspection, a larger than normal crack and movement of the concrete (broken side) was observed located at the left rear side of the home/driveway. It is suggested that this condition be repaired to prevent further damage or failure of the driveway.



Figure 4-1

- 5) At time of inspection, low areas were observed in some locations of the lot located at the rear of the home. It is suggested that this condition be repaired or improved so that water does not pool and is ultimately directed off the lot.

(Report Summary continued)



Figure 5-1

6) All exterior wall penetrations (air conditioning lines) should be sealed prior to home ownership.



Figure 6-1

7) Any loose and/or improperly installed exterior hose bibs should be trimmed to proper length and better secured to the exterior wall to prevent damage.

(Report Summary continued)



Figure 7-1

8) Damaged brickwork was observed serving the front side of the home located adjacent to the garage right side window. It is suggested that this condition be further investigated and repaired as necessary.



Figure 8-1



Figure 8-2

(Report Summary continued)



Figure 8-3

Garage

9) The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house.



Figure 9-1

10) The automatic garage door opener light was inoperative at time of inspection.

11) It is suggested that the weather stripping serving the exterior garage door be improved for a better wear seal.

(Report Summary continued)



Figure 11-1

Roofing

12) It is suggested that all exterior wall/roof flashing be repaired or improved to extend past the end of the wall to prevent water penetration located above the automobile garage door entrance.



Figure 12-1



Figure 12-2

13) It is suggested that all exterior wall/roof flashing be repaired or improved to extend past the end of the wall to prevent water penetration located above the front entrance door.

(Report Summary continued)



Figure 13-1



Figure 13-2

14) It is suggested that a turn out or kick out flashing be installed to force roof surface water away from the exterior wall and to prevent water penetration and damage.



Figure 14-1

15) Any openings, gaps, spaces, or exposed wood located at the front of the home should be repaired/sealed to prevent pest intrusion and/or water penetration and damage prior to home ownership.

(Report Summary continued)



Figure 15-1



Figure 15-2



Figure 15-3

16) Building debris (unused nails and/or trash) should be removed from the roof surface to reduce risk of damage.

(Report Summary continued)



Figure 16-1

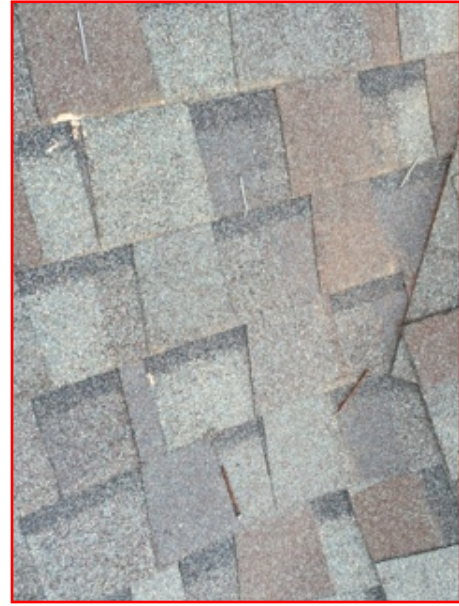


Figure 16-2



Figure 16-3

17) Any and all exposed nail heads or attaching hardware serving roof flashings and/or exposed on the roof surface should be sealed/repared prior to home ownership.

(Report Summary continued)



Figure 17-1



Figure 17-2



Figure 17-3



Figure 17-4

18) Any and all damaged or compromised shingles located at the front of the home should be repaired or replaced to prevent water penetration and damage.

(Report Summary continued)



Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

19) Any loose nails serving the roof flashing/single located at the rear of the home should be repaired and sealed to prevent damage, failure, or water penetration.

(Report Summary continued)



Figure 19-1

20) The ridge vent flashing/cover serving the rear porch cover was observed to be damaged and suspect of improper installation. It is suggested that this condition be further investigated and repaired as necessary prior to home ownership.



Figure 20-1



Figure 20-2

(Report Summary continued)



Figure 20-3

21) At time of inspection, damaged, suspect, or compromised shingles were observed located at the rear of the home. It is suggested that the shingles be further investigated/evaluated to ensure no holes exist and were not patched or sealed. If the shingles are found to be compromised or damaged, it is suggested shingles be replaced prior to home ownership.



Figure 21-1



Figure 21-2

(Report Summary continued)



Figure 21-3

Electrical

22) Any and all dustcovers should be removed from the smoke detectors prior to home ownership.



Figure 22-1

23) The rear exterior GFCI outlet located adjacent to the rear entrance door did not respond correctly to testing with an outlet GFCI testing device. It is suggested that this condition be further investigated and repaired as necessary prior to home ownership.

(Report Summary continued)

Heating

24) It is suggested that a vent pipe be installed serving the main condensate drain pipes serving the indoor air conditioning units located in the attic to assist with proper water flow.



Figure 24-1

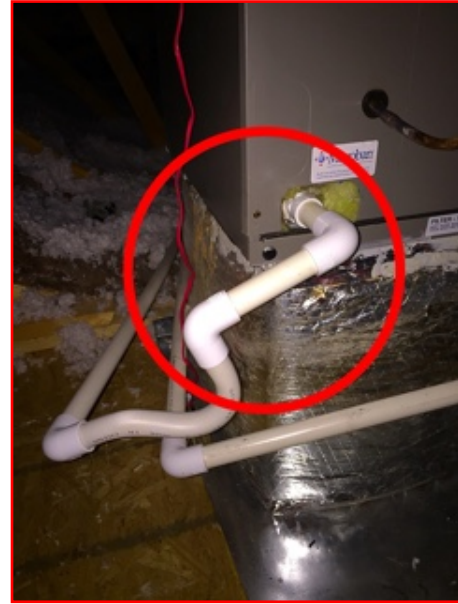


Figure 24-2

Plumbing

25) At time of inspection, the right side kitchen sink was observed to be retaining/holding surface water adjacent to the drain. It is suggested that this condition be improved or repaired as necessary in order to force surface water into the drain prior to home ownership.

(Report Summary continued)



Figure 25-1

26) Any gaps or openings between the wall and down spout serving the downstairs hallway bathroom bathtub faucet fixture should be sealed to prevent water penetration and damage.



Figure 26-1

27) Any gaps or openings between the wall and down spout serving the upstairs hallway bathroom bathtub faucet fixture should be sealed to prevent water penetration and damage.

(Report Summary continued)



Figure 27-1

Kitchen

28) At time of inspection, cracks between the granite countertop and tile backsplash was observed adjacent to the left & right side of the electric range and adjacent to the kitchen sink & dishwasher. It is suggested that this condition be further investigated and repaired as necessary.



Figure 28-1



Figure 28-2

Interior

29) The weather stripping serving the front entrance door was not installed at time of inspection.

30) The door hardware and weather stripping serving the attic access door located in the front left side upstairs bedroom closet was not installed at time of inspection.

(Report Summary continued)



Figure 30-1

31) The master bedroom closet would not close properly/easily at time of inspection. It is suggested that this condition be further investigated and repaired as necessary for ease of use and to prevent damage.

General

This appears to be a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Occupied:	No
Furnished:	No
Weather:	Sunny
Temperature:	42°
Soil Condition:	Dry
Door Faces:	Northwest
People Present:	No one
Recent Rain:	No

At time of inspection, every component and/or system was tested, unless specified that conditions were such that the system or component could not be tested or operated. The air conditioning/cooling systems are tested when outside temperatures are above 65°F. The heating unit/system is tested when outside temperatures are below 65°-60°F. The underground sprinkler systems are never tested as part of a home inspection. The scope of the inspection is based solely on visible items.

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Hardboard
Exterior Trim Material:	Wood, Vinyl, Aluminum, Hardboard
Walking Surface Types:	Walks, Stoops, Porches
Walking Surface Materials:	Concrete
Chimney Type:	None



Comment 1:

The window screens were not installed at time of inspection.

(Exterior continued)



Comment 2:

It is suggested that the sprinkler system be viewed in operation to ensure that water flow is directed away from the home at point of discharge.



Comment 3:

Blocked or obstructed weep holes (openings in the mortar joints, typically found at foundation level) serving the brick veneer wall should be unobstructed or cleaned to reduce the risk of water entry and damage.



Comment 4:

It is suggested that the lintels (metal supporting bricks above openings such as windows or doors) should be painted to prevent rust and damage.



Comment 5:

At time of inspection, a larger than normal crack and movement of the concrete (broken side) was observed located at the left rear side of the home/driveway. It is suggested that this condition be repaired to prevent further damage or failure of the driveway.



Figure 5-1

(Exterior continued)



Comment 6:

At time of inspection, low areas were observed in some locations of the lot located at the rear of the home. It is suggested that this condition be repaired or improved so that water does not pool and is ultimately directed off the lot.



Figure 6-1



Comment 7:

All exterior wall penetrations (air conditioning lines) should be sealed prior to home ownership.



Figure 7-1

(Exterior continued)



Comment 8:

Any loose and/or improperly installed exterior hose bibs should be trimmed to proper length and better secured to the exterior wall to prevent damage.



Figure 8-1



Comment 9:

Damaged brickwork was observed serving the front side of the home located adjacent to the garage right side window. It is suggested that this condition be further investigated and repaired as necessary.



Figure 9-1



Figure 9-2

(Exterior continued)



Figure 9-3

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	Yes
HVAC Present:	No

(Garage continued)



Comment 10:

The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house.



Figure 10-1



Comment 11:

The automatic garage door opener light was inoperative at time of inspection.

(Garage continued)



Comment 12:

It is suggested that the weather stripping serving the exterior garage door be improved for a better wearer seal.



Figure 12-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

From Ground With Binoculars, Walked On Roof

Roofing Material:

Shingles

Ventilation Present:

Soffit, Ridge Vent

Gutter Material:

Metal

(Roofing continued)



Comment 13:

It is suggested that all exterior wall/roof flashing be repaired or improved to extend past the end of the wall to prevent water penetration located above the automobile garage door entrance.



Figure 13-1



Figure 13-2



Comment 14:

It is suggested that all exterior wall/roof flashing be repaired or improved to extend past the end of the wall to prevent water penetration located above the front entrance door.



Figure 14-1



Figure 14-2

(Roofing continued)



Comment 15:

It is suggested that a turn out or kick out flashing be installed to force roof surface water away from the exterior wall and to prevent water penetration and damage.



Figure 15-1



Comment 16:

Any openings, gaps, spaces, or exposed wood located at the front of the home should be repaired/sealed to prevent pest intrusion and/or water penetration and damage prior to home ownership.



Figure 16-1



Figure 16-2

(Roofing continued)



Figure 16-3



Comment 17:

Building debris (unused nails and/or trash) should be removed from the roof surface to reduce risk of damage.



Figure 17-1

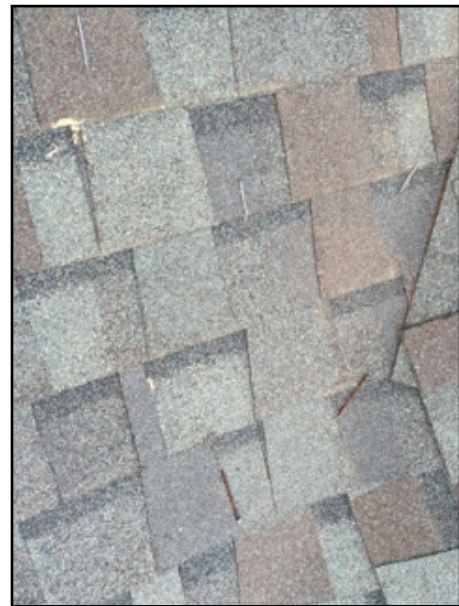


Figure 17-2

(Roofing continued)



Figure 17-3



Comment 18:

Any and all exposed nail heads or attaching hardware serving roof flashings and/or exposed on the roof surface should be sealed/repared prior to home ownership.



Figure 18-1



Figure 18-2

(Roofing continued)



Figure 18-3



Figure 18-4



Comment 19:

Any and all damaged or compromised shingles located at the front of the home should be repaired or replaced to prevent water penetration and damage.



Figure 19-1

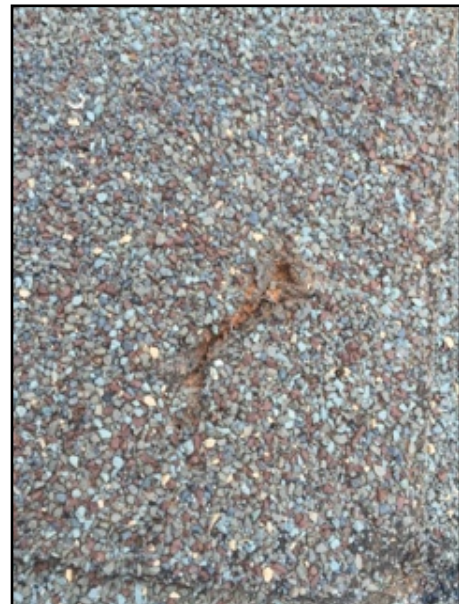


Figure 19-2

(Roofing continued)



Figure 19-3



Figure 19-4



Comment 20:

Any loose nails serving the roof flashing/single located at the rear of the home should be repaired and sealed to prevent damage, failure, or water penetration.



Figure 20-1

(Roofing continued)



Comment 21:

The ridge vent flashing/cover serving the rear porch cover was observed to be damaged and suspect of improper installation. It is suggested that this condition be further investigated and repaired as necessary prior to home ownership.



Figure 21-1



Figure 21-2



Figure 21-3

(Roofing continued)



Comment 22:

At time of inspection, damaged, suspect, or compromised shingles were observed located at the rear of the home. It is suggested that the shingles be further investigated/evaluated to ensure no holes exist and were not patched or sealed. If the shingles are found to be compromised or damaged, it is suggested shingles be replaced prior to home ownership.



Figure 22-1



Figure 22-2



Figure 22-3

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Concrete
Floor Structure:	Wood Framed, Slab
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss, Manufactured
Inspection Method:	Inside
Attic Insulation:	Loose Fill, Batts



Comment 23:

The ventilation of the home appears marginal. Improvement (a powered vent fan) to the ventilation system serving the homes attic is suggested for improved ventilation, the longevity of the roof shingles, and reduce heating/cooling costs.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Exterior, Right side of home
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Garage, Interior
Wiring Method:	Conventional Copper, Aluminum Multi-strand
Smoke Detectors Present:	Yes

(Electrical continued)



Comment 24:

Any and all dustcovers should be removed from the smoke detectors prior to home ownership.



Figure 24-1



Comment 25:

The rear exterior GFCI outlet located adjacent to the rear entrance door did not respond correctly to testing with an outlet GFCI testing device. It is suggested that this condition be further investigated and repaired as necessary prior to home ownership.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Forced Air, Heat Pump

Type of Distribution:

Flexible Ducting

(Heating continued)



Comment 26:
Furnace/Air Handler information/data plate.



Figure 26-1

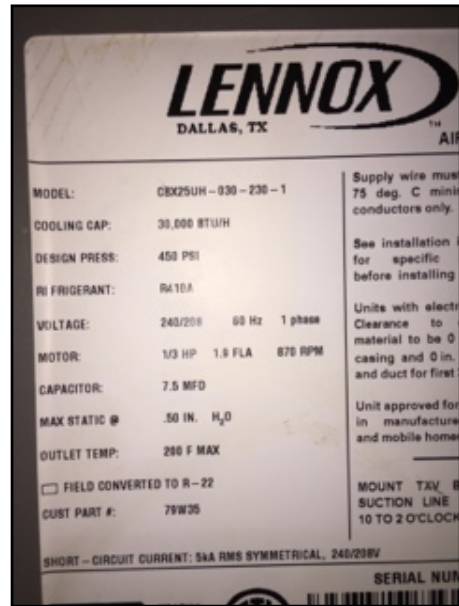


Figure 26-2



Figure 26-3

(Heating continued)



Comment 27:
Furnace/Air Handler information/data plate.



Figure 27-1

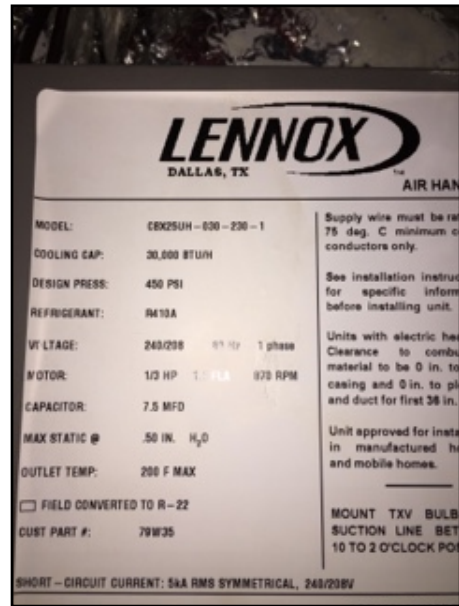


Figure 27-2

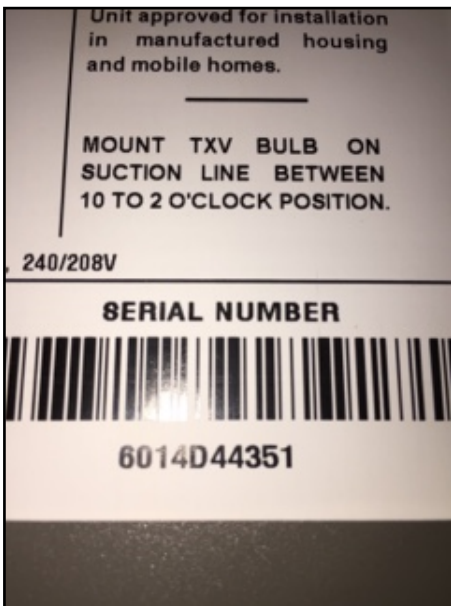


Figure 27-3

(Heating continued)



Comment 28:

It is suggested that a vent pipe be installed serving the main condensate drain pipes serving the indoor air conditioning units located in the attic to assist with proper water flow.



Figure 28-1



Figure 28-2

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Type of Distribution:

Flexible Ducting

(Cooling continued)



Comment 29:

Identification/Data plate of the exterior air conditioning unit.



Figure 29-1



Figure 29-2



Comment 30:

Identification/Data plate of the exterior air conditioning unit.



Figure 30-1



Figure 30-2

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Plastic
Location of Water Shutoff:	At Meter, Adjacent to the Water Heater
Location of Fuel Shutoff:	Not Present
Water Heater Fuel:	Electric
Water Heater Capacity:	80 gal



Comment 31:
Water heater information/data plate.



Figure 31-1



Figure 31-2

(Plumbing continued)

Serial No.	RH Q291426628	
Model No.	PROE80 2 RH86	
Manufacture Date.	18JUL2014	
Cap. U.S. Gals.	80	
Phase	1	1
Volts AC	240	208
Upper Element Watts	5500	4130
Lower Element Watts	5500	4130
Total Watts	5500	4130

Bluen Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA



Figure 31-3

**Comment 32:**

At time of inspection, the right side kitchen sink was observed to be retaining/holding surface water adjacent to the drain. It is suggested that this condition be improved or repaired as necessary in order to force surface water into the drain prior to home ownership.



Figure 32-1

(Plumbing continued)



Comment 33:

Any gaps or openings between the wall and down spout serving the downstairs hallway bathroom bathtub faucet fixture should be sealed to prevent water penetration and damage.



Figure 33-1



Comment 34:

Any gaps or openings between the wall and down spout serving the upstairs hallway bathroom bathtub faucet fixture should be sealed to prevent water penetration and damage.



Figure 34-1

Laundry

Location:	Interior
Laundry Sink:	No
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	240v Electric

Kitchen

Cabinets:	Wood
Countertops:	Granite
Sink:	Double, Sprayer



Comment 35:

At time of inspection, cracks between the granite countertop and tile backsplash was observed adjacent to the left & right side of the electric range and adjacent to the kitchen sink & dishwasher. It is suggested that this condition be further investigated and repaired as necessary.



Figure 35-1



Figure 35-2

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Food Disposer, Range, Range Vent, Microwave
Cooking Fuel:	Electric
Ventilation Type:	Recirculating

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are observed and tested/operated.

Window Types:	Double Hung, Single Hung, Fixed
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Metal, Vinyl
Fireplace/Stove Type:	Manufactured



Comment 36:

The weather stripping serving the front entrance door was not installed at time of inspection.




Comment 37:

The door hardware and weather stripping serving the attic access door located in the front left side upstairs bedroom closet was not installed at time of inspection.



Figure 37-1

(Interior continued)

 **Comment 38:**
The master bedroom closet would not close properly/easily at time of inspection. It is suggested that this condition be further investigated and repaired as necessary for ease of use and to prevent damage.