INSPECT AUBURN LLC
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RESIDENTIAL REPORT

1234 Main St.
Auburn AL 36830

Buyer Name
05/10/2018 9:00AM

Inspector
Luke Craig
Licensed Home Inspector HI-4249
334-332-5168
luke@inspectauburn.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents 2
SUMMARY 3
1: INSPECTION DETAILS 4
2: STRUCTURAL COMPONENTS 5
3: EXTERIOR 8
4: ROOFING 12
5: PLUMBING 16
6: ELECTRICAL 20
7: HEATING 23
8: AIR CONDITIONING 26
9: INTERIORS 29
10: BUILT-IN APPLIANCES 34
11: INSULATION AND VENTILATION 36
12: FIREPLACES AND FUEL-BURNING APPLIANCES 39
STANDARDS OF PRACTICE 40

SUMMARY

70 ITEMS INSPECTED

10 RECOMMENDATIONS

- 4.1.1 Roofing - Coverings: Damaged Coverings
- 4.2.1 Roofing - Roof Drainage Systems: Debris
- 4.3.1 Roofing - Flashings: Corroded - Severe
- 5.1.1 Plumbing - Fixtures / Faucets: Shower drain leaking
- 6.4.1 Electrical - Connected Devices and Fixtures: Cover Plates Missing
- 7.1.1 Heating - Heating Equipment: Filter requires replacement
- 7.1.2 Heating - Heating Equipment: Needs Servicing/Cleaning
- 9.6.1 Interiors - Doors: Door Doesn't Latch
- 9.7.1 Interiors - Windows: Soft window sill
- 11.3.1 Insulation and Ventilation - Ventilation: Suggested Ridge Vent Replacement

1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
70 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: STRUCTURAL COMPONENTS

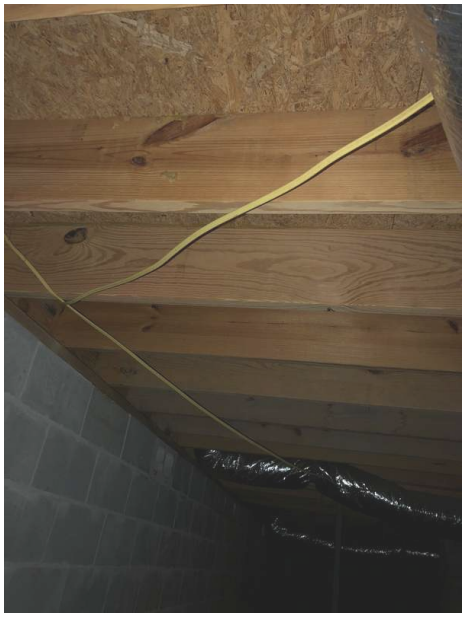
		IN	NI	NP	R
2.1	Foundation, Basement & Crawlspaces	X			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Crawlspace Access, Attic Access, Visual

Floor Structure: Material
Wood I-Joists



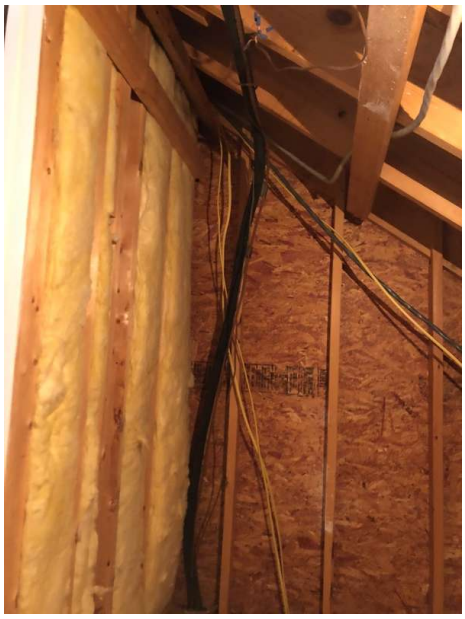
Floor Structure: Sub-floor
OSB

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

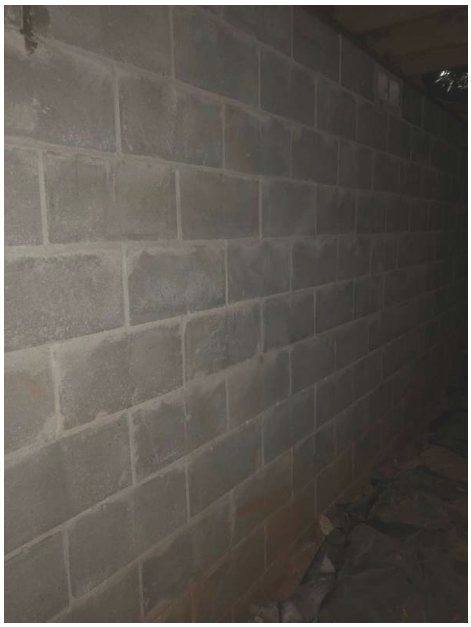
Roof Structure & Attic: Type

Gable

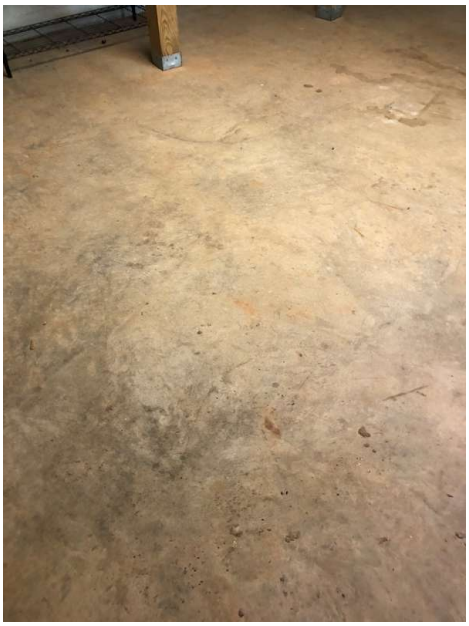


Foundation, Basement & Crawlspaces: Material

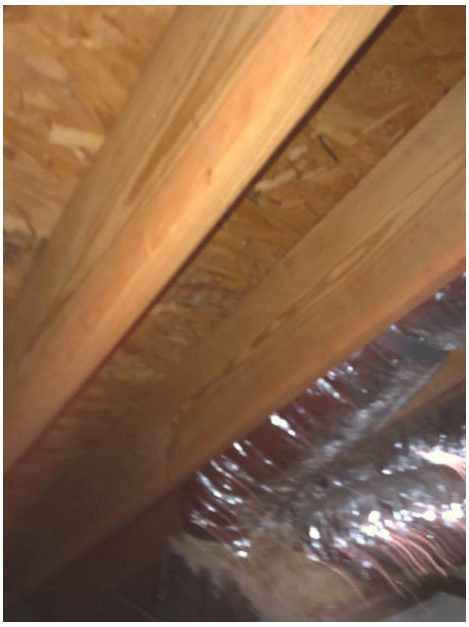
Masonry Block, Dirt, Concrete



Floor Structure: **Basement/Crawlspace Floor**
Concrete, Dirt



Roof Structure & Attic: **Material**
OSB, Wood



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Walkways, Patios & Driveways	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

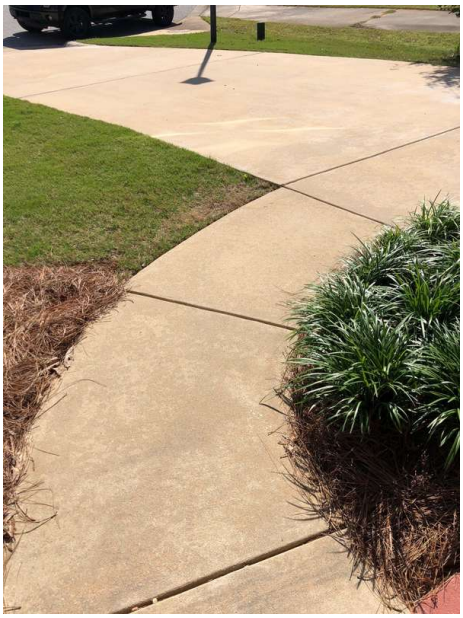
Information

Inspection Method
Attic Access, Crawlspace Access, Visual

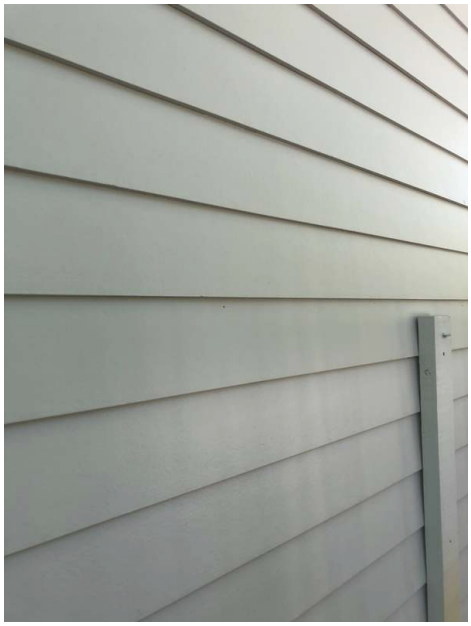
Siding, Flashing & Trim: Siding Style
N/A, Shiplap

Eaves, Soffits & Fascia: Material
Fiber cement, wood

Walkways, Patios & Driveways:
Driveway Material
Concrete

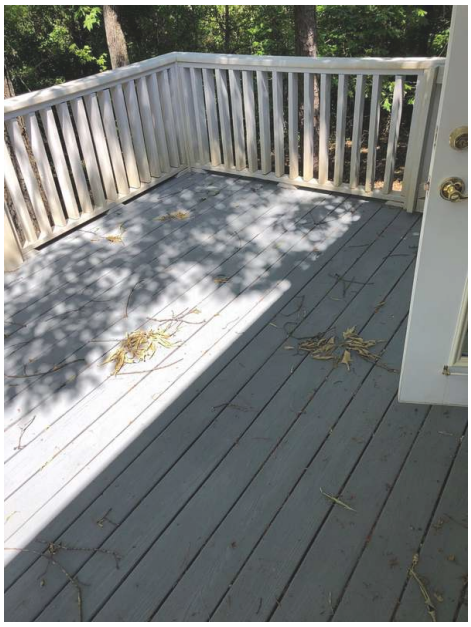


Siding, Flashing & Trim: **Siding Material**
Brick, Fiber Cement



Exterior Doors: **Exterior Entry Door**
Fiberglass, Steel, Glass

Decks, Balconies, Porches & Steps: **Appurtenance**
Front stoop, Deck



Decks, Balconies, Porches & Steps: Material

Concrete, Wood

4: ROOFING

		IN	NI	NP	R
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations			X	

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Information

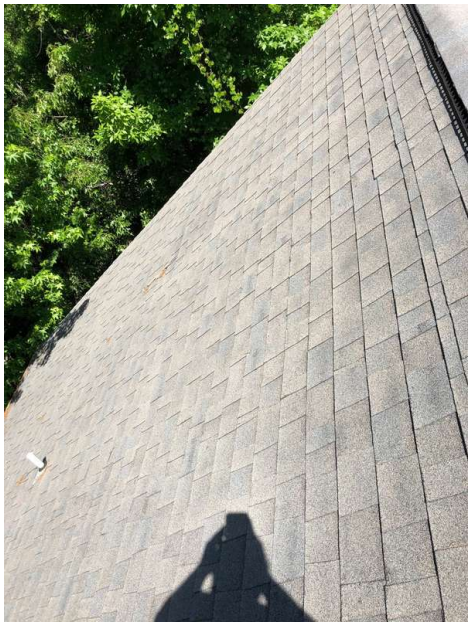
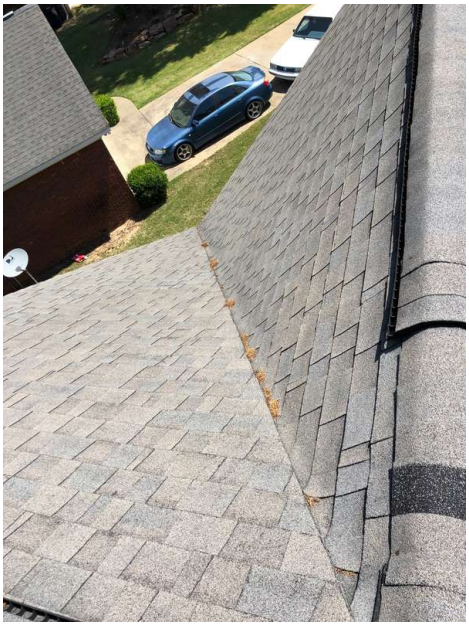
Inspection Method
Roof

Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Rubber

Coverings: Material
Asphalt

Recommendations

4.1.1 Coverings

DAMAGED COVERINGS

There is a small hole in the coverings at both ends of the ridge cap. There is not a sign of this causing a leak inside the house, but it should be replaced to prevent a future leak. These holes are over the eave.

Recommendation

Contact a qualified roofing professional.

4.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

4.3.1 Flashings

CORRODED - SEVERE

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion. Recommend a qualified roofing contractor evaluate and repair. All three of the flashings need to be replaced. This is common for flashings of this age and material.

Recommendation

Contact a qualified roofing professional.

5: PLUMBING

		IN	NI	NP	R
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			
5.4	Vents, Flues, & Chimneys			X	
5.5	Sump Pumps / Sewage Ejectors			X	
5.6	Fuel Storage & Distribution Systems			X	

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Information

Filters
None

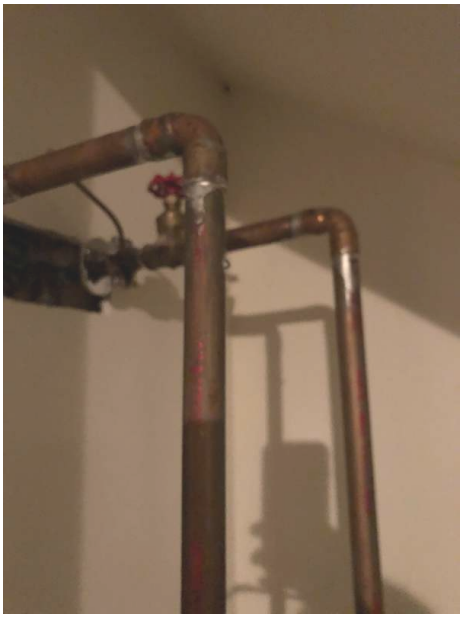
Main Fuel Shut-Off (Location)
Main Level

Main Water Shut-Off Device (Location)
Main Level

Material - Distribution
Copper

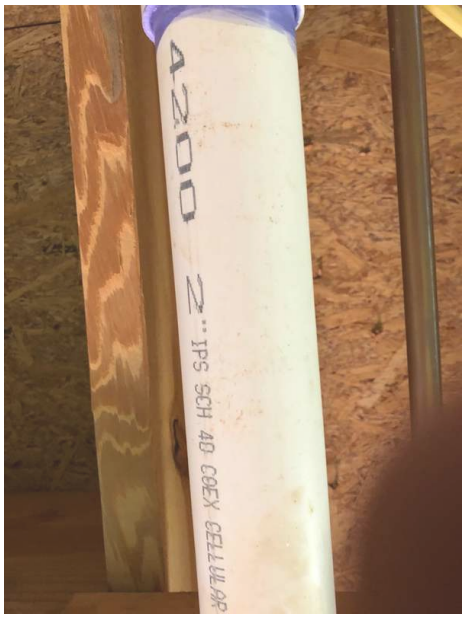
Material - Water Supply
Unknown

Source
Public



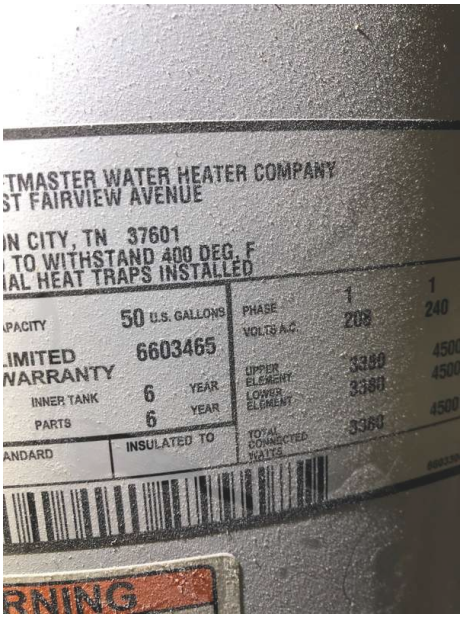
Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
DWV Schedule 40



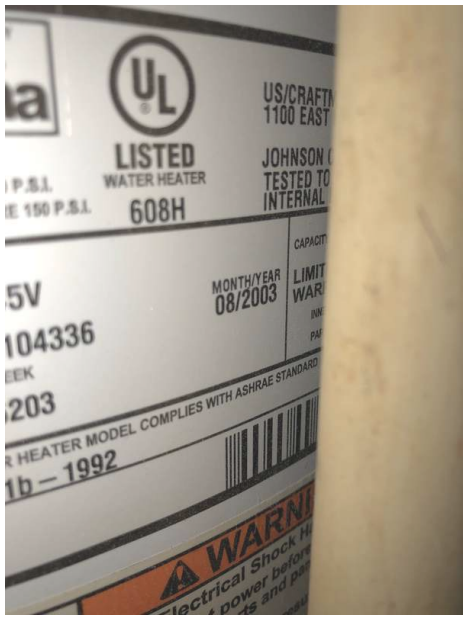
Water Heater: Power Source
Electric

Water Heater: Capacity
50 Gallons



Water Heater: Location
Garage

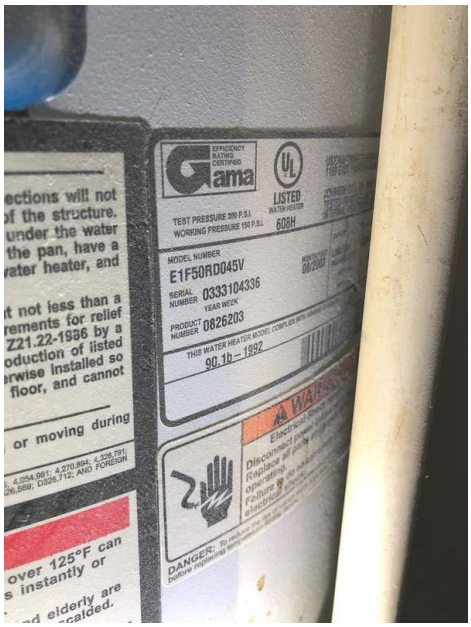
Water Heater: Date of Manufacture
08/01/2003

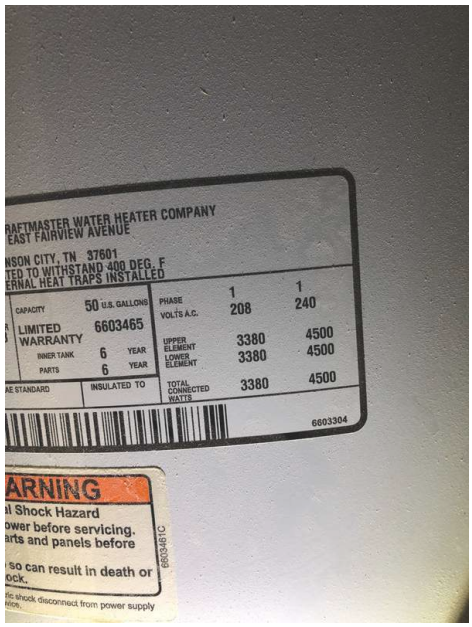


Water Heater: Style
Tank

Vents, Flues, & Chimneys: Water heater vent material
N/A

Water Heater: Manufacturer
Whirlpool





Recommendations

5.1.1 Fixtures / Faucets

SHOWER DRAIN LEAKING

The drain in the master bathroom shower is leaking. It has not caused any damage, it is dripping into the crawlspace. Recommend tightening the drain or replacing the rubber grommet that secures the drain to the drain pipe.

Recommendation

Contact a qualified professional.

VIDEO

6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors			X	

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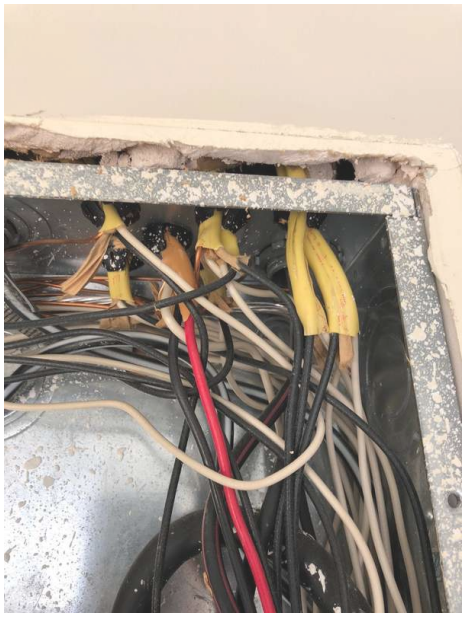
Information

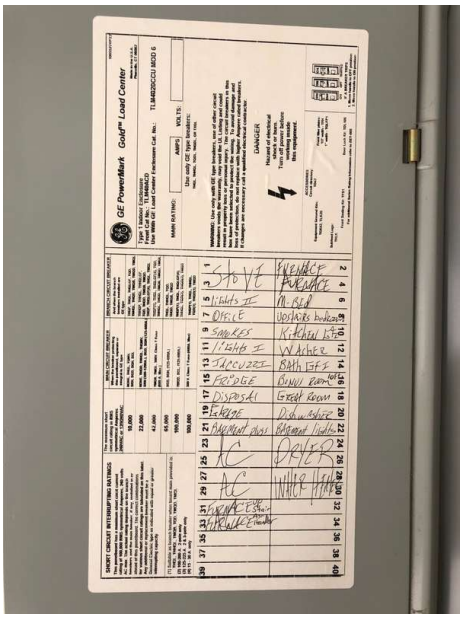
Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Garage

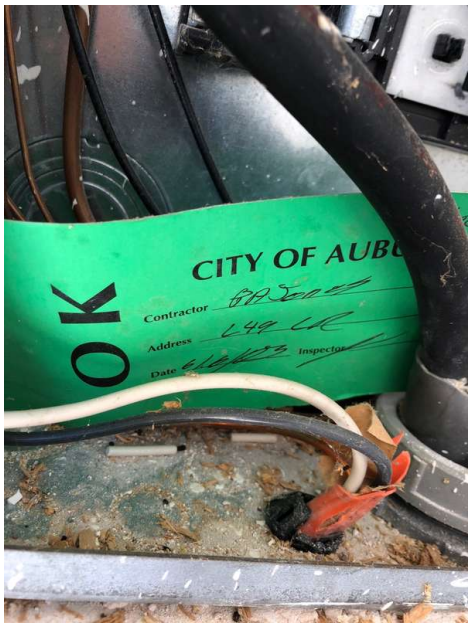
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
General Electric



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

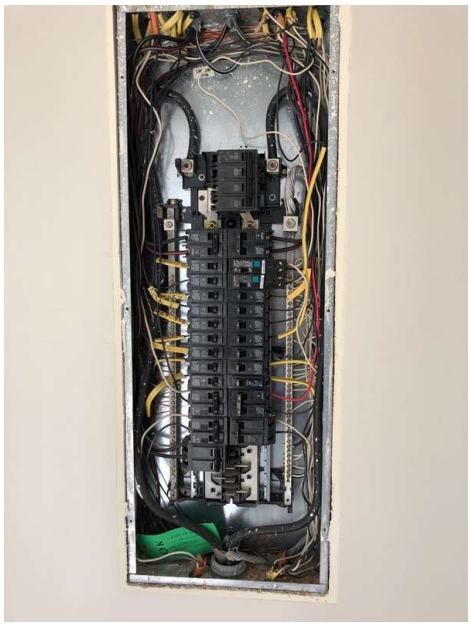
Smoke Detectors: Presence of smoke detectors

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum, 220 Volts



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: **Panel Capacity**

200 AMP



Recommendations

6.4.1 Connected Devices and Fixtures

COVER PLATES MISSING

One receptacle in the basement is missing it's cover plate. The rubber/foam gasket that goes behind the cover plate is still present. Recommend installing a new cover plate.

Recommendation

Contact a qualified electrical contractor.

7: HEATING

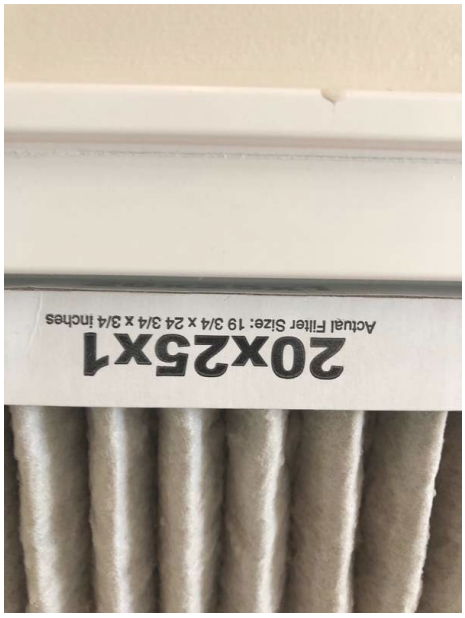
		IN	NI	NP	R
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys			X	
7.4	Normal Operating Controls	X			
7.5	Presence of installed heating source in each room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating Equipment: Energy Source
Electric

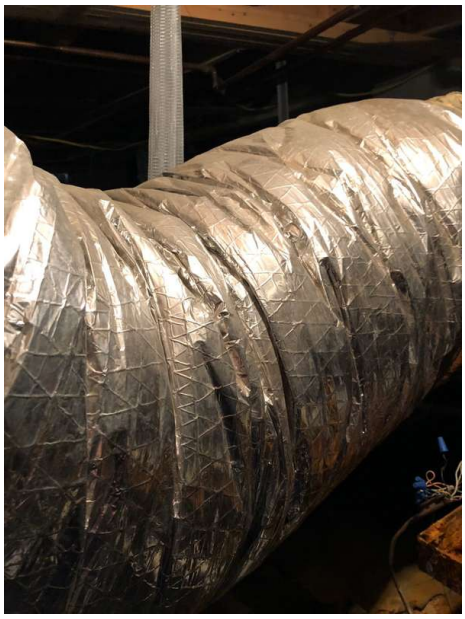
Heating Equipment: Filter Size
20x25x1



Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Heat Pump

Distribution Systems: Ductwork
Insulated



Presence of installed heating source in each room: Installed

Heating Equipment: Brand
Rheem

Recommendations

7.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Heating Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced. The upstairs HVAC unit has standing water in the condensate overflow pan. This can lead to a leak. I would also recommend installing an automatic cut off switch to turn the unit off in the event the condensate line stopped up again.

Recommendation

Contact a qualified HVAC professional.

8: AIR CONDITIONING

		IN	NI	NP	R
8.1	Cooling Equipment	X			
8.2	Distribution System	X			
8.3	Normal Operating Controls	X			
8.4	Presence of installed cooling source in each room	X			

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Information

Type
Air Conditioner, Heat Pump

Cooling Equipment: Energy Source/Type
Electric

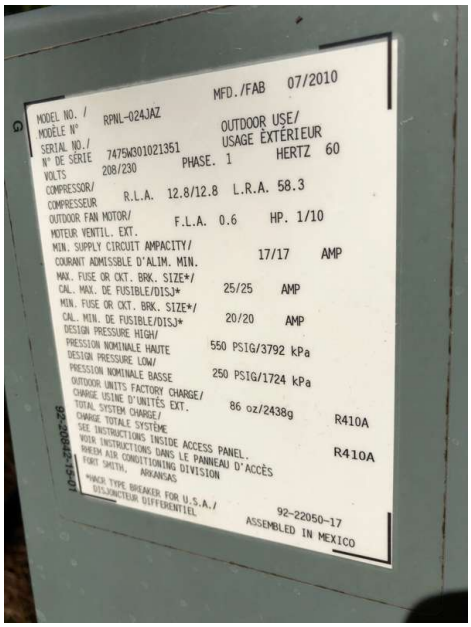
Cooling Equipment: Location
Exterior South, Exterior North

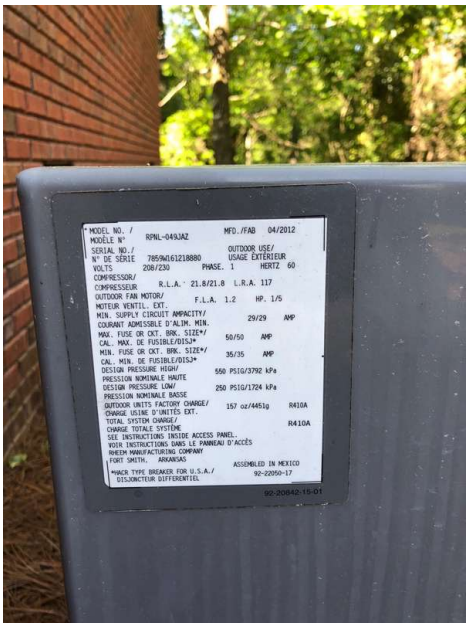
Distribution System: Configuration
Central, Split

Presence of installed cooling source in each room: Installed

Cooling Equipment: Brand

Rheem



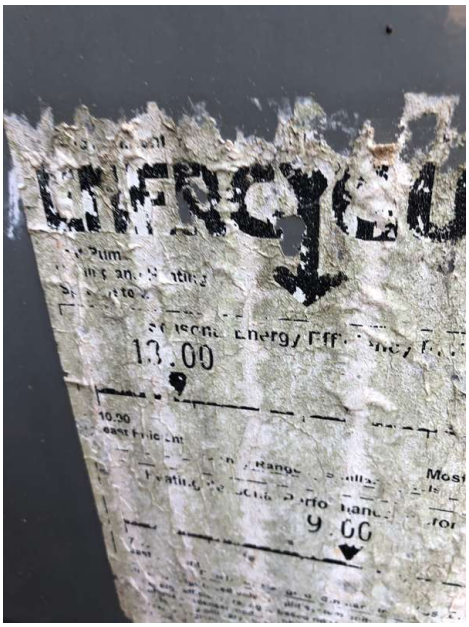


Cooling Equipment: SEER Rating

13

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.



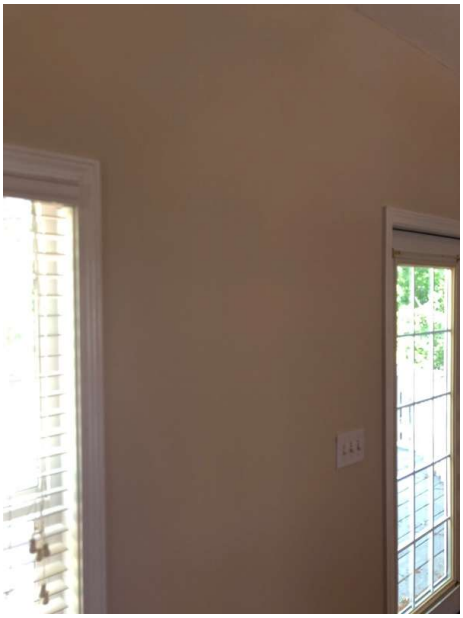
9: INTERIORS

		IN	NI	NP	R
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			
9.8	Garage Door	X			

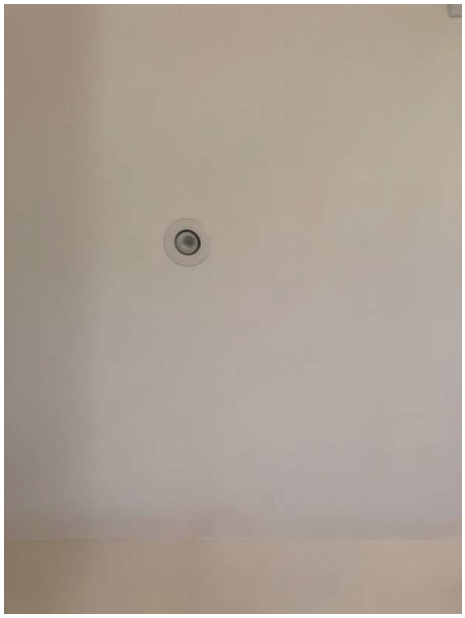
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Walls: **Wall Material**
Drywall



Ceilings: **Ceiling Material**
Drywall



Doors: **Door material**
Hardboard

Doors: **Door type**
Hollow core

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

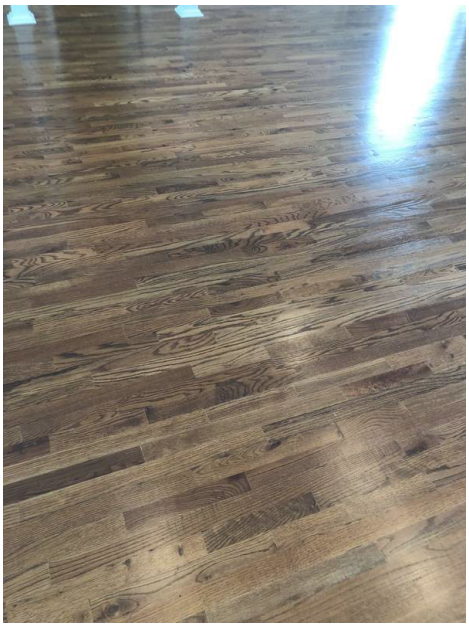
Windows: Window Efficiency
Insulated

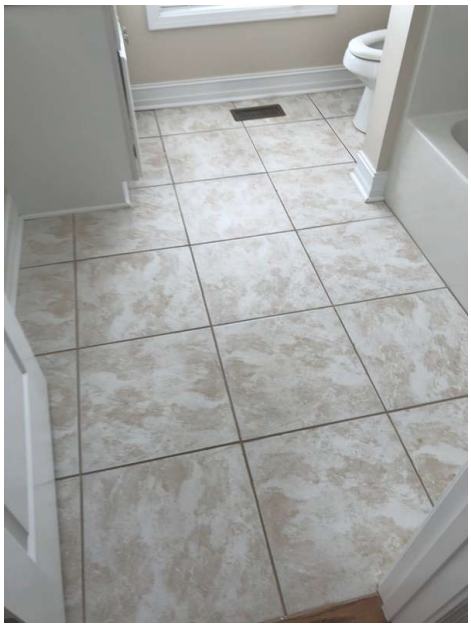
Windows: Window material
Vinyl

Garage Door: Material
Aluminum, Non-insulated

Garage Door: **Type**
Automatic, Sectional

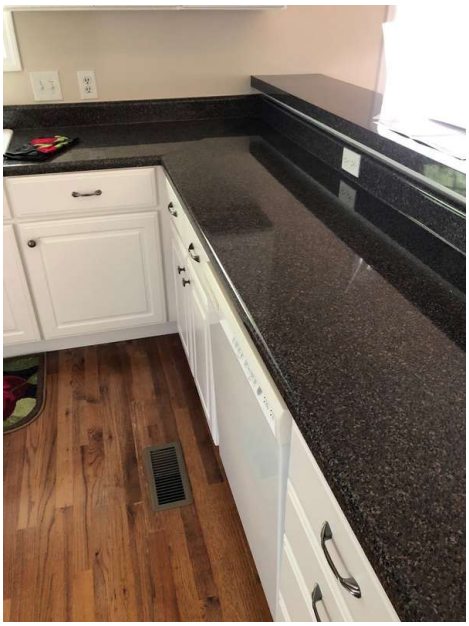
Floors: **Floor Coverings**
Hardwood, Carpet, Tile

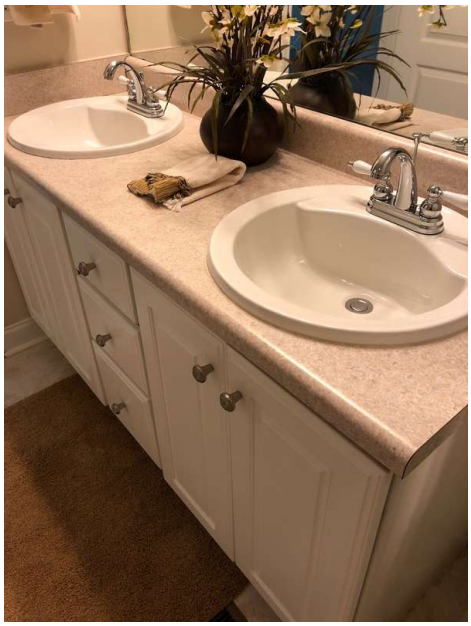




Countertops & Cabinets: Countertop Material

Laminate





Countertops & Cabinets: Cabinetry

Wood, Laminate

Recommendations

9.6.1 Doors

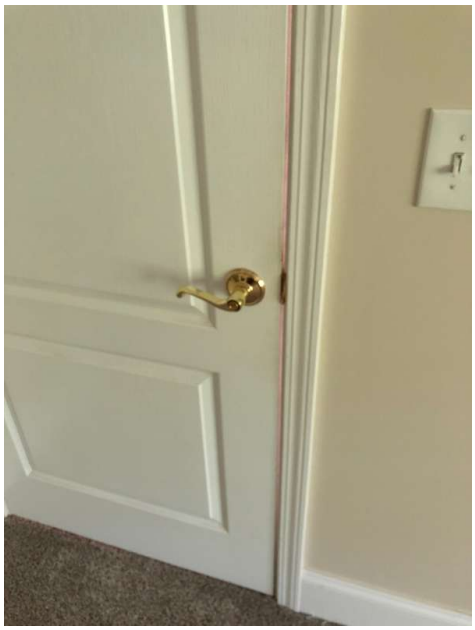
DOOR DOESN'T LATCH

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

Master bedroom door.

Recommendation

Contact a qualified handyman.



9.7.1 Windows

SOFT WINDOW SILL

The window sill in the upstairs southeast bedroom is soft. It has experienced moisture intrusion at some point in the past. The sealant around this window appeared to be intact and in good condition. There was a small area of shingles above this area that have been replaced. So this damage is most likely from the apparent past leak. There is no evidence of a current leak and I did not see any other damage in this area.

Recommendation

Contact a qualified professional.

10: BUILT-IN APPLIANCES

		IN	NI	NP	R
10.1	Dishwasher	X			
10.2	Refrigerator			X	
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: **Brand**
Frigidaire

Refrigerator: **Brand**
Not present

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Microwave recirculated

Microwave: Brand
Whirlpool

Microwave: Type
Range hood, Built in

Range/Oven/Cooktop: Range/Oven Brand
GE

11: INSULATION AND VENTILATION

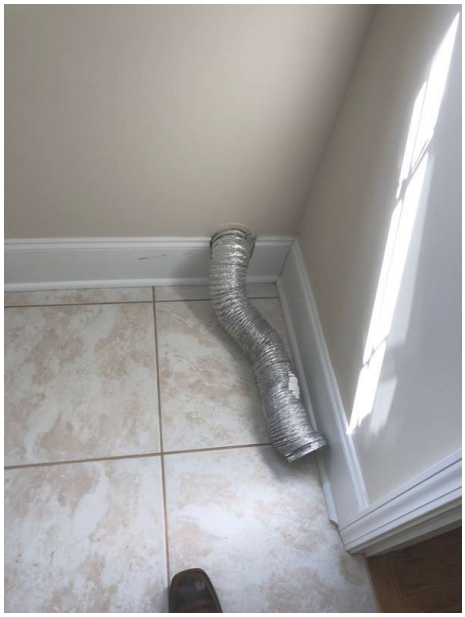
		IN	NI	NP	R
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex), Metal



Flooring Insulation
None

Attic Insulation: R-value
11

Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation: **Ventilation Type**
Soffit Vents, Ridge Vents, Gable Vents

Exhaust Systems: **Exhaust Fans**
Fan Only

Recommendations

11.3.1 Ventilation

SUGGESTED RIDGE VENT REPLACEMENT

The ridge vent is allowing the drywall in the inside peak of the roof to absorb some moisture. The drywall in the peak is slightly discolored from being so close to exterior moisture and humidity. I would recommend removing the existing ridge vent and replacing it with A different type of ridge vent (Foam/rubber,versa-vent,etc.) . This would help prevent any further absorption of moisture from the outside. Then primer and paint would restore the inside.

The replacement of the ridge vent and the shingles over it, is just a suggestion, and should take a professional roofer about two hours to complete. The materials for this project should cost about $250.00

Recommendation

Contact a qualified roofing professional.

12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	R
12.1	Fireplaces, Stoves & Inserts			X	
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Type
Not present

STANDARDS OF PRACTICE

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery

and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.