

13 Office Park Circle; Suite 11

## General Information

<u>Attic</u>	<u>Access</u>	<u>Inspection Method</u>	<u>Framing</u>	<u>Sheathing</u>	<u>Insulation</u>	<u>Estimated Thickness</u>
Main	Partial	Entered	Wood Rafter	Plywood	Loose Fill	+/-
					Vapor	

Component	Comments
<p><b><u>Access</u></b> Main</p> <p style="text-align: center;">POOR</p>	<p>Structural obstructions limited attic inspection. Unknown conditions may exist in areas not fully accessed/viewed. --LH side rear not accessible or inspected. Secure attic stairs at anchor points.(holes in brackets)</p>
<p><b><u>Framing</u></b> Main</p> <p style="text-align: center;">Satisfactory</p>	<p>No moisture was detected when the stain(s) in the attic area were tested. Monitor for possible future leakage.</p>
<p><b><u>Sheathing</u></b> Main</p> <p style="text-align: center;">Satisfactory</p>	
<p><b><u>Insulation</u></b> Loose Fill</p> <p style="text-align: center;">FAIR</p> <p>Vapor Retarder</p> <p style="text-align: center;">Satisfactory</p>	<p>The attic has insulation present, however additional insulation should be installed to provide proper energy efficiency. Some insulation is missing.</p>
<p><b><u>Ventilation</u></b> Main Attic</p> <p style="text-align: center;">Satisfactory</p> <p>Screens</p> <p style="text-align: center;">Satisfactory</p> <p>Exhaust Vent</p> <p style="text-align: center;">POOR</p>	<p>The attic exhaust vent did not function at the time of the inspection.</p>
<p><b><u>Exposed Wiring</u></b></p> <p style="text-align: center;">SERVICEABLE</p>	
<p><b><u>Chimneys</u></b></p> <p style="text-align: center;">Satisfactory</p>	
<p><b><u>Exhaust Vent</u></b> Whole house</p> <p style="text-align: center;">Not Applicable</p>	

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# GRIFFITH HOME ANALYSIS

# BED/BATH

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Component		Comments
Walls and Ceilings	Satisfactory	
Floors	Satisfactory	
Doors and Windows	Satisfactory	
Outlets Polarity & Grounding	Satisfactory	
Outlets GFCI	Satisfactory	
Sink and Faucet	Satisfactory	
Toilet	Satisfactory	
Tub and Faucet	Satisfactory	
Shower and Faucet	Satisfactory	
Grouting and Caulking	Satisfactory	
Water, Waste and Vent Pipes	Satisfactory	
<u>Bedrooms</u>		
Ceilings and Walls	Satisfactory	
Floors	Satisfactory	The front RH bedroom ceiling fan is not functional.
Doors and Windows	Satisfactory	
Closets and Fixtures	Satisfactory	
<p>Recent publicity concerning the possible environmental hazards of mold in residential homes has led to controversy over acceptable mold levels in homes. Moisture existing in residential homes is typical and in some instances occurs by design of the normally installed systems. Most homes and systems are designed to minimize the level of moisture below the level found to cause damage and wood decay, however, some levels may exist in sufficient quantity to allow mold/mildew to occur. This inspection is not intended to discover or report these areas of moisture levels that may exist and allow mold/mildew conditions.</p>		

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Component		Comments
<p><b><u>Dining Room</u></b></p> <p style="padding-left: 20px;">Ceilings and Walls</p> <p style="padding-left: 40px;">Floors</p> <p style="padding-left: 20px;">Doors and Windows</p> <p style="padding-left: 20px;">Light Switches and Fixtures</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>	<p>Slight deflection noted on the front &amp; rear living room walls.</p>
<p><b><u>Living Room</u></b></p> <p style="padding-left: 20px;">Ceilings and Walls</p> <p style="padding-left: 40px;">Floors</p> <p style="padding-left: 20px;">Doors and Windows</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>	<p>No moisture was detected when the stain on the ceiling finish was tested. Monitor for possible future leakage.</p> <p>No damper lock open clamp is installed on the gas log fireplace damper.</p> <p>A gap was noted at the fireplace firebox/mantle area in the fireplace.</p> <p>If fireplace information or a certified inspection is desired, contact your inspection service. This inspection does not cover code clearance or improper installation.</p> <p>Ensure regular maintenance cleaning and inspection of the flue system is performed before first use.</p> <p>Caulk and seal the opening in the fireplace refractory liner where the gas line enters.</p> <p>Cracks are visible in the fireplace liner. Minor repair of refractory liner will be needed. Seal with proper refractory caulk.</p>
<p><b><u>Den</u></b></p> <p style="padding-left: 20px;">Ceilings and Walls</p> <p style="padding-left: 40px;">Floors</p> <p style="padding-left: 20px;">Doors and Windows</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>	<p>Ceiling &amp; floor stains were wet at the time of the inspection in the lower den corner.</p>
<p><b><u>Hallway</u></b></p> <p style="padding-left: 20px;">Ceilings and Walls</p> <p style="padding-left: 40px;">Floors</p> <p style="padding-left: 20px;">Doors and Windows</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>	<p>Floor stains were wet in the laundry room.</p> <p>Interior of walls is beyond the scope of the inspection. The home inspector will not inspect for, report on or have a liability to inform the buyer of any existing or possible damage.</p>

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# GRIFFITH HOME ANALYSIS

## KITCHEN LAUNDRY

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Component	Comments
<p><b><u>Kitchen</u></b>  Walls and Ceiling  Floor  Doors  Windows  Cabinets  Counters  Sink  Faucet  Water Pipes  Drain  Trap  Waste Pipes  Outlets Grounded</p>	<p>Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory  Satisfactory</p>
<p><b><u>Appliances</u></b>  Range  Oven  Exhaust Fan    Dishwasher</p>	<p>Satisfactory  Satisfactory  Satisfactory    Satisfactory</p> <p>The appliance appears to be working properly. An on/off check was accomplished.  The appliance appears to be working properly. An on/off check was accomplished.  The appliance appears to be working properly. An on/off check was accomplished.    The appliance appears to be working properly. An on/off check was accomplished.</p>
<p><b><u>Laundry</u></b>  Washer Hookups  Dryer 220 Outlet    Dryer Vent    Ceiling  Walls  Floor  Doors</p>	<p>NOT TESTED</p> <p>Condition of laundry drain system is unknown.    The laundry dryer vent pipe is plastic flex pipe. Metal flex duct is now considered less fire risk from lint accumulations.    The washer/laundry plumbing service &amp; waste plumbing was not tested (although it may have been a visual inspection) however, these are not typically inspected &amp; tested. The systems are not operated &amp; unknown conditions may exist &amp; not be discovered in the home inspection.</p> <p>Satisfactory  Satisfactory  Satisfactory  Satisfactory</p>

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LAUNDRY**

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## General Information

<u>Foundation</u>	<u>Type</u>	<u>Floor Type</u>	<u>Columns</u>	<u>Inspection method</u>	<u>Floor Framing</u>
Basement	Concrete Block	Wood	Steel Masonry	Entered	Wood Joist

The inspection and report do not include inspection of or report on environmental concerns including microfloral and microbial contaminations such as bacterial, molds, yeasts, types of fungus, spores, mildew.

Component		Comments
<b><u>Access</u></b>		
Basement	Satisfactory	
<b><u>Foundation walls</u></b>		
Basement	Satisfactory	Paint or water proofing coatings were visible on the basement foundation walls. These limit visibility of crack, past movement indications and moisture indicators.  Several areas of slab settlement cracks noted. This may indicate slight settlement towards the rear of the hill.
<b><u>Floor</u></b>		
Slab	Satisfactory	
Joist	Satisfactory	
Sill Plates	Satisfactory	
Piers	Satisfactory	
	5/15/05	
<b><u>Water Penetration</u></b>		
Basement	Past/Ongoing	Water penetration was observed in the basement.  Moisture stains on the foundation walls (garage area) were visible. No accumulation was present at the time of the inspection.
<b><u>Insulation/Vapor Retarders</u></b>		
Vapor Barrier		Water penetration into a structure can vary with weather, maintenance, landscaping, seasonal changes, and other factors. Water penetration may occur in below grade areas of the structure for these reasons. the structure for these reasons. This is typical of basement construction.
Insulation		
<b><u>Ventilation</u></b>		
	Not Applicable	
<b><u>Sump Pump</u></b>		
	None installed	Discovery of active water leakage during an inspection is limited by many factors. Most typical is by the amount and rate of rainfall prior to and during an inspection. Undiscovered roof and/or other building leakage may exist and not be discovered in the inspection.
<b><u>Electrical</u></b>		
Basement	SERVICEABLE	
Basement		
General Wiring		

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# GRIFFITH HOME ANALYSIS

## HEATING COOLING

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### General Information

	<u>Brand</u>	<u>Fuel</u>	<u>Type</u>	<u>Rating</u>	<u>Est. Age</u>	<u>Typical Life</u>	<u>Tests</u>
<b>Heating:</b>	Trane	Gas		100,000 BTU	15	15 - 20	Visual
<b>Cooling:</b>	Trane	Electric	Central A/C	3 1/2 Ton	13	10 - 15	Temp. Drop Visual

<u>Component</u>		<u>Comments</u>
<b><u>Heating Unit</u></b>		
Heater	SERVICEABLE	Rust stains and/or accumulations were observed in the heaters. This is a very limited view. For a more complete inspection a qualified HVAC technician should clean and inspect.  The code compliance or manufacturers compliance of the flue systems are not included in this inspection.  Life expectancy is an estimate and should be considered approximate. Variances due to extensive use, amount of maintenance and other factors can not be accurately estimated.
Fuel Lines	Satisfactory	
Condense Drain	Satisfactory	
Thermostat	Satisfactory	
Ventilation	Satisfactory	
Wiring	Satisfactory	
<b><u>Energy Source</u></b>		
Gas Pipes	Satisfactory	Humidifiers/Dehumidifiers not tested if installed.
Gas Shut Off	Satisfactory	
Electric Service	Satisfactory	
<b><u>Distribution</u></b>		
Ductwork	Satisfactory	Adequate A/C unit sizing & balance of air distribution systems are not included in this report. If further information is desired, a qualified HVAC technician should be consulted.
<b><u>Additional Components</u></b>		
Filter	FAIR	The HVAC system filter slot cover is missing.  The filter should be changed every one to three months. Check regularly.
<b><u>Cooling Unit</u></b>		
Central A/C Unit	SERVICEABLE	
Compressor Unit	Satisfactory	
Electric Wiring	Satisfactory	
Operation	Satisfactory	
Freon Lines	Satisfactory	
Thermostat	Satisfactory	

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<b><u>Water Supply</u></b> Not Verified	<b><u>Supply Pipes</u></b> Copper	<b><u>Main Water Shut Off</u></b> Front	<b><u>Well Pressure Tank</u></b> N/A	<b><u>Well Pump</u></b> N/A	
<b><u>Waste System</u></b> Not Verified	<b><u>Waste Pipes</u></b> PVC	<b><u>Waste System Clean Out</u></b> Basement	<b><u>Gas Pipes</u></b> Steel Copper	<b><u>Gas Shut Off</u></b> Main	
<b><u>Water Heater</u></b> A.O.Smith	<b><u>Location</u></b> Basement	<b><u>Size</u></b> 30 Gallon	<b><u>Type</u></b> Gas	<b><u>Est. Age</u></b> 15	<b><u>Typical Life</u></b> 8

Component		Comments
<b><u>Water Piping</u></b>		
Water Pressure	Functional	Homes that are vacant cannot have a reliable visual inspection, since the plumbing systems have not been in continued use. Maintain observation of the fixtures and pipes for leaks when occupancy is reestablished.
Visible Leaks	None Viewed	
Main Shut Off	Satisfactory	
Compatibility	Satisfactory	
Supports	Satisfactory	
Cross Connections	Satisfactory	
Insulation	Satisfactory	
		As is typical in homes of this age, some of the duct/flue systems are sealed with a possible asbestos type product.
<b><u>Waste Piping</u></b>		
Drainage	Satisfactory	Septic systems not inspected.
Visible Leaks	None Visible	Identification and condition of the pipes consist of viewing from exposed and accessible plumbing areas.
Supports	Satisfactory	Waste flow on the system was evaluated when each fixture was observed, however, no evaluation of underground sewer or septic lines was made.
Clean Outs	Satisfactory	
Vents	Satisfactory	The code compliance or manufacturers compliance of the flue systems are not included in this inspection.
<b><u>Gas Piping</u></b>	Satisfactory	
<b><u>Water Heater</u></b>		
Whole House Unit	SERVICEABLE	
Safety Relief Valve	Satisfactory	Water heater was in normal working order for its age and condition.
Exhaust Vent	Satisfactory	No overflow tube was installed on the water heater.
Elevation Off Floor		
Temp Control	Satisfactory	Present day practices on the replacement of water heaters that are located in a garage or utility area includes elevating the unit above the floor level. This is an improvement needed in accordance with the Seal gap at flue pipe joint of water heater.
Overflow pipe	Satisfactory	

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# GRIFFITH HOME ANALYSIS *ELECTRICAL*

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## General Information

<u>Panel</u>	<u>Panel Location</u>	<u>System</u>	<u>Service Entrance</u>	<u>Panel Type</u>	<u>Main Wire</u>	<u>Branch Wiring</u>
Main Panel	Basement	150 Amp -200- 240	Overhead	Circuit Breakers	Aluminum	Copper

Component	Comments
<p><b><u>Panel</u></b></p> <p>Main Panel</p> <p>SERVICEABLE</p> <p>Amp/Wire Match</p> <p>Ground/Bonding</p> <p>Circuit Breakers</p>	<p>An exposed bare end wire was observed in the panel.</p> <p>The electrical panel was missing knock outs (holes were visible in the panel).</p> <p>Improper wiring noted at receptacle below the electrical panel.</p>
<p><b><u>Service</u></b></p> <p>Overhead</p> <p>Poor</p>	<p>The exterior electrical service entrance wire is loose. Secure insulator or clamps as needed.</p>
<p><b><u>Grounding</u></b></p> <p>Main Ground</p>	
<p><b><u>Branch Circuit Wiring</u></b></p> <p>Junction Boxes</p> <p>Conductors</p> <p>Wiring Methods</p> <p>Fixtures</p> <p>Outlets</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>SEE COMMENT</p>	<p>Outlets were randomly tested and had correct polarity, except as noted if discovered.</p>
<p><b><u>Ground Fault Protection</u></b></p> <p>Panel</p> <p>Receptacles</p> <p>Kitchen</p> <p>Bathrooms</p> <p>Exterior</p> <p>Satisfactory</p>	<p>Installation of ground fault interrupt protectors adjacent to plumbing areas &amp; exterior areas should be considered.</p> <p>Test ground fault protection devices regularly and before use.</p>
<p><b><u>Smoke Detectors</u></b></p> <p>Not Tested</p>	<p>The smoke detectors were not tested. Occupants should test all smoke detectors on a regular basis.</p> <p>No permanent carbon monoxide devices were noted. If these are not present, the buyer should consider installing in bedroom area halls.</p>

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# GRIFFITH HOME ANALYSIS

## Maintenance Checklist

SECTION 1 OF 2

Maintenance Areas	Inspection	Annual	Fall	Spring	As Needed
<b>Roof</b>					
Check for tree limbs at roof or chimney edge.		X			
Check flashings for proper seal at pipe joints, chimney and siding ends.			X		
Check soffits & fascia for paint failure & wood rot		X			
Check condition of gutters & downspouts for leakage			X		
Clean gutters, downspouts & leaders			2X	X	
Check condition of masonry chimneys--cracks or leakage		X			
Check vents & louvers for bird nests & operation		X	X		
Evaluate overall roof condition		X			
Remove tree limbs in contact with roof or siding				X	
Have chimney cleaned & inspected by technician			X		
<b>Exterior</b>					
Check masonry for new cracks & loose joints		X			
Check siding & trim for cracks & loose joints		X		X	
Check paint surfaces for peeling or wood rot				X	
Check caulking at joints of siding & trim--no open gaps				X	
Check window glass glazing for loose glaze		X			
Check deck for movement at joists & seal wood deck boards		X			
Secure loose deck boards & check railings		X			
Check exterior surfaces for loose floor coverings, stair treads or railings		X			
<b>Grounds</b>					
Check window wells & storm drains		X			
Drain outside water lines & hoses (winter)				X	
Check driveways & walkways for cracks & deterioration				X	
Check wooden fences & out buildings for condition & decay				X	
Check retaining walls for new cracks (1/4" or more), bulging & leaning.		X			
Check grounds & downspout runoffs for water accumulation		X			
Check auto safety of garage doors & openers					monthly
Move firewood away from buildings					X
<b>Attic</b>					
Check for leakages & daylight visibility at flashings		X			
Check operation of vents & fans		X			
<b>Interior</b>					
Check for signs of leaks (stains, bulges) in ceilings or walls		X			
Check interior for loose floor coverings, stair treads or railings.		X			
Check all paint & natural finish surfaces for required repairs		X			
Check caulking around sinks, bathtubs, showers & at floor joints		X			

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# Maintenance Checklist

## SECTION 2 OF 2

Maintenance Areas	Inspection	Annual	Fall	Spring	As Needed
<b>Foundation</b>					
Inspect for evidence of termite/insect infestation (wood damage or mud tunnels) your pest inspector may be doing this currently		X			
Check grading to assure proper drainage from house		X			
Check for new cracks or settlement on walls (1/4" or any horizontal)		X			
Check basement for dampness and/or leakage in wet weather					after rain
Check caulk joints at wires & pipes entering foundation wall				X	
Check below bathroom floor/kitchen plumbing for leakage/drainage		X			
<b>Heating and Air</b>					
Check filters					Monthly
Change filters		4X			
Check condensate drain line for signs of leaks or overflow				X	
Have furnace serviced by technician			X		
Have A/C serviced by technician				X	
Check for stored items in contact with flue pipe		X			
<b>Plumbing</b>					
Remove sediment in water heater at drain		X			
Check condition of metal flue pipe (rust or openings)		X			
Check for leakage around water heater unit			X	X	
Shut off exterior faucets or insulate			X		
Check temperature of water heater					X
Clean dryer exhaust vent--change to metal if needed					X
Have septic tank serviced		X			
Check for flammables stored at heater, water heater, electrical panel		X			
<b>Electrical</b>					
Test smoke alarm--change batteries yearly			X		
Test carbon monoxide alarms					monthly
Note overheating electrical cover plates		X			X
Note oveating or sizzling at electrical panel		X			X
Note any unusual amount of breaker/fuse tripping					X
Test GFI receptacles (red button)					monthly
Test GFI breakers (yellow)		X			
Test Arc fault breakers (blue button)		X			

**This checklist is provided as a minimum review of the major systems. Additional maintenance and periodic review of the systems and structure will be needed on all homes.**

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