

# GRIFFITH HOME ANALYSIS

...over 10,000 inspections performed in the Birmingham area.

## PROPERTY INSPECTION REPORT

**Property Address:** 1508 Main Street  
Birmingham Al,

**Prepared Expressly for:** Mr. and Mrs. Sample Report

**Email** andy@andrewgriffith.com

**Email CC** busyrealtor@soldqwik.com

**Inspection Date:** May 15, 2005

**Inspector Name:** Andrew Griffith, CCI  
AL#HI-0032, CCI #4449

## GENERAL INFORMATION

**Unit Occupied:** Vacant

**Unit Type:** Single Family

**Fee:** \$ 295.00

**PAID**

**Space Below Grade:** Basement

**Client Present:** Yes

**Selling Realtor:** Ms. Busy Realtor

**Report Delivery:** Email

**FOR PURPOSES OF THIS REPORT WE HAVE DESIGNATED THE RIGHT-HAND(RH) SIDE OF THE HOME AS THE RIGHT HAND SIDE WHEN ENTERING THE FRONT ENTRANCE.**

## REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items are defect-free. This report is limited to the foundation/framing, mechanical, and electrical components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection. The oral presentation given at the time of the inspection and this report are to be considered the complete inspection. Please read the attached contract which is a part of this report.

Page 1 Cover Page

# GRIFFITH HOME ANALYSIS

13 Office Park Circle; Suite 11



Thank you for choosing Griffith Home Analysis to assist you with your real estate purchase. Enclosed is a summary report and a checklist of the items that were visually inspected.

We are frequently asked to suggest which, if any of the items noted on the inspection report should be asked of the seller for repair. Typically most items noted are maintenance items and do not prevent resident inhabitation. However, the decision as to whether an item should be repaired is subjective, and therefore, the purchaser should decide the importance of each repair. Because our service provides a third party, non-partial opinion to be respected by both buyer and seller, we prefer not to make recommendations as to who should be financially responsible for any repairs. If you would like the possible scope of repairs on certain items, please feel free to call the office.

In our experience of over 10,000 home inspections, all homes (including most new homes) have had a list of recommended repairs and maintenance. A typical inspection report usually encompasses several summary pages of items and may possibly included wood rot, roof repairs, repairs to mechanical systems such as electrical, plumbing and HVAC. Additionally, most inspection reports note some amount of foundation movement. If you have not experienced a previous home inspection, we have available a list of the most frequently listed items on our reports.

Conveying the facts in a brief check list or a summary is often difficult and the severity of an item may be misconstrued if you were not present for the inspection. If you have any questions, please call our office at 205-871-1007 during normal business hours or email us at [agriffith@ghaonline.com](mailto:agriffith@ghaonline.com). Either I or another inspector will be happy to answer your questions. If no one is available, please leave your name and phone number and an inspector will contact you as soon as possible.

This inspection and report are not intended to be a home warranty. If a warranty is desired the client should contact their real estate agent.

Thank you again for using Griffith Home Analysis,

Andrew Griffith CCI #4449, HI #0032



Property Address: 1508 Main Street BirminghamAL,

Report Prepared For: Mr. and Mrs. Sample Report

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# GRIFFITH HOME ANALYSIS

13 Office Park Circle; Suite 11 Birmingham, AL 35223

## INSPECTION AGREEMENT

THIS IS INTENDED TO BE A BINDING AGREEMENT--PLEASE READ CAREFULLY

- The Client requests a limited visual inspection of the structure identified at the below address by Griffith Home Analysis, hereinafter referred as "Griffith". As used herein, "Griffith" includes the officers, directors, employees, and agents of Griffith.
- The Client hereby verifies that the Client or the Client's agent has made all of the necessary arrangements with the seller of the property as described above for Griffith to enter and inspect the property. All utilities and pilot lights must be on and all equipment operational so that a complete inspection can be performed on the date of the inspection. Griffith is not obligated to change light bulbs, light pilots, move furniture, obstructions, or floor coverings, or remove panels to inspect any part of the building or its equipment. These items are the Client's responsibility.
- The Client warrants the following: (a) the Client will read the following Agreement carefully, (b) the Client understands that the Client is bound by all the terms of this contract, and (c) the Client will read the entire inspection report when received and promptly call Griffith with any questions the Client may have.
- The Client understands that the inspection and inspection report are performed and prepared for the sole, confidential and exclusive use of the Client. The Client agrees the Client will not disclose any part of the inspection report to any other person or company without prior, express, written consent of Griffith.
- Griffith agrees to perform a limited visual inspection of the structure at the above address and to provide the Client with a written inspection report identifying items in need of immediate major repair or items that are not performing the function for which they are intended. Items not specifically included in the written inspection report or identified in this Agreement are beyond the scope of the inspection and not reviewed. No verbal statement by Griffith shall expand this Agreement or the scope of the written inspection report, nor shall any such statements be relied upon by the client.
- The scope of the inspection is strictly limited as set forth in this Agreement. The inspection only includes those systems and components expressly and specifically identified in the written inspection report. Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client expressly assumes all the risk for all conditions which are concealed from view at the time of inspection. Griffith has no liability for latent defects. This includes without limitation, defects that cannot be observed through normal inspection and defects that cannot be determined from normal equipment operation.
- The Client specifically understands and agrees that mechanical devices and structural components may be functional at the time of the inspection and later malfunction; therefore, Griffith's liability, if any, is specifically limited to those situations where it can be conclusively established that the mechanical device or structural component inspected was inoperable, in immediate need of repair, or not performing the function for which it was intended at the time of the inspection; and Griffith was negligent in not so reporting, thus legally causing a specific loss to the Client. The Client specifically understands and agrees that there is NO REPRESENTATION, WARRANTY, OR GUARANTEE on the future life or performance of systems and items inspected.
- Without limitation, the following are NOT included in the inspection:
  - \* Code, installation or zoning violations
  - \* Permit research
  - \* Structural, geological, soil, or hydrological stability, survey, engineering, analysis or testing
  - \* Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
  - \* Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields environmental concerns.
  - \* Including microfloral and microbacterial contaminations such as bacteria, molds, yeasts types of fungus, spores, mildew or other environmental or health hazards
  - \* Pools, spas, hot tubs, fountains or other types of or related systems and components
  - \* Repair cost estimates
  - \* Building value appraisal
  - \* Radio controlled devices
  - \* Automatic gates
  - \* Elevators, lifts, or dumbwaiters
  - \* Thermostatic or time clock controls
  - \* Furnace heat exchanger
  - \* Solar heating systems
  - \* Freestanding appliances
  - \* Unique/technically complex systems or components
  - \* Vegetation
  - \* Exterior landscape lighting
  - \* Home Warranties
  - \* System or component life expectancy
  - \* Water softener or purifiers
  - \* Security systems
  - \* Personal property
  - \* Draft on the fireplace
  - \* Sprinkler systems

9. Design problems and adequacy are not within the scope of the inspection. Griffith will not determine the operational capacity, quality, or suitability for a particular use of any item inspected. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 60 degrees, and a heat system will not be checked when the outside temperature is above 60 degrees. The inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn or dirty floor, wall or window coverings.

10. The Client understands that the inspection and inspection report are not intended or to be used as a guarantee or warranty, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

- The written inspection report by Griffith shall be considered the final and exclusive findings of Griffith regarding the inspection. The Client understands and agrees they will not rely on any oral statements made by Griffith prior to or after the issuance of the written report. The Client further understands and agrees that Griffith reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after inspection report has first been delivered to the Client.
- The Client understands and agrees that any claim for failure to accurately report the visually discernible conditions of the structure, as limited herein, shall be made in writing and reported to Griffith within ten (10) business days of discovery. Client further agrees to allow Griffith to re-inspect the discrepancy, with the exception of emergency conditions, before the Client or Client's agents, employees or independent contractors, repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Griffith in accordance with this Agreement shall constitute a waiver of any and all claims arising out of or related to the failure to accurately report the condition in question.
- Client and Griffith shall attempt to settle any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report through nonbinding mediation under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services (RPEA). The parties will select a single, neutral third party from the RPEA panel of neutrals to serve as the mediator. If the parties are unable to agree on a mediator within 30 days following a demand for mediation by either party, then the RPEA shall appoint the mediator in accordance with the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services. Following the selection of a mediator, the parties shall submit confidential written position statements to the mediator. Then, the parties and the mediator shall meet in person for a single mediation session, at a mutually convenient location. The mediation, including the position statement submitted to the mediator, shall be confidential, and any statements made during the mediation shall be inadmissible for any purpose in any subsequent arbitration or other proceeding. Client understands and agrees that exhaustion of this nonbinding mediation procedure is an express condition precedent to pursuing arbitration, as provided for in Paragraph 14, below, or any other legal action or proceeding of any kind (if any) and that any failure to mediate in accordance with this Agreement shall constitute a waiver of any and all disputes, controversies, interpretations, and claims against Griffith.

14. If the parties are unable to reach a settlement through mediation pursuant to Paragraph 13 of this Agreement, any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be subject to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services except as modified herein. The decision of the Arbitrator appointed thereunder shall be binding, and judgment on the Award may be entered in any court of competent jurisdiction.

15. To the extent by law, it is understood and agreed by and between the parties hereto that Griffith's LIMITATION OF LIABILITY for errors or omissions in the inspection report is limited and fixed to a refund of the fee paid for the inspection and inspection report.

The fee for this inspection option is \$ \_\_\_\_\_.

The client understands that an inspection and inspection report without this LIMITATION OF LIABILITY is recommended and will include inspection of the property by various specialists in addition to the Inspector.

Fee for the selected inspection is \$ \_\_\_\_\_ X \_\_\_\_\_ client to initial. The client understands neither inspection includes any form of destructive examination, testing or dismantling.

16. Any mediation, arbitration, legal action, or proceeding of any kind, including those sounding in tort or contract, against the Inspector/Inspection Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

17. The prevailing party in any dispute, controversy or claim arising out of or related to this Agreement or any breach thereof of the inspection or inspection report shall be awarded all attorney's fees, arbitrator and other costs.

18. The Client understands and agrees that if they are not present at the time of the inspection therefore do not sign this Agreement, this Agreement nonetheless will form a part of the written inspection report. Acceptance of the written inspection report by the Client, by payment or otherwise, therefore will constitute acceptance of the terms and conditions of this Agreement.

19. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms in shall be in force between the parties.

20. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

21. Photographs, videos or audio recordings of the inspection process by inspector, clients or other parties are property of the inspection company.

I have read and understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

DATED (X) \_\_\_\_\_ SIGNATURE OF CLIENT (X)  
(one signature binds all parties)

DATED \_\_\_\_\_ FOR THE COMPANY \_\_\_\_\_

Property Address: 1508 Main Street

Report Prepared For: Mr. and Mrs. Sample Report

# GRIFFITH HOME ANALYSIS

13 Office Park Circle; Suite 11

Birmingham, AL 35223

## UNIFORM INSPECTION SUMMARY

The list of items below are taken from the inspection report accompanying this summary; and in the inspectors opinion, constitute items needing attention. A major concern is generally held to mean an item identified as either significantly affecting the residence and/or could be considered a potentially expensive repair or replacement. This summary should not be considered a complete list of deficiencies within the residence. Items needing further evaluation are also listed. Minor repairs and items needing less than \$50.00 in repairs are not part of this report. Not responsible for typographical errors.

- ITEM 1** Patching was noted on the roof (rear valley). Monitor this area(s) for possible future maintenance.
- ITEM 2** Tuck point cracks in the masonry siding to seal openings and allow for monitoring of movement--LH side center.
- ITEM 3** The dryer vent is missing the cover.
- ITEM 4** Deterioration was observed on an exterior door--front door sidelights.
- ITEM 5** Deterioration was observed on the garage passage exterior door jamb & front overhead garage door jamb.
- ITEM 6** The pressure sensitive automatic reverse safety feature of the garage door opener did not function properly . If this feature is installed on this device(s), then an adjustment may be all that is needed.
- ITEM 7** Minor grading/landscaping in areas around the foundation of the home is needed to divert surface water away from the structure. A minimum slope of one inch per foot for a distance of three to five feet should be maintained.
- ITEM 8** The sheathing of the electrical service entrance cable has deteriorated and should be wrapped/replaced as needed for protection. The exterior electrical service entrance wire is loose. Secure insulator or clamps as needed. The electrical service entrance cable is in contact with a tree(s) or shrubs.
- ITEM 9** Secure loose handrail on exterior entry steps.
- ITEM 10** Box/cover exposed electrical wire/junction under the rear deck.
- ITEM 11** Secure attic stairs at anchor points.(holes in brackets)
- ITEM 12** The attic has insulation present, however additional insulation should be installed to provide proper energy efficiency. Some insulation is missing.

THE RIGHT HAND(RH) SIDE OF THE HOME REFERS TO THE RIGHT HAND SIDE WHEN FACING THE FRONT ENTRANCE.

Property Address: 1508 Main Street ,BirminghamAL,

Report Prepared For: Mr. and Mrs. Sample Report

SUMMARY  
PAGE 2

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PHOTOS MAY BE INCLUDED WITH SOME REPORTS. NOT ALL DEFICIENCIES WILL BE PHOTOGRAPHED.

13 Office Park Circle; Suite 11

**UNIFORM INSPECTION SUMMARY-B**

The list of items below are taken from the inspection report accompanying this summary; and in the inspectors opinion, constitute items needing attention. A major concern is generally held to mean an item identified as either significantly affecting the residence and/or could be considered a potentially expensive repair or replacement. This summary should not be considered a complete list of deficiencies within the residence. Items needing further evaluation are also listed. Minor repairs and items needing less than \$50.00 in repairs are not part of this report. Not responsible for typographical errors.

**ITEM 13** The attic exhaust vent did not function at the time of the inspection.

**ITEM 14** The front RH bedroom ceiling fan is not functional.

**ITEM 15** Cracks are visible in the fireplace liner. Minor repair of refractory liner will be needed. Seal with proper refractory caulk. A gap was noted at the fireplace firebox/mantle area in the fireplace.

**ITEM 16** No damper lock open clamp is installed on the gas log fireplace damper.  
Caulk and seal the opening in the fireplace refractory liner where the gas line enters.

**ITEM 17** Slight deflection noted on the front & rear living room walls.

**ITEM 18** Ceiling & floor stains were wet at the time of the inspection in the lower den corner.

**ITEM 19** Floor stains were wet in the laundry room.

**ITEM 20** The laundry dryer vent pipe is plastic flex pipe. Metal flex duct is now considered less fire risk from lint accumulations.

**ITEM 21** Water penetration was observed in the basement.

**ITEM 22** 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 manufacturers recommendations.

**ITEM 23** No overflow tube was installed on the water heater.

**ITEM 24** Seal gap at flue pipe joint of water heater.

**THE RIGHT HAND(RH) SIDE OF THE HOME REFERS TO THE RIGHT HAND SIDE WHEN FACING THE FRONT ENTRANCE.**

**Property Address:** 1508 Main Street, Birmingham AL,  
**Report Prepared For:** Mr. and Mrs. Sample Report

**SUMMARY B**  
**PAGE 3**

13 Office Park Circle; Suite 11

**UNIFORM INSPECTION SUMMARY-C**

The list of items below are taken from the inspection report accompanying this summary; and in the inspectors opinion, constitute items needing attention. A major concern is generally held to mean an item identified as either significantly affecting the residence and/or could be considered a potentially expensive repair or replacement. This summary should not be considered a complete list of deficiencies within the residence. Items needing further evaluation are also listed. Minor repairs and items needing less than \$50.00 in repairs are not part of this report. Not responsible for typographical errors.

**ITEM 25** An exposed bare end wire was observed in the panel.

**ITEM 26** The electrical panel was missing knock outs (holes were visible in the panel).

**ITEM 27** Improper wiring noted at receptacle below the electrical panel.

**ITEM 28**

**ITEM 29**

**ITEM 30**

**ITEM 31**

**ITEM 32**

**ITEM 33**

**ITEM 34**

**ITEM 35**

**ITEM 36**

**Property Address:** 1508 Main Street , Birmingham AL,

**Report Prepared For:** Mr. and Mrs. Sample Report

**SUMMARY C**

13 Office Park Circle; Suite 11

**UNIFORM INSPECTION SUMMARY-D**

The list of items below are taken from the inspection report accompanying this summary; and in the inspectors opinion, constitute items needing attention. A major concern is generally held to mean an item identified as either significantly affecting the residence and/or could be considered a potentially expensive repair or replacement. This summary should not be considered a complete list of deficiencies within the residence. Items needing further evaluation are also listed. Minor repairs and items needing less than \$50.00 in repairs are not part of this report. Not responsible for typographical errors.

**ITEM 37**

**ITEM 38**

**ITEM 39**

**ITEM 40**

**ITEM 41**

**ITEM 42**

**ITEM 43**

**ITEM 44**

**ITEM 45**

**ITEM 46**

**ITEM 47**

**ITEM 48**

**Property Address:** 1508 Main Street , Birmingham AL,

**Report Prepared For:** Mr. and Mrs. Sample Report

**SUMMARY D**

# GRIFFITH HOME ANALYSIS **GROUNDS**

13 Office Park Circle; Suite 11

## General Information

### PORCHES / PATIOS

### WALKS & STEPS

<u>Location</u>	<u>Type</u>	<u>Enclosure</u>	<u>Material</u>
Front	Porch		Concrete
Rear	Deck		

Component	Comments								
<p><b><u>Walks &amp; Steps</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Front Walk</td><td style="width: 20%;">Satisfactory</td></tr> <tr><td>Front Steps</td><td>Satisfactory</td></tr> <tr><td>Rear Walk</td><td>Satisfactory</td></tr> <tr><td>Rear Steps</td><td>Satisfactory</td></tr> </table>	Front Walk	Satisfactory	Front Steps	Satisfactory	Rear Walk	Satisfactory	Rear Steps	Satisfactory	Secure loose handrail on exterior entry steps.
Front Walk	Satisfactory								
Front Steps	Satisfactory								
Rear Walk	Satisfactory								
Rear Steps	Satisfactory								
<p><b><u>Driveway</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Concrete</td><td style="width: 20%;">Satisfactory</td></tr> </table>	Concrete	Satisfactory							
Concrete	Satisfactory								
<p><b><u>Drainage &amp; Grading</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Foundation Grading</td><td style="width: 20%;">FAIR</td></tr> </table>	Foundation Grading	FAIR	Settlement cracks were observed on the driveway area. Driveway in usable condition.  A positive grade should be maintained next to the foundation wall to correctly divert water away from the structure.						
Foundation Grading	FAIR								
<p><b><u>Vegetation at Foundation</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Vines or Ivy</td><td style="width: 20%;">Satisfactory</td></tr> <tr><td>Shrubs/Foundation</td><td>Satisfactory</td></tr> <tr><td>Trees/Foundation</td><td>Satisfactory</td></tr> </table>	Vines or Ivy	Satisfactory	Shrubs/Foundation	Satisfactory	Trees/Foundation	Satisfactory			
Vines or Ivy	Satisfactory								
Shrubs/Foundation	Satisfactory								
Trees/Foundation	Satisfactory								
<p><b><u>Retaining Walls</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Block</td><td style="width: 20%;">Satisfactory</td></tr> </table>	Block	Satisfactory							
Block	Satisfactory								
<p><b><u>Porches/Patios</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">Front</td><td style="width: 20%;">Porch</td><td style="width: 20%;">Satisfactory</td></tr> <tr><td>Rear</td><td>Deck</td><td>Satisfactory</td></tr> </table>	Front	Porch	Satisfactory	Rear	Deck	Satisfactory	The joists of the rear deck are wider spaced than typical. No unusual deflection noted.		
Front	Porch	Satisfactory							
Rear	Deck	Satisfactory							
<p><b><u>Additional Comments</u></b></p>	Box/cover exposed electrical wire/junction under the rear deck.								

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**Page #5 GROUNDS**

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# GRIFFITH HOME ANALYSIS

# ROOF

## General Information

13 Office Park Circle; Suite 11

<u>Roof</u>	<u>Roof Covering</u>	<u>Estimated Possible Life</u>	<u>Estimated # of Layers</u>	<u>Inspection Method</u>
Main Roof	Fiberglass Shingle	2 - 4 Years	Unknown	Walked Roof

<u>Component</u>	<u>Comments</u>
<p><b><u>Roof Coverings</u></b> Main Roof</p>	<p>FAIR</p> <p>Slight roof deflection is visible on the rear exterior roof surface.</p> <p>Patching was noted on the roof (rear valley). Monitor this area(s) for possible future maintenance.</p> <p>The roof age estimate is approximate and may vary due to changes in weather patterns, shingle exposure, shingle quality, quality of installation and maintenance given.</p>
<p><b><u>Valleys</u></b> Open</p>	<p>FAIR</p>
<p><b><u>Vents</u></b> Roof Vents Soffit Vents</p>	<p>Satisfactory Satisfactory</p>
<p><b><u>Flashings</u></b> Joining Walls Vents Plumbing Vents</p>	<p>Satisfactory Satisfactory Satisfactory</p>
<p><b><u>Chimney</u></b> Chimney</p>	<p>Satisfactory</p> <p>Regular inspection and periodic maintenance is necessary for the continued operational safety of the chimney system. The interior flue system is not part of this inspection.</p>
<p><b><u>Soffit/fascia</u></b> Soffits/Fascia Wood</p>	<p>Satisfactory Satisfactory</p> <p>Deterioration was observed on an exterior door--front door sidelights.</p> <p>Deterioration was observed on the garage passage exterior door jamb &amp; front overhead garage door jamb.</p>
<p><b><u>Gutters</u></b> Aluminum  Splashblocks Leader Drains</p>	<p>Satisfactory</p> <p>Satisfactory Satisfactory</p> <p>Gutters are blocked with leaves and debris. Clean gutter system to restore function.</p> <p>Regular gutter maintenance is needed to help prevent possible exterior trim deterioration and to reduce possible foundation movement.</p>
<p><b><u>Downspouts</u></b> Aluminum</p>	<p>Satisfactory</p> <p>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.</p>
<p>SKYLIGHTS</p>	<p>None</p>

**Property Address:** 1508 Main Street, Birmingham AL,

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# GRIFFITH HOME ANALYSIS **EXTERIOR**

13 Office Park Circle; Suite 11

<u>Wall Types</u>	<u>Wall Coverings</u>	<u>Trim</u>	<u>Windows</u>	<u>Electrical</u>
Wood Frame	Brick Wood	Soffits/Fascia Wood	Single Pane	Outlets Lights

<p style="text-align: center;">Brick Satisfactory Wood Fair</p>		<p>Tuck point cracks in the masonry siding to seal openings and allow for monitoring of movement--LH side center. The dryer vent is missing the cover.</p>
<p style="text-align: center;">Soffits/Fascia Wood</p> <p style="text-align: center;">Satisfactory Satisfactory</p>		<p>The exterior surfaces appear to have been recently painted. This limits visibility of the condition of the wood and/ exterior surfaces. Unknown deterioration may exist.</p>
<p style="text-align: center;">Front Side Rear Garage</p> <p style="text-align: center;">Satisfactory Satisfactory Satisfactory Satisfactory</p>		<p>Deterioration was observed on an exterior door--front door sidelights. Deterioration was observed on the garage passage exterior door jamb &amp; front overhead garage door jamb.</p> <p>The pressure sensitive automatic reverse safety feature of the garage door opener did not function properly . If this feature is installed on this device(s), then an adjustment may be all that is needed.</p>
<p style="text-align: center;">Single Pane</p> <p style="text-align: center;">Satisfactory</p>		<p>Windows were randomly tested from the interior. Minor adjustments may be needed on some windows. windows.</p>
<p style="text-align: center;">Glazing Caulking</p> <p style="text-align: center;">Satisfactory Satisfactory</p>		
<p><b><u>Sub-Structure</u></b></p> <p>Visible Cracks      1/4" or less</p> <p>Evident Settlement      Acceptable</p> <p>Insect Indications      Satisfactory</p> <p>Soil to Wood      Satisfactory</p> <p>Vents      None</p>		<p>Several areas of cracks were visible. These appear to be typical settlement with the age of the home, however, no prediction of the performance of the cracks can be made without extensive research of the conditions. Monitor for possible future movement.</p> <p>Minor grading/landscaping in areas around the foundation of the home is needed to divert surface water away from the structure. A minimum slope of one inch per foot for a distance of three to five feet should be maintained.</p> <p>The electrical service entrance cable is in contact with a tree(s) or shrubs.</p>
<p><b><u>Electrical Service</u></b></p> <p>Overhead      Poor</p>		<p>The sheathing of the electrical service entrance cable has deteriorated and should be wrapped/replaced as needed for protection.</p> <p>The exterior electrical service entrance wire is loose. Secure insulator or clamps as needed.</p>

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**Report Prepared For:** Mr. and Mrs. Sample Report