



Griffin Home Inspection Inc.

Griffin Home Inspection
123 Somewhere Street
Somewhere, US 12345



1234 School House Road
Yourtown, US 12345

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Example.inspx

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1234 School House Road
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 School House Road
City Yourtown **State** US **Zip** 12345
Contact Name Ima Goodagent
Phone (111)111-1111

Client Information

Client Name John Smith
Client Address 3212 Homestead Dr.
City Somewhere **State** OH **Zip** 12345
Phone (333)333-3333
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Patrick Griffin
Company Name Griffin Home Inspection
Address 123 Somewhere Street
City Somewhere **State** US **Zip** 12345
Phone 123-456-7890
E-Mail info@palm-tech.com

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Occupied
Estimated Age 55 Years Old **Entrance Faces** East
Inspection Date 01/06/2014
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 degrees

General Information (Continued)

Weather Partly cloudy **Soil Conditions** Damp
Space Below Grade Partial basement
Building Type Single family **Garage** Attached
Sewage Disposal City **How Verified** Multiple Listing Service
Water Source City **How Verified** Multiple Listing Service

Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

1. Acceptable **Driveway:** Concrete
2. Marginal **Walks:** Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



3. Acceptable **Steps/Stoops:** Concrete
4. Marginal **Porch:** Concrete - Loose handrail



5. Marginal **Patio/Enclosure:** Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



6. Acceptable **Grading:** Minor slope
7. Acceptable **Vegetation:** Trees, Shrubs

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Exterior

Partial perimeter Exterior Surface

1. Acceptable **Type:** Brick/Block

Partial perimeter Exterior Surface

2. Acceptable **Type:** Vinyl siding

3. Defective **Trim:** Aluminum - Missing piece at front



4. Acceptable **Fascia:** Aluminum

5. Acceptable **Soffits:** Vinyl

6. Acceptable **Door Bell:** Hard wired

7. Acceptable **Entry Doors:** Metal

8. Acceptable **Patio Door:** Vinyl sliding

9. Acceptable **Windows:** Vinyl slider

10. Not Present **Storm Windows:**

11. Acceptable **Window Screens:** Vinyl mesh

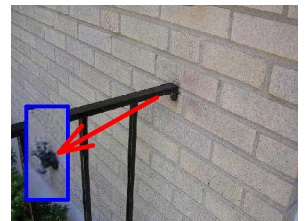
12. Acceptable **Basement Windows:** Glass block

13. Acceptable **Exterior Lighting:** Surface mount - Loose can grill at rear soffit lighting



14. Acceptable **Exterior Electric Outlets:** 110 VAC GFCI

15. Marginal **Hose Bibs:** Gate - Damaged handle needs replaced



16. Acceptable **Gas Meter:** Basement



17. Acceptable **Main Gas Valve:** Located at gas meter

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Roof

Main Roof Surface

1. Method of Inspection: On roof

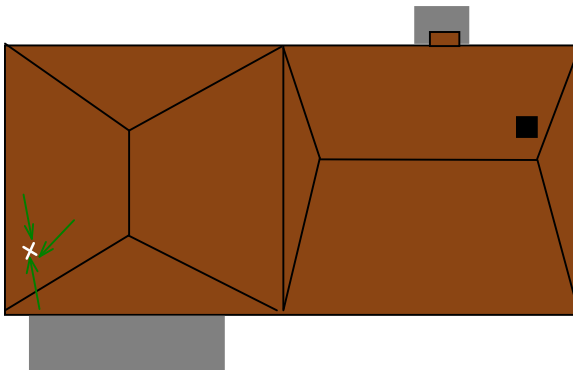


2. Acceptable

Unable to Inspect: 0%

3. Acceptable

Material: Fiberglass shingle - Moss growth noted



4. Type: Gable

5. Approximate Age: 7 years

Porch Roof Surface

6. Method of Inspection: Ladder at eaves

7. Acceptable

Unable to Inspect: 0%

8. Acceptable

Material: Fiberglass shingle

9. Type: Gable

10. Approximate Age: 7 years

11. Acceptable

Flashing: Metal

12. Acceptable

Valleys: Metal

13. Not Present

Skylights:

14. Acceptable

Plumbing Vents: Cast Iron

15. Acceptable

Electrical Mast: Mast with tie back at roof

16. Defective

Gutters: Aluminum - Loose due to missing spikes

17. Acceptable

Downspouts: Aluminum

18. Not Inspected

Leader/Extension: Underground Conductor Drains

North Chimney

19. Acceptable

Chimney: Brick

20. Acceptable

Flue/Flue Cap: Clay Tile

21. Acceptable

Chimney Flashing: Metal

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Garage/Carport

Attached Garage

1. **Type of Structure:** Attached Car Spaces: 1
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Mechanized
4. Defective **Door Opener:** Overhead Door - No safety reverse system in operation
5. Marginal **Service Doors:** Fire rated - Add closing mechanism to entry door
6. Acceptable **Ceiling:** Plaster Board
7. Marginal **Walls:** Concrete - Cracks present
8. Marginal **Floor/Foundation:** Poured concrete - Crack present at right foundation wall with some shifting
9. Not Present **Hose Bibs:**
10. Acceptable **Electrical:** 110 VAC
11. Not Present **Smoke Detector:**
12. Not Present **Heating:**
13. Acceptable **Windows:** Block

Electrical

1. **Service Size Amps:** 100 **Volts:** 120/240 VAC
2. Acceptable **Service:** Copper



3. Acceptable **120 VAC Branch Circuits:** Copper
4. Acceptable **240 VAC Branch Circuits:** Copper and aluminum
5. Acceptable **Conductor Type:** Romex, Non-metallic sheathed cable
6. Acceptable **Ground:** Plumbing ground only
7. Acceptable **Smoke Detectors:** Battery operated

Garage Electric Panel

8. Acceptable **Manufacturer:** Cutler-Hammer



9. **Maximum Capacity:** 100 Amps
10. Acceptable **Main Breaker Size:** 100 Amps
11. Acceptable **Breakers:** Copper
12. Not Present **AFCI:**

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Electrical (Continued)

13. Not Present GFCI:

14. Is the panel bonded? Yes

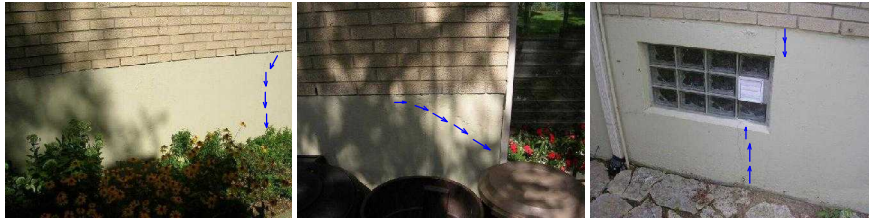
Structure

1. Acceptable

Structure Type: Wood frame

2. Marginal

Foundation: Poured concrete - Common cracks noted near windows, Spalled foundation corners noted



3. Marginal

Differential Movement: Differential settlement present - Cracks will require monitoring

4. Acceptable

Beams: Steel I-Beam

5. Acceptable

Joists/Trusses: 2x10

6. Not Inspected

Piers/Posts: Not visible

7. Acceptable

Floor/Slab: Poured slab

8. Defective

Stairs/Handrails: Wood stairs with wood handrails - Handrails missing to lower level from kitchen(Safety)

9. Acceptable

Subfloor: Plywood

Attic

Partial house-Upper Roof Attic

1. Method of Inspection: In the attic



2. Acceptable

Unable to Inspect: 20%

3. Acceptable

Roof Framing: 2x6 Rafter

4. Acceptable

Sheathing: Plywood

5. Acceptable

Ventilation: Roof and soffit vents

6. Acceptable

Insulation: Fiberglass

7. Acceptable

Insulation Depth: 10"

Attic (Continued)

8. Marginal **Attic Fan:** Direct drive - Install junction box with coverplate at open splice to attic fan



9. Acceptable **House Fan:** Belt drive with manual controls
10. Acceptable **Wiring/Lighting:** 110 VAC lighting circuit
11. Acceptable **Moisture Penetration:** No previous water penetration noted
Partial house-Lower Attic
12. **Method of Inspection:** In the attic



13. Acceptable **Unable to Inspect:** 0%
14. Acceptable **Roof Framing:** 2x6 Rafter
15. Acceptable **Sheathing:** Plywood
16. Defective **Ventilation:** Ridge and soffit vents, Gable vents - Torn screens at gable vents, Remove birds nesting



17. Acceptable **Insulation:** Fiberglass
18. Marginal **Insulation Depth:** 3" - 10" - Recommend additional insulation be installed
19. Acceptable **Wiring/Lighting:** 110 VAC lighting circuit
20. Marginal **Moisture Penetration:** Previous water penetration noted - Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor



21. Acceptable **Bathroom Fan Venting:** Electric fan

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Basement

Main Basement

- | | |
|------------------|---|
| 1. Acceptable | Unable to Inspect: 0% |
| 2. Marginal | Ceiling: Suspended Acoustical System |
| 3. Marginal | Walls: Drywall - Evidence of past or present water leakage |
| 4. Acceptable | Floor: Carpet |
| 5. Not Inspected | Floor Drain: Covered by Carpet - Recommend uncovering |
| 6. Acceptable | Doors: Bi-fold, Louvered |
| 7. Acceptable | Windows: Glass Block |
| 8. Marginal | Electrical: 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles |



- | | |
|----------------|---|
| 9. Not Present | Sump Pump: |
| 10. Defective | Moisture Evidence: Note - Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections. |



- | | |
|---------------|--|
| 11. Defective | Basement Stairs/Railings: Wood stairs with no handrails - Missing railing |
|---------------|--|

Air Conditioning

Main AC System

1. Acceptable **A/C System Operation:** Appears serviceable
2. Acceptable **Condensate Removal:** Plastic tubing
3. Acceptable **Exterior Unit:** Pad mounted
4. **Manufacturer:** Carrier
5. **Area Served:** Whole house **Approximate Age:** 15
6. **Fuel Type:** 220 VAC **Temperature Differential:** 12 degrees
7. **Type:** Central A/C **Capacity:** 3 Ton
8. Acceptable **Visible Coil:** Copper core with aluminum fins
9. Acceptable **Electrical Disconnect:** Fused
10. Acceptable **Exposed Ductwork:** Metal
11. Acceptable **Blower Fan/Filters:** Direct drive with disposable filter
12. Acceptable **Thermostats:** Programmable



Heating System

Basement Heating System

1. Defective **Heating System Operation:** Note: - Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet
2. **Manufacturer:** Carrier



3. **Type:** Forced air **Capacity:** 80,000 BTUHR
4. **Area Served:** Whole house **Approximate Age:** 15
5. **Fuel Type:** Natural gas
6. Acceptable **Heat Exchanger:** 4 Burner

Heating System (Continued)

- 7. Unable to Inspect: 60%
- 8. Acceptable **Blower Fan/Filter:** Belt drive with disposable filter
- 9. Acceptable **Distribution:** Metal duct
- 10. Acceptable **Draft Control:** Manual
- 11. Acceptable **Flue Pipe:** Single wall
- 12. Acceptable **Controls:** Relief valve
- 13. Marginal **Humidifier:** Honeywell - Not functioning
- 14. Acceptable **Thermostats:** Programmable
- 15. Suspected Asbestos: No

Plumbing

- 1. Acceptable **Service Line:** Copper

- 2. Acceptable **Main Water Shutoff:** Basement



- 3. Acceptable **Water Lines:** Copper
- 4. Marginal **Drain Pipes:** Cast iron, Galvanized - Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog



- 5. Acceptable **Service Caps:** Accessible
- 6. Acceptable **Vent Pipes:** Cast iron
- 7. Acceptable **Gas Service Lines:** Cast iron

Basement Water Heater

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Plumbing (Continued)

8. Acceptable **Water Heater Operation:** Functional at time of inspection



9. **Manufacturer:** A.O. Smith

10. **Type:** Natural gas **Capacity:** 38 Gal.

11. **Approximate Age:** 1 **Area Served:** Whole house

12. Marginal **Flue Pipe:** Single wall - **Install screws at exhaust vent piping fittings**



13. Acceptable **TPRV and Drain Tube:** Brass/Copper

Bathroom

Main Bathroom

1. Acceptable **Closet:** Single small

2. Acceptable **Ceiling:** Plaster Board

3. Acceptable **Walls:** Plaster Board

4. Acceptable **Floor:** Ceramic tile

5. Acceptable **Doors:** Hollow wood

6. Not Present **Windows:**

7. Acceptable **Electrical:** 110 VAC GFCI

8. Acceptable **Counter/Cabinet:** Laminate

9. Marginal **Sink/Basin:** One piece sink/counter top - **Cracks present in the sink bowl**



10. Acceptable **Faucets/Traps:** Delta fixtures with a metal trap

11. Acceptable **Tub/Surround:** Porcelain tub and ceramic tile surround

12. Acceptable **Toilets:** 3 Gallon Tank

13. Acceptable **HVAC Source:** Air exchange ventilation

14. Defective **Ventilation:** Electric ventilation fan - **Fan inoperative**

Bathroom (Continued)

Master Half Bathroom

15. Not Present **Closet:**
16. Acceptable **Ceiling:** Plaster Board
17. Acceptable **Walls:** Plaster Board
18. Acceptable **Floor:** Ceramic tile
19. Acceptable **Doors:** Hollow wood
20. Acceptable **Windows:** Vinyl Insulated
21. Acceptable **Electrical:** 110 VAC
22. Acceptable **Counter/Cabinet:** Laminate
23. Acceptable **Sink/Basin:** One piece sink/counter top
24. Marginal **Faucets/Traps:** Delta fixtures with a PVC trap - **Leaking sink faucet at stem-repair**



25. Defective **Toilets:** 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



26. Acceptable **HVAC Source:** Air exchange ventilation
27. Acceptable **Ventilation:** Window

Lower Level Half Bathroom

28. Not Present **Closet:**
29. Acceptable **Ceiling:** Plaster Board
30. Acceptable **Walls:** Plaster Board
31. Acceptable **Floor:** Ceramic tile
32. Acceptable **Doors:** Hollow wood
33. Acceptable **Windows:** Steel casement
34. Acceptable **Electrical:** 110 VAC
35. Acceptable **Counter/Cabinet:** Laminate
36. Acceptable **Sink/Basin:** Porcelain
37. Acceptable **Faucets/Traps:** Delta fixtures with a PVC trap
38. Acceptable **Toilets:** 3 Gallon Tank
39. Acceptable **HVAC Source:** Forced air
40. Acceptable **Ventilation:** Window

Kitchen

Main Level Kitchen

- | | |
|---------------------|---|
| 1. Acceptable | Cooking Appliances: Whirlpool |
| 2. Acceptable | Ventilator: Broan |
| 3. Acceptable | Disposal: In-Sinkerator |
| 4. Acceptable | Dishwasher: Maytag |
| 5. Air Gap Present? | No |
| 6. Not Present | Trash Compactor: |
| 7. Acceptable | Refrigerator: General Electric |
| 8. Defective | Microwave: General Electric - Inoperative |
| 9. Acceptable | Sink: Stainless Steel |
| 10. Acceptable | Electrical: 110 VAC |
| 11. Defective | Plumbing/Fixtures: Stainless Steel - Faulty vegetable sprayer-repair/replace |
| 12. Acceptable | Counter Tops: Laminate |
| 13. Acceptable | Cabinets: Laminate and composite materials |
| 14. Acceptable | Ceiling: Plaster Board |
| 15. Acceptable | Walls: Plaster Board |
| 16. Acceptable | Floor: Ceramic tile |
| 17. Acceptable | Windows: Vinyl Insulated |
| 18. Acceptable | HVAC Source: Air exchange ventilation |

Bedroom

Master Bedroom

- | | |
|----------------|---------------------------------|
| 1. Acceptable | Closet: Single |
| 2. Acceptable | Ceiling: Plaster Board |
| 3. Acceptable | Walls: Plaster Board |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl Insulated |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | HVAC Source: Forced air |
| 9. Not Present | Smoke Detector: |

East Bedroom

- | | |
|----------------|---------------------------------|
| 10. Acceptable | Closet: Single |
| 11. Acceptable | Ceiling: Plaster Board |
| 12. Acceptable | Walls: Plaster Board |
| 13. Acceptable | Floor: Hardwood |
| 14. Acceptable | Doors: Hollow wood |
| 15. Acceptable | Windows: Vinyl Insulated |
| 16. Acceptable | Electrical: 110 VAC |

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Bedroom (Continued)

- | | |
|---------------------|---------------------------------|
| 17. Acceptable | HVAC Source: Forced air |
| 18. Not Present | Smoke Detector: |
| West Bedroom | |
| 19. Acceptable | Closet: Single |
| 20. Acceptable | Ceiling: Plaster Board |
| 21. Acceptable | Walls: Plaster Board |
| 22. Acceptable | Floor: Hardwood |
| 23. Acceptable | Doors: Hollow wood |
| 24. Acceptable | Windows: Vinyl Insulated |
| 25. Acceptable | Electrical: 110 VAC |
| 26. Acceptable | HVAC Source: Forced air |
| 27. Not Present | Smoke Detector: |

Living Space

Main Level Living Space

- | | |
|---------------------------------|--|
| 1. Acceptable | Closet: Single |
| 2. Acceptable | Ceiling: Plaster Board |
| 3. Acceptable | Walls: Plaster Board |
| 4. Marginal | Floor: Hardwood - Floor shows evidence of previous water penetration/stains at front entry |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl Insulated |
| 7. Defective | Electrical: 110 VAC - Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles |
| 8. Acceptable | HVAC Source: Forced air |
| 9. Not Present | Smoke Detector: |
| Lower Level Living Space | |



Living Space (Continued)

10. Marginal Closet: Small - Closet door does not close



11. Marginal Ceiling: Plaster Board - Cracks present

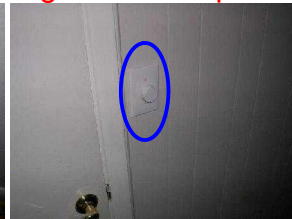
12. Acceptable Walls: Plaster Board

13. Acceptable Floor: Tile

14. Acceptable Doors: Hollow wood

15. Acceptable Windows: Vinyl Insulated

16. Defective Electrical: 110 VAC - Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles



17. Acceptable HVAC Source: Forced air

18. Acceptable Smoke Detector: Battery operated

Laundry Room/Area

Basement Laundry Room/Area

1. Acceptable Ceiling: Exposed framing

2. Acceptable Walls: Concrete

3. Acceptable Floor: Poured

4. Acceptable Doors: Bi-fold

5. Acceptable Windows: Glass block

6. Acceptable Electrical: 110 VAC/220 VAC

7. Not Present Smoke Detector:

8. Acceptable Laundry Tub: PVC

9. Acceptable Laundry Tub Drain: PVC

10. Not Inspected Washer Hose Bib:

11. Acceptable Washer and Dryer Electrical: 110 VAC/220 VAC

12. Acceptable Dryer Vent: Flex foil

13. Acceptable Washer Drain: Drains to laundry tub

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Cost Estimate Summary

Client Name: John Smith
Property Address: 1234 School House Road
Yourtown, US 12345

Items Recommended for

Lots and Grounds

Walks: Cracks noted, Heaving at walk at rear 3 season storm door	\$ 50	\$ 150
Porch: Loose handrail	\$ 5	\$ 25
Patio/Enclosure: Missing screens and some cranks	\$ 15	\$ 75

Exterior

Trim: Missing piece at front	\$ 25	\$ 100
-------------------------------------	-------	--------

Roof

Gutters: Loose due to missing spikes	\$ 10	\$ 25
---	-------	-------

Garage/Carport

Attached Garage Door Opener: No safety reverse system in operation	\$ 50	\$ 200
---	-------	--------

Attic

Partial house-Upper Roof Attic Attic Fan: Install junction box with coverplate at open splice to attic fan	\$ 5	\$ 50
---	------	-------

Partial house-Lower Attic Insulation Depth: Recommend additional insulation be installed	\$ 250	\$ 400
---	--------	--------

Basement

Main Basement Electrical: Open ground exists at several 3 prong outlet receptacles	\$ 15	\$ 100
---	-------	--------

Heating System

Basement Heating System Heating System Operation: Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required.	\$ 75	\$ 200
---	-------	--------

Plumbing

Drain Pipes: Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections.	\$ 10	\$ 80
---	-------	-------

Basement Water Heater Flue Pipe: Install screws at exhaust vent piping fittings	\$ 5	\$ 25
--	------	-------

Bathroom

Main Bathroom Ventilation: Fan inoperative	\$ 25	\$ 100
---	-------	--------

Master Half Bathroom Faucets/Traps: Leaking sink faucet at stem-repair	\$ 50	\$ 100
---	-------	--------

Living Space

Main Level Living Space Electrical:	\$ 10	\$ 20
--	-------	-------

Total	\$ 600	\$ 1650
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Cost Estimate Summary (Continued)

Items Recommended for

Exterior

Hose Bibs: Damaged handle needs replaced	\$ 25	\$ 100
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Structure

Stairs/Handrails: Handrails missing to lower level from kitchen	\$ 50	\$ 150
--	-------	--------

Attic

Partial house-Lower Attic Ventilation: Torn screens at gable vents, Remove birds nesting	\$ 25	\$ 100
---	-------	--------

Basement

Main Basement Basement Stairs/Railings: Missing railing	\$ 50	\$ 150
--	-------	--------

Kitchen

Main Level Kitchen Microwave: Inoperative	\$ 75	\$ 200
--	-------	--------

Main Level Kitchen Plumbing/Fixtures: Faulty vegetable sprayer-repair/replace	\$ 25	\$ 150
--	-------	--------

Living Space

Lower Level Living Space Electrical: Faulty operation at light dimmer switch-repair	\$ 15	\$ 75
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Total	\$ 265	\$ 925
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Cost Estimate Total		\$ 3440
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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



2. Porch: Concrete - Loose handrail

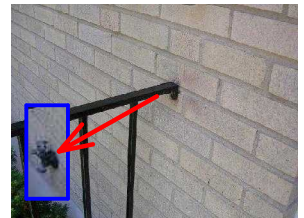


3. Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



Exterior

4. Hose Bibs: Gate - Damaged handle needs replaced



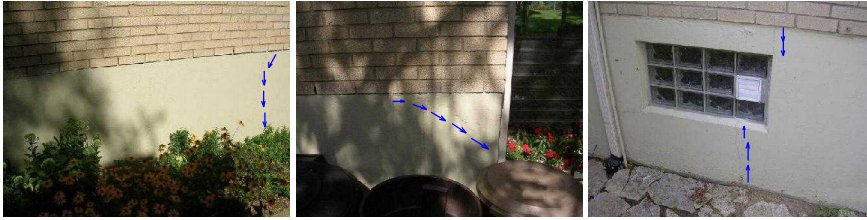
Garage/Carport

5. Attached Garage Service Doors: Fire rated - Add closing mechanism to entry door
6. Attached Garage Walls: Concrete - Cracks present
7. Attached Garage Floor/Foundation: Poured concrete - Crack present at right foundation wall with some shifting

Marginal Summary (Continued)

Structure

8. **Foundation:** Poured concrete - Common cracks noted near windows, Spalled foundation corners noted



9. **Differential Movement:** Differential settlement present - Cracks will require monitoring

Attic

10. **Partial house-Upper Roof Attic Attic Fan:** Direct drive - Install junction box with coverplate at open splice to attic fan



11. **Partial house-Lower Attic Insulation Depth:** 3" - 10" - Recommend additional insulation be installed

12. **Partial house-Lower Attic Moisture Penetration:** Previous water penetration noted - Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor



Basement

13. **Main Basement Ceiling:** Suspended Acoustical System
14. **Main Basement Walls:** Drywall - Evidence of past or present water leakage
15. **Main Basement Electrical:** 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles



Marginal Summary (Continued)

Heating System

16. **Basement Heating System Humidifier:** Honeywell - Not functioning
Plumbing

17. **Drain Pipes:** Cast iron, Galvanized - Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog



18. **Basement Water Heater Flue Pipe:** Single wall - Install screws at exhaust vent piping fittings



Bathroom

19. **Main Bathroom Sink/Basin:** One piece sink/counter top - Cracks present in the sink bowl



20. **Master Half Bathroom Faucets/Traps:** Delta fixtures with a PVC trap - Leaking sink faucet at stem-repair



Living Space

21. **Main Level Living Space Floor:** Hardwood - Floor shows evidence of previous water penetration/stains at front entry



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Marginal Summary (Continued)

22. Lower Level Living Space Closet: Small - Closet door does not close



23. Lower Level Living Space Ceiling: Plaster Board - Cracks present

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. **Trim:** Aluminum - Missing piece at front



Roof

2. **Gutters:** Aluminum - Loose due to missing spikes

Garage/Carport

3. **Attached Garage Door Opener:** Overhead Door - No safety reverse system in operation

Structure

4. **Stairs/Handrails:** Wood stairs with wood handrails - Handrails missing to lower level from kitchen(Safety)

Attic

5. **Partial house-Lower Attic Ventilation:** Ridge and soffit vents, Gable vents - Torn screens at gable vents, Remove birds nesting



Basement

6. **Main Basement Moisture Evidence:** Note - Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.



Defective Summary (Continued)

7. **Main Basement Basement Stairs/Railings:** Wood stairs with no handrails - **Missing railing**
Heating System

8. **Basement Heating System Heating System Operation:** Note: - **Non-functional** at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet

Bathroom

9. **Main Bathroom Ventilation:** Electric ventilation fan - **Fan inoperative**
10. **Master Half Bathroom Toilets:** 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



Kitchen

11. **Main Level Kitchen Microwave:** General Electric - **Inoperative**
12. **Main Level Kitchen Plumbing/Fixtures:** Stainless Steel - **Faulty vegetable sprayer-repair/replace**

Living Space

13. **Main Level Living Space Electrical:** 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



14. **Lower Level Living Space Electrical:** 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**

