



Inspection Report
Sample Report

Specialty Building
Consultants, LLC

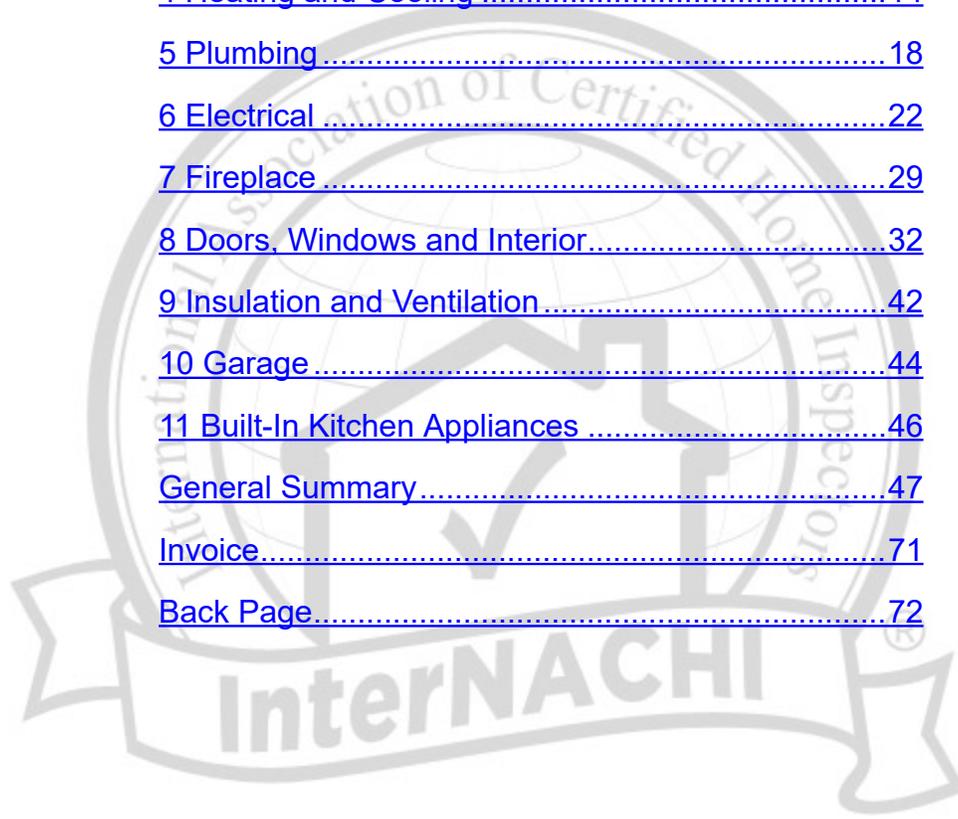
Address: 123 Main St, Birmingham, AL 35080



Inspector: Chuck Marion HI-2083
Asbestos- AIN0911577955
500 Southland Dr
Ste. 134
Hoover, AL 35226
1/27/2014

Table of Contents

Cover Page	1
Table of Contents	2
Intro Page	3
1 Roof	4
2 Exterior	6
3 Basement, Foundation, Crawlspace and Structure	10
4 Heating and Cooling	14
5 Plumbing	18
6 Electrical	22
7 Fireplace	29
8 Doors, Windows and Interior	32
9 Insulation and Ventilation	42
10 Garage	44
11 Built-In Kitchen Appliances	46
General Summary	47
Invoice	71
Back Page	72



Date: 1/27/2014	Time: 01:00 PM	Report ID: 01272014-1
Property: 123 Main St Birmingham AL 35080	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:

Over 10 Years

Client Is Present:

No

Weather:

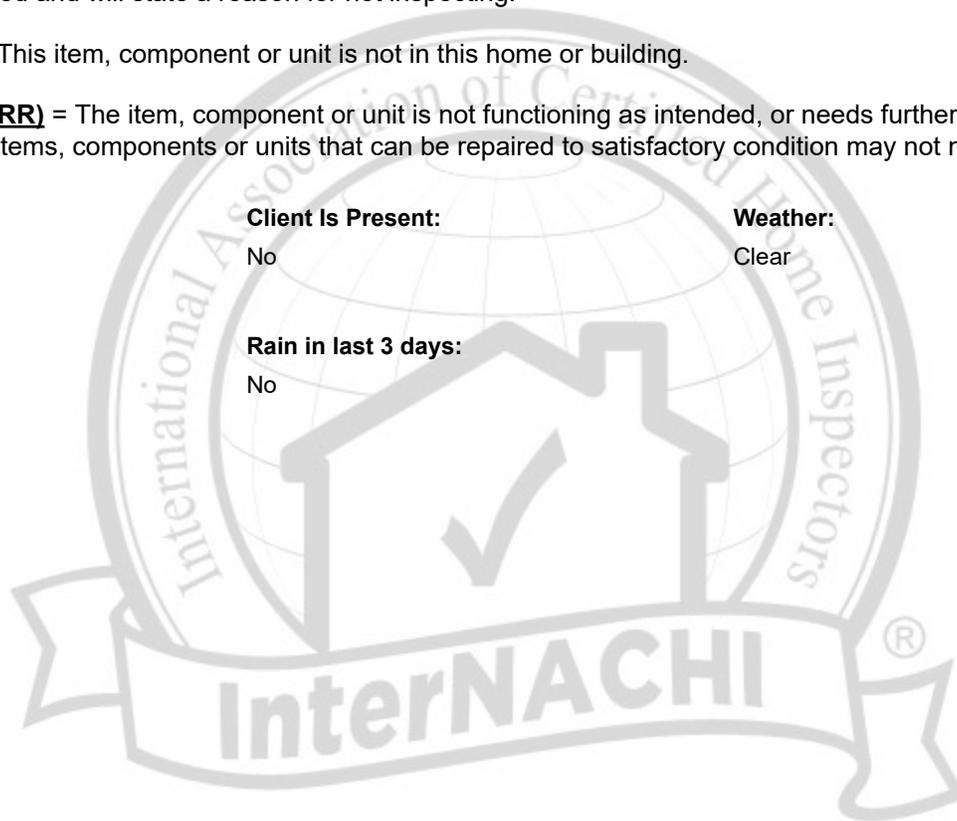
Clear

Temperature:

Below 60

Rain in last 3 days:

No



1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground
Binoculars

Chimney (exterior):

Brick

Roof Structure:

2 X 6 Rafters

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Pull Down stairs

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			
1.4	ROOF STRUCTURE AND ATTIC				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 (1) 3 tab asphalt shingle roof. Roof shows signs of aging.



1.0 Item 1(Picture)

1.0 (2) Debris on roof and in gutters.



1.0 Item 2(Picture)

1.3 Aluminum gutters and downspouts.



1.3 Item 1(Picture)

 1.4 Damage to roof and eave at home rear corner above deck.



1.4 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Appurtenance:

Sidewalk

Driveway:

Concrete

		IN	NI	NP	RR
2.0	SIDING, FLASHING AND TRIM	•			
2.1	EAVES, SOFFITS AND FASCIAS	•			
2.2	DOORS (Exterior)	•			
2.3	WINDOWS				•
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) Front elevation.



2.0 Item 1(Picture)

2.0 (2) Right elevation.



2.0 Item 2(Picture)

2.0 (3) Rear elevation.



2.0 Item 3(Picture)

2.0 (4) Left elevation.



2.0 Item 4(Picture)

2.1 Soffits and fascia are wrapped in vinyl and break metal.

2.2 Wood front door.



2.2 Item 1(Picture)

🏠 2.3 (1) Metal, non-insulated windows.



2.3 Item 1(Picture)

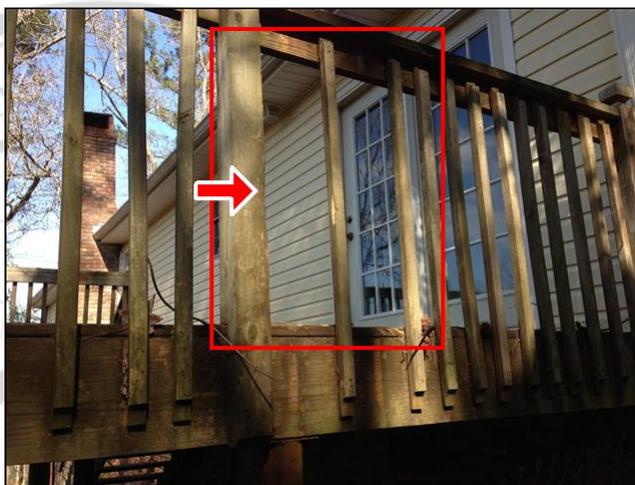
🏠 2.3 (2) Broken bedroom window.



2.3 Item 2(Picture)

2.4 (1) Steel columns on deck.

2.4 Item 1(Picture)

2.4 (2) Replace missing deck balusters.

2.4 Item 2(Picture)

2.5 Repair grading problems on front elevation.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:

Masonry block

Floor Structure:

Not visible

Wall Structure:

Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

Not visible

		IN	NI	NP	RR
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
3.1	WALLS (Structural)				•
3.2	COLUMNS OR PIERS		•		
3.3	FLOORS (Structural)				•
3.4	CEILINGS (structural)				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **3.0 (1)** Sidewalk cracking on front elevation.



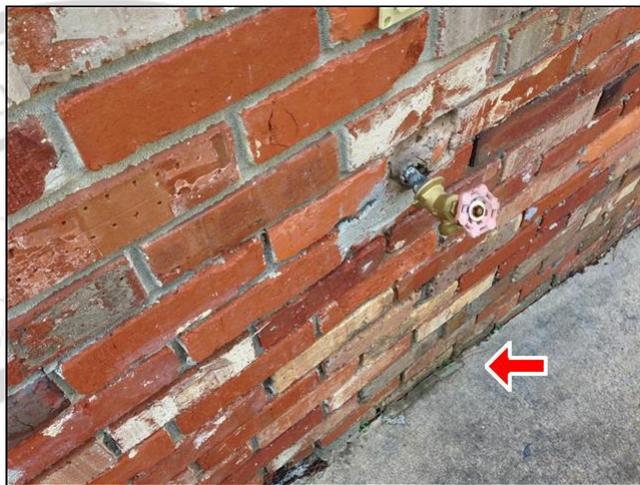
3.0 Item 1(Picture)

🏠 3.0 (2) Sidewalk cracking on front elevation.



3.0 Item 2(Picture)

🏠 3.0 (3) Sidewalk cracking on front elevation.



3.0 Item 3(Picture)

🏠 3.1 (1) Rear elevation foundation



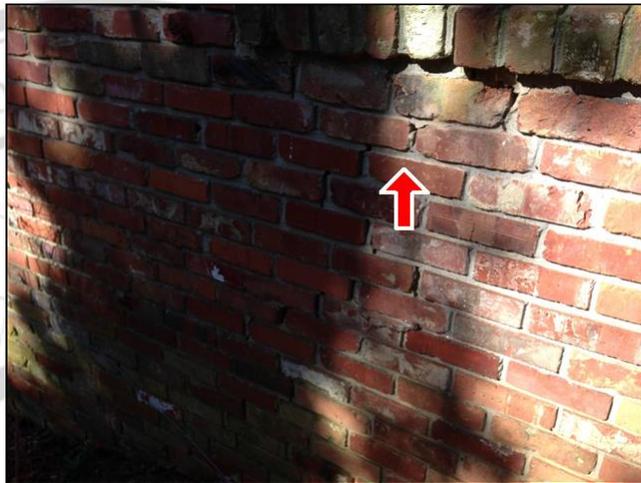
3.1 Item 1(Picture)

 **3.1 (2)** Trash in HVAC penetration lines.



3.1 Item 2(Picture)

 **3.1 (3)** Crack in bricks. Recommend foundation have an inspection by a licensed foundation expert.



3.1 Item 3(Picture)

 **3.3** Cracking in patched driveway.



3.3 Item 1(Picture)

 **3.4 (1)** Wood framing in attic.



3.4 Item 1(Picture)

 **3.4 (2)** No visible sign of cross bracing in attic. Recommend a foundation company inspect structure attic framing.



3.4 Item 2(Picture)

 **3.4 (3)** No visible sign of cross bracing in attic. Recommend a foundation company inspect structure attic framing.



3.4 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: UNKNOWN	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x25	Cooling Equipment Type: Swamp Cooler	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: GOODMAN	Number of AC Only Units: One	

		IN	NI	NP	RR
4.0	HEATING EQUIPMENT				•
4.1	NORMAL OPERATING CONTROLS	•			
4.2	AUTOMATIC SAFETY CONTROLS	•			
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
4.4	COOLING AND AIR HANDLER EQUIPMENT	•			
4.5	NORMAL OPERATING CONTROLS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **4.0 (1)** Electric furnace/air handler.
<10 degree temperature differential
between diffuser and return air.
Recommend HVAC system be inspected
by a licensed HVAC contractor.



4.0 Item 1(Picture)

 **4.0 (2)** Condensation pump.



4.0 Item 2(Picture)

4.1 Digital thermostat in hallway.



4.1 Item 1(Picture)

4.3 (1) Return air located in hall.



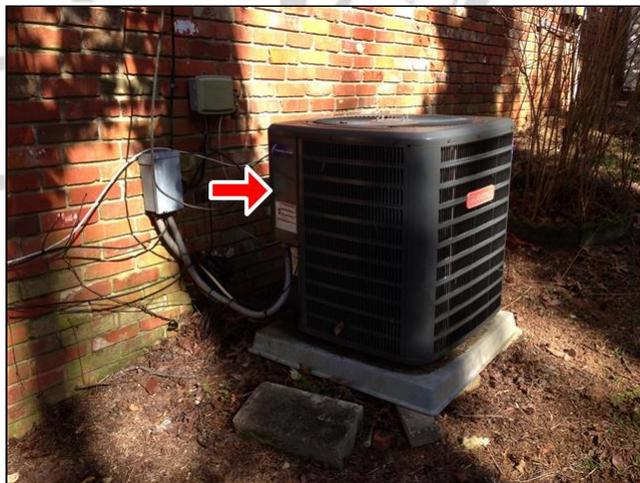
4.3 Item 1(Picture)

4.3 (2) Return air located downstairs in den.

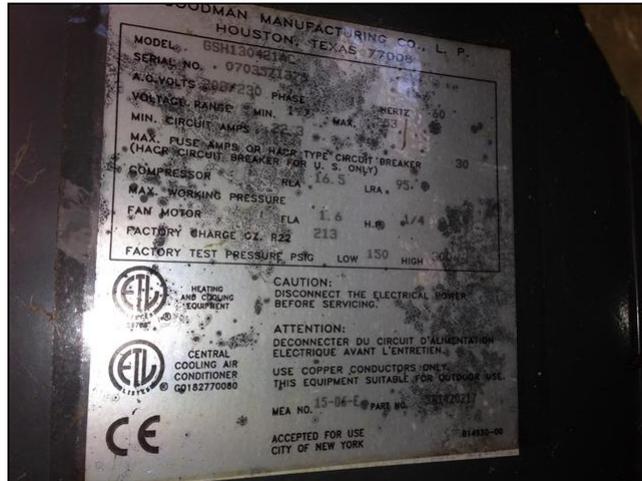


4.3 Item 2(Picture)

4.4 (1) Goodman condenser located outside.



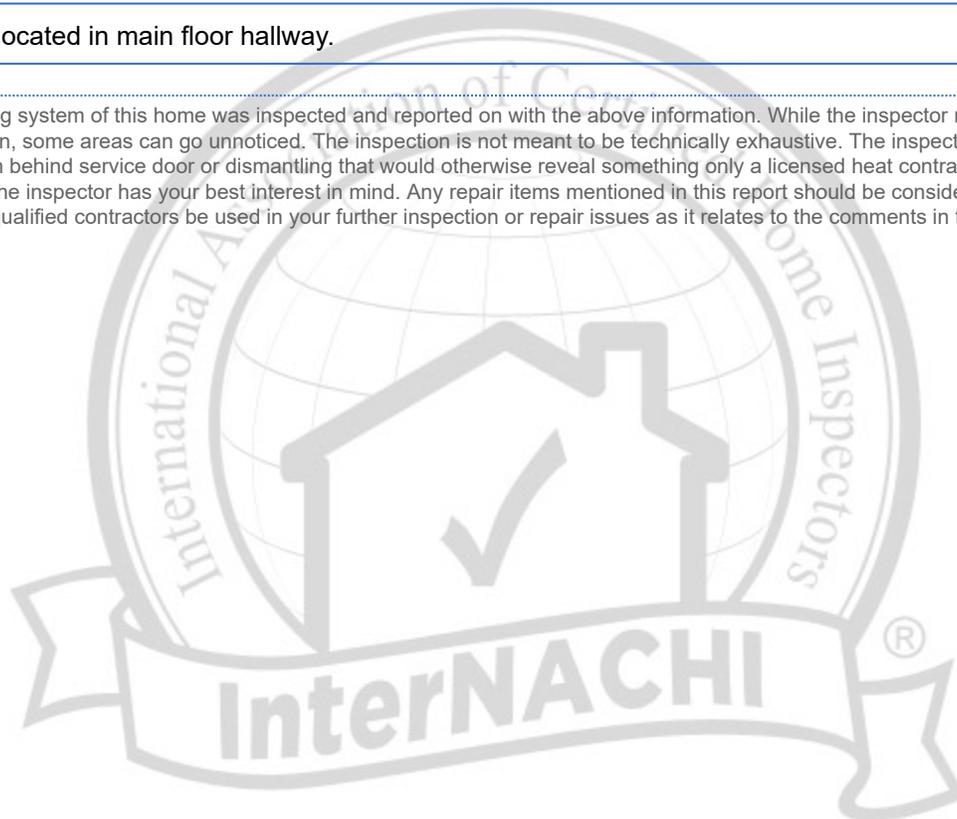
4.4 Item 1(Picture)

4.4 (2) 3 1/2 ton condensing unit.

4.4 Item 2(Picture)

4.5 Thermostat located in main floor hallway.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

RHEEM

Water Heater Location:

Basement

		IN	NI	NP	RR
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
5.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
5.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•		
5.5	MAIN FUEL SHUT OFF (Describe Location)		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.1 Laundry room located in basement.



5.1 Item 1(Picture)

5.2 (1) Potential mold located under hall bathroom sink.



5.2 Item 1(Picture)

5.2 (2) No visible leak under bathroom sink.



5.2 Item 2(Picture)

5.2 (3) Bathroom toilet not tested.
Water is turned off.



5.2 Item 3(Picture)

5.2 (4) Toilet in bathroom not inspected. Water is turned off.



5.2 Item 4(Picture)

5.2 (5) Fiberglass shower stall in bathroom.



5.2 Item 5(Picture)

 **5.3 (1)** Missing pop off extension pipe.



5.3 Item 1(Picture)

 **5.3 (2)** Rheem 40 gal electric water heater manufactured in 2003.



5.3 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Fuses

Electric Panel Manufacturer:

GENERAL SWITCH

Branch wire 15 and 20 AMP:

Aluminum

Extra Info : Unknown

Wiring Methods:

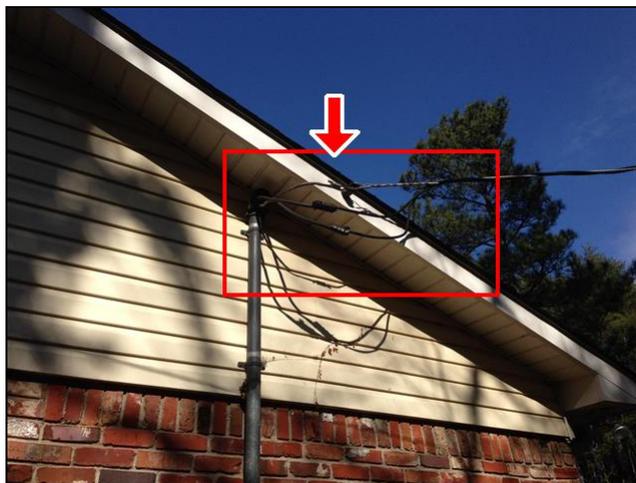
Not Visible

		IN	NI	NP	RR
6.0	SERVICE ENTRANCE LINES	•			
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS	•			
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)				•
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
6.5	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)				•
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
6.7	SMOKE DETECTORS	•			
6.8	CARBON MONOXIDE DETECTORS		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 (1) Overhead service.



6.0 Item 1(Picture)

6.0 (2) 240 v digital meter.



6.0 Item 2(Picture)

6.1 (1) Grounding rod.



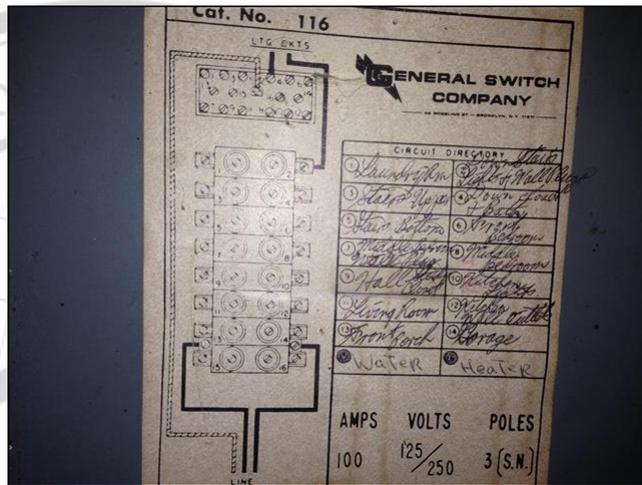
6.1 Item 1(Picture)

6.1 (2) Fuse box.



6.1 Item 2(Picture)

6.1 (3) 100 amp service.



6.1 Item 3(Picture)

6.3 (1) Missing switch plate outside of garage.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

 **6.3 (2)** Broken outlet box outside garage.



6.3 Item 3(Picture)

 **6.3 (3)** No GFCI outlet by front door.



6.3 Item 4(Picture)

 **6.3 (4)** Wires under kitchen sink need to be in a make up box.



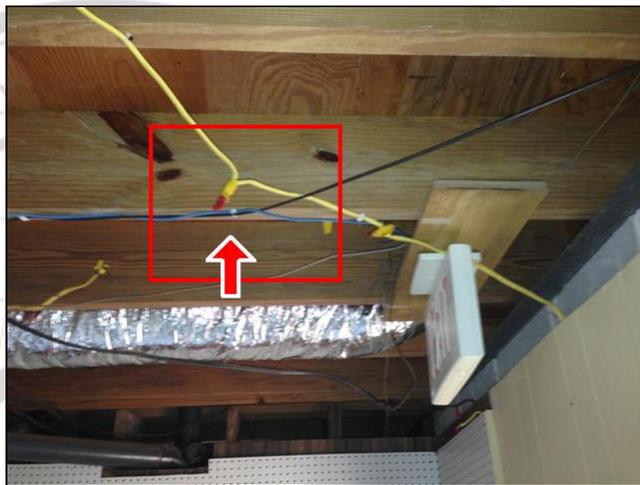
6.3 Item 5(Picture)

6.3 (5) GFCI outlet in bathroom has an open ground. Recommend a licensed electrician evaluate wiring, fuse panel and open wiring throughout home.



6.3 Item 6(Picture)

6.3 (6) Open wiring in basement ceiling.



6.3 Item 7(Picture)

6.3 (7) Open ground throughout home.



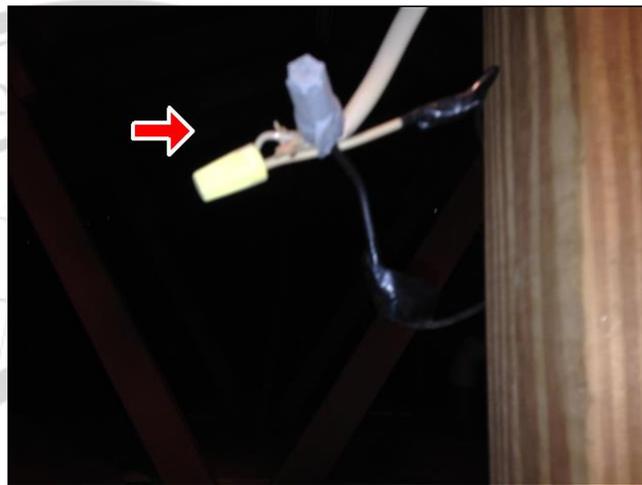
6.3 Item 8(Picture)

 **6.3 (8)** Reverse neutral in kitchen.



6.3 Item 9(Picture)

 **6.3 (9)** Open wiring in attic.



6.3 Item 10(Picture)

 **6.5** Recommend a licensed electrician install GFCI throughout home as required.

6.6 Main fuse distribution panel is located in garage.

6.7 (1) Recommend changing batteries in all smoke detectors and hard wiring one detector on each floor.



6.7 Item 1(Picture)

6.7 (2) Recommend changing batteries in all smoke detectors.



6.7 Item 2(Picture)

6.7 (3) Recommend changing batteries in all smoke detectors,



6.7 Item 3(Picture)

6.8 Detector located in garage. Recommend install a new carbon monoxide detector.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials

Types of Fireplaces:

Conventional

Operable Fireplace:

One

Number of Woodstoves:

None

		IN	NI	NP	RR
7.0	CHIMNEYS, FLUES AND VENTS (for fireplaces)				•
7.1	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				•
7.2	GAS/LP FIRELOGS AND FIREPLACES				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **7.0 (1)** Crack in chimney.



7.0 Item 1(Picture)

7.0 (2) Repair hole in chimney.



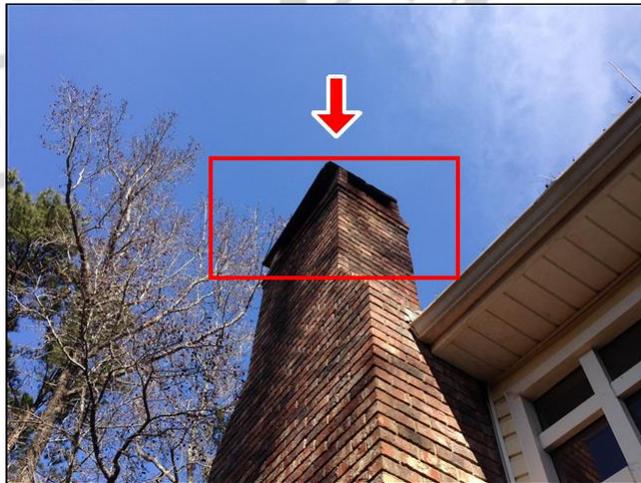
7.0 Item 2(Picture)

7.0 (3) Repair hole in chimney.



7.0 Item 3(Picture)

7.0 (4) Re-set chimney cap.



7.0 Item 4(Picture)

 7.1 Recommend chimney be cleaned by a professional chimney sweep.

 7.2 (1) Wood burning fireplace.



7.2 Item 1(Picture)

 7.2 (2) Repair trim on chimney.



7.2 Item 2(Picture)

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Tile

Vinyl

Interior Doors:

Hollow core

Window Types:

Single-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Tile

		IN	NI	NP	RR
8.0	CEILINGS				•
8.1	WALLS				•
8.2	FLOORS	•			
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
8.5	DOORS (REPRESENTATIVE NUMBER)				•
8.6	WINDOWS (REPRESENTATIVE NUMBER)				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **8.0 (1)** Holes located in ceiling throughout home.



8.0 Item 1(Picture)

 **8.0 (2)** Delaminating ceiling texture.



8.0 Item 2(Picture)

 **8.0 (3)** Repair unfinished hole above bathroom sink.



8.0 Item 3(Picture)

 **8.0 (4)** Repair plumbing leak and replace damaged tile.



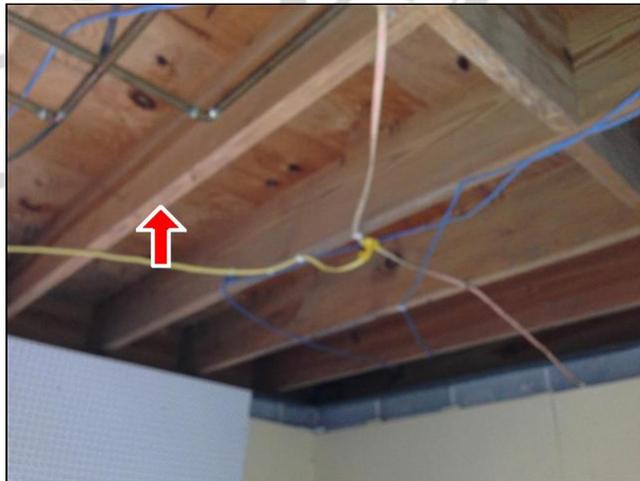
8.0 Item 4(Picture)

 **8.0 (5)** Tiles show visible signs of moisture.



8.0 Item 5(Picture)

 **8.0 (6)** Unfinished ceiling in basement.



8.0 Item 6(Picture)

8.1 (1) Settlement cracking in walls in bedroom.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.1 (2) Settlement cracking in walls in bathroom.



8.1 Item 3(Picture)

8.1 (3) Settlement cracking in walls in bedroom.



8.1 Item 4(Picture)

 **8.1 (4)** Several holes in sheetrock throughout home.



8.1 Item 5(Picture)

 **8.1 (5)** Paneling is loose and shows signs of past water damage.



8.1 Item 6(Picture)

 **8.1 (6)** Baseboard shows visible signs of water damage.



8.1 Item 7(Picture)

 **8.1 (7)** Baseboard shows visible signs of water damage.



8.1 Item 8(Picture)

 **8.1 (8)** Baseboard shows visible signs of water damage.



8.1 Item 9(Picture)

 **8.1 (9)** Baseboard shows visible signs of water damage.



8.1 Item 10(Picture)

 **8.1 (10)** Baseboard shows visible signs of water damage.



8.1 Item 11(Picture)

8.2 (1) Vinyl flooring in kitchen.



8.2 Item 1(Picture)

8.2 (2) Carpet throughout den, hall and bedrooms.



8.2 Item 2(Picture)

8.2 (3) Tile in bathrooms.



8.2 Item 3(Picture)

8.2 (4) Tile in bathrooms.



8.2 Item 4(Picture)

8.3 Replace stair handrail.



8.3 Item 1(Picture)

8.4 Missing tile on kitchen counter.



8.4 Item 1(Picture)

8.5 (1) Rear door trim is missing.

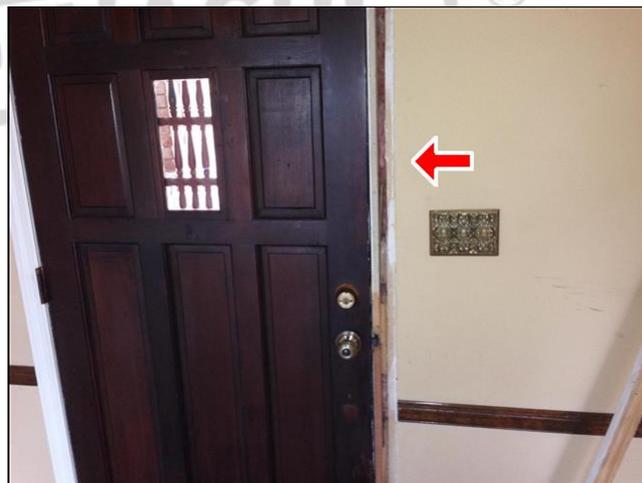


8.5 Item 1(Picture)



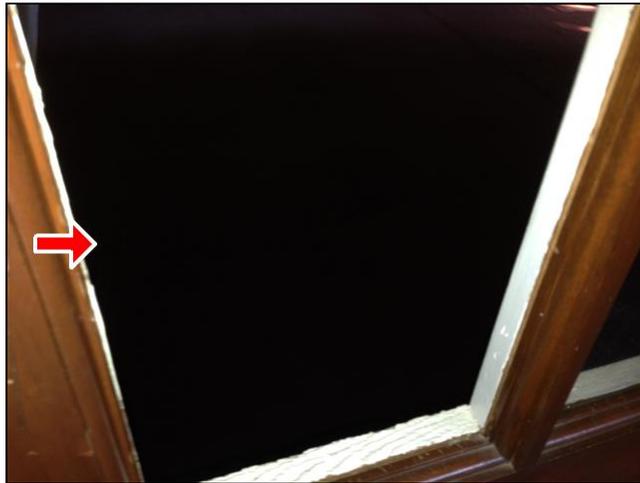
8.5 Item 2(Picture)

8.5 (2) Front door trim is missing.



8.5 Item 3(Picture)

 **8.6 (1)** Repair missing glass pane in garage pass through door.



8.6 Item 1(Picture)

 **8.6 (2)** Wood windows on each side of fireplace.



8.6 Item 2(Picture)

 **8.6 (3)** Repair missing latches on windows as needed.



8.6 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Cellulose

Ventilation:

Gable vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
9.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 Blown insulation in attic.



9.0 Item 1(Picture)

9.3 Vent in bedroom bathroom.



9.3 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



10. Garage

Styles & Materials

Garage Door Type:

Two manual

Garage Door Material:

Insulated

		IN	NI	NP	RR
10.0	GARAGE CEILINGS				•
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
10.2	GARAGE FLOOR				•
10.3	GARAGE DOOR (S)	•			
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				•
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **10.0** (1) Damage to ceiling in garage.



10.0 Item 1(Picture)

 **10.0** (2) Damage to ceiling in garage.



10.0 Item 2(Picture)

 **10.2** Cracking in garage floor consistent with age of home.

10.3 Twin insulated metal doors.



10.3 Item 1(Picture)

 **10.4** Garage pass through door is a half view wood door.

11. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:

AGED

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

UNKNOWN BRAND

Range/Oven:

UNKNOWN

		IN	NI	NP	RR
11.0	DISHWASHER		•		
11.1	RANGES/OVENS/COOKTOPS		•		
11.2	RANGE HOOD		•		
11.3	FOOD WASTE DISPOSER		•		
11.4	MICROWAVE COOKING EQUIPMENT			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.3 Garbage disposal under kitchen sink not tested. Water is turned off.



11.3 Item 1(Picture)

General Summary

Specialty Building Consultants, LLC

Specialty Building Consultants, LLC

500 Southland Dr
Ste. 134
Hoover, AL 35226

Customer
Sample Report

Address
123 Main St
Birmingham AL 35080

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.4 ROOF STRUCTURE AND ATTIC

Repair or Replace

-  Damage to roof and eave at home rear corner above deck.



1.4 Item 1(Picture)

2. Exterior

2.3 WINDOWS

Repair or Replace



(1) Metal, non-insulated windows.



2.3 Item 1(Picture)



(2) Broken bedroom window.



2.3 Item 2(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

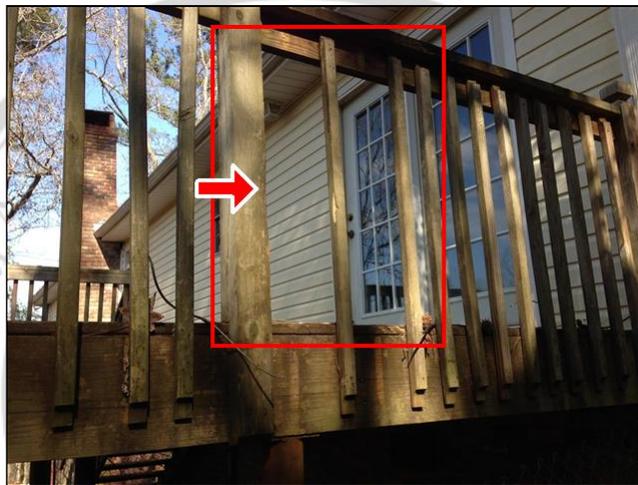


(1) Steel columns on deck.



2.4 Item 1(Picture)

- 🏠 (2) Replace missing deck balusters.



2.4 Item 2(Picture)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

- 🏠 Repair grading problems on front elevation.

3. Basement, Foundation, CrawlSpace and Structure

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

- 🏠 (1) Sidewalk cracking on front elevation.



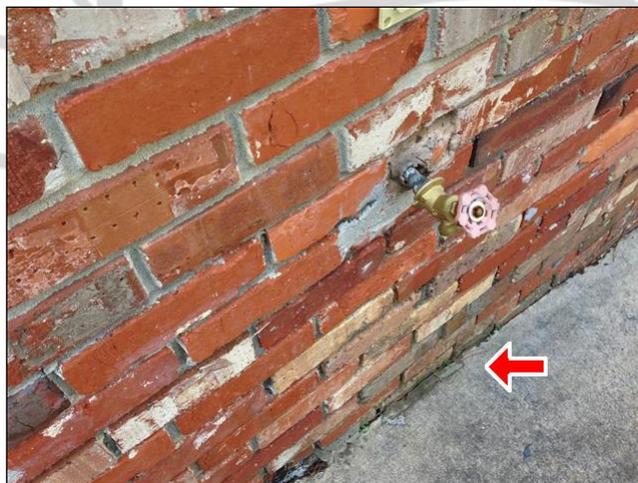
3.0 Item 1(Picture)

- 🏠 (2) Sidewalk cracking on front elevation.



3.0 Item 2(Picture)

- 🏠 (3) Sidewalk cracking on front elevation.



3.0 Item 3(Picture)

3.1 WALLS (Structural)

Repair or Replace

- 🏠 (1) Rear elevation foundation



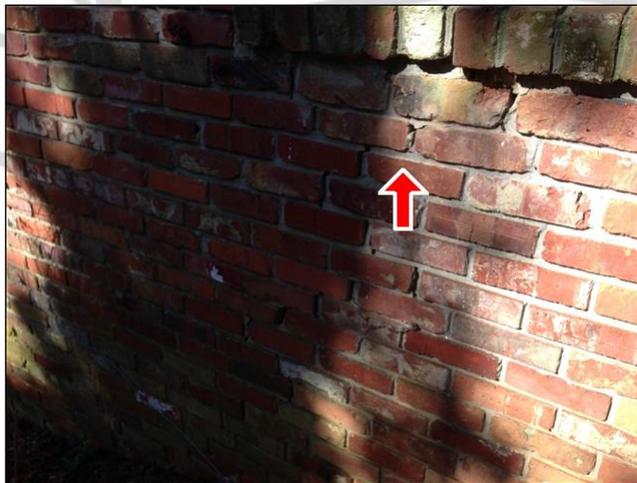
3.1 Item 1(Picture)

- 🏠 (2) Trash in HVAC penetration lines.



3.1 Item 2(Picture)

- 🏠 (3) Crack in bricks. Recommend foundation have an inspection by a licensed foundation expert.



3.1 Item 3(Picture)

3.3 FLOORS (Structural)

Repair or Replace

- 🏠 Cracking in patched driveway.



3.3 Item 1(Picture)

3.4 CEILINGS (structural)

Repair or Replace



(1) Wood framing in attic.



3.4 Item 1(Picture)



(2) No visible sign of cross bracing in attic. Recommend a foundation company inspect structure attic framing.



3.4 Item 2(Picture)



(3) No visible sign of cross bracing in attic. Recommend a foundation company inspect structure attic framing.



3.4 Item 3(Picture)

4. Heating and Cooling

4.0 HEATING EQUIPMENT

Repair or Replace

- 🏠 (1) Electric furnace/air handler. <10 degree temperature differential between diffuser and return air. Recommend HVAC system be inspected by a licensed HVAC contractor.



4.0 Item 1(Picture)

- 🏠 (2) Condensation pump.



4.0 Item 2(Picture)

5. Plumbing

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

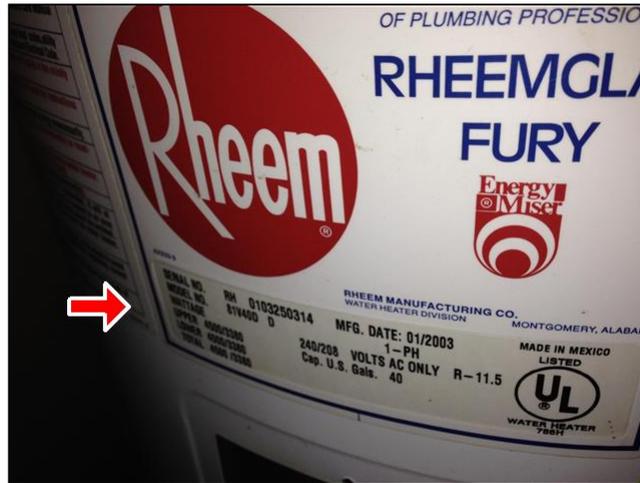
Repair or Replace

- 🏠 (1) Missing pop off extension pipe.



5.3 Item 1(Picture)

- 🏠 (2) Rheem 40 gal electric water heater manufactured in 2003.



5.3 Item 2(Picture)

6. Electrical

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Repair or Replace

- 🏠 (1) Missing switch plate outside of garage.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

- 🏠 (2) Broken outlet box outside garage.



6.3 Item 3(Picture)

- 🏠 (3) No GFCI outlet by front door.



6.3 Item 4(Picture)

- 🏠 (4) Wires under kitchen sink need to be in a make up box.



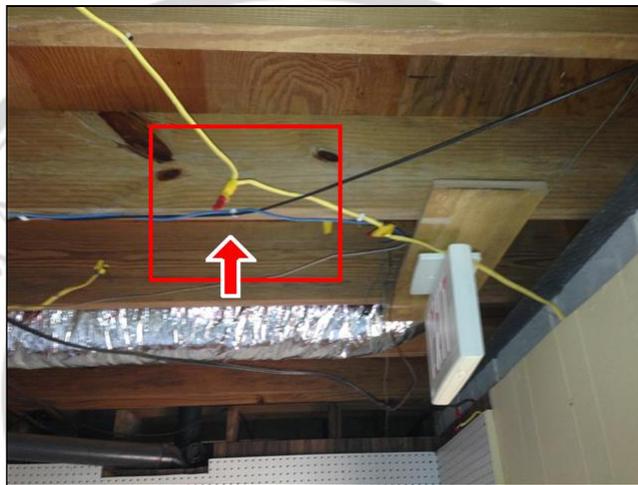
6.3 Item 5(Picture)

- 🏠 (5) GFCI outlet in bathroom has an open ground. Recommend a licensed electrician evaluate wiring, fuse panel and open wiring throughout home.



6.3 Item 6(Picture)

- 🏠 (6) Open wiring in basement ceiling.



6.3 Item 7(Picture)

- 🏠 (7) Open ground throughout home.



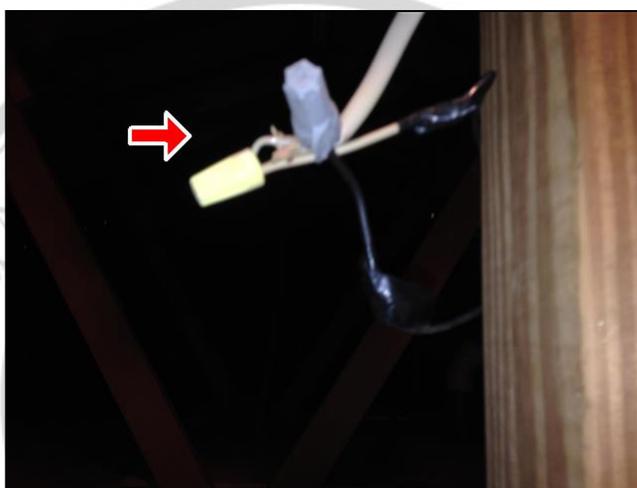
6.3 Item 8(Picture)

- 🏠 (8) Reverse neutral in kitchen.



6.3 Item 9(Picture)

- 🏠 (9) Open wiring in attic.



6.3 Item 10(Picture)

6.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

- 🏠 Recommend a licensed electrician install GFCI throughout home as required.

7. Fireplace

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Repair or Replace

- 🏠 (1) Crack in chimney.



7.0 Item 1(Picture)

-  (2) Repair hole in chimney.



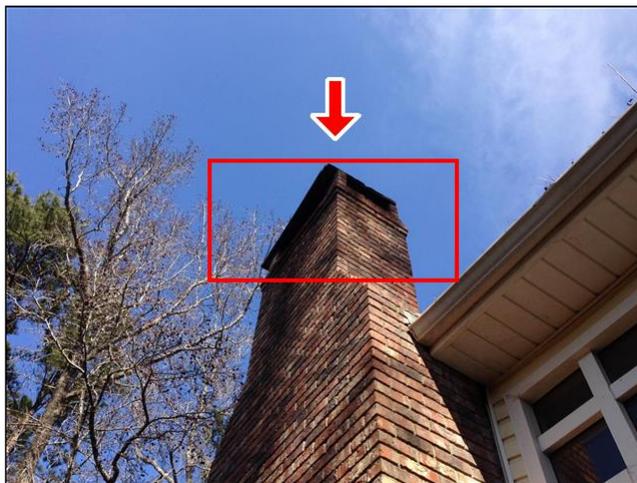
7.0 Item 2(Picture)

-  (3) Repair hole in chimney.



7.0 Item 3(Picture)

-  (4) Re-set chimney cap.



7.0 Item 4(Picture)

7.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

- 🏠 Recommend chimney be cleaned by a professional chimney sweep.

7.2 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

- 🏠 (1) Wood burning fireplace.



7.2 Item 1(Picture)

- 🏠 (2) Repair trim on chimney.



7.2 Item 2(Picture)

8. Doors, Windows and Interior

8.0 CEILINGS

Repair or Replace



(1) Holes located in ceiling throughout home.



8.0 Item 1(Picture)



(2) Delaminating ceiling texture.



8.0 Item 2(Picture)

- 🏠 (3) Repair unfinished hole above bathroom sink.



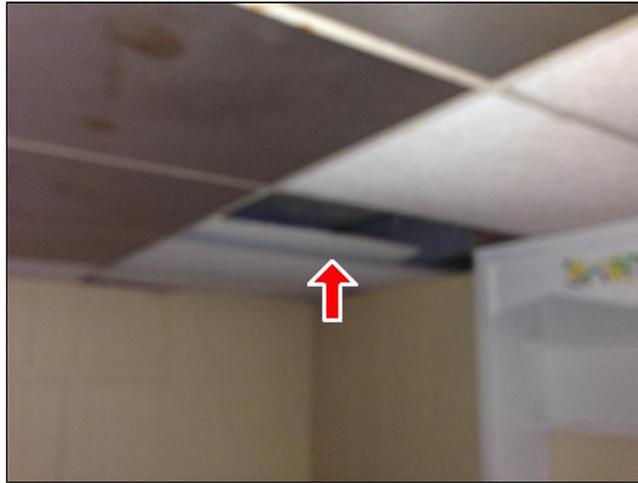
8.0 Item 3(Picture)

- 🏠 (4) Repair plumbing leak and replace damaged tile.



8.0 Item 4(Picture)

- 🏠 (5) Tiles show visible signs of moisture.



8.0 Item 5(Picture)

 (6) Unfinished ceiling in basement.



8.0 Item 6(Picture)

8.1 WALLS

Repair or Replace

 (1) Settlement cracking in walls in bedroom.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

 (2) Settlement cracking in walls in bathroom.



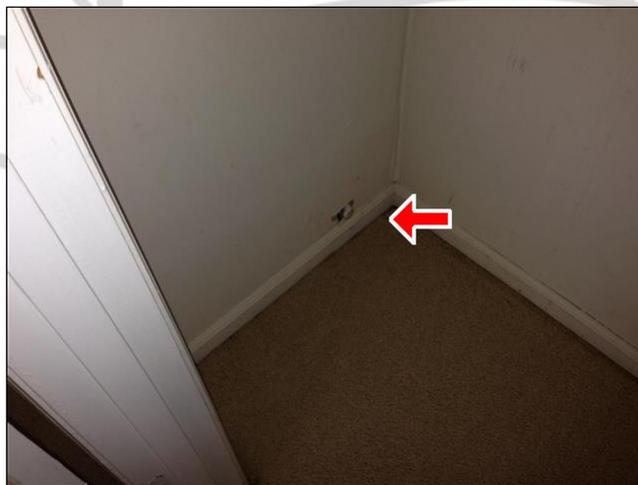
8.1 Item 3(Picture)

- 🏠 (3) Settlement cracking in walls in bedroom.



8.1 Item 4(Picture)

- 🏠 (4) Several holes in sheetrock throughout home.



8.1 Item 5(Picture)

- 🏠 (5) Paneling is loose and shows signs of past water damage.



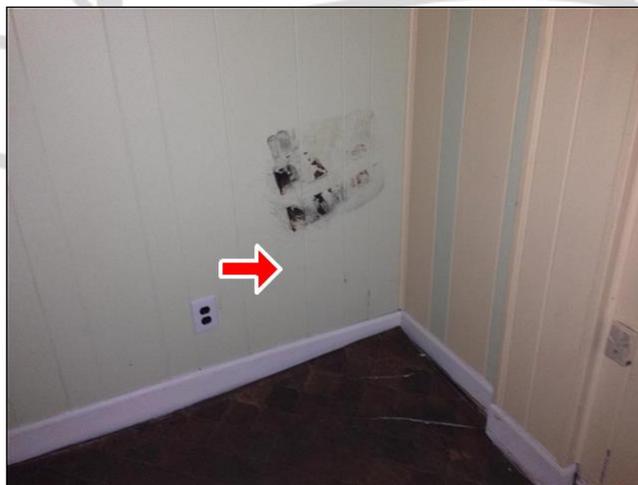
8.1 Item 6(Picture)

 (6) Baseboard shows visible signs of water damage.



8.1 Item 7(Picture)

 (7) Baseboard shows visible signs of water damage.



8.1 Item 8(Picture)

 (8) Baseboard shows visible signs of water damage.



8.1 Item 9(Picture)

-  (9) Baseboard shows visible signs of water damage.



8.1 Item 10(Picture)

-  (10) Baseboard shows visible signs of water damage.



8.1 Item 11(Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-  Replace stair handrail.



8.3 Item 1(Picture)

8.5 DOORS (REPRESENTATIVE NUMBER)

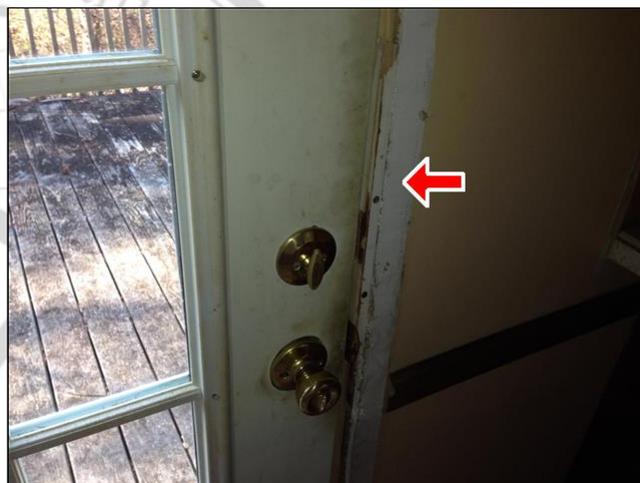
Repair or Replace



(1) Rear door trim is missing.



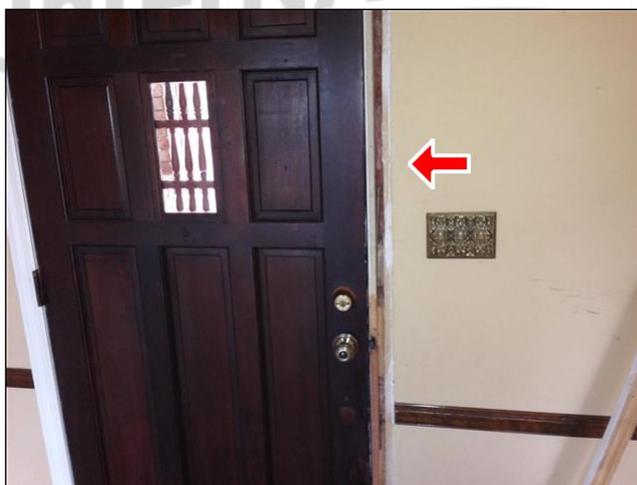
8.5 Item 1(Picture)



8.5 Item 2(Picture)



(2) Front door trim is missing.

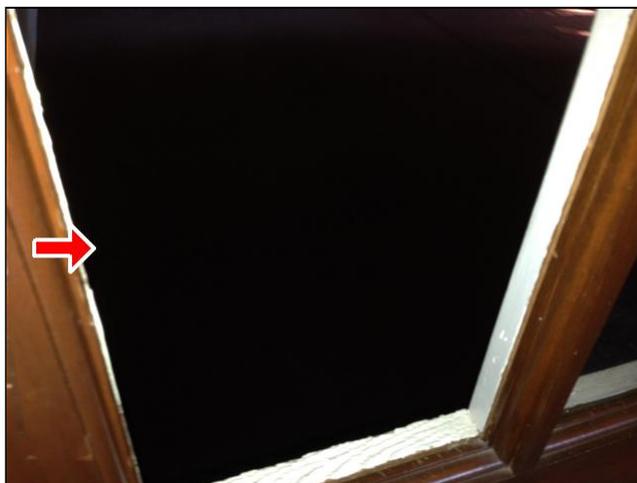


8.5 Item 3(Picture)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- 🏠 (1) Repair missing glass pane in garage pass through door.



8.6 Item 1(Picture)

- 🏠 (2) Wood windows on each side of fireplace.



8.6 Item 2(Picture)

- 🏠 (3) Repair missing latches on windows as needed.



8.6 Item 3(Picture)

10. Garage

10.0 GARAGE CEILINGS

Repair or Replace

-  (1) Damage to ceiling in garage.



10.0 Item 1(Picture)

-  (2) Damage to ceiling in garage.



10.0 Item 2(Picture)

10.2 GARAGE FLOOR

Repair or Replace

-  Cracking in garage floor consistent with age of home.

10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

-  Garage pass through door is a half view wood door.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chuck Marion





INVOICE

Specialty Building Consultants, LLC
 500 Southland Dr
 Ste. 134
 Hoover, AL 35226
 Inspected By: Chuck Marion

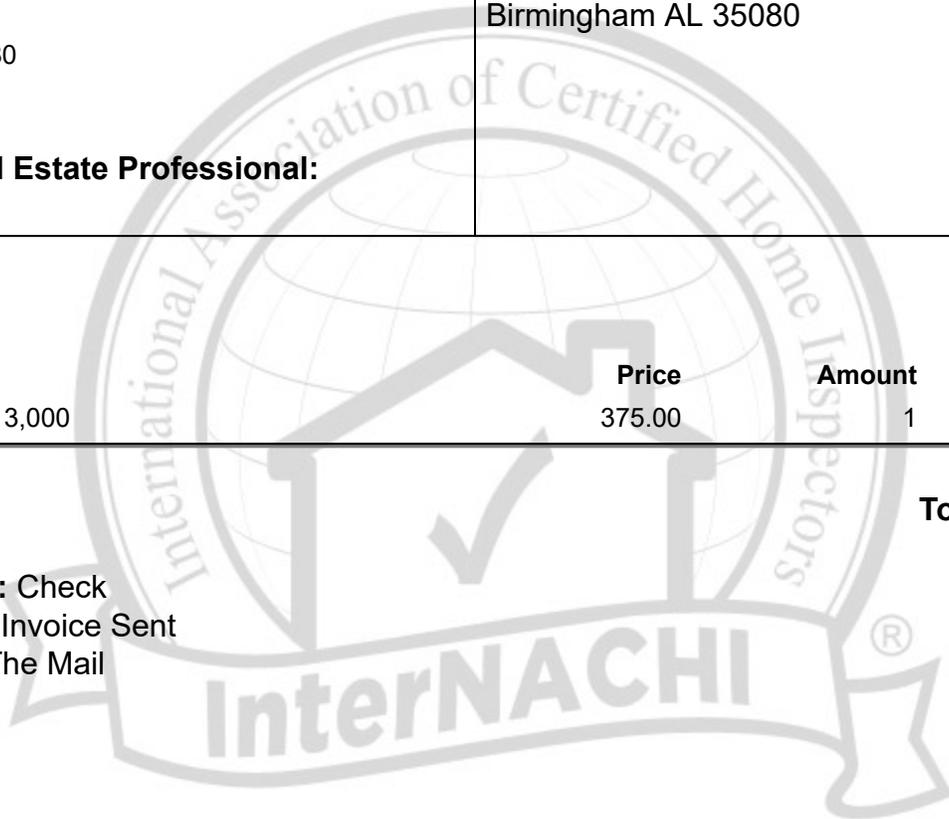
Inspection Date: 1/27/2014
 Report ID: 01272014-1

Customer Info:	Inspection Property:
Sample Report 123 Main St Birmingham AL 35080	123 Main St Birmingham AL 35080
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	375.00	1	375.00
			Tax \$0.00
			Total Price \$375.00

Payment Method: Check
Payment Status: Invoice Sent
Note: Checks In The Mail





Specialty Building Consultants, LLC

Chuck Marion

500 Southland Dr
Ste. 134
Hoover, AL 35226

