



FIRST-IN HOME INSPECTION

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GENERAL HOME INSPECTION

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SEPTEMBER 1, 2022



Inspector

Dustin Davis

A handwritten signature of Dustin Davis in black ink.

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Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left of right of the home should be construed as standing in the front yard, viewing the front of the home.

Overview

First-In Home Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of Ohio. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are 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; Calculate the strength, adequacy, design 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.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern. A listing of Recommended Contractors can be found here: <http://www.prohitn.com/recommended-pros/>

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart is attached.

PHOTOGRAPHS: Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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- 🔧 2.1.1 Exterior - Driveway: Driveway (Cracks Minor)
- ⊖ 2.1.2 Exterior - Driveway: Driveway (Trip Hazard)
- 🔧 2.2.1 Exterior - Sidewalk/Walkway: Sidewalk (Seal Exterior Wall)
- 🔧 2.2.2 Exterior - Sidewalk/Walkway: Uneven
- ⊖ 2.3.1 Exterior - Siding & Trim: Siding/Trim (Damaged)
- ⊖ 2.3.2 Exterior - Siding & Trim: Siding/Trim (Loose Areas)
- ⊖ 2.3.3 Exterior - Siding & Trim: Siding/Foundation (Tuck Pointing)
- 🔧 2.3.4 Exterior - Siding & Trim: Siding/Trim (Cracked/Dried/Missing Caulking)
- 🔧 2.3.5 Exterior - Siding & Trim: Foundation (Settling Cracks)
- 🔧 2.3.6 Exterior - Siding & Trim: Siding/Trim (Gaps/Holes)
- 🔧 2.3.7 Exterior - Siding & Trim: Siding/Trim (Flaking Paint)
- 🔧 2.3.8 Exterior - Siding & Trim: Siding/Trim (Possible Lead Paint)
- ⊖ 2.3.9 Exterior - Siding & Trim: Concrete
- ⊖ 2.4.1 Exterior - Porches, Decks & Balconies: Porch/Deck (Damaged/loose Boards)
- 🔧 2.4.2 Exterior - Porches, Decks & Balconies: Settled Towards House
- ⊖ 2.4.3 Exterior - Porches, Decks & Balconies: Guardrail (Severe Deterioration)
- 🔧 2.4.4 Exterior - Porches, Decks & Balconies: Tuck Pointing
- ⊖ 2.5.1 Exterior - Patios: Patio Slab (Moderate Cracking)
- ⊖ 2.5.2 Exterior - Patios: Patio Pitched Towards Structure
- 🔧 2.6.1 Exterior - Exterior Doors: Threshold Weathered
- 🔧 2.6.2 Exterior - Exterior Doors: Threshold Loose
- 🔧 2.7.1 Exterior - Exterior Windows: Loose Window
- 🔧 2.9.1 Exterior - Electrical: Doorbell (Inoperable)
- ⚠️ 2.9.2 Exterior - Electrical: GFCI Missing
- 🔧 2.9.3 Exterior - Electrical: Missing Weather Cover
- 🔧 2.10.1 Exterior - Grading/Lot Drainage: Negative/Flat Grading
- 🔧 2.11.1 Exterior - Vegetation: Trees (Overhang Roof)
- 🔧 2.11.2 Exterior - Vegetation: Dense Vegetation
- ⊖ 3.2.1 Roofing - Shingles: Damaged Coverings
- 🔧 3.2.2 Roofing - Shingles: Moss Build-Up
- ⊖ 3.2.3 Roofing - Shingles: Worn Shingles

- ⊖ 3.3.1 Roofing - Chimney: Chimney Cap (Minor Cracking)
- 🔧 3.3.2 Roofing - Chimney: Flashing (Sealant)
- 🔧 3.3.3 Roofing - Chimney: Flaking Bricks
- 🔧 3.3.4 Roofing - Chimney: Moss
- ⊖ 3.3.5 Roofing - Chimney: Tuck Pointing
- ⊖ 3.5.1 Roofing - Flashings: Gap Present
- ⊖ 3.6.1 Roofing - Roof Drainage Systems: Gutters (Debris)
- ⊖ 3.6.2 Roofing - Roof Drainage Systems: Gutters (Bent/Damaged)
- ⊖ 3.6.3 Roofing - Roof Drainage Systems: Downspouts (Discharges To Foundation)
- 🔧 3.6.4 Roofing - Roof Drainage Systems: Damaged Crock
- ⚠️ 4.2.1 Garage - Automatic Opener: Photoelectric Sensor (Above 6")
- 🔧 4.3.1 Garage - Ceiling: Dry Ceiling Stain
- 🔧 4.4.1 Garage - Walls/Firewalls: Dry Stains
- ⊖ 4.4.2 Garage - Walls/Firewalls: Gaps
- ⊖ 4.6.1 Garage - Stairs: Risers (Excessive Difference)
- 🔧 4.8.1 Garage - Man Doors: Threshold (Weathered)
- 🔧 4.9.1 Garage - Electrical: Cover Plate (Missing)
- 🔧 4.9.2 Garage - Electrical: Knob & Tube (Abandoned)
- 🔧 4.11.1 Garage - Exterior: Paint Needed
- ⊖ 4.11.2 Garage - Exterior: Siding & Trim (Damaged)
- 🔧 4.11.3 Garage - Exterior: Negative/Flat Grading
- 🔧 4.11.4 Garage - Exterior: Vegetation In Contact With Siding
- 🔧 4.11.5 Garage - Exterior: Tuck Point
- 🔧 4.11.6 Garage - Exterior: Gaps at Trim/Siding
- 🔧 4.11.7 Garage - Exterior: Tree Overhang
- 🔧 4.11.8 Garage - Exterior: Siding/Trim (Possible Lead Paint)
- 🔧 4.12.1 Garage - Roofing: Moss Build-Up
- 🔧 4.12.2 Garage - Roofing: Gutters Need Cleaned
- ⊖ 4.12.3 Garage - Roofing: Gutter Discharge To Foundation
- ⊖ 4.12.4 Garage - Roofing: Gutters Damaged
- ⊖ 4.12.5 Garage - Roofing: Worn Shingles
- ⊖ 5.1.1 Attic - General: Dry stain
- 🔧 5.1.2 Attic - General: Light to Moderate-pest
- 🔧 5.1.3 Attic - General: Tarps, buckets, rags found
- ⊖ 5.1.4 Attic - General: Microbial Growth
- ⊖ 5.2.1 Attic - Attic Hatch: No Insulation over
- ⊖ 5.4.1 Attic - Attic Insulation: Flattened Insulation
- 🔧 5.6.1 Attic - Electrical: Knob and Tube-Abandoned
- 🔧 5.6.2 Attic - Electrical: Knob and Tube-Energized
- 🔧 6.2.1 Interior Rooms - Floors, Walls, Ceilings: Ceiling-Dry Stains
- 🔧 6.2.2 Interior Rooms - Floors, Walls, Ceilings: Floor-carpet loose

- 🔧 6.2.3 Interior Rooms - Floors, Walls, Ceilings: Wall-Dry Stains
- 🔧 6.2.4 Interior Rooms - Floors, Walls, Ceilings: Laundry Shoot Door -Fall Risk
- 🔧 6.2.5 Interior Rooms - Floors, Walls, Ceilings: Animal Droppings
- ⊖ 6.2.6 Interior Rooms - Floors, Walls, Ceilings: Not Flush
- 🔧 6.3.1 Interior Rooms - Windows and Doors: Door-won't latch
- ⊖ 6.3.2 Interior Rooms - Windows and Doors: Window-Broken
- 🔧 6.3.3 Interior Rooms - Windows and Doors: Door Hard to Open/Close
- 🔧 6.3.4 Interior Rooms - Windows and Doors: Window Hard to Open/Close
- ⊖ 6.3.5 Interior Rooms - Windows and Doors: Rotted Window
- 🔧 6.3.6 Interior Rooms - Windows and Doors: Door Binds On Floor
- ⊖ 6.5.1 Interior Rooms - Electrical: Loose plug/cover
- ⚠️ 6.6.1 Interior Rooms - Smoke and CO alarms: Smoke And CO Alarms Missing
- 🔧 7.1.1 Bathrooms - General: No Exhaust Fan
- 🔧 7.2.1 Bathrooms - Shower/Tub: Caulking/Grout
- ⊖ 7.2.2 Bathrooms - Shower/Tub: Missing Shower Head
- 🔧 7.2.3 Bathrooms - Shower/Tub: Drain Stopper Did Not Operate
- 🔧 7.2.4 Bathrooms - Shower/Tub: Shower Head Leaks
- ⊖ 7.3.1 Bathrooms - Sinks and Faucets: Fixture Leaking (Below)
- 🔧 7.3.2 Bathrooms - Sinks and Faucets: S-Trap Installed
- 🔧 7.3.3 Bathrooms - Sinks and Faucets: Drain Stopper Did Not Operate
- 🔧 7.3.4 Bathrooms - Sinks and Faucets: Damaged Counter/Cabinet
- ⚠️ 7.5.1 Bathrooms - Electrical: GFCI Missing
- ⊖ 8.1.1 Fireplaces - General: Firebox (Gaps)
- 🔧 9.3.1 Kitchen - Countertops & Cabinets: Countertops and Cabinets (Minor Wear)
- ⚠️ 9.4.1 Kitchen - Electrical: GFCI Missing
- ⊖ 10.1.1 Appliances - Garbage Disposal: Disposal (Excessive Noise)
- 🔧 10.2.1 Appliances - Refrigerator: Water Dispenser Did Not Operate
- ⊖ 10.3.1 Appliances - Range/Oven/Cooktop: Damaged Door
- ⊖ 10.4.1 Appliances - Microwave: Microwave (Inoperable)
- ⊖ 11.1.1 Laundry - General: Water valve leaking
- ⊖ 12.1.1 Electrical - Main Panel: Aluminum Branch Circuits
- ⊖ 12.2.1 Electrical - Distribution Panel: Sub Panel (Neutrals & Grounds)
- 🔧 13.3.1 Plumbing - Drain & Waste Lines: Galvanized Steel
- ⊖ 13.4.1 Plumbing - Sump Pumps / Sewage Ejectors: Sump Pump Leaks
- 🔧 14.2.1 Heating Equipment - Ductwork: Ductwork (Potential Asbestos)
- 🔧 15.1.1 Air Conditioning - Cooling Equipment: Wall Penetration (Seal)
- 🔧 15.1.2 Air Conditioning - Cooling Equipment: AC (Old/Functional/Past Design Life)
- ⊖ 15.1.3 Air Conditioning - Cooling Equipment: AC Unit (Out of Level)
- 🔧 16.2.1 Basement, Foundation and Structure - Floor: Dry-Stains
- 🔧 16.2.2 Basement, Foundation and Structure - Floor: Wood Destroying Insect Damage
- 🔧 16.3.1 Basement, Foundation and Structure - Foundation Walls: Foundation Cracks

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- 🔑 16.3.2 Basement, Foundation and Structure - Foundation Walls: Moisture Levels/Efflorescence
 - 🚫 16.3.3 Basement, Foundation and Structure - Foundation Walls: Wood Rot
 - 🔑 16.3.4 Basement, Foundation and Structure - Foundation Walls: Gaps
 - ⚠️ 16.4.1 Basement, Foundation and Structure - Stairs/Handrails/Guardrails: Handrail missing 4 steps
 - 🔑 16.6.1 Basement, Foundation and Structure - Joists And Trusses: Improper Notching
 - 🔑 16.7.1 Basement, Foundation and Structure - Electrical: Abandoned Knob and Tube
 - 🔑 17.3.1 Crawlspace, Foundation and Structure - Foundation Walls: Efflorescence
 - 🔑 17.3.2 Crawlspace, Foundation and Structure - Foundation Walls: Settling (Gaps)

1: INSPECTION DETAILS

Information

Present at Time of Inspection Clients Agent	Property Occupancy No	Ground Condition Damp
Weather Condition Clear, Sunny	Temperature 60-70°F	Rain/Snow in the Last Few Days Yes
Inspection Fee \$450	Additional Services None	Discounts None
Payment Due \$450	Payment Type Credit Card	Type of Structure Single Family
Year Built 1929	Structure Faces South	Utilities All Utilities On
Foundation Type Basement		

Category Description

Comment Key - Definitions

This report divides deficiencies into three categories; Major Defects (in red), Marginal Defects (in orange), and Minor Defects/Maintenance Items/FYI (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Major Defects - Items or components that may require a major expense to correct. The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to then end of your contingency period.

Marginal Defects - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Annual Maintenance

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors).

It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Change Locks

First-In Home Inspection recommends that ALL locks and Security codes be changed after moving into the house.

Mid 1980s And Older

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter.

Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary for this type of evaluation.

Limitations

Structure Details

DETACHED ITEMS

Only items and components directly and permanently attached to the structure are inspected according to the Ohio Standards of Practice. And most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

2: EXTERIOR

Information

Siding & Trim: Siding: Material
Vinyl

Siding & Trim: Trim: Material
Metal, Vinyl, Wood

**Porches, Decks & Balconies:
Guardrails/Handrails**
Metal

Patios: Material
Concrete, Settled, Typical Cracks

Electrical: Main Electrical Service
Overhead, Drip Loops Are
Satisfactory

Electrical: Exterior Electric
Not GFCI Protected, Exterior
Outlets Present, GFCI Protected
Weather Cover Present

Electrical: Doorbell
Present, Functional, Did Not
Operate

Photos







Representative Sample

The State of Ohio Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). I try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items. Defects listed in your report may be located in multiple areas regardless of the number of photos.

Exterior Home Tip

Regular home maintenance is an important part of keeping up the value of your home and avoiding expensive repairs.

Seal outside of your home The hot and humid summer weather can corrode the weather stripping around your homes doors and windows. On your homes exterior walls, look for gaps and holes around your doors, windows, light fixtures, electrical outlets and plumbing.

Inspect window screens The cooler weather inevitably means you will be opening your windows more often. So check the screens on each window and make sure there are no large holes that will let insects into your home.

Clean gutters : For proper drainage and to avoid water damage, it is important to keep the gutters free of leaves and other debris.

Accomplishing regular home maintenance tasks like these will not only help keep your homes value, but also save you thousands in home repairs over the years.

Driveway: Material

Asphalt, Typical Cracks

The driveway was inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage.

Sidewalk/Walkway: Material

Pavers, Stone, Settled, Concrete, Brick

The walkways were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage.

Porches, Decks & Balconies: Porch Structural Material

Concrete, Stone, Settled, Wood

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards.

Porches, Decks & Balconies: Deck Structural Material

No Deck

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards.

Exterior Doors: Material

Storm Door, Metal, Sliding Glass

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc.

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Exterior Windows: Type

Metal, Vinyl, Glass Block, Wood

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc.

Exterior Plumbing: Condition

Present, Operated, Recommend Upgrading To Ant-Siphon

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc.

Exterior Plumbing: Exterior Faucets OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets unless otherwise noted in this report.

Grading/Lot Drainage: Grading/Lot Drainage:

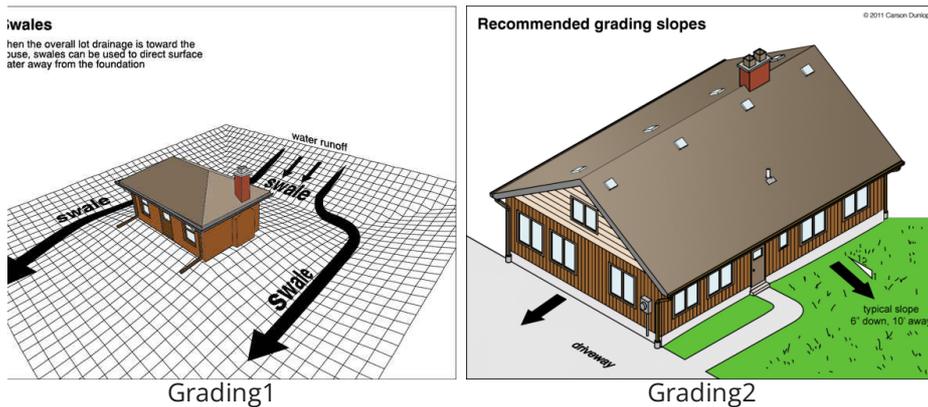
Negative (-), Flat Grading

Grading / Lot Drainage: Grading Limitations

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Grading/Lot Drainage: Drainage Overview

The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade.



Vegetation: Vegetation

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure.

Limitations

Porches, Decks & Balconies

DECK(S): WHAT'S INSPECTED

Inspection of decks typically includes visual examination of the following- foundation;

- foundation;
- general structure;
- stair components
- attachment to home;
- floor planking;
- guardrail assemblies; and
- stair components

Inspection of the deck structure typically includes examination of the following

- visible foundation;
- posts (main support and handrail);
- diagonal bracing (permanently-installed only);
- adequately-sized/spaced fasteners;
- adequate fastener schedule (spacing between fasteners); and
- adequate connections between framing members.

This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

Grading/Lot Drainage

GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. Recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Observations

2.1.1 Driveway

 Minor Defects/Maintenance Items/FYI

DRIVEWAY (CRACKS MINOR)

Minor cosmetic cracks present in the driveway. Recommend monitor and/or patch/seal to prevent further damage.



2.1.2 Driveway

Moderate Defects

DRIVEWAY (TRIP HAZARD)

Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil. This condition should be corrected by a qualified contractor.

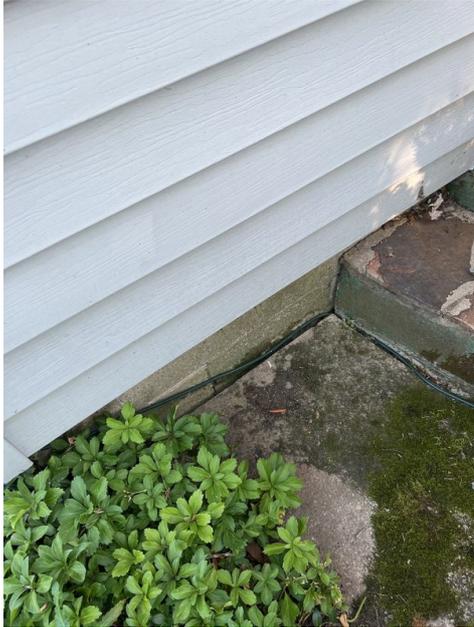


2.2.1 Sidewalk/Walkway

 Minor Defects/Maintenance Items/FYI

SIDEWALK (SEAL EXTERIOR WALL)

The joint at which the sidewalk met the exterior walls was not sealed. Saturation of soil near the foundation can lead to moisture intrusion. The Inspector recommends that the joint at which the driveway met the exterior walls should be protected by a sealant that will need to be maintained.

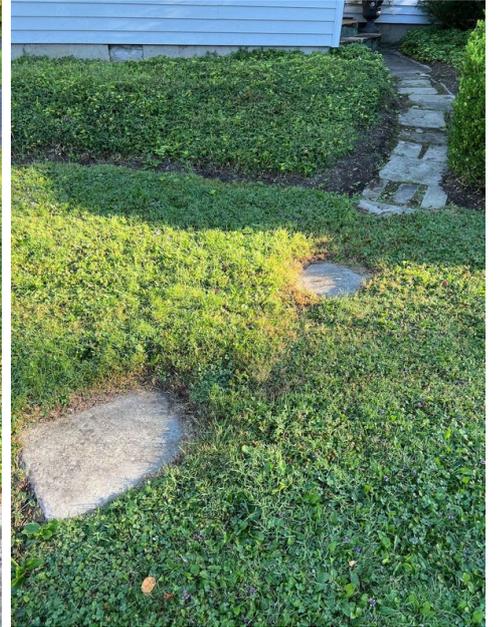
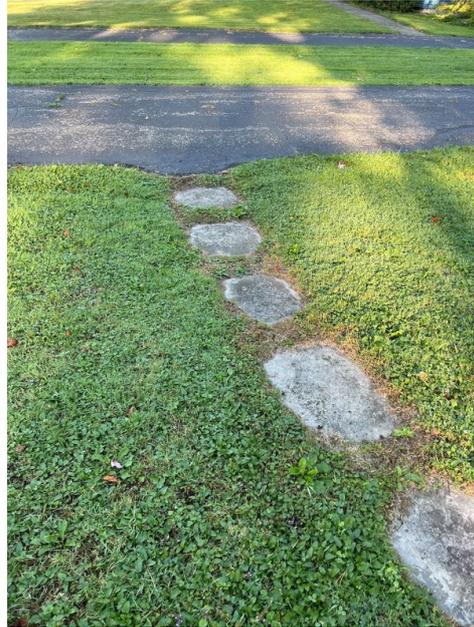


2.2.2 Sidewalk/Walkway

 Minor Defects/Maintenance Items/FYI

UNEVEN

Areas of the sidewalk were uneven. This could pose a trip and fall hazard. Recommend leveling the sidewalk.



2.3.1 Siding & Trim

SIDING/TRIM (DAMAGED)

Damaged areas of siding and/or trim. Recommend replacing or sealing damaged areas to prevent moisture and/or pest intrusion.



Moderate Defects



2.3.2 Siding & Trim

SIDING/TRIM (LOOSE AREAS)

One or more siding/trim sections were loose, which could result in moisture intrusion or wind damage. Recommend a qualified siding contractor secure and fasten.



Moderate Defects



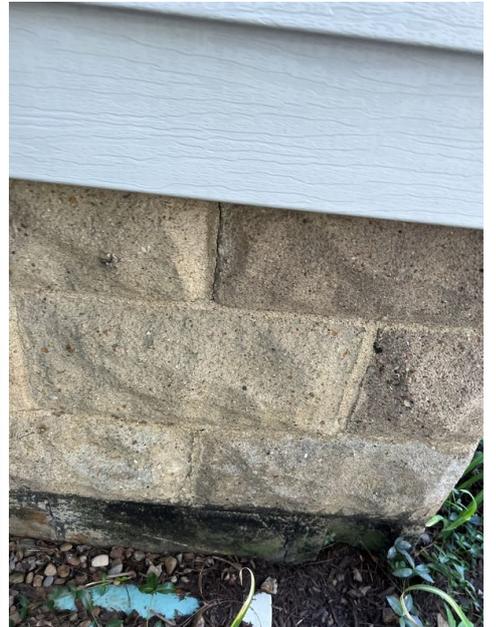
2.3.3 Siding & Trim

Moderate Defects

SIDING/FOUNDATION (TUCK POINTING)

Exterior brick, stone or concrete block has loose mortar joints/cracks. Recommend evaluation and repairs as needed by a qualified mason contractor.







2.3.4 Siding & Trim

SIDING/TRIM (CRACKED/DRIED/MISSING CAULKING)

 Minor Defects/Maintenance Items/FYI

One or more areas around windows, doors or trim showed signs of dried/cracked/missing caulking. Recommend sealing with fresh caulk to prevent possible moisture and/or pest intrusion.

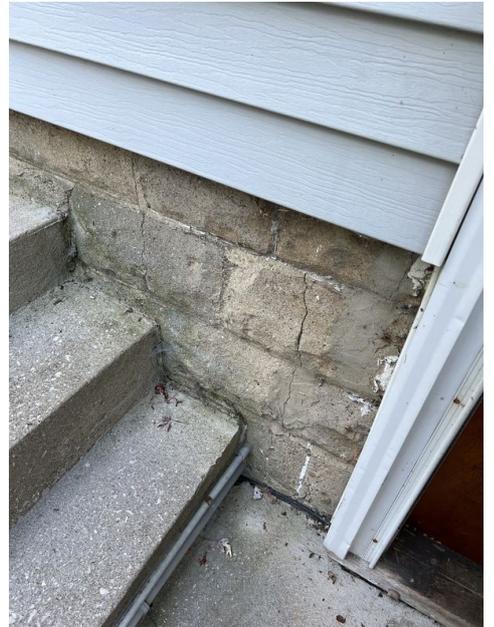


2.3.5 Siding & Trim

**FOUNDATION
(SETTLING CRACKS)**

Settling cracks present at foundation. Recommend sealing to prevent moisture and/or pest intrusion.

 Minor Defects/Maintenance Items/FYI



2.3.6 Siding & Trim

SIDING/TRIM (GAPS/HOLES)

 Minor Defects/Maintenance Items/FYI

There are gaps or holes present at siding/trim in one or more areas of the structure. Recommend sealing or repairing siding/trim to prevent moisture and/or pest intrusion.



2.3.7 Siding & Trim

SIDING/TRIM (FLAKING PAINT)

 Minor Defects/Maintenance Items/FYI

One or more areas of the exterior showed signs of flaking paint. Recommend fresh paint in these areas to prevent wood rot.





2.3.8 Siding & Trim

 Minor Defects/Maintenance Items/FYI

SIDING/TRIM (POSSIBLE LEAD PAINT)

Removal of old paint by sanding, scraping, or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as properly fitted respirator (NIOSH-approved) and proper containment and cleanup.

Recommend laboratory testing to confirm presence of lead paint before disturbing.

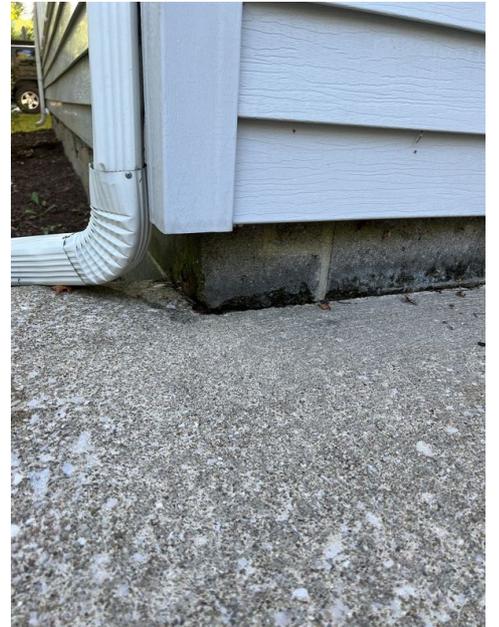


2.3.9 Siding & Trim

CONCRETE

Concrete was deteriorating. Areas were flaking and in need of maintenance and repair.

 Moderate Defects



2.4.1 Porches, Decks & Balconies

PORCH/DECK (DAMAGED/LOOSE BOARDS)

One or more porch/deck boards were observed to be damaged or loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

 Moderate Defects



2.4.2 Porches, Decks & Balconies



Minor Defects/Maintenance Items/FYI

SETTLED TOWARDS HOUSE

The porch settled and is pitched towards the house which can lead to increased water at or around the foundation. Recommend leveling to help manage water flow away from the structure. All evaluations and repairs should be completed by a qualified contractor.

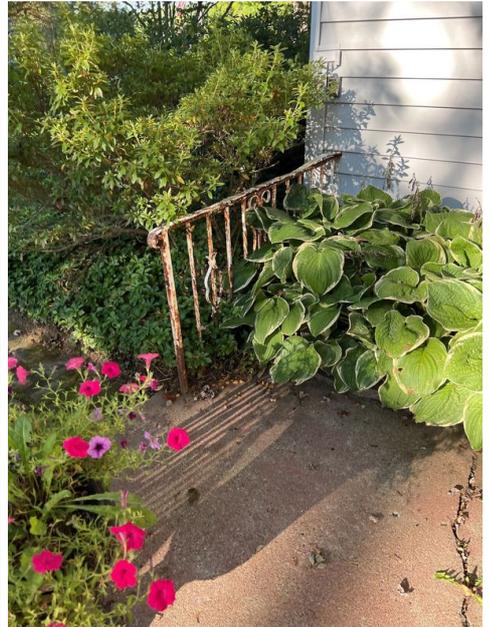


2.4.3 Porches, Decks & Balconies

Moderate Defects

GUARDRAIL (SEVERE DETERIORATION)

At the time of the inspection, the deck guardrail assemblies exhibited severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.



2.4.4 Porches, Decks & Balconies

 Minor Defects/Maintenance Items/FYI

TUCK POINTING

Recommend tuck pointing exterior brick/block to prevent moisture and pest intrusion.



2.5.1 Patios

 Moderate Defects**PATIO SLAB (MODERATE CRACKING)**

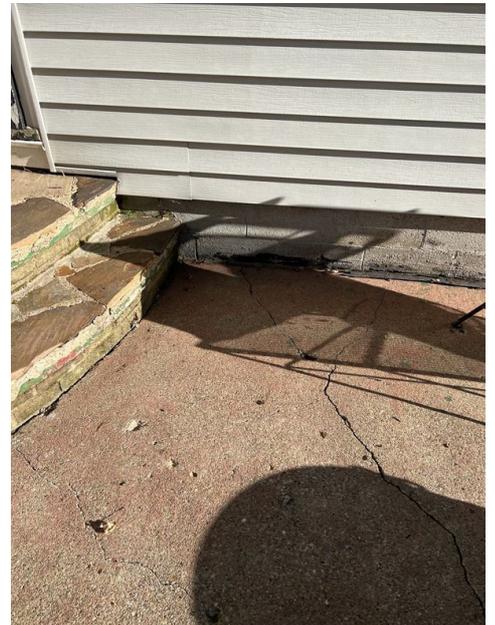
The patio surface had moderate cracking visible at the time of the inspection. Cracks should be filled with an appropriate material to help prevent continued deterioration.



2.5.2 Patios

 Moderate Defects**PATIO PITCHED TOWARDS STRUCTURE**

The patio has settled and is pitched towards the structure. Recommend lifting the patio back into place to help manage the flow of surface water away from the house.



2.6.1 Exterior Doors

 Minor Defects/Maintenance Items/FYI

THRESHOLD WEATHERED

The threshold at an exterior door was showing signs of weathering and deterioration and needs fresh paint.



2.6.2 Exterior Doors

 Minor Defects/Maintenance Items/FYI

THRESHOLD LOOSE

The threshold was loose and needs secured.



2.7.1 Exterior Windows

LOOSE WINDOW

The storm window was loose and not properly attached.



Minor Defects/Maintenance Items/FYI



2.9.1 Electrical



Minor Defects/Maintenance Items/FYI

**DOORBELL
(INOPERABLE)**

The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.



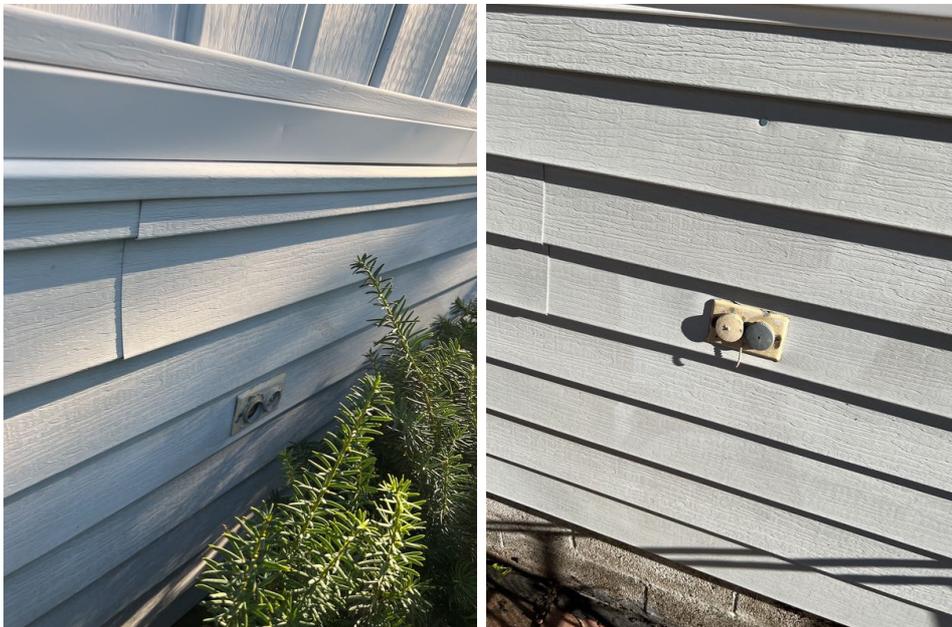
2.9.2 Electrical

**GFCI MISSING**

Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors
- Bathrooms
- Garages
- Kitchens
- Crawl spaces and unfinished basements
- Wet bar sinks
- Laundry and utility sinks



2.9.3 Electrical

MISSING WEATHER COVER

 Minor Defects/Maintenance Items/FYI

Recommend adding a weather cover to the exterior outlets.



2.10.1 Grading/Lot Drainage

Minor Defects/Maintenance Items/FYI

NEGATIVE/FLAT GRADING

Grading is neutral and/or sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.





2.11.1 Vegetation

TREES (OVERHANG ROOF)

 Minor Defects/Maintenance Items/FYI

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a professional tree service trim back trees.



2.11.2 Vegetation

Minor Defects/Maintenance Items/FYI

DENSE VEGETATION

Dense vegetation prevented portions of the homes exterior from being inspected.



3: ROOFING

Information

General: Style

Gable

Shingles: Estimated Age

5-10 Years

Chimney: Chimney Crown

Mortar

Shingles: Material

Dimensional Shingles

Type

Metal

Chimney: Flue Material

Tile, Metal

Shingles: Layers

1 Layer

Chimney: Material

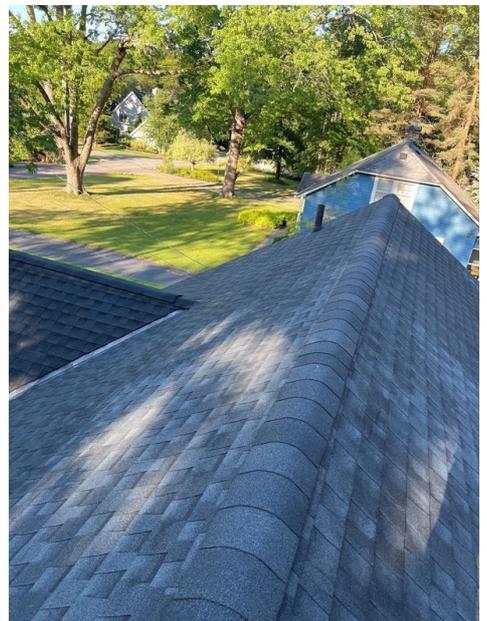
Stone, Brick, Weather Cap
Present

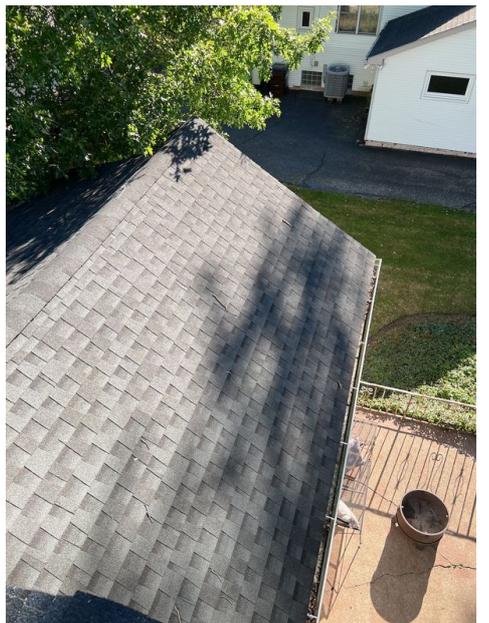
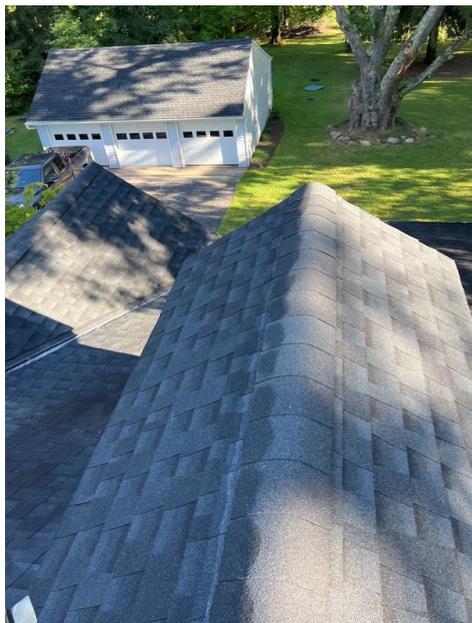
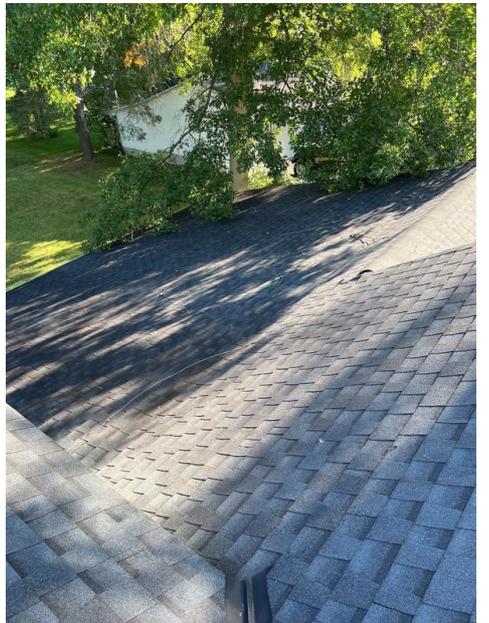
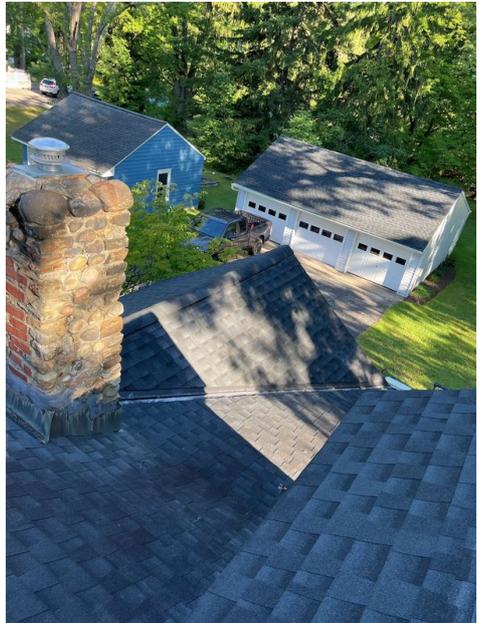
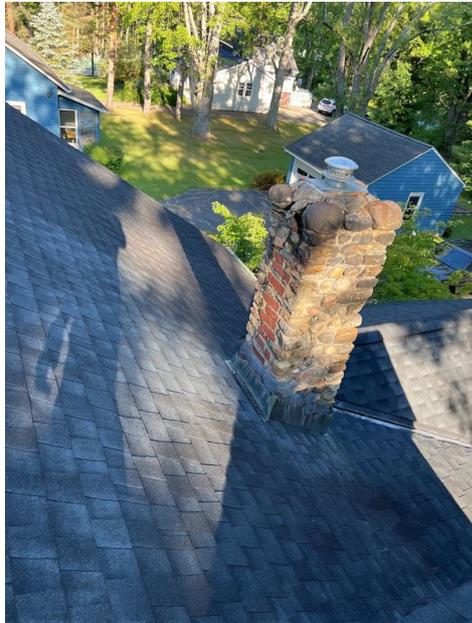
Roof Penetrations/Ventilation:

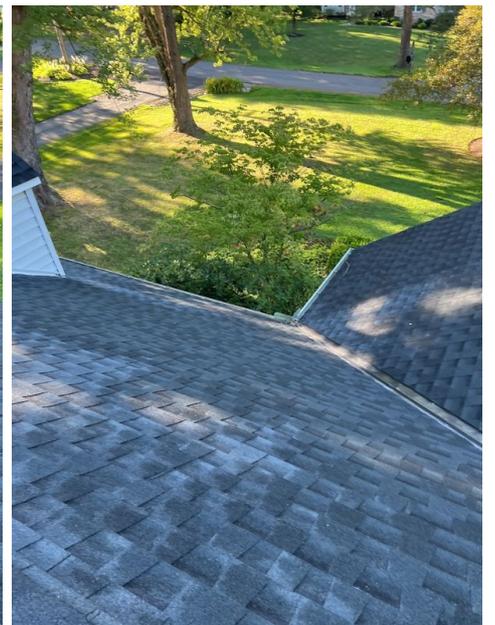
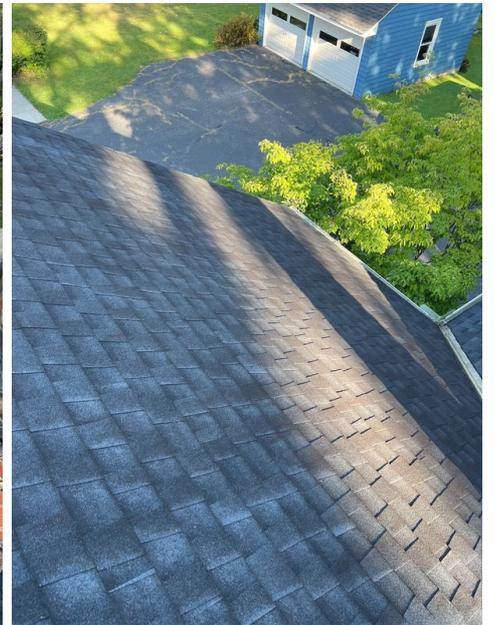
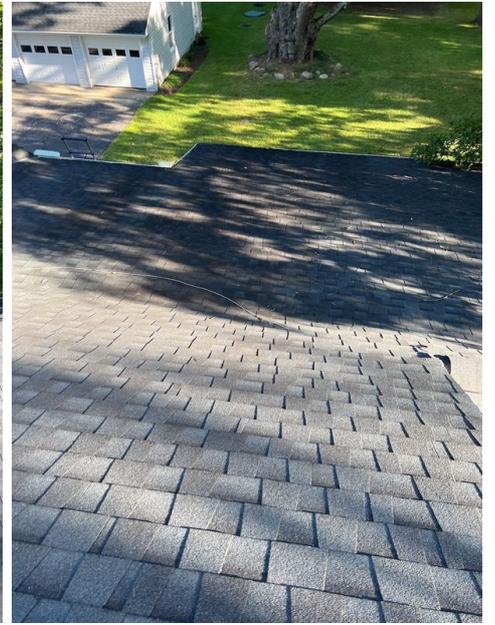
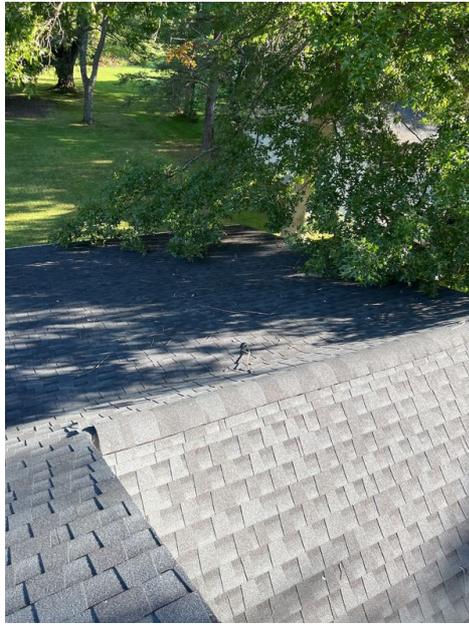
Plumbing Vent

Present

General: Informational Photos









General: Inspection Method

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Shingles: Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

Roofing material quality: Higher quality materials, will of course, last longer.

Number of layers: Shingles installed over existing shingles will have a shorter lifespan.

Structure orientation: Southern facing roofs will have shorter lifespans.

Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.

Climate: Wind, rain, and snow will impact the lifespan of the roof.

Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.

Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.

Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Eaves, Soffit and Fascia: Soffit/Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects.

Flashings: Material

Sealant, Metal, Rubber

Visible portions of the flashing's were inspected looking for installation related deficiencies or damage (drip edge, sidewall, head-wall, counter, etc - if applicable). Typically most areas of flashing's are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place.

Roof Drainage Systems: Gutter/Downspout Material

Metal, Tile, Plastic, Gutter Guards Not Installed

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps.

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Roof Penetrations/Ventilation: Types

Ridge Vents, Soffit Vents, Chimney, Plumbing Vent Pipe(s)

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.

Limitations

Shingles

ROOF LIMITATIONS

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
 - Interior finishes may disguise evidence of prior leaks.
 - Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
 - Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
 - Roof inspection may be limited by access, condition, weather, or other safety concerns.
-

Chimney

DISCLAIMER: FLUE INSPECTION

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Flashings

DISCLAIMER: CANNOT INSPECT FLASHING

Due to the way the siding is installed the inspector cannot visually identify flashing installed underneath. The visible portions of the flashing are inspected. Any visible defects will be reported on.

Roof Drainage Systems

GUTTERS TERMINATED BELOW GRADE

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.

Roof Drainage Systems

RECOMMEND GUTTER GUARDS

Due to the close nature of tree and overhang gutter guards are excellent in not allowing buildup in gutters thereby allowing proper water runoff from home. Recommend installation of gutter guards.

Observations

3.2.1 Shingles

Moderate Defects

DAMAGED COVERINGS

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

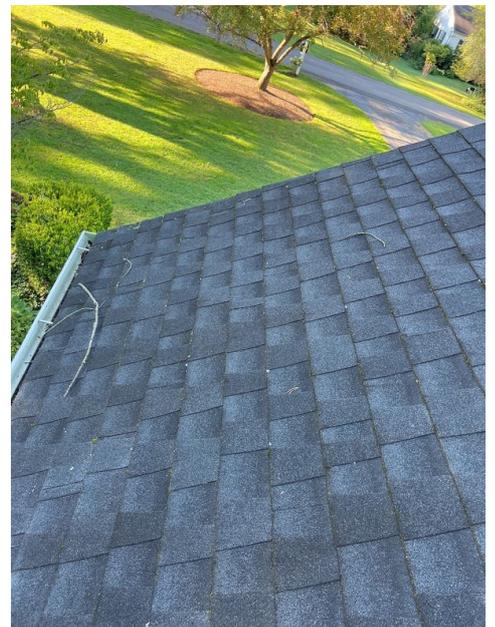


3.2.2 Shingles

Minor Defects/Maintenance Items/FYI

MOSS BUILD-UP

Moss build up on the roof usually results from excessive shade and can lead to shortened roof life and increased risk of leaks.

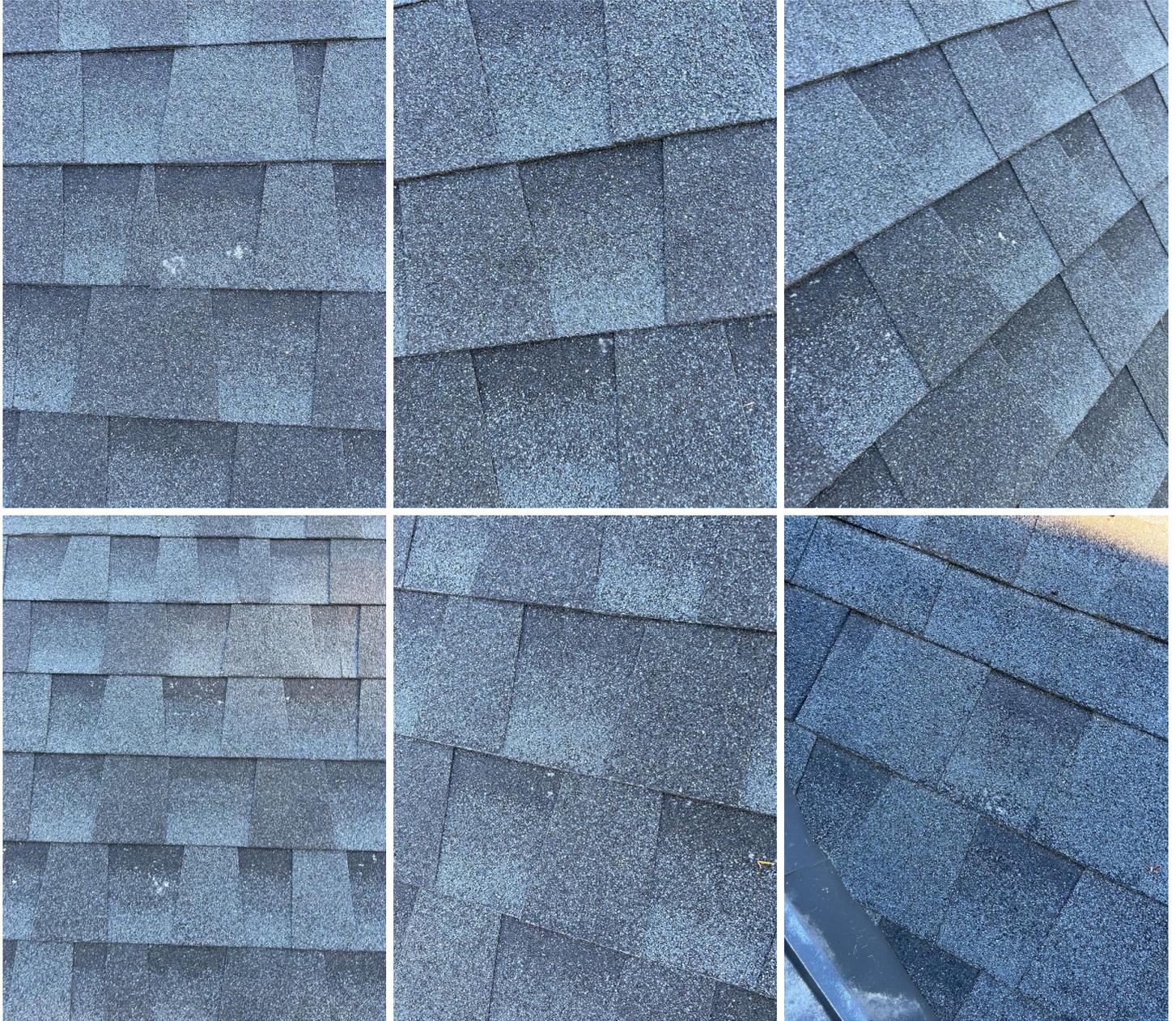


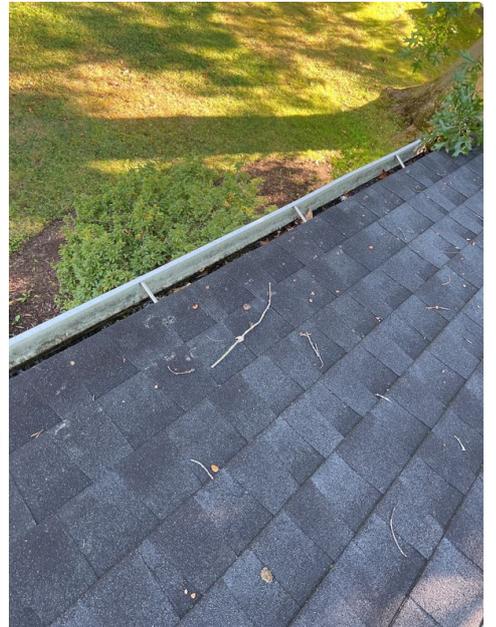
3.2.3 Shingles

Moderate Defects

WORN SHINGLES

Shingles in one area or more showed signs of aging such as granule loss or cupping and curling. The roof appeared to be fully functional at the time of the inspection. Recommend monitor and repair as needed.





3.3.1 Chimney

Moderate Defects

CHIMNEY CAP (MINOR CRACKING)

Minor cracking visible in the chimney cap. Recommend sealing to prevent moisture intrusion.

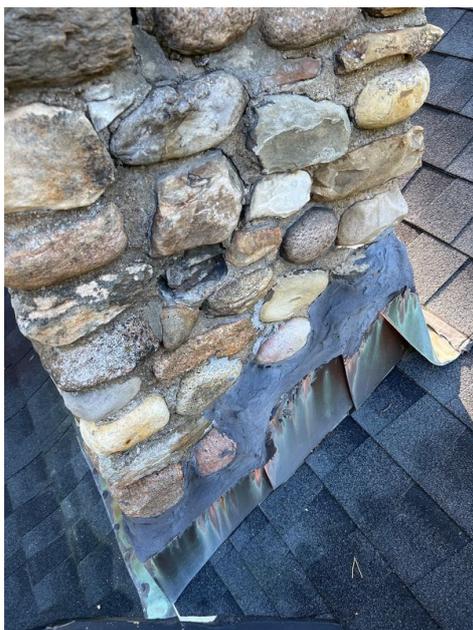


3.3.2 Chimney

Minor Defects/Maintenance Items/FYI

FLASHING (SEALANT)

The areas at which the flashing meet the chimney were dependent upon a sealant alone to prevent moisture intrusion of the roof structure. Sealant will eventually dry, shrink and crack, allowing moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The condition of the sealant should be checked annually and an appropriate sealant reapplied as necessary by a qualified roofing contractor.

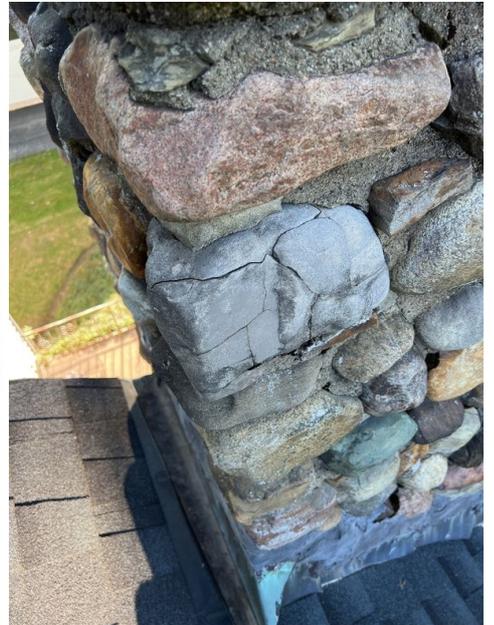


3.3.3 Chimney

FLAKING BRICKS

Minor Defects/Maintenance Items/FYI

Water can penetrate brick. If it does and the temperature drops below freezing while the brick is saturated with water, the water then expands as it freezes. This expansion causes stress within the brick which then causes some of the clay to flake off. You can arrest and stop the flaking if you can stop water from entering the brick. The best way to try to do this is to saturate the brick with a clear masonry water repellent that contains silanes and siloxanes. Recommend evaluation and repairs to the chimney as needed from a professional chimney sweep.

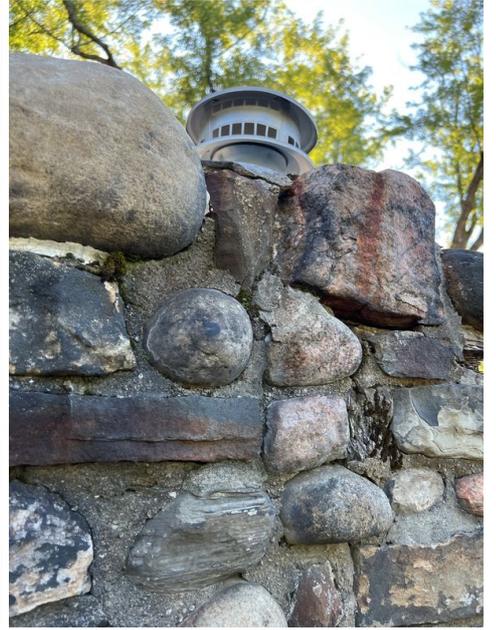


3.3.4 Chimney

 Minor Defects/Maintenance Items/FYI

MOSS

Moss/Algae is present on the chimney. This may hold moisture against the material and lead to early wear and tear. Recommend removal.



3.3.5 Chimney

Moderate Defects

TUCK POINTING

Gaps at mortar joints around brick. Recommend evaluation and repairs as needed by a qualified chimney sweep.



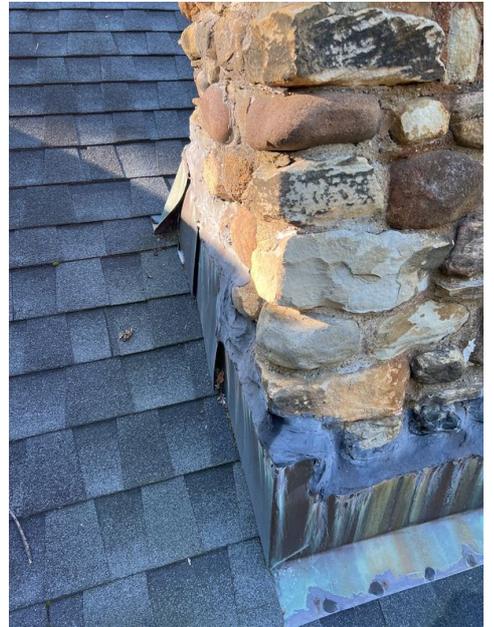
3.5.1 Flashings

GAP PRESENT

Gaps present at flashing. Gaps need sealed to prevent moisture intrusion which will rot wood sheathing and may cause damage inside the attic and house and not fixed.



Moderate Defects

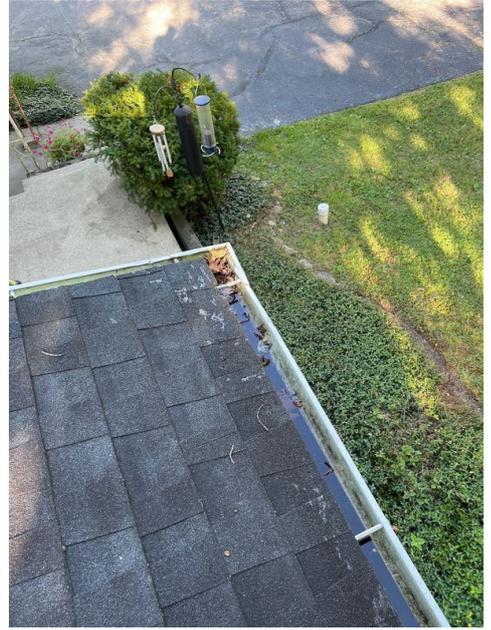


3.6.1 Roof Drainage Systems

Moderate Defects

GUTTERS (DEBRIS)

Debris visible in the gutters at the time of the inspection should be removed to allow proper drainage.



3.6.2 Roof Drainage Systems

 Moderate Defects**GUTTERS (BENT/DAMAGED)**

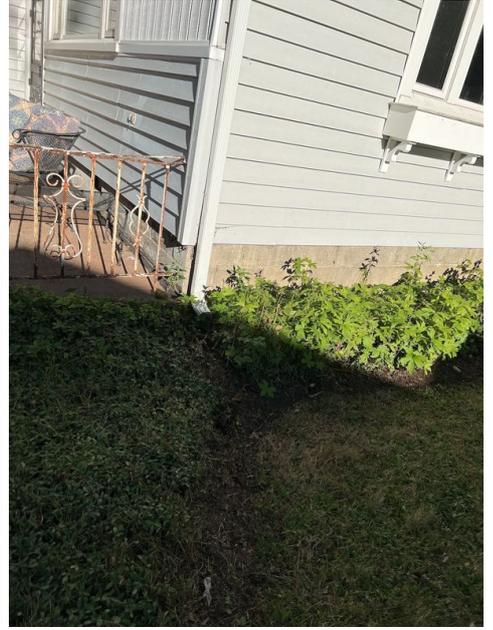
The gutters were bent or damaged in areas at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.



3.6.3 Roof Drainage Systems

 Moderate Defects**DOWNSPOUTS (DISCHARGES TO FOUNDATION)**

One or more downspouts discharged roof drainage next to the foundation. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



3.6.4 Roof Drainage Systems

 Minor Defects/Maintenance Items/FYI**DAMAGED CROCK**

One or more downspout crocks were damaged and need replaced. Damaged crocks can allow water to pool near the foundation and lead to structural problems.



4: GARAGE

Information

Automatic Opener: Photo Electric Eye Sensor
 Present, Reversed When Tested, Higher Than 6 Inches

Walls/Firewalls: Sill Plate
 Ground Level, Satisfactory

Floor: Floor
 Concrete, Spalling, Typical Cracks

Stairs: Material
 Wood

Garage Door: Material
 Metal

Exterior: Trim: Material
 Vinyl, Wood, Metal

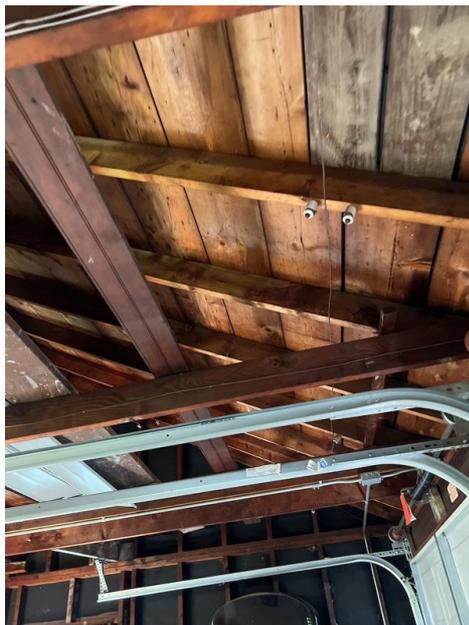
Roofing: Layers
 1 Layer

Roofing: Estimated Age
 5-10 Years

General: Pictures Of Garage









General: Type

Detached, 3 car

Whats inspected?

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

Automatic Opener: Manufacturer and Photo

Genie, Master Mechanic



Automatic Opener: Tested

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were

present at the time of inspection unless otherwise noted in this report.

Ceiling: Material

Unfinished, Wood Slats, Dry Stains, Plywood

The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.

Walls/Firewalls: Garage Walls

Unfinished, Wood Panels, Dry Stains

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

Garage Door: Type

Automatic Opener, Manual Open

What's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Man Doors: Type

Wood

The occupant door is the door between your attached garage and your living space. The door from the garage should lead to a non-sleeping area of the house.

In addition to providing easy access to your garage, the occupant door should provide a barrier between your (usually) unheated garage and the rooms of your home. Poorly-installed, an occupant door can cause heated air to leak from your house, wasting energy and adding to your heating bill. In addition, since combustible gasoline is stored in most vehicle gas tanks, an occupant door should be part firewall, not just a decorative, wooden door.

Electrical: GFCI Protection

Present

At the time of the inspection, the garage had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

Electrical: GFCI Outlets OK

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection.

Plumbing: Condition

Not Present

The spigots were inspected by operating them (if weather permits) looking for leaks, their attachment to the home, presence of anti-siphon, etc.

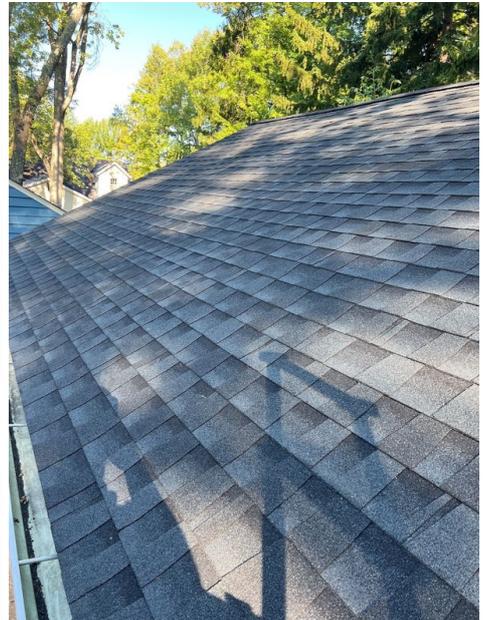
Exterior: Siding: Material

Vinyl





Roofing: Material
Dimensional Shingles





Limitations

Automatic Opener

AUTO REVERSE(RESISTANCE) NOT TESTED

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Roofing

ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

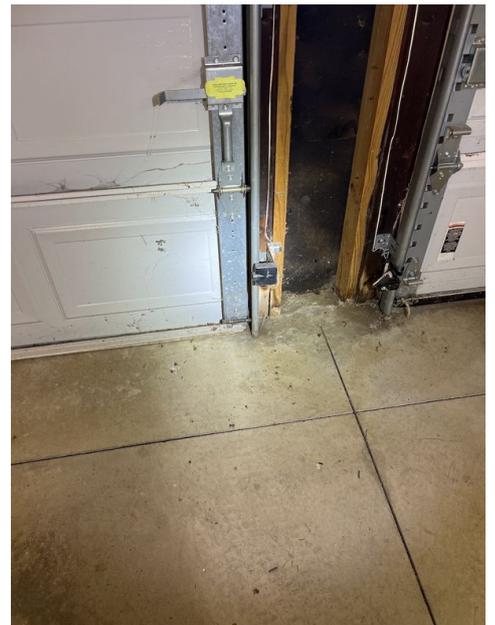
- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Observations

4.2.1 Automatic Opener

**Major/Safety Defects****PHOTOELECTRIC SENSOR (ABOVE 6")**

An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



4.3.1 Ceiling

DRY CEILING STAIN

Minor Defects/Maintenance Items/FYI

Dry stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

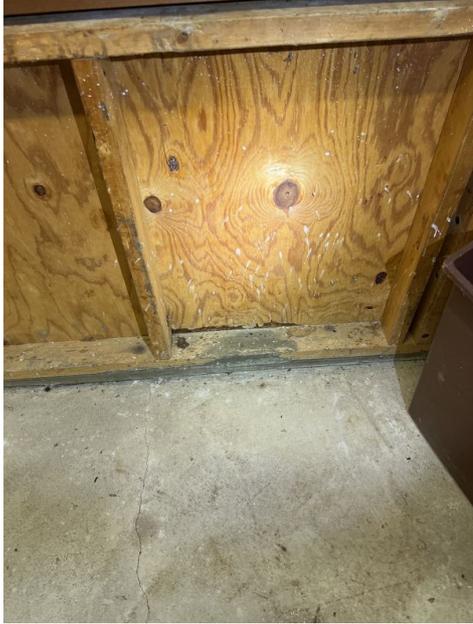


4.4.1 Walls/Firewalls

 Minor Defects/Maintenance Items/FYI

DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



4.4.2 Walls/Firewalls



Moderate Defects

GAPS

Gaps present at garage walls. Recommend sealing these areas to prevent pest intrusion.



4.6.1 Stairs



Moderate Defects

RISERS (EXCESSIVE DIFFERENCE)

At the stairs from the garage to the living space, the greatest riser height exceeded the lowest riser height by more than the 3/8-inch limit recommended by generally-accepted current standards. This condition is a potential trip hazard. All corrections should be made by a qualified contractor



4.8.1 Man Doors

 Minor Defects/Maintenance Items/FYI

**THRESHOLD
(WEATHERED)**

Weathing present at threshold. Recommend repair.



4.9.1 Electrical

 Minor Defects/Maintenance Items/FYI

COVER PLATE (MISSING)

At the time of the inspection, an electrical receptacle cover plate was missing in the garage. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a cover plate be installed.



4.9.2 Electrical



Minor Defects/Maintenance Items/FYI

KNOB & TUBE (ABANDONED)

This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. However this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



4.11.1 Exterior

PAINT NEEDED

 Minor Defects/Maintenance Items/FYI

Areas of siding/trim were worn/flaking and in need of maintenance. Recommend painting to prevent wood rot.

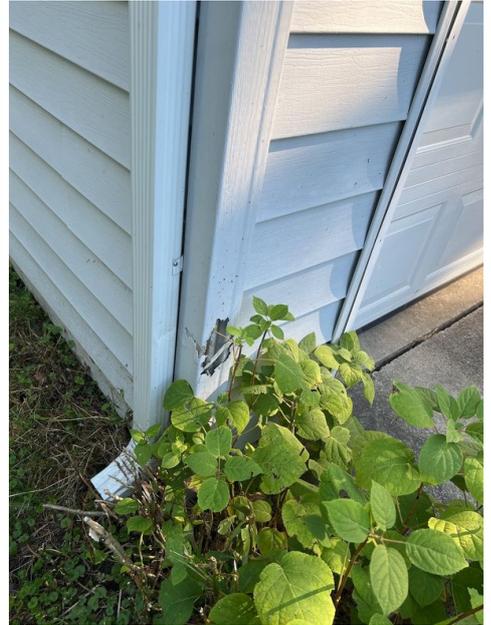


4.11.2 Exterior

Moderate Defects

SIDING & TRIM (DAMAGED)

Damaged areas of siding and/or trim. Recommend replacing or sealing damaged areas to prevent moisture or pest intrusion.





4.11.3 Exterior

NEGATIVE/FLAT GRADING

 Minor Defects/Maintenance Items/FYI

Negative grading present around garage foundation. Recommend repaiera to promote the flow of water away from foundation. Water can cause foundation problems if grading issues are not corrected.



4.11.4 Exterior

 Minor Defects/Maintenance Items/FYI

VEGETATION IN CONTACT WITH SIDING

Recommend trimming vegetation back 6-12 inches.



4.11.5 Exterior

 Minor Defects/Maintenance Items/FYI

TUCK POINT

Gaps at block need sealed or tuck pointing to prevent further settling and damage.



4.11.6 Exterior

GAPS AT TRIM/SIDING

Gaps at trim or siding. Recommend repair.



Minor Defects/Maintenance Items/FYI



4.11.7 Exterior

TREE OVERHANG

Recommend trimming back trees that overhang the structure.



Minor Defects/Maintenance Items/FYI



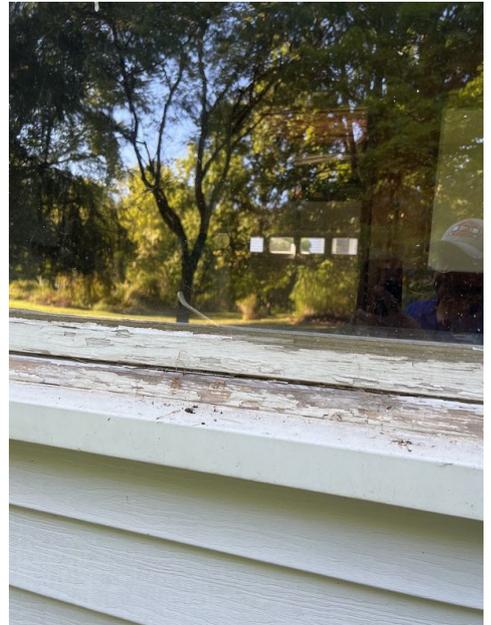
4.11.8 Exterior

 Minor Defects/Maintenance Items/FYI

**SIDING/TRIM
(POSSIBLE LEAD PAINT)**

Removal of old paint by sanding, scraping, or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as properly fitted respirator (NIOSH-approved) and proper containment and cleanup.

Recommend laboratory testing to confirm presence of lead paint before disturbing.

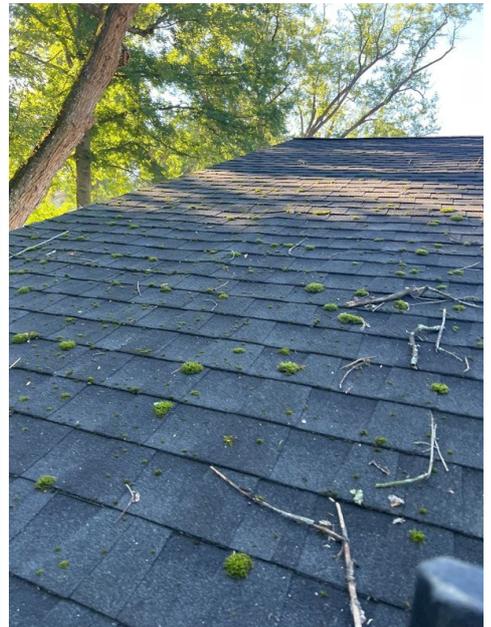


4.12.1 Roofing

 Minor Defects/Maintenance Items/FYI

MOSS BUILD-UP

Moss build up on the roof usually results from excessive shade and can lead to shortened roof life and increased risk of leaks. Recommend removal and trim back any overhanging limbs.



4.12.2 Roofing

GUTTERS NEED CLEANED

The gutters are in need of cleaning.



Minor Defects/Maintenance Items/FYI



4.12.3 Roofing

GUTTER DISCHARGE TO FOUNDATION

Moderate Defects

One or more downspouts discharged roof drainage next to the foundation. The home had downspouts missing at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

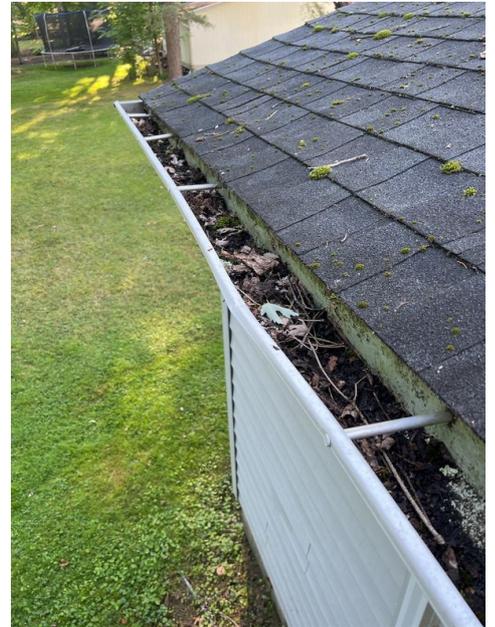


4.12.4 Roofing

GUTTERS DAMAGED

The gutters were bent or damaged in areas at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.

 Moderate Defects



4.12.5 Roofing

WORN SHINGLES

Shingles in one area or more showed signs of aging such as granule loss or cupping and curling. The roof appeared to be fully functional at the time of the inspection. Recommend monitor and repair as needed.

 Moderate Defects



5: ATTIC

Information

General: Roof Structure

Rafters, Not Visible

General: Sheathing

Wood Slats, Dry Stains, Microbial Growth

General: Chimney Chase

Visible, Old Moisture Stains

Attic Hatch: Access Location

Kneewall, Bedroom

Attic Ventilation: Ventilation Type

Not Visible, Continuous Ridge, Soffit Vents, Gable Vents, Missing Baffles

Attic Insulation: Insulation Type

Batt/Rolled

Attic Insulation: Insulation

Installed In

Floor

Attic Insulation: Insulation Depth

9-12 Inches, Floors

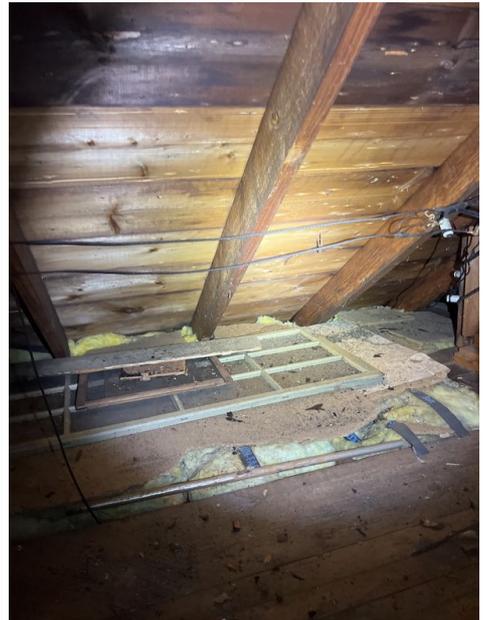
Vent Terminations: No Bathroom

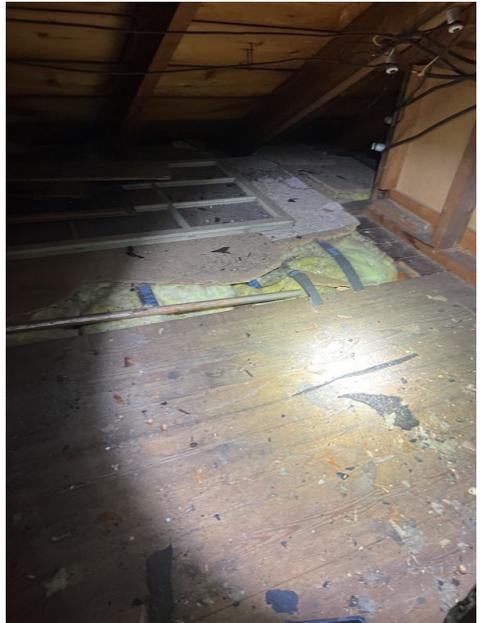
Vents

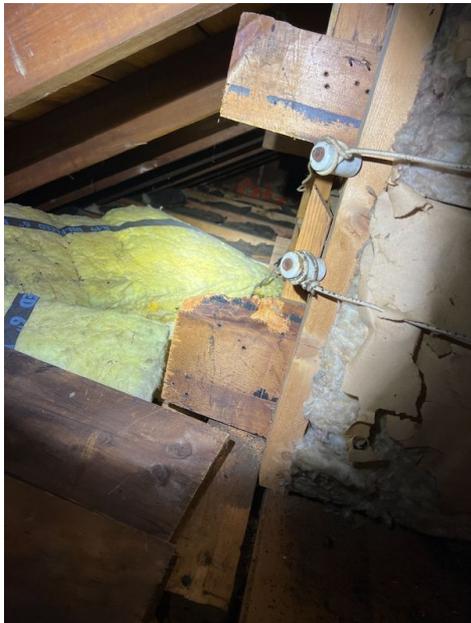
Electrical: No Lights Or Switches

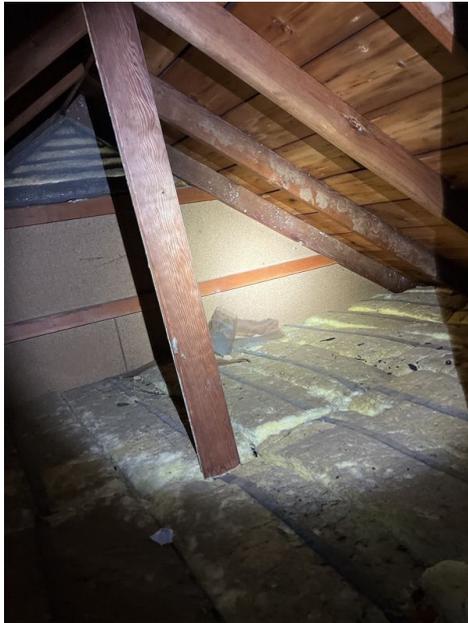
Present

General: Attic Photos









General: Inspection Method
Inside Attic

Viewed From Acces:

The attic area was evaluated from the access opening due to a high insulation level obscuring the bottom chord of the trusses or ceiling joists. Traversing an attic with a high level of insulation is dangerous, as footing can be lost. Also compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation coverage also may obscure wiring, HVAC ductwork, and plumbing pipes, and these items can be damaged by stepping on them. The inspection of the attic area is limited to visible portions from the opening only, hidden damage may exist in areas that were not visible from the opening.

Attic Hatch: Photo of Attic Hatch Location**Attic Ventilation: Gable Vent**

Gable vents were installed as attic ventilation devices. The performance of gable vents can vary with wind direction and opening size.

Limitations

General

ATTIC ACCESS

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

General

AREAS INACCESSIBLE

The attic was only able to be partially traversed due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to traverse the entire attic, except in instances where the inspector feels personal harm or and damage to HVAC components/ceiling surfaces may occur.

General

FLOORING INSTALLED

Flooring was installed in the attic. Floors limit the inspectors ability to completely inspect the attic. It is not known what damages, if any, are hidden below installed flooring. While every attempt is made to uncover hidden defects it is not possible to identify hidden defects behind walls and floors.

Attic Ventilation

DISCLAIMER: ATTIC VENTILATION

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Attic Insulation

FLOORING INSTALLED

The attic had flooring installed which limits the available area able to be inspected.

Vent Terminations

NOT VISIBLE

Some terminations were not visible due to limited access or covered in insulation.

Observations

5.1.1 General

Moderate Defects

DRY STAIN

Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.



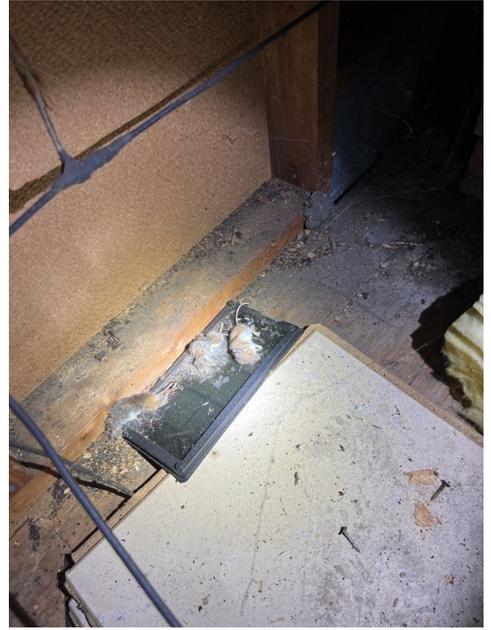


5.1.2 General

 Minor Defects/Maintenance Items/FYI

LIGHT TO MODERATE-PEST

Evidence of "light to moderate" rodent droppings was found in one or more areas. Recommend to monitor and remove as needed.



5.1.3 General

 Minor Defects/Maintenance Items/FYI

TARPS, BUCKETS, RAGS FOUND

Tarps, buckets or rags were found in the attic. They appeared to be there in an attempt to catch water from roof leaks. Consider consulting with the property owner, and/or having a qualified contractor evaluate and repair if necessary.



5.1.4 General

 Moderate Defects**MICROBIAL GROWTH**

There was fungal growth present on areas of the attic. This can be the result of a range of issues from improper air sealing of ceiling protrusions (lights, ceiling fans, etc.) allowing conditioned air into the attic area, which can allow condensation to form. But can also be present from improper ventilation of the attic, moisture present in crawl space or basement areas reaching the attic via stack effect, and/or bathroom exhaust fans terminating in the attic. Or some combination of all of these issues. Evaluation and repairs to the source of the growth is recommended by a qualified contractor familiar with building sciences and ventilation, and then evaluation of the fungal growth is recommended by an environmental contractor with remediation conducted as needed.

Amended 9/13/2022 - per seller, microbial growth has been cleaned and remediated.



5.2.1 Attic Hatch

Moderate Defects

NO INSULATION OVER

No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.

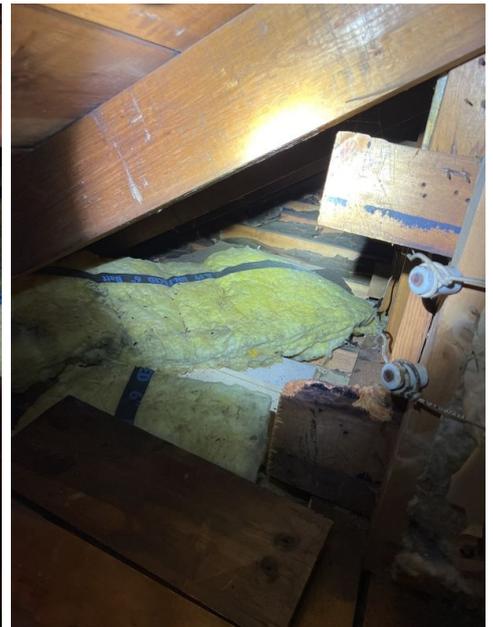


5.4.1 Attic Insulation

Moderate Defects

FLATTENED INSULATION

Insulation in the attic was aged and flattened which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter.



5.6.1 Electrical



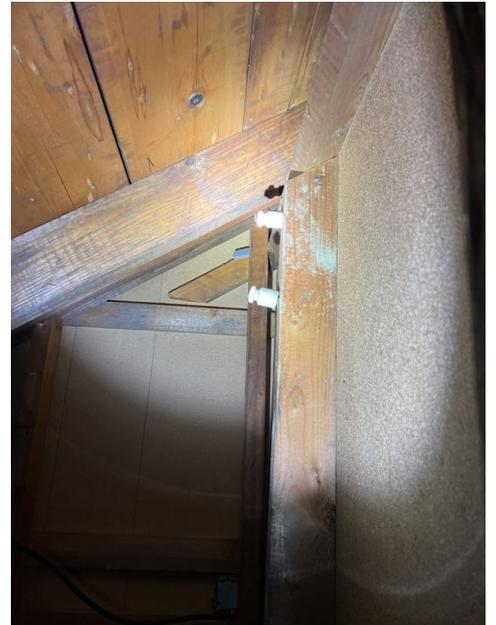
Minor Defects/Maintenance Items/FYI

**KNOB AND TUBE-
ABANDONED**

This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. However this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



5.6.2 Electrical



Minor Defects/Maintenance Items/FYI

KNOB AND TUBE-ENERGIZED

This property has "knob and tube" wiring, which was commonly installed prior to 1950. Knob and tube wiring is not inherently dangerous. The dangers arise from, its age, improper modifications, and situation where building insulation envelopes the wires.

It has no ground wire and thus cannot service any three-pronged appliances.

Have the system evaluated by a qualified electrician. Only an expert can confirm that the system was installed and modified correctly. Where the wiring is brittle or cracked, it should be replaced.

It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



6: INTERIOR ROOMS

Information

Stairs/Handrails/Guardrails:
Stairs, Handrails and Guardrails

Photos: Pictures Of The Interior



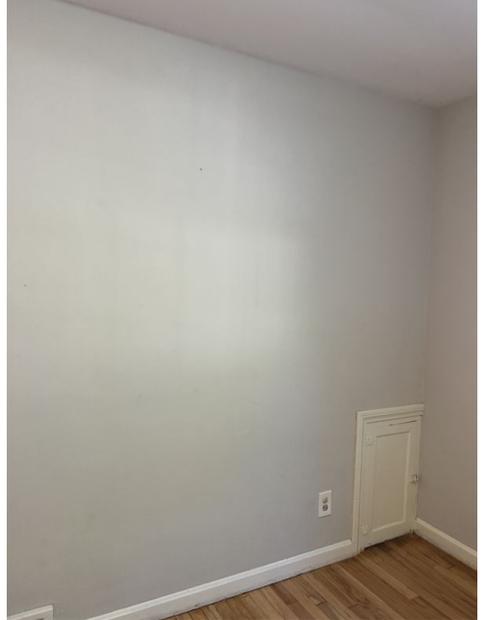
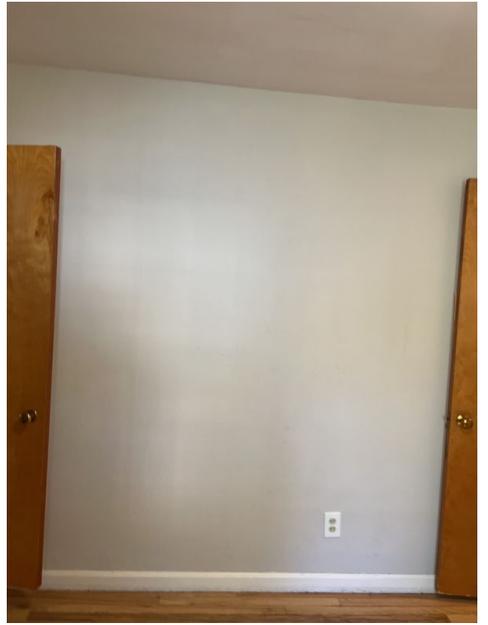




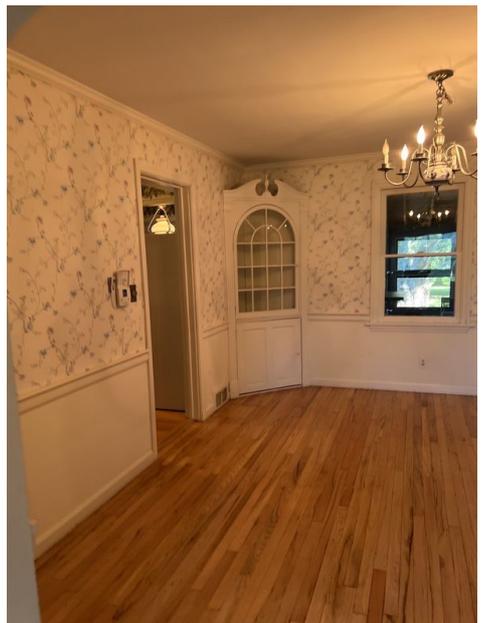
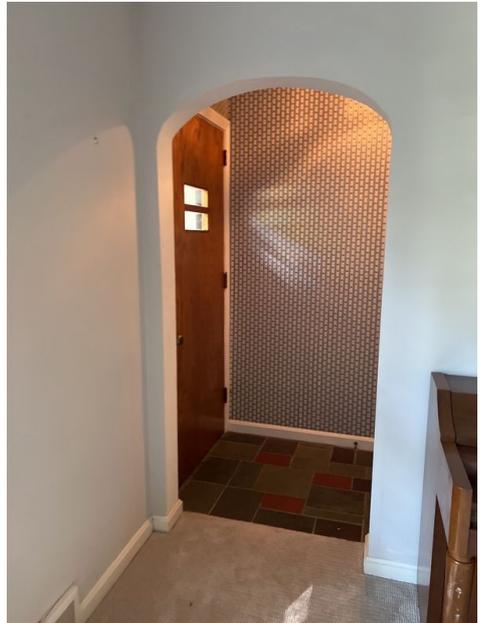






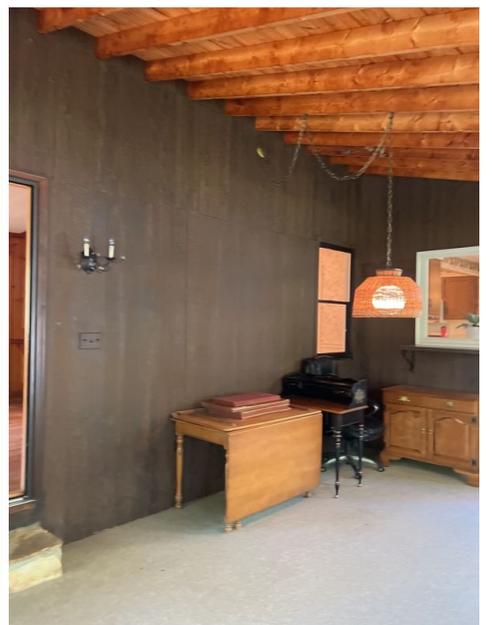














Floors, Walls, Ceilings: Information

The ceilings, walls and floors throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for.

Floors, Walls, Ceilings: Common Wear and Tear Items

The home had visible everyday wear and tear in various areas at the time of inspection. These items are cosmetic in nature and we recommend to paint and repair as needed.

Our Inspectors may talk about these items to let you know they exists but not make the report. This is just to let you know as a courtesy.

Hairline Cracks:

This appears to be a crack from natural expansion/contraction of material and cosmetic in nature.

Nail Pops:

This is the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the home site environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the home site. The time frame may vary between one and two years in many environments.

Minor Drywall Damage, Imperfections and Patching:

This is typically from when patches are made from door knobs hitting the wall, removed shelving and pictures, and normal wear from daily use.

Normal Wear of Floor Covering:

This is normally cosmetic wear and tear from daily walking traffic, minor stains, wear zones in high traffic areas.

* Not all areas will be photographed, a few reference photos maybe added to demonstrate what we consider cosmetic

Windows and Doors: Window Information

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

It is not always possible to fully evaluate the seals on insulated windows as conditions can change from time of day, season and lighting conditions. Internal fogging or purple hazing is the best indicator of seal problems and it can come and go or not be visible under all lighting conditions. Failed window mostly occurs in areas of direct sunlight that cause thermal expansion of the windows.

However, if any fogging or broken glass is observed during the inspection, it will be noted in the report.

Windows and Doors: Window Cleaning Tips

How to Clean and Care for your Glass:

Keeping your windows clean will keep them beautiful. And don't forget; insulating, low-e or heat reflective glass requires proper maintenance to continue working effectively.

Glass Cleaning Do's:

DO clean glass with a mixture of mild dish soap and water.

DO rinse completely with clear water, then wipe dry with a soft cloth to avoid water spots.

DO clean screens by first removing, then washing on a flat, clean surface with mild soap and water and a soft brush. Rinse, wipe dry and reinstall.

Glass Clean Don'ts:

DON'T wash glass in direct sunlight.

DON'T use petroleum-based cleaners, or caustic chemicals on your glass.

DON'T use a razor blade, putty knife or abrasive pad to clean the glass.

DON'T use a high-pressure spray nozzle when rinsing your windows after washing.

DON'T use abrasive or caustic cleaners because they may cause permanent damage to the finish or the glass.

Windows and Doors: Door Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

Windows and Doors: Window and Door Tips

How to make sure your windows and doors open,close,lock and unlock easily for years to come

Don't you love how easily your windows and doors open and close? Keep them operating smoothly by performing these steps:

Vacuum dirt from sill and track areas regularly, and before each washing.

Check to make certain that drainage or weep holes are clear of dirt or obstructions. Weep holes can be found outside the window or door in the bottom of the frame. Use a small, soft bottle brush to clear openings. Note: If the window is 'stacked', there may be weep holes between units.

Moving parts in hardware components and tracks and rollers should be lubricated regularly. In salt-air environments, this can mean at least monthly.

Check weather stripping around operable window and door panels to be sure it seals evenly.

Adjust sliding door rollers for proper height clearances. Most door rollers can be adjusted with a screwdriver through access holes in either the end or side of the sliding panel at the bottom. Be sure to lift the panel to take the weight off of the roller during roller adjustment.

Roller screen doors can be adjusted to glide smoothly. Use a screwdriver - often in all four corners - to make adjustment.

After making roller adjustments, it may be necessary to also make adjustments in the lock strike placement. Most strikes may be adjusted by loosening screw fasteners, moving the strike plate and retightening. Check for proper lock operation.

Electrical: 2-Slot Receptacles

2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Smoke and CO alarms: CO Detectors

Present, Operate, Too Few

We recommend CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations.

Smoke and CO alarms: Smoke Alarms

Present, Tested, Too few, Missing In Bedrooms

We recommend to Re-Test the Smoke Detectors and change the batteries upon moving into your home. Smoke Detectors can sometimes stop working after the Home Inspection has been completed.

It is recommended that smoke detectors be checked monthly and batteries changed yearly. Smoke detectors should not remain in service longer than 10 years from the date of manufacture and should be replaced thereafter.

Where do I put smoke alarms in my home?

Put smoke alarms on every floor of your home. Also, in every bedroom and in the hallway outside of each sleeping area.

Place smoke alarms on the ceiling or high on the wall. Check the manufacturer's instructions for the best place for your alarm.

Some fire departments will install battery-operated smoke alarms in your home at no cost. Contact your local fire departments non-emergency phone number for more information.

Types of Smoke Detectors:

Ionization and photoelectric

Dual sensor

Smoke alarms with a microprocessor (faster to alert, fewer false alarms)

Radio frequency/wireless (communicate from one to the next without wires)

Since you can not predict what type of fire will occur, we recommend when smoke detectors are replaced that the client install both type of smoke detectors or a dual sensor type.

Smoke and CO alarms: Fire Extinguisher

Every home should have at least one fire extinguisher rated for all fire types (look for an A-B-C rating on the label). At a minimum, keep one near the kitchen; having one per floor isn't a bad idea. Annually, check the indicator on the pressure gauge to make sure the extinguisher is charged. Make certain that the lock pin is intact and firmly in place, and check that the discharge nozzle is not clogged. Clean the extinguisher and check it for dents, scratches, and corrosion. Replace if the damage seems severe.

Note: Fire extinguishers that are more than six years old should be replaced. Mark the date of purchase on the new unit with a permanent marker.



Limitations

Floors, Walls, Ceilings

FURNITURE/STORED ITEMS

There is furniture or stored items restricting views of wall areas. Once items are moved areas should be evaluated.

Windows and Doors

SEALED

One or more windows were sealed and not able to be tested. Recommend asking current owners about reason of sealing windows and if they operate normally.

Electrical

SWITCHES USE UNKNOWN

While every attempt is made to determine the use of all the switches in the house, some switch uses may be undetermined by the inspector. We recommend you ask the seller to identify the use of switches that may have an unknown use.

Observations

6.2.1 Floors, Walls, Ceilings

Minor Defects/Maintenance Items/FYI

CEILING-DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found using thermal imaging and a moisture detector. The stain(s) may be due to past roof and/or plumbing leaks. Keep in mind conditions can change and these could be active leaks. Damage may also exist behind these areas. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



2nd Floor Bathroom



2nd Floor Bathroom



2nd Floor Bedroom



2nd Floor Bedroom



Sun Room



Office

6.2.2 Floors, Walls, Ceilings

 Minor Defects/Maintenance Items/FYI

FLOOR-CARPET LOOSE

Carpeting in one or more rooms is loose. Recommend having a qualified carpeting installation contractor restretch carpet as necessary.



2nd Floor Bathroom

6.2.3 Floors, Walls, Ceilings

 Minor Defects/Maintenance Items/FYI

WALL-DRY STAINS

Stains were found in one or more wall areas. However, no elevated levels of moisture were found. The stain(s) may be due to past plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



Dining Room



Dining Room

6.2.4 Floors, Walls, Ceilings

 Minor Defects/Maintenance Items/FYI

**LAUNDRY SHOOT
DOOR -FALL RISK**

Laundry shoot is ground level and does not have a locking latch. This could pose a fall hazard for young children. Recommend adding a locking latch.



6.2.5 Floors, Walls, Ceilings

 Minor Defects/Maintenance Items/FYI

ANIMAL DROPPINGS

Animal droppings were present at one or more locations in the home. You may wish to have the floors professionally cleaned after moving in.



2nd Floor



2nd Floor

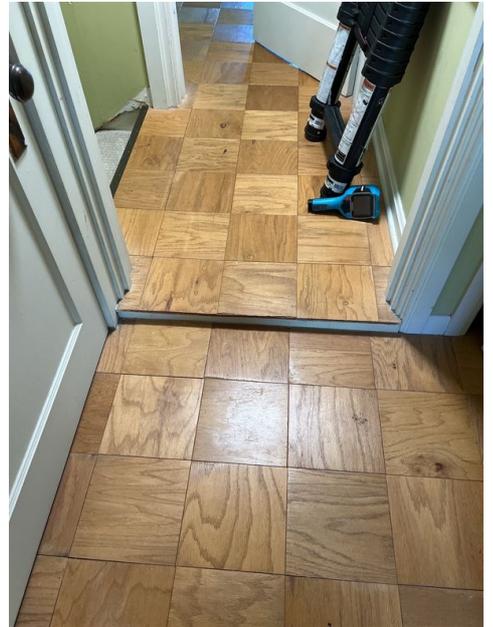
6.2.6 Floors, Walls, Ceilings

NOT FLUSH

Floors were not installed flush. Minor trip hazard exists. Recommend repair.



Moderate Defects



6.3.1 Windows and Doors

 Minor Defects/Maintenance Items/FYI

DOOR-WON'T LATCH

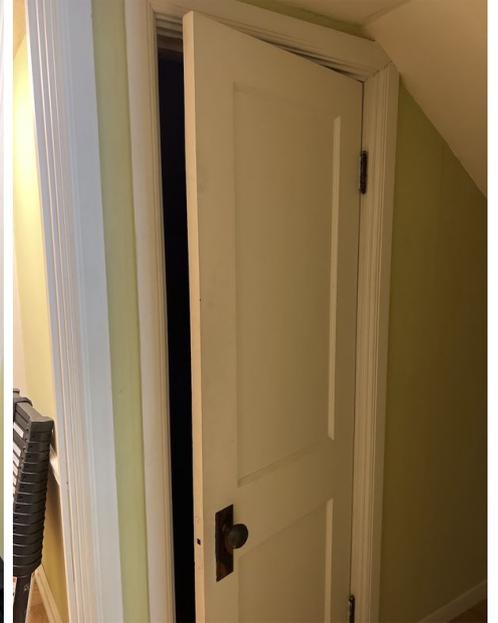
One or more doors will not latch properly when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.



2nd Floor Closet



2nd Floor Bedroom



2nd Floor Closet



2nd Floor Bedroom Closet



Kitchen

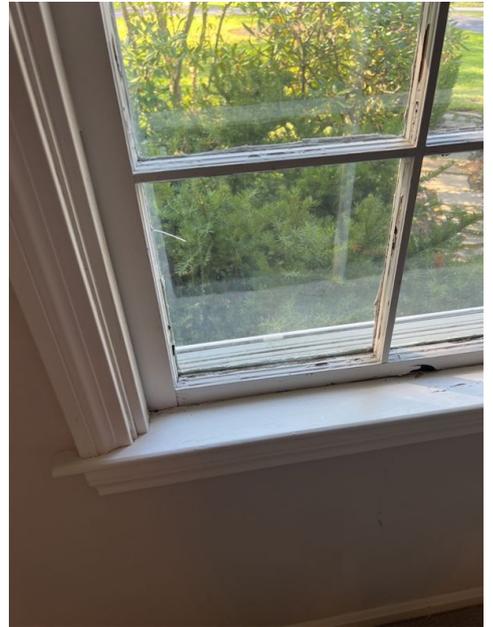
6.3.2 Windows and Doors



Moderate Defects

WINDOW-BROKEN

Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.



Living Room

6.3.3 Windows and Doors



Minor Defects/Maintenance Items/FYI

DOOR HARD TO OPEN/CLOSE

One or more doors are difficult to open/close. The doors should be adjusted so that they will open and close freely and all necessary repairs should be made by a qualified contractor.



Office

6.3.4 Windows and Doors

 Minor Defects/Maintenance Items/FYI**WINDOW HARD TO OPEN/CLOSE**

One or more windows are difficult to open/close. The windows should be adjusted so that they will open and close freely all necessary repairs should be made by a qualified contractor.



Multiple

6.3.5 Windows and Doors

 Moderate Defects**ROTTED WINDOW**

The window had signs of wood decay and rot from previous water intrusion. Recommend repair.



Sun Room

6.3.6 Windows and Doors

 Minor Defects/Maintenance Items/FYI

DOOR BINDS ON FLOOR

The door bonds on the floor when opening and closing which may wear the floor. Recommend repair.



Attic Hatch

6.5.1 Electrical

 Moderate Defects

LOOSE PLUG/COVER

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



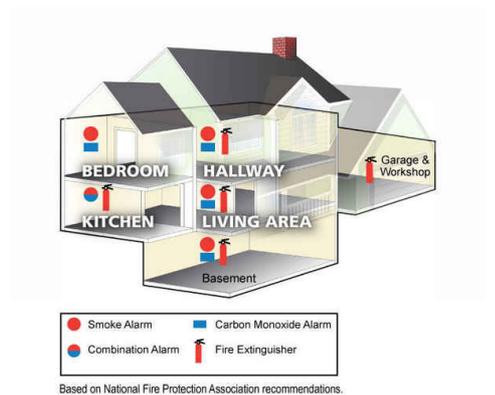
Office

6.6.1 Smoke and CO alarms

 Major/Safety Defects

SMOKE AND CO ALARMS MISSING

Smoke alarms were missing from one or more bedrooms / from one or more hallways leading to bedrooms / on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level, in rooms with a fireplace and in any attached garage.



Based on National Fire Protection Association recommendations.
CO and Smoke Alarm Recommended Locations

7: BATHROOMS

Information

Shower/Tub: Drain Stopper

Tested, Did Not Operate

General: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation.

General: Ventilation

Window, No Vent Fan

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months.

Bathroom vent fans serve an important function in your home by removing excess humidity, which can cause mold and mildew to form. To make sure your fans are in good working order, clean and test them every six months.

To clean and test a bathroom vent fan:

Turn Off Power: Flip the switch that controls the fan or turn off the circuit breaker before cleaning the vent fan.

Remove Cover: Remove the grille from the vent fan. Most vent fan covers are removed by pulling the cover down, then squeezing the metal springs on each side of the cover together.

Clean Fan: Use a vacuum cleaner crevice tool attachment to remove dirt and debris from inside the fan housing, being careful not to damage the fan.

Install Cover: Replace the vent fan cover on the fan by squeezing the metal springs together and fitting them in the slots on each side of the fan housing.

Turn Power Back On: Flip the switch that controls the fan or turn the circuit breaker back on.

Test Fan: Turn the fan on and place a full size tissue on the fan cover. If the fan is drawing properly, the tissue will be drawn to the fan cover. Turn the fan off to remove the tissue from the fan cover.

General: Heat Source

Present

Each bathroom was equipped with a heat source unless otherwise noted in the report.

Shower/Tub: Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself.

Shower/Tub: Visible Plumbing

Tested, No Leaks Present

Visible portions of sink plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing.



Shower/Tub: Functional Water Flow

Tested, Functional

The bathroom sink(s), shower(s) and bathtub(s) had functional flow at the time of the inspection.

Shower/Tub: Functional Drainage

Tested, Functional

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time.

Shower/Tub: Shower(s)

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects.

Shower/Tub: Shower/Tub Wall(s)

Glass, Panel, Tile

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls.

Sinks and Faucets: Visible Plumbing

Tested, Shut-offs Present, Leak(s) Present

Visible portions of sink plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Sinks and Faucets: Functional Water Flow

Tested, Functional

The bathroom sink(s), shower(s) and bathtub(s) had functional flow at the time of the inspection.

Sinks and Faucets: Functional Drainage

Tested, Functional

The bathroom sink(s), shower(s) and bathtub(s) had functional drainage at the time of the inspection.

Sinks and Faucets: Drain Stopper

Tested, Operates, Disconnected

Drain stoppers were tested. They operated properly unless otherwise noted in the reported.

Toilets: Toilet Info

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor.



Electrical: GFCI Protection

Not GFCI Protected, Present

At the time of the inspection, the bathroom had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Electrical: GFCI Tested

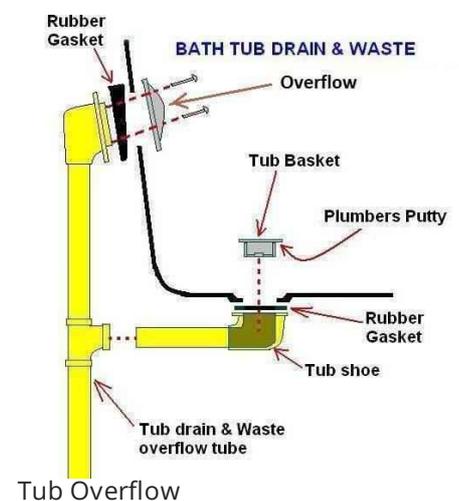
Electrical receptacles in the bathroom had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection.

Limitations

Shower/Tub

OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Shower/Tub

SHOWER PAN

Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

Shower/Tub

NO HOT WATER

No hot water at time of inspection. Recommend ensuring pilot light to water heater gets lit and hot water tested at all fixtures/faucets.



Sinks and Faucets

NO HOT WATER

No hot water at time of inspection. Recommend ensuring pilot light to water heater gets lit and hot water tested at all fixtures/faucets.

**Observations**

7.1.1 General



Minor Defects/Maintenance Items/FYI

NO EXHAUST FAN

No exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.



Bathrooms

7.2.1 Shower/Tub

 Minor Defects/Maintenance Items/FYI

CAULKING/GROUT

Areas of missing caulking/grout around bathroom fixtures and/or surrounds. Recommend replacing caulking/grout to prevent moisture intrusion.



1st Floor



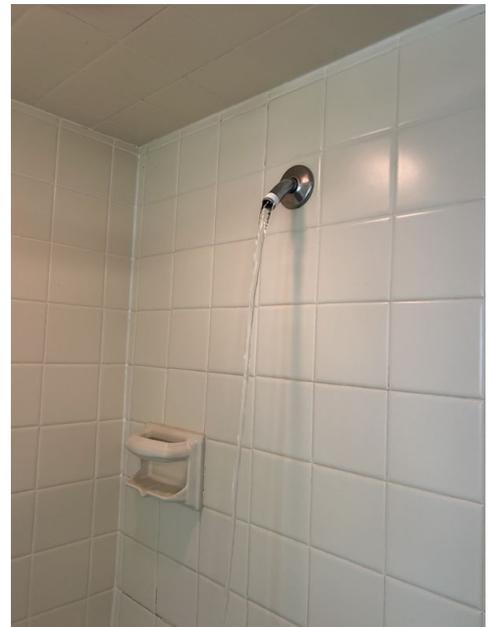
Basement

7.2.2 Shower/Tub

 Moderate Defects

MISSING SHOWER HEAD

No shower head present at time of inspection. Recommend replace.



1st Floor

7.2.3 Shower/Tub

 Minor Defects/Maintenance Items/FYI

DRAIN STOPPER DID NOT OPERATE

The drain stopper did not properly operate when tested. Recommend replacement.



2nd Floor



1st Floor

7.2.4 Shower/Tub

 Minor Defects/Maintenance Items/FYI

SHOWER HEAD LEAKS

The shower head is leaking and should be repaired or replaced.



2nd Floor

7.3.1 Sinks and Faucets



Moderate Defects

FIXTURE LEAKING (BELOW)

A faucet is leaking and/or dripping from under the counter which could cause damage to underlying surface. Recommend fixture is replaced.



Basement

7.3.2 Sinks and Faucets



Minor Defects/Maintenance Items/FYI

S-TRAP INSTALLED

An S-trap was installed which has the potential to suck, or siphon, water out of the p-trap as the water flows down the drain; not all areas may be shown. This could cause too much water to leave the trap and let sewage gases into space. Recommend correction by removing S-trap and installing only one p-trap.



1st Floor

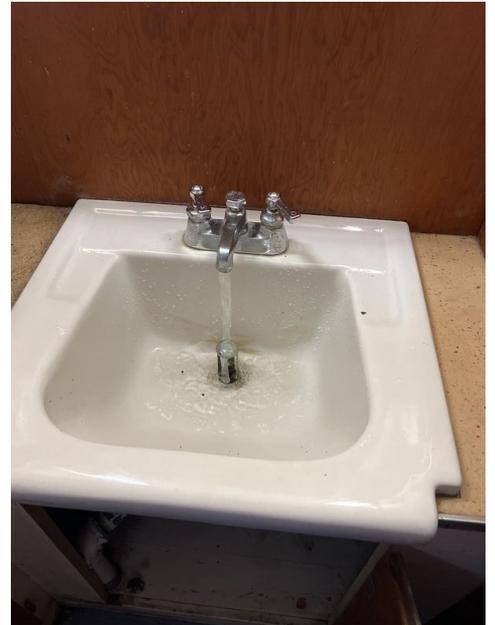
7.3.3 Sinks and Faucets



Minor Defects/Maintenance Items/FYI

DRAIN STOPPER DID NOT OPERATE

The drain stopper did not function properly and needs repaired or replaced.



Basement

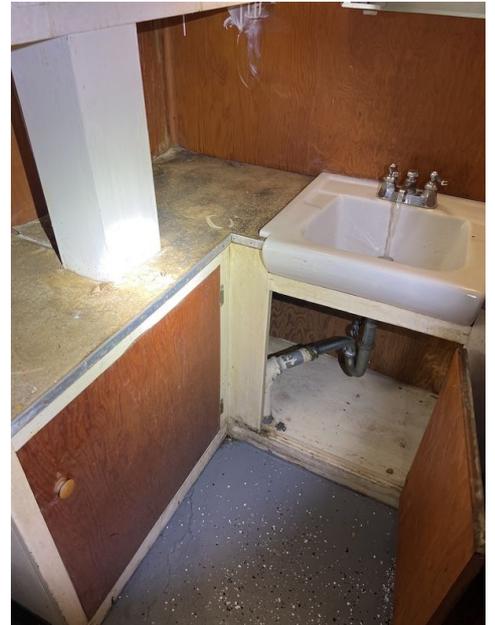
7.3.4 Sinks and Faucets



Minor Defects/Maintenance Items/FYI

DAMAGED COUNTER/CABINET

The counter was damaged and needed repaired.



Basement

7.5.1 Electrical

**GFCI MISSING**

One or more electric receptacles at the bathroom had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



2nd Floor



2nd Floor

8: FIREPLACES

Information

General: Type and Photo

Gas

**General: Location**

Living Room

General: Insert

Masonry, Creosote Build-Up

General: Damper

Present, Operates

General: Blower

Not Present

General: Hearth

Present, Satisfactory

General: Recommend Cleaning

We recommend cleaning and inspecting the fireplace and flue by a professional chimney sweep before the first use.

Observations

8.1.1 General

FIREBOX (GAPS)

Gaps were visible in between firebricks. Recommend repair.

 Moderate Defects



9: KITCHEN

Information

Electrical: GFCI Protection

Not GFCI Protected

Kitchen: Exhaust Fan

Microwave Recirculating, Tested

The purpose of a range hood filter is to collect grease, so if it's doing its job correctly, it's going to look and feel greasy.

Over time the the filter on the microwave for cooking may become so blocked with grease and ickiness that it loses its effectiveness, which is why it's important to clean these filters periodically. This is for your information.

How To Clean a Greasy Range Hood Filter

What You Need

Ingredients

Very hot or boiling water

Degreasing dish soap (Dawn works very well)

Baking soda

Non-abrasive scrub brush

Paper towels or dish cloth

Instructions

Remove the filters from the hood: Most filters should easily slide or pop out of the underside of the hood. Mine had a metal loop I could grab to push the filter up and slide it out.

Fill a sink or bucket with boiling water: The hotter the water, the more effective. Depending on how hot you can get the water from your tap, that might be good enough. For me, I boiled water in my electric tea kettle, and poured that into the sink.

Pour in baking soda and dish soap: Pour a good squirt of de-greasing dish soap and 1/4 cup baking soda into the hot water. Swish around with a brush (not your hand because it's too hot!) until the water is nice and soapy.

Put greasy filters in water: Submerge your greasy exhaust fan filters into the water. Make sure they're completely covered.

Let them soak: Allow the filters to soak for 10 minutes.

Scrub the filters: After soaking, take a non-abrasive scrub brush and scrub the filters. Add more dish soap to your brush if required while you scrub.

Rinse and dry: Rinse the filters thoroughly in hot water and dry with a paper towel or clean cloth.

Replace the filters and repeat as needed: Put the filters back into the hood, and repeat as needed! Cleaning the filters once a month is a good maintenance strategy.

Sink and Plumbing: Sink(s)

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies.

Sink and Plumbing: Spray Wand

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present.

Sink and Plumbing: Visible Plumbing

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies.

Sink and Plumbing: Functional Flow

Tested, Functional



Sink and Plumbing: Functional Drainage

Tested, Functional

The kitchen sink(s) had functional drainage at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Countertops & Cabinets: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation.

Limitations

Sink and Plumbing

NO HOT WATER

No hot water at time of inspection. Recommend ensuring pilot light to water heater gets lit and hot water tested at all fixtures/faucets.

Observations

9.3.1 Countertops & Cabinets

 Minor Defects/Maintenance Items/FYI

COUNTERTOPS AND CABINETS (MINOR WEAR)

The countertops and cabinets exhibited minor wear. Recommend monitor and repair as needed.

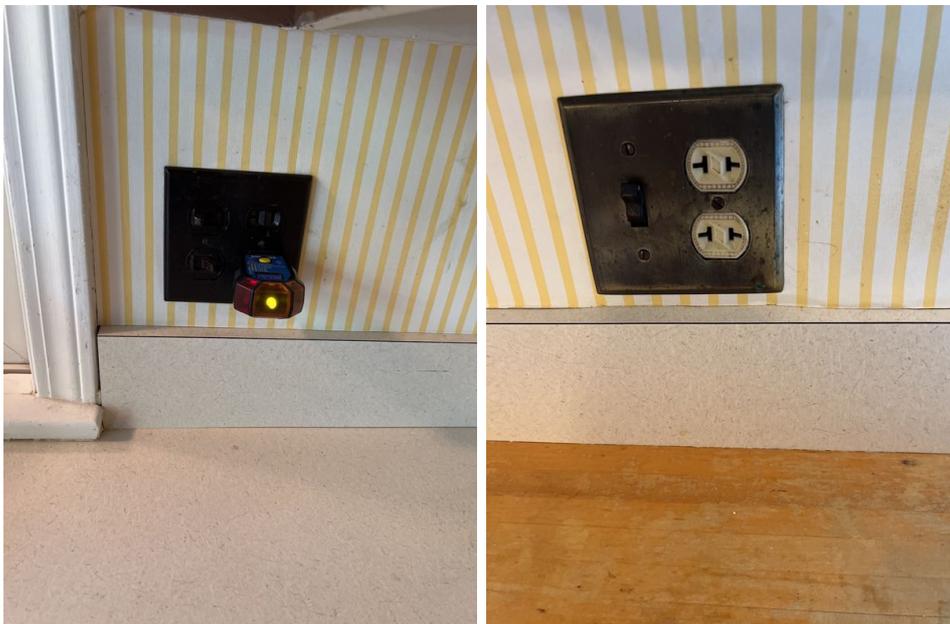


9.4.1 Electrical

**GFCI MISSING**

One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



10: APPLIANCES

Information

Appliances Present

Garbage Disposal, Refrigerator, Oven, Range, Microwave, Dishwasher

Garbage Disposal: Photo



Garbage Disposal: Brand
InSinkErator

Refrigerator: Photo



Refrigerator: Brand
Whirlpool

Refrigerator: Type
Side-By-Side

Refrigerator: Ice and Water Dispenser

Ice Maker Operates, Water Dispenser Did Not Operate

Range/Oven/Cooktop: Photo

Range/Oven/Cooktop:
Range/Oven Brand
Amana



Range/Oven/Cooktop: Type
Electric

Microwave: Photo

Microwave: Brand
Amana



Microwave: Type
Installed Over Range

Dishwasher: Photo

Dishwasher: Brand
Maytag



About Conveyance

Some appliances may not "convey" or be included with the home. This should be spelled out in your contract. Typically appliances that are permanently installed and directly wired to the electrical or plumbing system may be considered as "fixtures". Your home inspector doesn't determine what should be included with the sale of the home. If you are not certain about what is include or "conveys" check the contract or ask your agent.

Owner's Manuals

An owner's manual is very useful for learning how to operate an appliance, order parts and for general maintenance. If the owner's manual isn't provided by the seller it may be available online at the manufacturer's website. You would need the model number to select the correct manual.

Garbage Disposal: Operated

The garbage disposal was operated by running water and turning the switch on.

Range/Oven/Cooktop: Range/Oven: Heating Units

All of the heating elements on the range were turned to "High", and were functional at the time of inspection.

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed.



Microwave: Tested

The microwave was tested by running on "Cook" mode for 30 seconds, and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for.



Dishwasher: Cleaning Tips

10 Tips to Help Your Dishwasher Run Better

Don't confuse scraping with washing: No one wants to wash their dishes before they wash their dishes; it's just silly. But you wouldn't want to eat a Thanksgiving dinner and then go run a marathon right after. Well, neither does your dishwasher. Scrape food bits off before loading up to help reduce particles stuck on dishes once the cycle is over.

Don't overcrowd the dishwasher: It's something that's easier said than done. It's quite tempting to layer in one more bowl or plate to avoid hand washing. Just remember, it's better to wash a few pieces by hand than it is to rerun an entire load because things were too tightly packed.

Run hot water before starting the dishwasher: Before starting the cycle, turn on the faucet and run until the water is hot to the touch. This means your first dishwasher fill cycle will be hot, instead of cold, until it finally makes its way over from the hot water heater. This is an especially important tip in winter time, as it takes longer for the water to heat up. Use the correct cycle: It can be tempting to use a shorter, lighter setting to save on time and water bills, but make sure you're washing all your super dirty dishes by hand if that's the case. Just like doing your laundry, keep soil levels together when washing to end up with the best performance.

Don't double up on rinse aid: When looking to purchase a new soap for your dishwasher, make note if it includes a rinse aid. If it does, then there's no need to add any extra. If it doesn't, skip the extra purchase and just fill the reservoir with white vinegar. It'll do the trick every time!

Run an empty dishwasher with vinegar: It's the same concept as running a vinegar load in your washing machine. You simply toss a cup of white vinegar into the bottom of an empty dishwasher and run a normal cycle. It cleans out old food particles to keep your dishwasher smelling fresh.

Clean the dishwasher trap: Down in no-man's land, under the lower sprayer, there's usually a piece that is removable. Under it you'll usually find bits of food that didn't make it out the drain or even pet hair (eww) if you have a fur-ball of any kind running around your home. Sometimes the tray comes out fully so it can be rinsed in the sink; sometimes a towel is needed to remove the gunk buildup.

Clean the dishwasher seals: After a few months of use, your dishwasher accumulates a little bit of ick and stick around the rubber gasket in the door and often around the soap door as well. Make sure to give them a once-over with a damp towel to keep the grime down.

Check your water heater's temperature: There's a joke about where to put the thermometer, but we'll pass this time around. Make sure your water heater is set between 120 and 125 degrees. Many units are shipped new set to a much lower heat. This is the ideal temperature for washing dishes; don't be tempted to turn it higher or else it will cause water to flash dry and not roll off your dishes, taking the ends of the dirty bits with it.

Test your water: Hard water is killer on dishes and your ability to really get things clean. Make sure to have things tested and soften accordingly.

Limitations

Range/Oven/Cooktop

LIMITED INSPECTION: OVEN(S)

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake features. You should ask the seller about the functionality of any other features.

Dishwasher

DISCONNECTED - NOT TESTED

The dishwasher was not properly connected and not able to be tested. Recommend asking current owners of dishwasher operates properly.

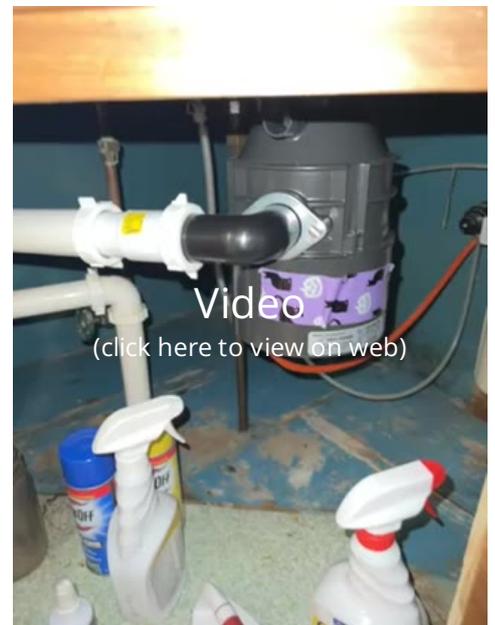
Observations

10.1.1 Garbage Disposal

DISPOSAL (EXCESSIVE NOISE)

The garbage disposal was excessively noisy. The Inspector recommends service by a qualified plumbing contractor.

 Moderate Defects



10.2.1 Refrigerator



Minor Defects/Maintenance Items/FYI

WATER DISPENSER DID NOT OPERATE

Water dispenser did not operate when tested. Recommend evaluation and repairs as needed.



10.3.1 Range/Oven/Cooktop



Moderate Defects

DAMAGED DOOR

The range door was damaged and will need replaced.



10.4.1 Microwave

MICROWAVE (INOPERABLE)

The built-in microwave was inoperable at the time of inspection. The Inspector recommends service by a qualified appliance technician for repair or replacement as necessary.



Moderate Defects



11: LAUNDRY

Information

General: Dryer Manufacturer
Kenmore

General: Washer Manufacturer
Maytag

General: Electric Dryer Connection Present

Electric hookups present for dryer.

General: Gas Hookup For Dryer Present

Gas line present for dryer connection.

General: Laundry Tub
Present, Tested, Functional

General: Laundry Area Pictures



General: Dryer Vent

Through Wall

Dryer ducts typically need to be cleaned about twice a year, sometimes more if your household does an excessive amount of laundry. The dryer vent could be dirty and not visible at the time of inspection. We recommend to ask the Current Home Owner when the dryer vent has been cleaned and inspected. If it has been more than a year contact a Qualified Person to inspect and clean prior to moving in.

The dryer vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. One of the reasons that restrictions are a potential fire hazard is that, along with water vapor evaporated out of wet clothes, the exhaust stream carries lint highly flammable particles of clothing made of cotton and polyester. Lint can accumulate in an exhaust duct, reducing the dryers ability to expel heated water vapor, which then accumulates as heat energy within the machine. As the dryer overheats, mechanical failures can trigger sparks, which can cause lint trapped in the dryer vent to burst into flames. This condition can cause the whole house to burst into flames. Fires generally originate within the dryer but spread by escaping through the ventilation duct, incinerating trapped lint, and following its path into the building wall.

Limitations

General

VENT (VISUAL INSPECTION)

A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

General

NOT INSPECTED (UNPLUGGED)

Neither the clothes washer or the dryer were operated or evaluated. They are excluded from this inspection. Recommend asking owner about usage.

Observations

11.1.1 General

WATER VALVE LEAKING

One of the water valves is leaking. The valve should be repaired or replaced.



Moderate Defects



12: ELECTRICAL

Information

Main Panel: Panel Manufacturer
General Electric

Main Panel: Service Line Material
Aluminum

Main Panel: Panel Location
Basement

Main Panel: Panel Protection
Circuit Breaker, Grounded,
Bonded

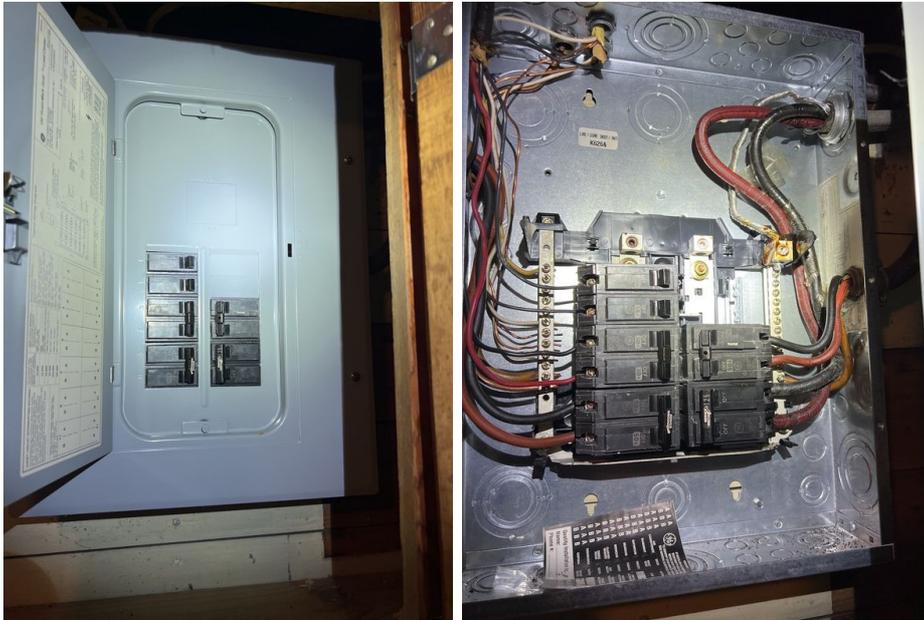
**Distribution Panel: Panel
Manufacturer**
General Electric

**Distribution Panel: Service Line
Material**
Copper

**Distribution Panel: Panel
Protection**
Circuit Breaker

**Distribution Panel: Sub Panel
Location**
Basement

Main Panel: Picture of Panel



Main Panel: Panel Amperage Rating

125 AMP

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is assumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Main Panel: Branch Circuit Wiring

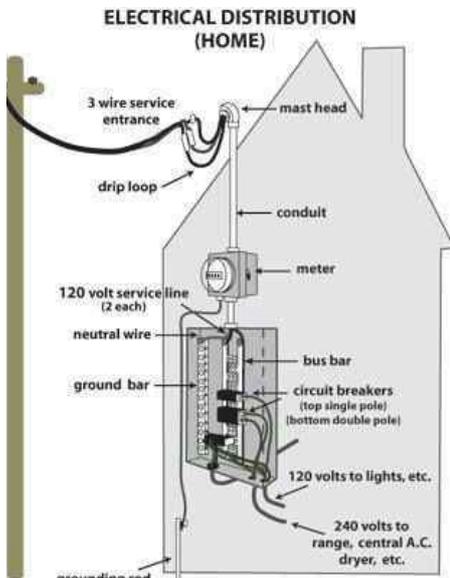
Copper, Multi-Strand Aluminum, Single Strand Aluminum

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit. The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc.

Main Panel: Service Type

120/240 Volt

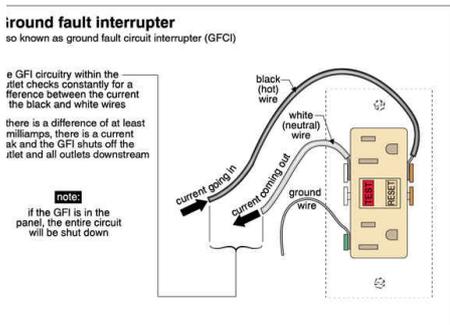
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Residential Electrical Distribution

Main Panel: GFCI

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.



GFCI

Main Panel: Operation of GFCI or AFCI (Ground/ARC Fault Circuit Interrupters)

GFCI Testing:

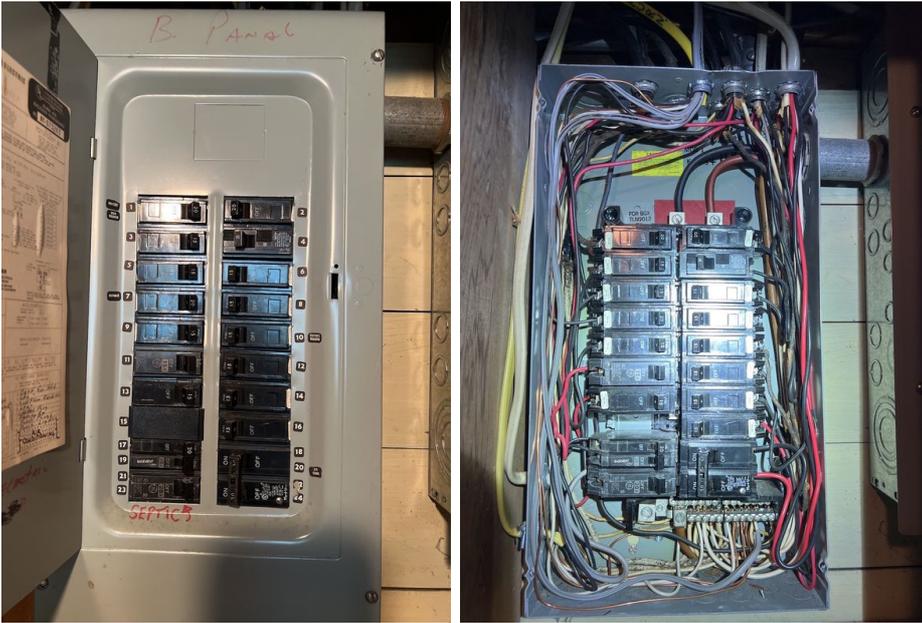
All GFCI (ground fault circuit interrupter) devices should be tested on a monthly basis. The test consists of pushing the test button on the receptacle or circuit breaker at the electrical panel. If during the test the device does not reset it may be time to replace the device. These devices are safety items and should function as intended. This is for your information.

AFCI Testing :

All AFCI (arc fault circuit interrupter) devices should be tested on a monthly basis. The test consists of pushing the test button on the circuit breaker at the electrical panel (mainly AFCI, but there are also GFCI circuit breakers). If during the test the device does not reset it may be time to replace the device. These devices are safety items and should function as intended.

Distribution Panel: Picture of Panel

The distribution panel was inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.



Distribution Panel: Branch Circuit Wiring

Copper, Multi-Strand Aluminum

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit.

Distribution Panel: Neutrals and Grounds

Not Isolated

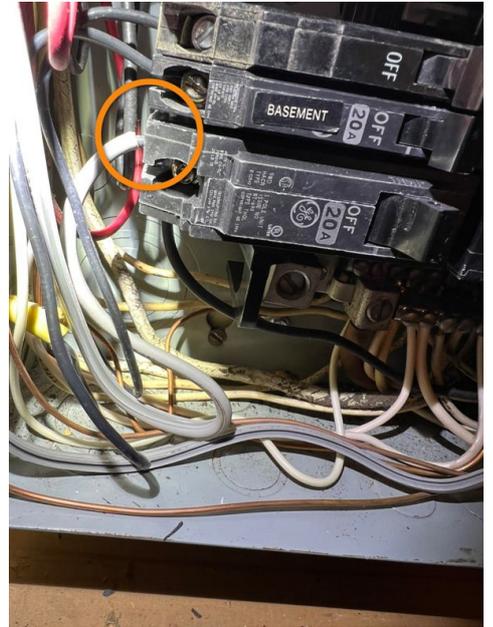
Why Can We Not Connect Neutrals And Grounds On The Same Bus Bar At A SubPanel? The reasoning behind this is because we want one path for power to return to the source. If you connect grounds and neutrals at a subpanel, the grounds could take some of the power load and deliver it back to the source (the main panel).

Observations

12.1.1 Main Panel

ALUMINUM BRANCH CIRCUITS Moderate Defects

One or more branch circuits with what appeared to be solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles (outlets), or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the wiring and repair any aluminum circuits as necessary.



12.2.1 Distribution Panel

SUB PANEL (NEUTRALS & GROUNDS) Moderate Defects

Neutrals and grounds are not isolated. Neutrals and grounds should be isolated in sub panels. If we bond the ground wire to the neutral in the sub-panel, current will flow on both the neutral AND on the ground wire. Which means that if you do not keep the ground wires separate from the neutral wires, you will be allowing return currents to flow on the ground wires back to the main panel. Recommend repairs from a licensed electrician.



13: PLUMBING

Information

General: Main Water Supply Material
Copper

General: Main Water Source
Public

Distribution Pipes: Fuel Line Material
Black Steel

Sump Pumps / Sewage Ejectors: Sump Pump
Tested, Present, Leak Present

Sump Pumps / Sewage Ejectors: Sewage Ejector Pump
Not Present

Water Heater: Manufacturer
Lochinvar

Water Heater: Model Number
GTN05040 400

Water Heater: Serial Number
2133125767487

Water Heater: Age
1 Year(s)

Water Heater: Capacity
50 Gallons

Water Heater: Location
Basement

Water Heater: Venting and Flues
Metal

Water Heater: Cold Water Shut Off Photo



Distribution Pipes: Water Line Material
Copper

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies.

Distribution Pipes: Functional Flow (All Flow Functional)

All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

Drain & Waste Lines: Functional Drainage

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to heavy or frequent use.

Drain & Waste Lines: Material

Cast Iron, Painted, Galvanized Steel

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies.

Sump Pumps / Sewage Ejectors: Recommend Battery Backup For Sump Pump

A battery backup sump pump is a second pump that gets installed right next to your primary pump.

It has a battery, providing a secondary power source that can operate the pump if power has failed.

It has its own switch, so when the water rises, the backup pump is activated.

It IS a complete second pump system, so it's there when the primary pump fails for ANY reason!

Also, if there is an unusually strong storm that causes more water to enter the sump basin than the primary pump can handle, the backup will kick in to provide extra pumping capacity, keeping your home dry.

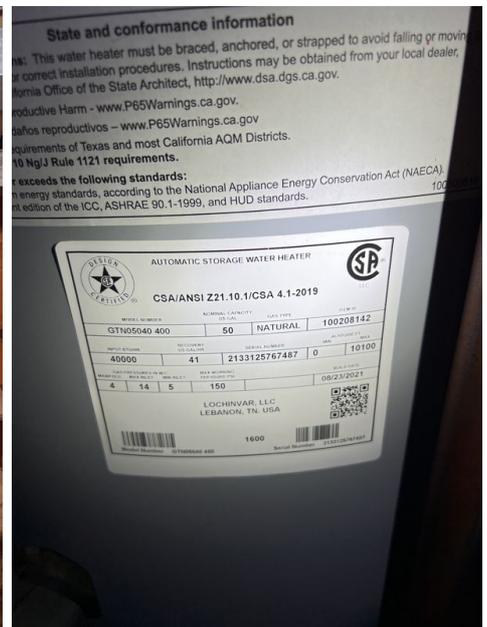
Water Heater: Photos

Draining/flushing water heaters once a year is advised by most water heater manufacturers. Sediment that accumulates in the bottom of the tank can be caustic and will shorten the useful life by corroding through the tank and causing a leak. Draining the water with a hose from the lower purge valve usually removes a majority of the sediment. Allowing a water heater to drain with electric power applied will damage the unit. Average life expectancy of water heaters is 10 years although they sometimes last longer. It's wise to consider replacing it if corrosion starts to develop around the tank or fittings.

Today's water heaters are manufactured to require little or no maintenance, but these maintenance tips could prolong the life of your water heater:

Drain the water heater twice a year to rid it of collected sediment that causes corrosion. This also increases efficiency. Test the pressure-relief valve by lifting the valve's handle and letting it snap back. This should release a burst of water into the overflow drainpipe. If it doesn't, install a new valve.

Lower the temperature setting on the thermostat to 120 degrees Fahrenheit. This reduces damage to the tank caused by overheating



Water Heater: TPR OK

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Heater: Water Heater Fuel Pipes

Shut-Off Present, Drip Leg Present

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this water heater unless otherwise noted in this report.

Test Well Water

Recommend having the well water tested for coliform bacteria, nitrates, and anything else of local concern, by a qualified lab.

For more information, visit <http://www.wellowner.org>

Septic System Description

The home was connected to a private onsite wastewater system in which sewage drains by a gravity fed sewer pipe to a tank. Typically, tanks have two chambers. Solids settle to the bottom of the first chamber (and must be pumped out periodically) while liquid drains to series of perforated pipes installed in a leach field. Liquid drains into the soil of the leach field and pathogens, bacteria, viruses, cysts, and other contaminants are removed by bacterial action and filtration through the soil. This system requires inspection by a qualified contractor.

The onsite wastewater treatment system included an underground septic tank that used gravity to settle solids to the bottom of the tanks. Septic tanks have little dissolved oxygen and solids should be pumped out on a schedule that varies with tank size and frequency of use. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the tank inspected by a qualified contractor and at that time you can discuss scheduling and costs for pumping.

Limitations

Drain & Waste Lines

SEWER CAMERA EVALUATION

Underground utilities are not visible during a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage in all pipe and material types. For this reason, the Inspector suggests you consider getting a video scan of the sanitary drain line prior to closing.

Drain & Waste Lines

SUPPLY PLUMBING (NOT VISIBLE)

Areas of the supply plumbing in the home are located inside of walls or floors and was not visible at the time of inspection.

Observations

13.3.1 Drain & Waste Lines



Minor Defects/Maintenance Items/FYI

GALVANIZED STEEL

Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. However decades of exposure to water will cause galvanized pipes to corrode and rust on the inside. No slow drains or low water pressure was noted which would be a common sign of internal corrosion of these pipes. No leaks were observed during the inspection.



13.4.1 Sump Pumps / Sewage Ejectors



Moderate Defects

SUMP PUMP LEAKS

Areas of the sump pump were leaking. Recommend repairs by a qualified plumber.



14: HEATING EQUIPMENT

Information

Heating Equipment: Brand
Trane

Heating Equipment: Model Number
TG9S080B12MP11A

Heating Equipment: Serial Number
W0K8341329

Heating Equipment: Age
14 Year(s)

Heating Equipment: Location
Basement

Heating Equipment: Type
Forced Air

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Location
Blower Compartment

Heating Equipment: Shut-Off
Safety Shut Off, Electric Shut Off, Gas Shut Off

Ductwork: Type
Metal, Possible Asbestos

Fuel Pipes: Shut Off Present

Venting & Flues: Material Used
PVC

Thermostat: Location
Dining Room

Heating Equipment: Photos





Heating Equipment: Filter Type
Electronic Air Cleaner

All kinds of things can get trapped in the air filter of your air conditioner and/or dehumidifier, which is your first line of defense against airborne allergens and contaminants. If the filter is dirty or clogged, it increases the air pressure in the ducts, making the system work harder to cool. That can result in higher energy bills.

If your system's HVAC system has a disposable filter, make sure you replace it every month or two. If you have pets, you may need to change it more frequently. For units that have permanent filters, make sure that you remove them and thoroughly wash them every month so that the air can circulate freely. Ultimately, a clean air filter keeps you cooler and helps reduce your family's risk of allergies or other respiratory ailments.

Every house is different and there are many factors that determine how often your heating and air conditioning filters should be replaced. If you wait too long operating efficiency begins to decline, as efficiency drops operating costs increase.

Heating Equipment: Heating Equipment Was Tested And Operates

The heating equipment was tested and fired using normal operating controls.



Condensate Drain: Condensate Drain Pump

A condensate pump was present to carry condensate from the air handler location to the exterior. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water spillage around the unit, which would indicate a failure of the unit. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Fuel Pipes: Gas Supply Lines OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

Thermostat: Programmable Thermostat

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Limitations

Heating Equipment

DISCLAIMER: HEAT EXCHANGERS

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

Heating Equipment

CARBON MONOXIDE

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

Heating Equipment

HEATING SYSTEM EFFICIENCY

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

Heating Equipment

WOOD BURNING FURNACE NOT TESTED

Wood burning fireplaces and furnaces are not tested. Recommend asking seller about current use.

Condensate Drain

HUMIDIFIER

The house was equipped with a humidifier which was not tested. Testing the humidifier is beyond the scope of a General home inspection.

Observations

14.2.1 Ductwork



Minor Defects/Maintenance Items/FYI

**DUCTWORK
(POTENTIAL ASBESTOS)**

Wrap on ductwork may contain Asbestos, a known carcinogen.

Asbestos fibers may be released into the air by the disturbance of asbestos-containing material during product use, demolition work, building or home maintenance, repair, and remodeling. In general, exposure may occur only when the asbestos-containing material is disturbed or damaged in some way to release particles and fibers into the air. Testing is recommended before disturbing this material.



15: AIR CONDITIONING

Information

Cooling Equipment: Brand

Amana

Cooling Equipment: Model Number

Unknown

Cooling Equipment: Serial Number

Unknown

Cooling Equipment: Age

20 + Year(s)

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Max Circuit Breaker/Fuse

Unknown

Cooling Equipment: Photos Of A/C**Cooling Equipment: Disconnect**

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.



Cooling Equipment: AC Tested and Operates

The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. Furthermore HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.



Limitations

Cooling Equipment

WHAT'S INSPECTED

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling Equipment

DISCLAIMER

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment

TEMPERATURE GRADIENT

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline you may wish to consult with an HVAC contractor to gain an idea of options and costs.

Cooling Equipment

NOTICE ON R22 REFRIGERANT

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. The EPA also banned the manufacture and installation of new R22 AC or heat pump systems. As a result, manufacturers of AC and heat pump equipment redesigned their systems to accommodate R410A, a chlorine-free refrigerant.

If your AC or heat pump was built and installed before January 1, 2010, there's a good chance that it uses R22 refrigerant.

The ban doesn't require you to replace a functioning, R22 refrigerant AC or heat pump system. If your AC or heat pump has difficulty cooling or is in need of repairs, some HVAC technicians would suggest replacement rather than repairs because obtaining R22 refrigerant can be expensive.

Cooling Equipment

DATA PLATE UNREADABLE

The data plate is unreadable. It has either faded or been painted over. Serial number, model number and age are unknown.

Observations

15.1.1 Cooling Equipment



Minor Defects/Maintenance Items/FYI

WALL PENETRATION (SEAL)

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.



15.1.2 Cooling Equipment



Minor Defects/Maintenance Items/FYI

AC (OLD/FUNCTIONAL/PAST DESIGN LIFE)

The air-conditioning system appeared to be old, well past the mid-point of its design life but functional at the time of the inspection. A system at this point in its lifespan might need replacement at any time. Recommend annual maintenance by a licensed HVAC technician.



15.1.3 Cooling Equipment

AC UNIT (OUT OF LEVEL)

Moderate Defects

The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.



16: BASEMENT, FOUNDATION AND STRUCTURE

Information

General: Type

Combination of Basement and Crawlspace

Floor: Material

Painted

Foundation Walls: Material

Concrete Block, Clay Tile, Painted

Girders and Columns: Type

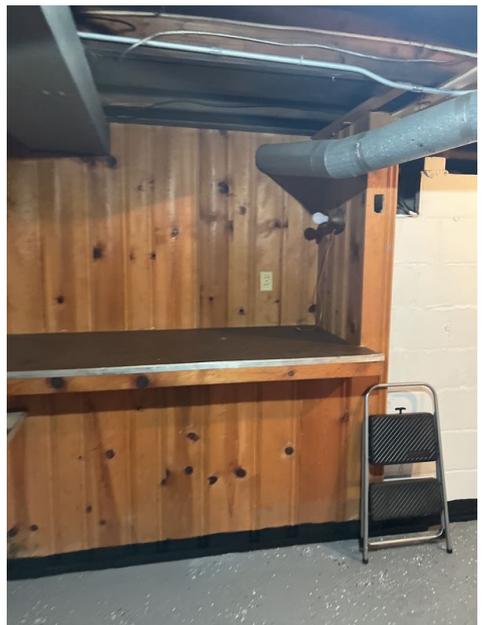
Steel, Wood

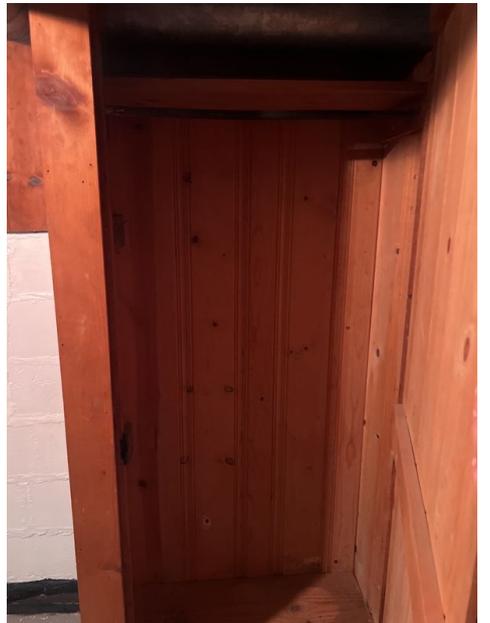
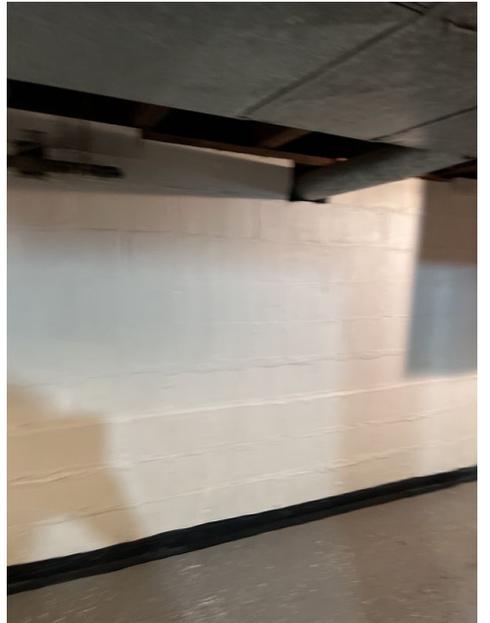
Joists And Trusses: Type

Wood, 2x8

General: Basement Photos







**Floor: Floor Drains Present**

A floor drain was present in the basement area of the foundation. Floor drains are not tested for functionality.

Floor: Sub-floor

Wood Planking

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Floor: Trench

There was a trench installed along the exterior wall to direct water to a sump pump. The sump pumps were tested and operated. The slope and function of the trench could not be tested.

Foundation Walls: Moisture Infiltration Information - Basement

The basement area was inspected looking for signs of past or present water intrusion by inspecting visible portions of the foundation walls and floors looking for moisture stains and/or other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection in the basement area unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later standing water was present due to a rainfall event, and for this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into this area, and reading the sellers disclosure which should list such a condition.

Limitations

General

FINISHED BASEMENT/OWNERS STORAGE

Portions of the basement were finished or obstructed by owners storage. This limits the visible areas of the foundation walls, sub-floor, floor, floor joists girders and columns and more. Defects may exist behind these areas but will not be visible. Every effort is made to identify and discover potential hidden defects.

Floor

FINISHED BASEMENT

Portions of the basement were finished and not all floors were able to be inspected.

Floor

PAINT

The basement floor was painted which can hide previously visible defects such as moisture stains.

Foundation Walls

FINISHED BASEMENT

Portions of the basement were finished and not all areas were able to be inspected.

Foundation Walls

PAINT

The basement walls have been painted which can hide previously visible defects. The inspector will make every effort to uncover these defects but fresh paint can make it impossible to uncover certain problems.

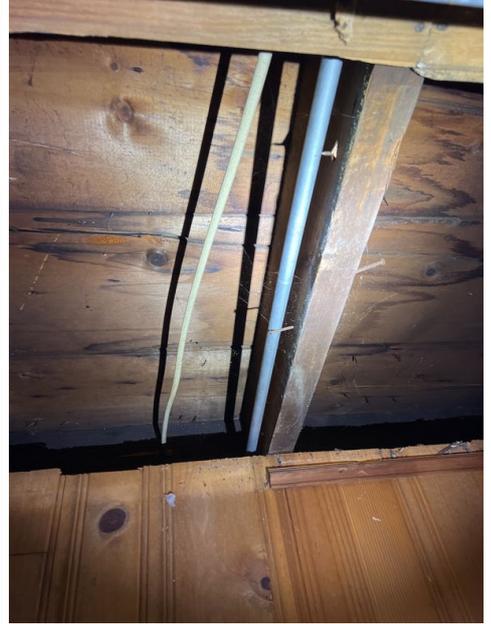
Observations

16.2.1 Floor

DRY-STAINS

 Minor Defects/Maintenance Items/FYI

Stains were found in one or more floor areas. However, no elevated levels of moisture were found. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



16.2.2 Floor

 Minor Defects/Maintenance Items/FYI

WOOD DESTROYING INSECT DAMAGE

In various locations of the home there are areas that show past wood destroying insect damage. No live activity discovered during inspection. These areas should be evaluated and treated and repaired as necessary.



16.3.1 Foundation Walls



Minor Defects/Maintenance Items/FYI

FOUNDATION CRACKS

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend sealing to prevent water intrusion. Recommend monitoring for more serious shifting/displacement. [Here is an informational article](#) on foundation cracks.



16.3.2 Foundation Walls

 Minor Defects/Maintenance Items/FYI

MOISTURE LEVELS/EFFLORESCENCE

Elevated moisture readings at basement walls. Recommend backfill and grade. Recommend painting with dry lock and running a dehumidifier. Reassess after repairs.



16.3.3 Foundation Walls

WOOD ROT

Wood rot was present at basement walls. This is an indication that water intrusion has occurred in the past. Recommend monitor and repair as needed.

 Moderate Defects

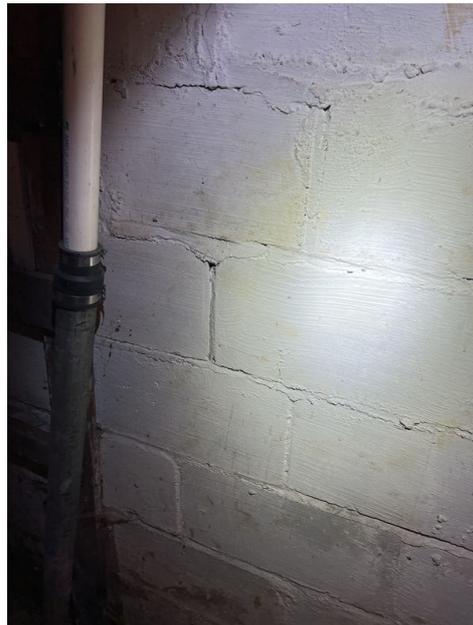


16.3.4 Foundation Walls

GAPS

Gaps at mortar joints. Recommend tuck pointing to prevent moisture or pest intrusion.

 Minor Defects/Maintenance Items/FYI



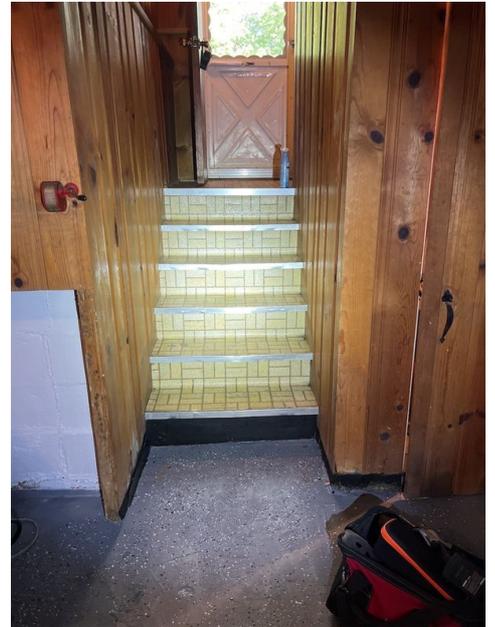
16.4.1 Stairs/Handrails/Guardrails



Major/Safety Defects

HANDRAIL MISSING 4 STEPS

Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



16.6.1 Joists And Trusses



Minor Defects/Maintenance Items/FYI

IMPROPER NOTCHING

Improper notching at joists. Recommend monitor and repair as needed.



16.7.1 Electrical



Minor Defects/Maintenance Items/FYI

ABANDONED KNOB AND TUBE

Old knob and tube wiring was terminated and abandoned in the basement. There are areas of the electrical system that run behind walls and floors and these sections could not be inspected. Therefore all knob and tube wiring may not have been removed. Knob and tube wiring is not inherently dangerous and is the original wiring in this home.



17: CRAWLSPACE, FOUNDATION AND STRUCTURE

Information

General: Type

Combination of Basement and Crawlspace

Floor: Material

Dirt

Foundation Walls: Material

Concrete Block

Girders and Columns: Type

Wood

Joists And Trusses: Type

Wood, 2x8

Ventilation-Insulation in Crawlspace: Ventilation

No Vents

Ventilation-Insulation in Crawlspace: Insulation

None

Ventilation-Insulation in Crawlspace: Conditioned Space/No Ventillation

The crawlspace was a conditioned area and does not need vents.

General: Crawlspace Photos



**Floor: Sub-floor**

Wood Planking

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

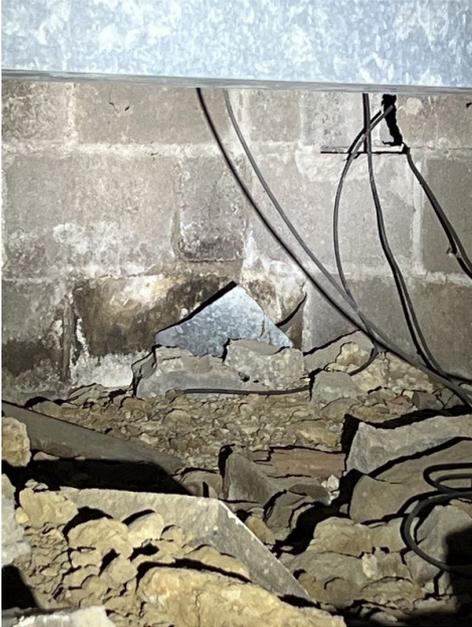
Observations

17.3.1 Foundation Walls

Minor Defects/Maintenance Items/FYI

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend correction of negative grading and extending downspouts, then reassess.



17.3.2 Foundation Walls

SETTLING (GAPS)

Gaps at mortar joints. Recommend tuck pointing to prevent moisture or pest intrusion.



18: MAIN SHUT OFF LOCATIONS

Information

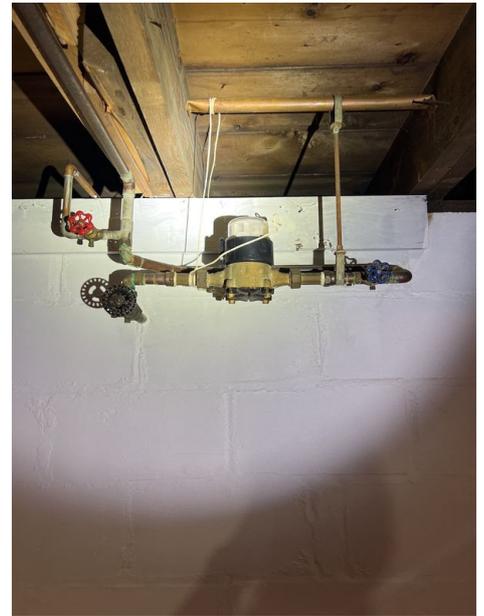
Main Gas Shut Off
Gas Meter Outside



Main Electrical Shut Off
At The Main Panel, Basement



Main Water Shut Off Valve
Basement



19: IMPORTANT INFORMATION

Information

Items Not Operating

Microwave

Important Concerns

Potential Mold, Plumbing Leak, Clogged Gutters, Broken Window, Inoperable/Missing Smoke Detectors, Moisture At Basement Walls

Excluded Items

Chimney Flue, Septic System, Humidifier, Clothes Washing Machine, Clothes Dryer, Wood Burning Furnace

The items not inspected are listed but not limited to the following.

Major Mechanicals To Budget For Repair Or Replacement Based On Age In The Next 5 Years

A/C Unit, Furnace

Average Life Expectancy:

-Air Conditioner (central) 7-15 years

-Furnace 15-25 years

-Water Heater 6-12 years

-Sump Pump 7 years

-Roof:

Asphalt (architectural) - 30 years

Asphalt Shingles (3-tab) - 20 years

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Fungal Growth

There were visible areas of fungal growth and/or related pathogenic organisms at the home. The State of Ohio standards of practice do not require fungal growths or molds to be reported on during a home inspection, but nonetheless if I observe visible fungal growth or conditions that are conducive to fungal growth, I will note it in the report and recommended further evaluation and testing by an environmental company as a courtesy. These indicated areas should not be viewed as an all-inclusive listing, as fungal growth could be present at areas that were not visible. Once spores from fungal growth are present in the home, they can collect at other "damp" locations and grow. If mold is a concern, you are advised to have an environmental inspection of the structure by an environmental company or industrial hygienist prior to closing.

Lead Based Paint

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the State of Ohio standards of practice lead based paint is not reported on, or tested for during a home inspection. If lead based paint is a concern, you are advised to consult an environmental company prior to closing and have additional inspections specializing in environmental hazards.

Asbestos

The possibility exists that homes built prior to 1986 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the State of Ohio standards of practice these items are not reported on during a home inspection. If I see obvious signs of a material that I may believe to contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodeling or repairs that may take place in the future may

reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to closing.

STANDARDS OF PRACTICE

Inspection Details

First-In Home Inspection is pleased to submit the enclosed report. **This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building.** This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. **While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it.** Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs.

The information provided in this report is solely for your use. First-In Home Inspection will not release a copy of this report, nor will we discuss its contents with any third party, without your consent.

We know you had many options in your choice of an inspection company. **Thank you** for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart has been attached with this report.

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors/auto correct errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Exterior

Ohio Standards of Practice Exterior

(A) During an exterior home inspection, a licensee shall inspect and report the licensee's findings related to all of the following, including any material defects:

1. Describe exterior wall coverings, flashing, and trim;
2. Exterior doors;
3. Attached and adjacent decks, balconies, stoops, steps, porches, and associated railings;
4. Eaves, soffits, and fascia where accessible from the ground level;
5. Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building;
6. Any adjacent or entryway walkways, patios, and driveways.

(B) A licensee is not required to inspect during an exterior home inspection or report in a home inspection report any of the following:

1. Screening, shutters, awnings, or other similar seasonal accessories;
2. Fences, boundary walls, or similar structures;
3. Geological and soil conditions on the property;
4. Any recreational facilities, including but not limited to, spas, saunas, steam baths, swimming pools or exercise, entertainment, playground or other similar equipment;
5. Outbuildings, other than garages and carports;
6. Seawalls, break-walls or docks;
7. Erosion control and earth stabilization measures.

Roofing

Ohio Standards of Practice Roofs

(A) A licensee shall inspect a property's roof during a home inspection and report on material defects in the home inspection report the licensee's findings related to all of the following:

1. Roofing materials;
2. Roof drainage system;
3. Flashing;
4. Skylights, chimneys or any roof penetrations; and
5. The method the licensee used to inspect the roof.

(B) A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's roof:

1. Antennae;
2. Interior vent systems, flues, or chimneys that are not readily accessible; and
3. Any other installed accessories.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

Interior Rooms

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Fireplaces

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravitycontrolled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

Kitchen

What's inspected?

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Appliances

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

Laundry**LAUNDRY EQUIPMENT:**

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical**3.7. Electrical**

I. The inspector shall inspect:

A. the service drop;

- B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
- G. the main service disconnect;
 - H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;
 - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. for the presence of smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon-monoxide detectors or alarms.
- F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

Plumbing

3.6. Plumbing

- I. The inspector shall inspect:
- A. the main water supply shut-off valve;
 - B. the main fuel supply shut-off valve;
 - C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
 - D. the interior water supply, including all fixtures and faucets, by running the water;
 - E. all toilets for proper operation by flushing;
 - F. all sinks, tubs and showers for functional drainage;
 - G. the drain, waste and vent system; and
 - H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and
- E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene, polyethylene, or similar plastic plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Heating Equipment

3.4. Heating

- I. The inspector shall inspect:
 - A. the heating system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the heating system;
 - B. the energy source; and make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
 - C. the heating method.
- III. The inspector shall report as in need of correction:
 - A. any heating system that did not operate; and
 - B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

Air Conditioning

3.5. Cooling

- I. The inspector shall inspect:
 - A. the cooling system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the cooling system; and
 - B. the cooling method.
- III. The inspector shall report as in need of correction:
 - A. any cooling system that did not operate; and
 - B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

Basement, Foundation and Structure

The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Crawlspace, Foundation and Structure

The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Important Information

Ohio Standards of Practice

(A) These Standards of Practice apply to licensed Ohio home inspectors who are providing home inspections services pursuant to Chapter 4764 of the Revised Code.

(B) Ohio licensed home inspectors shall comply with all applicable Ohio laws and regulations.

(C) Licensees who perform home inspections are not required to identify or disclose a property's concealed conditions, latent defects or cosmetic deficiencies that do not significantly affect a property's system or part of a system's performance for the system's intended purpose. A licensee's inspection is limited to a visual and not technically exhaustive examination of readily accessible components and systems as of the specific date and time the inspection occurred.

(D) Any licensee who elects to operate, inspect or offer an opinion in a home inspection report regarding any of the items found in this rule that were excluded from the licensee's responsibility shall not do so in a careless or misleading manner.

(E) A licensee is not required to determine or offer an opinion about any of the following items in a home inspection report for a property inspected:

1. The condition of a system or part of system installed in a property that is not readily accessible;
2. The estimated remaining life of a system or part of a system;
3. The adequacy or efficiency of a system or part of a system;
4. The source or causes of conditions or deficiencies in the property;
5. The estimated costs to correct deficiencies in the property;
6. Forecasting future conditions about the property, including but not limited to, forecasting the failure of systems or parts of system in a property;
7. The appropriateness or suitability of a property for any use other than for residential purposes;
8. The compliance of a system or parts of a system in a property with past, present or future requirements which include but are not limited to codes, regulations, laws, ordinances, builder specifications, installation and maintenance instructions, care or use guides;
9. The marketability or market value of the property;
10. The presence at the property of any animals, environmental hazards or substances that may be hazardous or harmful to any living being;
11. The effectiveness or efficiency of any system installed at the property to control or remove any animals, environmental hazards or substances from the property;
12. The estimated operating cost of a system or parts of a system;
13. The sound quality or acoustical properties of a system or parts of a system;
14. Soil conditions relating to geotechnical or hydrologic specialties;
15. Determine or report on materials, conditions, systems or parts of systems subject to recall, litigation, or other adverse claims or conditions;
16. The legality of any contract or contract term pertaining to the property.

(F) A licensee shall not make a determination or offer an opinion regarding any of the items found in paragraph (D) of this rule if prohibited by law or regulation. A licensee shall clearly report in the inspection report those systems or parts of a system required to be inspected under these standards that were and were not operated or inspected and explain the reasons each was or was not operated or inspected.

(G) A licensee is not required to offer as part of a licensee's home inspection services any of the following:

1. Performance of any acts or services contrary to law or government regulations;
2. Performance of any other trade or professional services other than a home inspection;
3. Evaluation of any other trade or professional services performed on the property by others;
4. Offer any warranties or guarantees regarding the property inspected.

(H) During the performance of a home inspection, a licensee is not required to operate any of the following:

1. Any systems or parts of a system that cannot be operated by normal operating controls or are inoperable, disabled, shut-off, or otherwise where conditions prohibit;
2. Any devices designed to protect systems or parts of a system from unsafe condition including, but not limited to, automatic safety controls.

(I) A licensee is not required to enter during a home inspection any of the following:

1. An area of the property that in the licensee's judgment is likely to be dangerous to the licensee or to other persons or is likely to cause damage to the property, its systems or parts of its systems;
2. Any property crawl space or attic that, in the licensee's determination, is not readily accessible.

(J) A licensee is not required to inspect during a home inspection any of the following:

1. Any items underground on the property, including but not limited to, storage tanks, septic systems, underground piping and wells, whether abandoned or active;
2. Any items that are not installed in the property;
3. Any decorative items installed in the property;
4. Any detached structures on the property other than garages or carports;
5. Any common area property found in common areas for condominium or cooperative housing;
6. Every occurrence of multiple similar parts of a system;
7. Any outdoor cooking appliances.

(K) A licensee is not required to do any of the following:

1. Perform any procedures, operations or inspection at the property that is, in the licensee's judgment, likely to be dangerous to the licensee or to other persons or is likely to cause damage to the property, its systems or parts of its systems;
2. Move any items, including but not limited to, any personal property, including furniture, plants, soil, snow, or other debris;
3. Take apart or dismantle any property systems or parts of a system, except as required in this rule;
4. To adjust any devices, systems or parts of a property system, except as required by this rule;
5. To ignite or extinguish any fires, pilot lights, burners or other open flames that require manual ignition on any fuel-burning appliances;
6. Probing any surfaces that could, in the licensee's professional opinion, be damaged or where no deterioration is visible or presumed to exist.