



Property Inspection Report

Prepared for: Bob & Jane Smith

404 Inspection Way
Dayton, OH 45499



Inspected by:
David Roche

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GENERAL INFORMATION

INSPECTED PROPERTY

Address: 404 Inspection Way
City: Dayton **State:** OH 45499
Client Name: Bob & Jane Smith

CLIENT DETAILS

INSPECTOR DETAILS

Inspector Name David Roche
Company Name Buyers Inspection Service
License Information: OHI.2019004398 Expires: 8-7-2022
Inspectors Certifications: ACI, CRI, (ASHI Certified) (NAHI Certified)
Inspectors Affiliations: ASHI, NAHI, AIS.

AGENT INFORMATION

Agent: No Referrer

CONDITIONS

Inspection Date: 2022-06-08	Start Time: 8:25
Building Type: Single Family Detached	End Time: 12:45
Year Built: 1956	Weather Conditions: Sunshine
Occupied: Yes	Soil Conditions: Damp
Furnished: Yes Exterior Temperature:	Between 60 & 70 degrees Approx

PARTIES PRESENT

Client Attended: Yes **Attended With/ For Client:** NA

STATE OF OHIO REQUIRED INFORMATION

Inspection Fee: \$ 517	Total Fee with Additional Testing: \$ 517
Inspection Type: Home Inspection	
Inspection Agreement Signed: Yes (as Digitally Recorded on ISN reservation System)	
Authorized Recipients of Report: Buyers Agent (Yes Please)	
Statement Re Report: Work to be performed is a home inspection as defined in division (C) of section 4764.01 of the Ohio Revised Code.	
State of Ohio Inspection Standards: greatinspector.com/home-inspections-standards-practice/	

UTILITIES

Water Source: Municipal
Sewage Disposal: Septic System(FAQ-Septic) >>> Recommend having septic tank, its components and leach field inspected.
Electric On: ☒ Yes ☐ No ☐ N/ A
Gas/ Oil On: ☒ Yes ☐ No ☐ N/ A
Water On: ☒ Yes ☐ No ☐ N/ A



INSPECTION AGREEMENT

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY.

(This is a facsimile of the agreement you signed)

IT CONTAINS PROVISIONS THAT LIMIT CERTAIN OF YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION.

IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR OR YOUR LEGAL ADVISER PRIOR TO SIGNING THIS AGREEMENT.

The Client authorizes Buyers Inspection Service hereinafter referred to as "the Company", to provide the following Inspection services at the above identified Subject Property, and agrees to pay the price stated to the Company for the performance of the Inspection(s) and issuance of the inspection report(s). Testing is an add on and is not automatically included with "Inspections".

Payment is expected at or before the time of Inspection. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the Client. There is a \$30 service charge for returned checks. A finance charge of (1.5%) per month, (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein.

Report Distribution: The Client owns the content of the report and controls the distribution of all Inspection reports.

Client has asked that their report is to be released/shared with: (See your signed copy)

NOTE: IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS PRE-INSPECTION AGREEMENT ARE CONTAINED IN THE ATTACHED ADDENDUM ENTITLED LIMITATIONS AND EXCLUSIONS OF THE INSPECTION AND REPORT.

PLEASE READ THE ADDENDUM CAREFULLY. PLEASE FEEL FREE TO ASK ANY QUESTIONS.

For all other services provided by the Company, if any, the terms and conditions of such services are contained in the additional attached Agreements and/or Addendum's and Inspection paperwork.

LIMITATIONS AND EXCLUSIONS OF THE INSPECTION AND REPORT

One Signature will act on behalf and the authority of all concerned parties, binding all parties to these provisions in this Agreement. If this was signed electronically using screen capture the Company has stored likeness & recorded internet IP address of device.

CLIENT AND COMPANY (Company is also defined to include any and all Inspectors who perform the contracted-for Inspections or testing as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Clients Attendance & Permission to Access Property: Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance into/ onto the property for Inspection/ testing. The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the Inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk for falls, injuries, property damage, etc.

2. Standards of Practice: The scope of this Inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the Standard of Practice (SoP) and Code of Ethics of the State of Ohio (Ohio Revised Code Section 476.02(B) and this Pre-Inspection Agreement. Inspections performed under the State of Ohio SoP are basically visual and rely upon the opinion, judgment, and experience of the Inspector, are not intended to be technically exhaustive, and the Inspector is not required to identify concealed conditions, latent defects or consequential damages. (The State of Ohio standards do not apply to testing), (Commercial Inspections; State of Ohio standards are used as a guide where possible)

3. Definition and Purpose of the Inspection: A Home/ Commercial Inspection is the process by which an Inspector visually examines the readily accessible systems and components of a structure and describes those systems and components using the State of Ohio SoP. Readily accessible means available for visual Inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property. Describe means to identify (in writing) a system and component by its type or other distinguishing characteristics. The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report.

4. Home/ Commercial Inspection (Report): The inspection performed shall be performed as defined by Ohio Revised Code Section 4764.01(C). The Client and the Company agree the Company, and its Inspector(s), will prepare a written Inspection Report that shall: A. Report on systems and components inspected that, in the professional opinion of the Inspector, do not properly function as intended, are significantly deficient, unsafe or are near the end of their useful lives; B. Provide recommendations to repair and/or, to monitor for future repair, the defects reported or items needing further evaluation; C. Explain the significance of findings if not self-evident; and D. Identify systems and components designated for Inspection in State of Ohio SoP. that were present at the time of the Inspection but were not inspected and the reason(s) they were not inspected. Client understands that the Inspection and Inspection Report are performed and prepared for Client's sole and exclusive use and is not transferable or intended to be relied upon by any third party. Client agrees and understands that the Inspector does not have to quantify the severity of any problem in the report. Items noted in the report as needing repair or replacement, will be considered by Client as not performing their intended function and are in need of further attention, inspection or repair before the end of the inspection period, and failing that, before the taking possession or use of the property.

The inspection report will be prepared in accordance with Ohio Revised Code 4764 and rules adopted thereafter.

5. Disclaimer of Warranty: Client understands and agrees that the Inspection and Inspection Report do not, in any way, constitute a: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

6. Inspection Exclusions: The Company IS NOT REQUIRED TO DETERMINE: conditions of systems or components that are not readily accessible; remaining life expectancy of any system or component; strength, adequacy, effectiveness or efficiency of any system or component; the causes of any condition or deficiency; methods, materials or costs of corrections; future conditions including, but not limited to, failure of systems and components; the suitability of the Property for any specialized use; compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.); market value of the property or its marketability; the advisability of purchase of the Property; the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances; the presence of any environmental hazards including, but not limited to, toxins, carcinogens, asbestos or asbestos-containing materials in systems or components, noise and contaminants in soil, water and air; the effectiveness of any system installed or the method utilized to control or remove suspected hazardous substances; operating costs of systems or components; acoustical properties of any system or component; and soil conditions relating to geotechnical or hydrologic specialties.

The Company IS NOT REQUIRED TO OFFER: or provide any act or service contrary to law; or perform engineering services; or perform any trade or any professional service other than home inspection; and warranties of any kind.

The Company IS NOT REQUIRED TO OPERATE: any system or component that is shut down or otherwise inoperable; any system or component that does not respond to normal operating controls; and shut-off valves or manual stop valves.

The Company IS NOT REQUIRED TO ENTER: any area that will, in the opinion of the Inspector, likely be dangerous to the Inspector or other persons or damage the Property or



INSPECTION AGREEMENT (Continued)

its systems or components; and under-floor crawl spaces or attics that are not readily accessible.

The Company IS NOT REQUIRED TO INSPECT: underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or active; items that are not installed; installed decorative items; items that are not entered in accordance with this Agreement; detached structures other than garages and carports; and common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The Company IS NOT REQUIRED TO PERFORM: any procedure or operation that will, in the opinion of the Inspector, likely be dangerous to the Inspector or other persons or damage the Property or its systems or components; describe or report on any system or component that is not included in the State of Ohio SoP and was not inspected; move personal property, furniture, equipment, plants, soil, snow, ice or debris; or dismantle any system or component, except as explicitly required by the State of Ohio SoP.

7. Additionally Excluded items from the Inspection: Private water or sewage systems, purifiers or filtration equipment, Swimming pools, Spas or hot tubs, Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve, Any gas leaks. Security or fire safety systems, Security bars and/or safety equipment, Automatic gates. Elevators, lifts, dumbwaiters, Thermostatic or time clock controls, Radio controlled devices, Music or intercom system, Unique/technically complex systems or components, Manufacturer(s) recall information. If Inspection is desired of any of the areas/items, systems or components listed above, Client shall contract with the Company to conduct the Inspection as an additional item, additional restrictions will apply or Client shall contract with the appropriate professionals. Where Inspector makes comment about excluded items, it is understood by Client that the findings are NOT binding but given as a courtesy and the disclaimers in this contract hold good

8. Controlled Dangerous Substances Exclusion: The Client understands that a Home/ Commercial Inspection is not intended to discover or disclose whether any system or component of the Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any controlled dangerous substances, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities, and the Client further understands that the Company cannot determine whether any environmental hazards exist at the Property resulting from any activities related to any controlled dangerous substances.

9. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY: Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the Inspection or the Inspection Report shall be submitted to final and binding arbitration under the Rules and Procedures of the American Arbitration Association before a recognized Arbitrator familiar with the guidelines of the State of Ohio Standards of Practice relation to home inspections and applicable Civil Code provisions. The decision of the Arbitrator appointed by the American Arbitration Association shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction.

NOTICE: CLIENT (You) AND THE COMPANY (Buyers Inspection Service) WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.

10. Notice of Claims: The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery at P.O. Box 707, Xenia, Ohio 45385. (No other address will be considered legally served) The Client also agrees to allow the Company ten (10) days to come to the Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except for emergency conditions, in which case Client will take photos of the claimed discrepancy. Client further agrees that parts or materials removed will be held for viewing by the Company in a manner or fashion to preserve and protect the items in question from deterioration. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen there from. Timely notice to the Inspector is deemed to be a condition of this contract with reasonable consideration stipulated thereto.

11. Choice of Law: This Pre-Inspection Agreement shall be governed by Ohio law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

12. LIMITATION OF LIABILITY. PLEASE READ CAREFULLY: The Client understands and agrees that the Company is not an insurer and that the payment for the Inspection and Inspection Report is based solely on the value of the service provided by the Company in the performance of the limited visual Inspection and production of the Inspection Report as described herein. The Client further understands and agrees that it is impracticable and extremely difficult to fix actual damages, if any, which may result from a failure to perform such services. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, any form of negligence (except gross negligence), fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the Inspection or the Inspection Report, the Company's liability for any and all claims related thereto is limited to an amount equal to the Inspection fee (excluding additional testing) multiplied by two (2), as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory.

The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

13. Presentation of Findings: The written Report prepared by Inspector shall be considered the final and exclusive findings of Inspector. Client understands and agrees that Client will not rely on any oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Inspector reserves the right to modify the Inspection Report for a period of time that shall not exceed forty-eight (48) hours after the Inspection Report has first been delivered to Client.

14. Independent Contractors: Client understands that some services may be performed by independent contractors. (Services added may/will have separate reports) Client was not obligated to use this/these contractors. Client was free to use any contractor of their choice for these additional services. Client asked Company to organize these services (in addition to the Inspection). Client agrees not to involve the Company in, and further agrees to hold Company harmless, in the event any dispute or controversy should arise as a result of these additionally performed services. Client further agrees to communicate and deal directly with the contractor(s) in the event of any dispute or controversy arising as a result of the services. Independent contractor(s) contact information is printed on their report. It is further agreed that the Company may without prejudice add an administrative fee to the contractors charges for additional services rendered.

15. Recording Inspection: Video and sound recording of Inspector, Inspector's actions and/or comments or auxiliary services performed by Inspector or contractors working at the behest of the Company, is prohibited unless written consent is obtained from the Company prior to the inspection. Furthermore Client may not take photos or videos of the Property during the Inspection without having a written permission from the property owner.

16. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Property cannot be inspected due to unforeseen circumstances during the initial Inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the Inspection Report. If the Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee to conduct the desired return inspection.

17. Binding Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and

INSPECTION AGREEMENT (Continued)

their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

18. Client's Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client(s) agree that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this contract before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this contract, the Client is free not to sign and/or execute it. The Client understands that the Client may negotiate with and/or retain another company to perform the services contemplated by this contract. The Client further understands that, should the Client not agree to the terms and conditions set forth in this contract, the Client may negotiate with the Company for different terms and conditions.

19. Unsigned Agreement: Client understands and agrees that if they do not sign this Agreement, it will be deemed signed by Client and made a part of the Inspection Report if Client makes payment for said services. Payment for services will constitute a valid acceptance of the terms and conditions of this Agreement as if read and signed in person. Until such time as payment is made or this agreement is signed, Client will have no contract with the Company or its Inspector.

I / WE have read and agree to each of the terms, conditions, limitations and exclusions of this Pre-Inspection Agreement and the attached addendum(s). Equally we agree to read any and all reports generated as a result of this Inspection in its/ their entirety.

READING AND UNDERSTANDING THIS REPORT

NOTE: This inspection is not a "stand alone" report. It is governed and limited by the terms, conditions, exclusions and limitations of the inspection agreement and can only be used and interpreted in conjunction with the accompanying agreements and stated standards.

OBSERVATIONS followed by (FAQ-Heading) refer to additional information available on that topic in the Technical/FAQ section of our web site GREATINSPECTOR.com

"RESTRICTED INSPECTION", items in these areas were less visible/accessible than the rest of the property, conditions/ problems may exist that were not identified by the inspector.

ITEM BRAND NAMES and/or descriptions should not be used as the basis to make your purchase decision without (client) confirming type/product. They are used purely for descriptive purposes.

DESCRIPTIONS using right or left are looking at the property from the front, unless otherwise noted.

MANUFACTURERS specifications for installation and use of items noted in this report have not necessarily been read by the inspector. Comments are generalist and may be overruled by the manufacturer for that installation.

DEFINITIONS

One drawback to the ranking system is that there is only one option for all the comments on a given line item. In a list of IMMEDIATE repair items there may only be one item needing Immediate attention and the other comments may be Repair/ Replace. Client will have to use some judgment when reading or interpreting the inspectors findings noted in this category.

PF	Performing Intended Function	Functioning (no obvious, visible signs of defect)
N	Not Inspected/ Found	For safety, inaccessibility, not present or found.
M	Comments/ Maintenance	Comments/ Monitor/ Maintenance Items
R	Repair	Not fully functional, repair or replace at earliest convenience.
IR	Immediate Repair	Not functional/ Safety Issue/ Requires Immediate Attention

KITCHEN

The Kitchen

PF N M R IR

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilator: Vented to Exterior
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave: LG (Brand) >>> Not on a seperate electrical circuit to receptacles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooking Appliance: Electric Unit >>> Anti-Tip bracket not installed (prevents stove tipping over if oven door is stepped on, safety issue)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Faucet: Swivel Type (w/ Spray)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink: Double Bowl

KITCHEN (Continued)

- ☐☐☐☒ **Garbage Disposal:** InSinkErator(ISE) (Brand) >>> Clamp not used on wire entering unit to prevent damage to components
Wire to unit not protected from damage (not in MC flexible conduit)



- ☐☐☐☒ **Dishwasher:** General Electric (Brand) >>> Drain pipe does not loop up as required (top of loop must be against underneath of countertop, called a high loop which prevents siphoning, some newer units may have the high loop built into the machine - check owners manual)



- ☒☐☐☐☐ **Refrigerator:** LG (Brand)
☐☐☒☐☐ **Counter Top:** Laminate (Surface) >>> Loose or not adequately secured to base (safety issue)
☒☐☐☐☐ **Cabinets:** Wood Doors

- ☒☐☐☐☐ **Pantry:** (Walk In)
☒☐☐☐☐ **Ceiling:** Textured Finish
☐☐☐☐☐ **Walls:** Painted Surface
☒☐☐☐☐ **Floor:** Vinyl Covered
☐☐☒☐☐ **Doors:** Hollow Core >>> Opens out over stair or step down (not permitted, potential trip hazard, safety concern)



- ☒☐☐☐☐ **Windows:** Vinyl Sash/Frame
☐☐☒☐☐ **Electric:** Lighting & Receptacle Circuits >>> New or replaced receptacle is not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)
Open ground receptacle(s) (missing or bad ground connection, poses a safety issue)(FAQ-Electrical, Receptacle cover plate missing (exposing live connections) behind refrigerator and at microwave
☐☐☒☐☐ **Electrical:** Components >>> NM type wire (Romex) with plug on the end (not a permanent installation, plug prohibited) in cabinet above microwave
☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/Register

INTERIOR AREAS

Living & Dining Room/ Interior

PF N M R I R

- ☒☐☐☐☐ **Ceiling:** Soft Textured Finish
- ☒☐☐☐☐ **Walls:** Painted Surface
- ☒☐☐☐☐ **Floor:** Laminate Covered
- ☐☐☒☐☐ **Windows:** Vinyl Sash/Frame >>> Sash difficult to operate (sticking in frame)
- ☐☐☒☐☐ **Electric:** Lighting & Receptacle Circuits >>> Open ground (possibly a two prong ungrounded receptacle incorrectly replaced with a three prong grounded type without the necessary wiring, safety concern)
- ☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/ Register

Entrance Area/ Interior

PF N M R I R

- ☐☐☐☒☐ **Closet:** (Bi-fold Doors) >>> Light fixture with exposed bulb light (posing a potential fire hazard, should be enclosed in a fixture)
Door off hinges/ track (inoperative)
- ☒☐☐☐☐ **Ceiling:** Soft Textured Finish
- ☒☐☐☐☐ **Walls:** Painted Surface
- ☒☐☐☐☐ **Floor:** Laminate Covered
- ☒☐☐☐☐ **Windows:** Sidelight (glass at side of door)
- ☒☐☐☐☐ **Electric:** Lighting Circuit (No receptacles) >>> NOTE: Inspector could not determine switch designation/ operation recommend asking property owner (unless noted there was no problem found)
- ☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/ Register

Hallway/ Interior

PF N M R I R

- ☒☐☐☐☐ **Ceiling:** Soft Textured Finish
- ☒☐☐☐☐ **Walls:** Painted Surface
- ☒☐☐☐☐ **Floor:** Laminate Covered >>> NOTE: Not level and appears not to affect structural integrity (recommend monitoring, may need repair in future)
- ☒☐☐☐☐ **Electric:** Lighting Circuit (No receptacles)
- ☐☐☐☒☐ **Smoke/ Fire Alarm:** Permanent Unit (linked to other units) >>> Hanging by wire (did not inspect mounting bracket for damage)



BATHROOMS

NOTE: Pipes leaking slowly or water damage behind tiles, in walls or floors may not be apparent during the inspection, which is non invasive in scope. Normal or reasonable water flow to bath, shower or sink is considered to be performing intended function, water pressure is not tested (unless stated). Determining the water tightness of shower trays is beyond the scope this inspection. Shelving, vanity cabinets, mirrors etc. are not included in the inspection.

BE AWARE: Sink & Bath tub overflow drains are not checked for leaks with a full sink or tub of water. This applies to all sinks in the property.

NOTE: If repairs or further evaluations are being made they should be undertaken before the end of the inspection period by a licensed plumber or professional with expertise specializing in the appropriate field of construction.

Kitchen Area Half Bath

PF N M R I R

- ☒☐☐☐☐ **Counter/ Cabinet:** Molded Top/Thermofoil Doors
- ☒☐☐☐☐ **Faucet:** Standard (Fixed Type)

BATHROOMS (Continued)

- ☐☐☐☒ **Sink:** Single Bowl >>> Drain plug not operational
S-Trap on drain is not permitted (tendency for sewer gasses to escape, posing a health hazard)

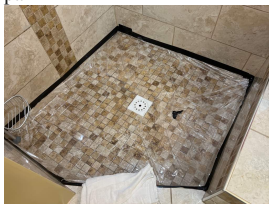


- ☐☐☐☒ **Toilet:** (Porcelain) >>> Excessive movement when rocked (securing bolts loose, wax ring seal to drain possibly damaged, appears dry at this time, potential of water leaking at floor) (FAQ-Plumbing)
- ☒☐☐☐☐ **Ceiling:** Smooth Finish
- ☒☐☐☐☐ **Walls:** Painted Surface
- ☒☐☐☐☐ **Floor:** Ceramic Tile
- ☒☐☐☐☐ **Doors:** Hollow Core
- ☒☐☐☐☐ **Windows:** Vinyl Sash/Frame
- ☐☐☐☒ **Electric:** Lighting Circuit (No receptacles) >>> New or replaced receptacle is not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)
- ☒☐☐☐☐ **Ventilation:** Electric Exhaust Fan
- ☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/ Register

Hall Bathroom

PF N M R I R

- ☒☐☐☐☐ **Counter/ Cabinet:** Molded Top/Thermofoil Doors
- ☒☐☐☐☐ **Faucet:** Standard (Fixed Type)
- ☒☐☐☐☐ **Sink:** Dual Sinks
- ☐☐☐☒ **Toilet:** (Porcelain) >>> Excessive movement when rocked (securing bolts loose, wax ring seal to drain possibly damaged, appears dry at this time, potential of water leaking at floor) (FAQ-Plumbing)
- ☐☐☐☒ **Shower/ Surround:** Ceramic Tile >>> Leaks into basement when used: does not appear to be a drain issue: most likely it is a failed or incorrectly built shower pan



- ☐☐☐☒ **Bath:** Acrylic/Fiberglass Tub >>> Not draining as expected (slow, reason undetermined)
- ☒☐☐☐☐ **Bath Surround:** Tile
- ☒☐☐☐☐ **Ventilation:** Electric Exhaust Fan
- ☒☐☐☐☐ **Ceiling:** Smooth Finish
- ☒☐☐☐☐ **Walls:** Painted Surface
- ☒☐☐☐☐ **Floor:** Ceramic Tile
- ☒☐☐☐☐ **Doors:** Hollow Core
- ☐☐☐☒ **Windows:** Vinyl Sash/Frame >>> Safety glass not installed (required for windows less than 5' above bath tub in structures built or remodeled after 1977, no safety glass watermark visible)



BATHROOMS (Continued)

☐☐☐☒ **Electric:** Lighting & Receptacle Circuits >>> Light fixture with exposed bulb not designed or permitted for installation above moist areas (do not use affected shower/tub until replaced, safety issue)



☐☐☐☒ **HVAC Source:** None >>> Required due to location

BEDROOMS

NOTE: Shelving, cabinets, mirrors etc. are not included in the inspection. Determining that ceiling fixtures are correctly installed and secured is beyond the scope of the inspection.

NOTE: If repairs or further evaluations are being made they should be undertaken before the end of the inspection period by a professional with expertise specializing in the appropriate field of construction.

Primary Bedroom

PFN M R I R

☐☐☒☐☐ **Closet:** (Two Closets) >>> Light fixture with exposed bulb light (posing a potential fire hazard, should be enclosed in a
☒☐☐☐☐ **Ceiling:** Textured Finish
☒☐☐☐☐ **Walls:** Painted Surface
☐☐☒☐☐ **Floor:** Carpet Covered >>> Squeaks when walked on (possibly loose fasteners)
☒☐☐☐☐ **Doors:** Hollow Core
☒☐☐☐☐ **Windows:** Vinyl Sash/Frame
☐☐☐☒☐ **Electric:** Lighting & Receptacle Circuits >>> Open ground (possibly a two prong ungrounded receptacle incorrectly replaced with a three prong grounded type without the necessary wiring, safety concern)
 NOTE: Some receptacles not accessible to inspect
☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/ Register

Rear Center Bedroom

PFN M R I R

☐☐☐☒☐ **Closet:** (Single Door) >>> Light fixture not operational (detected possible voltage, bulb blown?)
☐☐☐☒☐ **Ceiling:** Textured Finish >>> Damaged area



☒☐☐☐☐ **Walls:** Painted Surface
☒☐☐☐☐ **Floor:** Carpet Covered
☒☐☐☐☐ **Doors:** Hollow Core
☒☐☐☐☐ **Windows:** Vinyl Sash/Frame
☒☐☐☐☐ **Electric:** Lighting & Receptacle Circuits >>> NOTE: Inspector could not determine switch designation/ operation recommend asking property owner (unless noted there was no problem found)
☒☐☐☐☐ **Smoke/ Fire Alarm:** Permanent Unit (linked to other units)
☒☐☐☐☐ **HVAC Source:** Forced Air System Vent/ Register

LAUNDRY

Basement Laundry

Dryer Receptacle Type: Three Prong (older style)

Washer & Dryer Connected: Yes (Connections are visually inspected)

PFN M R I R

- ☒ ☐ ☐ ☐ ☐ **Washer & Dryer Electrical:** Washer 110 volt & Dryer 220 volt Receptacles
- ☒ ☐ ☐ ☐ ☐ **Washer Hose Connection:** Wall Box (with Hot & Cold Valves)
- ☒ ☐ ☐ ☐ ☐ **Washer Drain:** Wall Box (with Drain)
- ☐ ☐ ☐ ☒ **Dryer Vent Pipe:** Rigid Metal, Foil Flex (recommend upgrading) >>> Too long for dryer to operate properly exceeding the thirty five equivalent feet maximum allowed length, presently @ 37 Eq Ft. (measure straight pipe from point flex connector attaches and add 5' for each elbow, combined total must be 35' or less, due to excessive length it will be prone to blockages and poor dryer performance) 25 EQ ft is the most many dryers can push lint through without problems (FAQ-Appliances)



- ☐ ☐ ☐ ☒ **Dryer Vent Termination:** On Roof >>> Screen blocking air flow and lint (bird screen must be removed for dryer use, pipe may require cleaning, fire hazard)



- ☒ ☐ ☐ ☐ ☐ **Faucet:** Swivel Type (w/ Spray)
- ☐ ☐ ☐ ☒ **Laundry Tub:** PVC >>> Not secured to floor or wall (allowing movement, pipe connections could be damaged)

BASEMENT

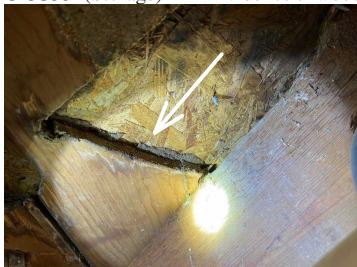
Family Room in Finished/

PFN M R I R

- ☐ ☐ ☐ ☒ **Ceiling:** Textured Finish >>> Damaged area at top of stairs



- ☐ ☐ ☐ ☒ **Closet:** (Storage) >>> Evidence of wood destroying insect infestation under shower base



BASEMENT (Continued)

☐☐☐☒ **Walls:** Painted Surface >>> Staining with possible appearance of biological activity (damp, potential health issue, recommend testing for mold to determine a course of action and repair, potential Health Issue)



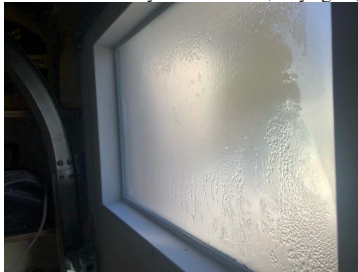
☒☐☐☐☐ **Floor:** Ceramic Tile

☐☐☐☒ **Sump:** with Submerged Pump >>> Cover missing from sump (safety issue)
Discharge pipe leaking in structure (may cause damage and mold)
Pump float switch is positioned too high for pump to operate correctly



☒☐☐☐☐ **Doors:** Hollow Core

☐☐☐☒ **Windows:** Vinyl Sash/Frame, Skylight (in ceiling) >>> Glass seal failed in sash x1 (moisture and/or fogging between glass in thermo pane unit)



☐☐☐☒ **Electric:** Lighting & Receptacle Circuits >>> Receptacle cover plate missing in storage room(exposing live connections)

☐☐☐☒ **Electrical:** Components >>> Wiring not secured to structure within 18 inches of junction box as required



☐☐☐☒ **HVAC Source:** Forced Air System Vent/ Register >>> Air flow is poor or less than anticipated from vent/register (may be a system balancing issue)

Utility Room in Finished/

PF N M R I R

☒☐☐☐☐ **Ceiling:** Exposed Framing

☒☐☐☐☐ **Walls:** Painted Surface

☒☐☐☐☐ **Floor:** Concrete Slab

☒☐☐☐☐ **Doors:** Hollow Core

☒☐☐☐☐ **Electric:** Lighting & Receptacle Circuits

BASEMENT (Continued)

☐☐☐☒ **Electrical:** Components >>> Wire splice is not in a junction box (exposed live connections pose a safety issue)



☐☒☐☐☐ **HVAC Source:** None

CRAWL SPACE

The Crawl

Method of Inspection: In The Crawl

Stored Items: Nothing Stored

PF N M R I R

☒☐☐☐☐ **Access:** From Basement
☐☒☐☐☐ **Unable to Inspect:** Behind Insulation
☒☐☐☐☐ **Evidence of Moisture:** No (Dry)
☒☐☐☐☐ **Sill Plate/ Band Board:** Dimensional Lumber
☐☐☐☒ **Sub Floor:** Dimensional Lumber >>> Evidence of wood destroying infestation with damage that may be worse than what is visible (FAQ/Termite)



☒☐☐☐☐ **Joists:** Lumber (Dimensional)
☒☐☐☐☐ **Insulation:** Rigid Polystyrene
☒☐☐☐☐ **Ventilation:** Static Vents
☒☐☐☐☐ **Foundation:** Concrete Block Construction
☐☐☐☒ **Beams:** Solid Wood >>> Shims between beam and load bearing member(s) are not adequate in size to support and spread weight effectively (beam may deform around shims and settle)



☒☐☐☐☐ **Supporting Members:** Block
☒☐☐☐☐ **Floor Type:** Gravel
☒☐☐☐☐ **Moisture Barrier on Ground:** Plastic Sheeting
☒☐☐☐☐ **Animals/ Pests:** No Evidence Visible
☒☐☐☐☐ **Electric:** Lighting Circuit (No receptacles)
☒☐☐☐☐ **Electrical:** Components

ATTIC

House Attic

Method of Inspection: In the Attic

Floored Area: No

Stored Items: Nothing Stored

PFN M R I R

- ☐☐☐☒ **Attic Access:** Ceiling Panel >>> Not insulated (allowing unwanted heat transfer, reducing the overall insulation value)
- ☐☒☐☐ **Unable to Inspect:** Cathedral Ceiling (area) >>> Headroom inadequate to enter safely (hidden problems may exist that are not documented in this report, any comments about interior are observations from that access)
- ☒☐☐☐ **Roof Framing:** Rafters (Stick Framing)
- ☒☐☐☐ **Roof Decking:** Dimensional Lumber (Wood)
- ☒☐☐☐ **Chimney:** Concrete Block
- ☒☐☐☐ **Ventilation:** Located on Ridge & in Soffit
- ☐☐☐☒ **Insulation Type:** Batting(FAQ-Attic), Cellulose Loose Fill(FAQ-Attic) >>> Pulled back from area(s) (allowing unwanted heat transfer from below)



- ☒☐☐☐ **Insulation Depth:** 6 Inches Approx
- ☐☐☐☒ **Insulation Vapor Barrier:** Foil over Kraft Paper (Radiant heat barrier) >>> Installed incorrectly (vapor barrier not on the heated side of the insulation as required)



- ☒☐☐☐ **Animals/ Pests:** No Evidence Visible
- ☐☐☒☐ **Electrical:** Components >>> Wiring loose/ not secured to structure as required (must be stapled tight, max 4'6 inches between fasteners and within 18 inches of junction box)
- ☐☐☒☐ **Bathroom Fan Venting:** Vents into Attic Area >>> Not vented to the exterior (venting moist air into structure may affect components, potential for mold)
Wire clamp not used on wire entering fan housing



- ☐☐☒☐ **Whole House Fan:** Belt Drive Unit >>> Cover plate missing exposing wire connections

ENERGY TIP: Additional insulation is strongly recommended with a minimum of 10 inch depth, many homes now have between 16 inch and 20 inches of insulation. This will help lower the cost of heating and cooling the property and reduce the likelihood of ice dams along the bottom edges of the roof during winter (FAQ/Contractors)

USEFUL TIP:: Insulate over the whole house fan when not in use to reduce heat loss/ transfer. Covers are available or homeowners often build an insulated box over the unit with a Styrofoam door that is opened automatically by the air flow when the fan exhausts .

GARAGE

Tuck Under Garage

Car Parking Spaces: Two

Limitation: Inspector does not check the down force contact safety reverse feature due to the unreliability of the standard test and the possibility of damaging the door. Client is recommended to read the owners manual and perform the test as described by the manufacturer before operating the opener (FAQ-Garage doors)

PFN M RIR

☒ ☐ ☐ ☐ ☐ **Ceiling:** Textured Finish

☒ ☐ ☐ ☐ ☐ **Walls:** Painted Surface

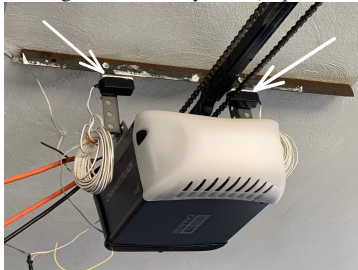
☐ ☐ ☐ ☒ ☐ **Floor:** Concrete Slab >>> No step up or ramp to house (6 inch difference minimum required) (Fire safety issue),
Water stains at overhead doors (indicate water intrusion) cause needs to be rectified
Cracks not affecting structure (budget for possible future repairs)

☒ ☐ ☐ ☐ ☐ **Service Doors:** Aluminum Overhead Type

☐ ☐ ☐ ☒ ☐ **Door Operation:** Mechanized (Uses opener) >>> Safety wire not installed (goes through springs prevents injury if springs break, requirement)



☐ ☐ ☐ ☒ ☐ **Door Opener:** Chamberlain (Brand) >>> Motion sensor safety bypassed or located in area other than at bottom of the door frame rendering it inoperative and a creating a serious safety issue (requirement is that sensor must be installed 4 to 6 inches from the floor depending on brand)



☐ ☐ ☐ ☒ ☐ **House Door:** Hollow Wood (Uninsulated) >>> Not insulated or solid type (does not meet fire separation rule for garage/ house access)
Self closing mechanism inoperative or not installed as required (fire & CO safety issue)
Gap around door breaches fire wall



☒ ☐ ☐ ☐ ☐ **Windows:** Steel Sash/Frame >>> Sealed shut/ inoperable (no egress)

☐ ☐ ☐ ☒ ☐ **Electric:** Lighting & Receptacle Circuits >>> Receptacles x3 inoperative (no power)

New or replaced receptacles on rear wall are not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)

☒ ☐ ☐ ☐ ☐ **Electrical:** Components

☒ ☐ ☐ ☐ ☐ **Water Source:** Frost Proof Type

PLUMBING COMPONENTS

LIMITATION: DRAINS are NOT guaranteed to be free of defects or obstructions (water is run down all drains where possible). Exterior drains are NOT INSPECTED and are excluded from this inspection. Water (shut off) valves were not operated.

WATER STAINS: on piping not necessarily commented on if the pipe is dry (not leaking) at the time of the inspection. Water pressure not normally checked. .

NOTE: If repairs or further evaluations are being made they should be undertaken before the end of the inspection period by a licensed plumber or professional with expertise specializing in the appropriate field of construction.

PFN M R I R



Service Line: Galvanized Pipe



Main Water Shutoff: Located in Basement on Front Wall

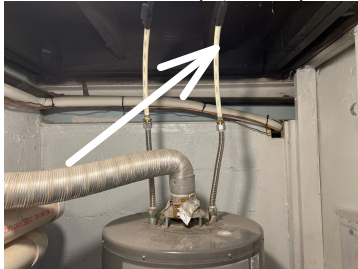


Water Softener: Demand Type (Electronic) >>> Drain pipe incorrectly terminated (required back-flow prevention not installed, see owners manual, cross contamination of drinking water with waste water possible, poses a health issue)

NOTE: Water is testing soft (suggesting softener is operating, programming was not operated)



Water Lines: Pex Pipe (Flexible plastic type) >>> No shut off valve at supply to water heater (requirement)



Thermal Expansion Tank: Metal



Drains: Cast Iron Pipe, Galvanized Pipe, PVC Pipe >>> Clean-out not sealed or capped off on main stack in utility room (venting sewer gas, posing a health issue) threads for cap are not usable & has been blocked with a rag

Landry sink drain has two traps on pipe: incorrect

No trap and upward PVC sloping pipe on dishwasher connection in utility room

Unused drain at sump pump not sealed or capped off (venting sewer gas, posing a health issue)

Hall bathroom shower drain appears to be an S-trap: not permitted



PLUMBING COMPONENTS (Continued)

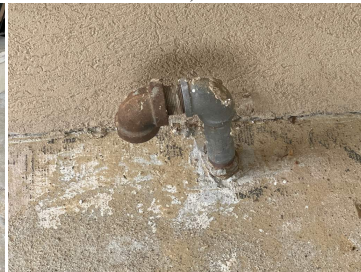
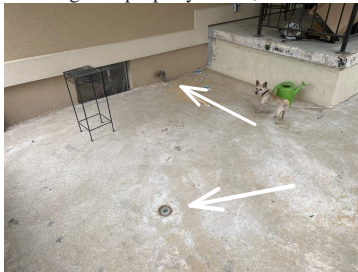
☐☐☐☒ **Plumbing Soil Vent:** Cast Iron Pipe, PVC Pipe >>> Capped off on roof (since time of construction, will cause drainage problems until opened)



☒☐☐☐☐ **Sewage Ejector Pump:** In Sealed Sump (Cover not removed for a full inspection)

☒☐☐☐☐ **Gas Meter:** Exterior Surface Mount (Located On Building)

☐☐☐☒ **Fuel Tank:** Underground Abandoned >>> Vent or filler pipe visible outside indicating the possibility of an abandoned underground fuel oil tank (recommend checking with property owner, abandoned tanks must be removed)



☒☐☐☐☐ **Fuel Shut Off:** Exterior front wall

RECOMENDATION: Due to the age of the property client should consider having the main sewer lines inspected using a camera to ensure that the pipes are not blocked or damaged. The volume of water used during an inspection is not always adequate to identify a blocked drain.

WATER MAIN COMMENT: Incoming water main is galvanized pipe which deteriorates over time with potential for leaks. Rusting on the interior of the pipe reduces water flow and eventually clogs the pipe (galvanized pipe is reaching the end of it's function life in most installations). Recommend budgeting for future replacement of incoming pipe which is generally the responsibility of the property owner.

NOTE RE DRAINS: Cast iron and or galvanized pipes drains are older and should be considered to be deteriorating with the potential for leaks. This type of plumbing may be reaching the end of its functional life (depends on time of installation). Condition is as noted in the report, budget for repairs and replacement.

Basement: Water Heater

Area Served: Whole House

Unit Type: Tank/ Storage

Fuel Type: Natural Gas

Capacity: 50 Gallons

Manufacturer: Rheem (Brand)

Approximate Age: 3 Years Old

Life Expectancy: Gas water heaters have an anticipated life expectancy of approximately 10 to 15 years under normal conditions and use.

PFN M R I R

☐☐☐☒ **Operation:** Operating(FAQ-Home Safety) >>> Make up air for proper fuel combustion is insufficient for optimum operation (air source is required from adjoining area, exterior or attic)(FAQ-Plumbing/remodeling)

☐☐☐☒ **Gas Lines:** Black Iron Pipe >>> Dirt leg/ Sediment trap incorrectly installed (pipe straight through, cannot perform intended function)



PLUMBING COMPONENTS (Continued)

- ☐☐☐☒ **Flue Pipe:** Flex Pipe to Chimney >>> Clearance between pipe and combustibles foam is inadequate (fire safety issue)
Negative downward sloped pipe (requirement is: a constant upward angle of not less than 1/4 inch per ft, carbon monoxide concern)
Pipe not secured to draught hood with screws as required (carbon monoxide concern)



- ☐☐☐☒ **Pressure Valve/ Drain Tube:** Standard type(valve not tested) >>> Discharge pipe not installed (concern for hot water scalding in the event valve releases)
☐☐☒ **Pan Under Tank:** Metal Type >>> Drain connection has no available drain to connect to and has not been capped off



GAS LEAK TEST

Inspection Performed: Yes

PFN M R I R

- ☒☐☐☐☐ **Inaccessible Appliance Connector:** No
☐☒☐☐☐ **Inaccessible Piping In Walls:** Yes (Not Inspected)
☒☐☐☐☐ **All Piping Accessible:** Yes (within the habitable area)
☐☐☐☒ **Leaks Found:** YES (safety issue) >>> Leaking at pipe to pilot



Gas leaks are detected using an electronic gas detector and verified using gas leak detection liquid.

All leaks are flagged using marker tape for easy identification.

If gas leak(s) have been detected: We recommend having the complete gas delivery system be pressure checked by a qualified professional after the repair(s) has been made.

ELECTRICAL COMPONENTS

NOTE: No determination is made as to the load bearing capabilities of the circuits or the load demands of the property verses panel size. Only accessible fixtures and fittings are inspected.

NOTE: If repairs or further evaluations are being made they should be undertaken by a licensed electrician or professional with expertise specializing in electrical issues.

PF N M R I R

☒☐☐☐☐ **Carbon Monoxide Alarm:** Mounted Unit (Permanent)

SAFETY COMMENT: There are no smoke alarms in the building reducing the overall safety for occupants. When buying new smoke alarms take note that they are not all the same when it comes to alarming. Approximately 90% of detectors are ionization type detectors, these smoke detectors are very slow to respond to house fire smoke (they are quick to alarm burnt toast or other cooking smoke types which are a thicker type smoke). Being slow to respond to thinner type smokes from smoldering fires, they reduce the window of opportunity to escape from a fire.

Please consider replacing all the smoke alarms in this building with new Photo Electric type units (available in most major hardware stores). These units are life savers, they have less false alarms and give a greater escape time in most cases. Installing both types of detectors gives you the best coverage.

RECOMMENDATION: Additional Carbon Monoxide alarms would be beneficial. Typically they should be located in living/ family room areas as well as bedroom areas and attached garages.

PF N M R I R

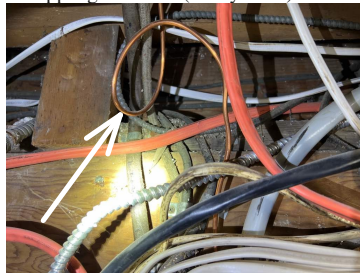
☒☐☐☐☐ **Wiring Type:** NM Copper wire 15/20 amp circuits (Non Metallic Sheathed)

☒☐☐☐☐ **Gas Line Bonding:** Grounded/Bonded

☐☐☐☒☐ **Grounding/ Bonding:** Connected to the Plumbing >>> Plumbing ground not verified: wire is visible in garage

Ground wire from ground rod connected to sub panel : incorrect

No ground wire/ rod appears to have been installed from the new main exterior disconnect (new or updated electric distribution panel installations require grounding to copper ground rod (safety issue))



GFCI COMMENT: This property has Ground Fault Circuit Interrupter protected receptacles in some of the locations where they would be required today. GFCIs are electrical devices in receptacles or breakers that trip and cut power to the receptacle in case of a short, they are identifiable by the test button(s). They were not required or available at the time of construction. You are recommended to install GFCI protection for all basement, garage, exterior and wet location receptacles, ex: bathroom, laundry and kitchen areas.

FYI RE RECEPTACLES: Some or all of the receptacles in this property are the ungrounded type, (two prong) these receptacles were the norm at time of installation or construction. These receptacles with two slots for the plug are not grounded, the ground on newer receptacles is the round (third) hole. If these receptacles are located in the bathroom, kitchen or near water, we recommend updating the wiring and/ or adding GFCI protected receptacles. (FAQ/Electrical) These receptacles will not support surge protectors. (FAQ/Electrical/Computer)

EXPLANATION: Open or missing ground receptacles were noted in the report. Two prong type receptacles were originally installed and were not grounded. These receptacles were the norm at the time of installation. It appears that they may have been replaced with three prong grounded type receptacles without the necessary rewiring being done to operate as intended. The ground on newer receptacles is the round (third) hole, in this case there appears to be no wire connected to this terminal. The ground wire is a safety wire, computers should not be operated on these ungrounded receptacles if a surge protector is being used. If these receptacles are located in the bathroom, kitchen or near water, we recommend updating the wiring which would give you a ground or adding GFCI protection which is a permitted fix for older ungrounded systems. (FAQ/Electrical) (FAQ/Electrical/Computer).

PF N M R I R

Service Size: 100 Amps

Incoming Voltage: 120/240 VAC

☐☐☐☒ **Incoming Service:** Mast with Overhead Cable >>> Wires outer surface covering deteriorated on service entrance conductor (property owner responsibility)(FAQ-Electrical/Service wire)
Splice at service point is not insulated (exposed live connections, generally responsibility of the utility company, electrocution possible, safety issue)



ELECTRICAL COMPONENTS (Continued)

☒☐☐☐☐ **Meter/ Meter Base:** Standard Type

(Basement) Electric Panel

Maximum Rated Capacity: 125 Amps

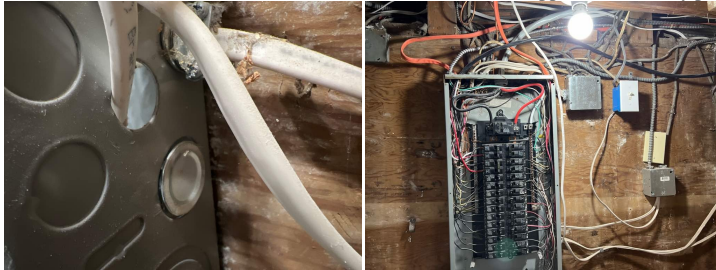
Circuits Identified: Yes

AFCI Protection: Safety type breaker not installed (was not required, may be a beneficial upgrade)

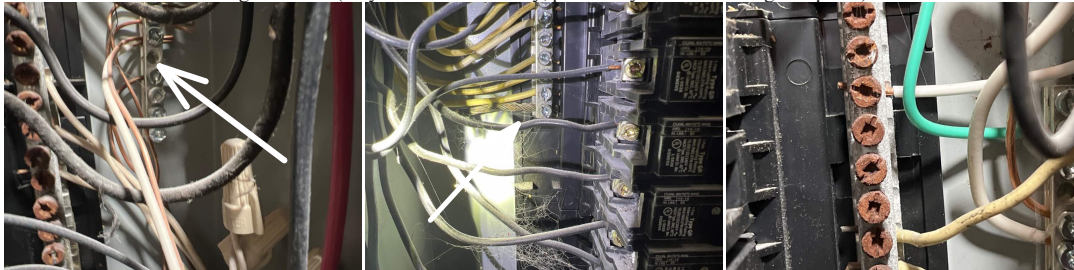
Dead Cover Removed: YES, Interior inspected

PF N M R I R

☐☐☐☒☐ **Panel Box:** Seimens (Manufacturer) >>> Wire(s) entering panel box are not clamped (required)
Wiring not secured to structure within 18 inches of panel as required
Insulated covered wires (inside box, wires insulation must be stripped back to entry point)



☒☐☐☐☐ **Main Disconnect:** 100 Amps >>> NOTE: Located at meter (making this panel a sub panel for wiring purposes)
☐☐☐☒☐ **Neutral/ Ground Buss:** Separated/ Isolated >>> Neutral wire connected to isolated ground bus bar (error creating a cross connect)
Ground wires touching isolated neutral bus bar (creating a cross connection between separated neutral and ground wiring)
Corrosion or rust on neutral/ground bus (may affect functionality, possibility water is leaking into panel)



☒☐☐☐☐ **Circuit Breakers:** (Switch Type)

FI REPLACE

Living Room Fireplace

Type: Wood Burning

Smoke Chamber/ Flue: Not fully visible

PF N M R I R

☐☐☐☒☐ **Flue:** Clay Tile Liner >>> Dry stacked or appearance of (there is or may be no mortar in the joints between the clay liners as required)
☒☐☐☐☐ **Smoke Chamber:** Brick
☒☐☐☐☐ **Damper:** Metal (Above Firebox)
☐☐☐☒☐ **Firebox:** Brick Construction >>> Mortar missing from joints between bricks compromising fire box
Voids in pointing at the joint to brick (in front above opening)
Fiberglass around the door is a combustible product



☒☐☐☐☐ **Surround:** Stone

FI REPLACE (Continued)

☒☐☐☐☐ **Hearth:** Non Combustible Materiel

Basement Freestanding Stove

Full and complete inspection of log or pellet stoves is beyond the scope of this inspection per state standards.

PFN M R I R

☒☐☐☐☐ **Stove:** Wood Burning
☒☐☐☐☐ **Flue:** Single Wall Pipe to Chimney
☒☐☐☐☐ **Damper:** In Stove
☒☐☐☐☐ **Blower:** Operates
☒☐☐☐☐ **Mantle Secure:** Appears To Be
☒☐☐☐☐ **Surround:** Brick
☐☐☐☒☐ **Hearth:** Non Combustible Materiel >>> Less than the minimum required depth of non combustible surface (18 inches for older installations / 20 volt niches for new installations, posing a fire safety issue)



HEATING SYSTEM

(In Bathroom) Furnace

Area Served: Whole House
Unit Type: Forced Air Furnace
Fuel Type: Natural Gas
Capacity (BTU x1000): 100
Manufacturer/ Brand: Lennox
Access Panels: Unsecured/accessible panels were removed for the inspection
Not Inspected: Heat Exchanger (due to design and accessibility, excluded in Standards and Agreement)
Filter Location: Beside Furnace
Approximate Age: 23 Years Old
Life Expectancy: A gas furnace is installed, this type of heating unit has an anticipated life expectancy of approximately 18-25 years under normal conditions and use.

PFN M R I R

☐☐☐☒☐ **Operation:** Unit Responds to Controls >>> Unfinished installation of high efficiency furnace (combustion air intake pipe does not use air from exterior as required to achieve rated efficiency)



☒☐☐☐☐ **Heat Source:** Sealed Unit(Burners Not Visible)
☒☐☐☐☐ **Fuel Lines:** Black Iron Pipe, Flexible (CSST) Pipe

HEATING SYSTEM (Continued)

☐☐☐☒ **Flue Pipe:** PVC Pipe >>> Condensate active leak to right of inducer motor



☒☐☐☐☐ **Condensate Removal:** Uses AC condensate pump

☐☐☒☐☐ **Circulation Fan:** Direct Drive Unit >>> Vibration in furnace cabinet (possible blower issue)

☒☐☐☐☐ **Filter:** Disposable

☒☐☐☐☐ **Thermostat:** Manual Unit(FAQ-Heat & Air)

☒☐☐☐☐ **Distribution:** Ducted System

☐☒☐☐☐ **Duct/ Register Condition:** Not visible

☐☐☒☐☐ **Air Return:** Located on the first floor >>> Door length restricts return air flow particularly in bedrooms that do not have return vents (minimum 1 inch gap required at floor to prevent room overheating, comfort issue)



☐☐☐☒ **Potential Asbestos:** Appearance Of >>> Tape on ducts in basement storage room (potential health issue, requires specialist evaluation to determine a course of action)(FAQ/Asbestos)



Comment: The asbestos comment in the report is for guidance only, no testing or analysis has been performed to determine that the material identified is in fact asbestos. Client is recommended to consider the product as asbestos until such time as they have it tested and determined otherwise.

COOLING SYSTEM

Central A/ C

Area Served: Whole House
Unit Type: Split System (Standard Type)
Fuel Type: Electric
Efficiency Rating: 13 SEER
Unit Size: 2.5 Ton (30,000 BTU)
Refrigerant: 410A (newer Type)
Manufacturer/ Brand: Goodman Manufacturing
Distribution: Uses heating ducts and furnace blower.
Access Panels: Unsecured/accessible panels were removed for the inspection
Approximate Age: 3 Years Old

Life Expectancy: A central air conditioning system is installed; this type of system has an anticipated life expectancy of approximately 12-18 years under normal conditions and use. (10-15 years when used in heat pump mode for heating during the cooler months)

NOTE RE REFRI GERANT: This system uses the newer type of refrigerant R410 to operate the cooling system. This new refrigerant has replaced R22 (Freon) and is approved for use in new air conditioners. R410A is a hydro-fluorocarbon (HFC) which does not contribute to ozone depletion

PF N M R I R

☒ ☐ ☐ ☐ ☐ **Operation:** Unit Responds to Controls
☒ ☐ ☐ ☐ ☐ **Temperature Differential:** 15/16 degrees (Delta-T)(Temp difference between flow and return vents)
☒ ☐ ☐ ☐ ☐ **Evaporator Coil:** (Interior Component)
☒ ☐ ☐ ☐ ☐ **Condensate Removal:** Pump with Pipe to Drain
☐ ☐ ☐ ☒ ☐ **Condensing Unit:** Pad Mounted (Exterior Unit) >>> Coil fins dirty (reduces air flow and affects efficiency of the cooling system)
Clearance to wall is less than the standard 10 inches requirement (reduces airflow through the unit, affecting overall efficiency of the system, recommend checking installation instructions for a variance)



☒ ☐ ☐ ☐ ☐ **Electrical Disconnect:** Removable Fused (In Disconnect Box)
☒ ☐ ☐ ☐ ☐ **Refrigerant Lines:** Standard Line Set

STRUCTURE

STRUCTURAL ISSUES: This is a visual inspection of the components and is not a substitute for a structural engineers evaluation and report. The Inspector is not a structural expert or engineer. These comments apply to all sections of the report where structural matters are of concern.

NOTE: If repairs or further evaluations are being made they should be undertaken before the end of the inspection period by a licensed engineer or professional with expertise specializing in the appropriate field of construction.

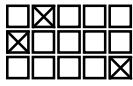
Structure Type: Single Story over Basement

PF N M R I R

☒ ☐ ☐ ☐ ☐ **Foundation:** Poured Concrete Construction
☒ ☐ ☐ ☐ ☐ **Beams:** Steel I-Beam >>> NOTE: Not fully visible
☐ ☐ ☐ ☒ ☐ **Supporting Members:** Steel >>> Unable to determine that floor is adequate foundation for added load bearing pier (normally requires a foundation pad)



STRUCTURE (Continued)



Bearing Walls: Framing (Not Visible)

Floor/ Slab: Concrete >>> NOTE: Observations based on slab covered with flooring

Basement Stairs: Wood Construction >>> Step height riser exceeds 7.75 inch maximum height (posing a potential trip hazard)
Handrail end's do not return against wall



ROOF COVERING & COMPONENTS

NOTE: Roofing is not lifted or sections removed for the inspection, leaks are not always visible, the comments are based on the observations without probing or destructive testing.

Number layers may not always be accurate, metal drip edge or cut back starter may make determination incorrect. Comments on age and life expectancy are for guidance only and should be considered approximate.

RECOMMENDATION: WATER from downspouts should be piped away a minimum of 10' and we recommend 14' to reduce the potential for water related issues with the foundation.

NOTE: If repairs or further evaluations are being made they should be undertaken by a professional with expertise specializing in the appropriate field of construction.

House Roof

Type: Gable with Valley

Condition: Dry

Method of Inspection: Walked the Roof

Number of Layers: One

PFN M R I R



Material: Three Tab Shingles >>> At end of functional life (due to surface deterioration, requires replacement) (FAQ-Roof)

Missing Tabs

Moss/ algae on surface (detrimental to surface)



Approximate Age: 15-20 Years Old

Life Expectancy: Three tab shingles are installed on the roof, this type of roofing are generally 20 year shingles which have an anticipated life expectancy in our area of approximately 14-17 years under normal weather conditions.

ROOF COVERING & COMPONENTS (Continued)

☐☐☐☒ **Material:** Rubber Membrane (EPDM) >>> Fasteners pushing up (potential for damage and moisture intrusion)



Approximate Age: 5-10 Years Old

Life Expectancy: The rubber/ EPDM membrane installed on this property, generally has an anticipated life expectancy of approximately 22-30 years with regular maintenance and normal weather conditions.

☒☐☐☐☐☐ **Vents:** On Ridge (Located on the apex of the roof)

☒☐☐☐☐☐ **Valleys:** Shingled (California Valley)

☒☐☐☐☐☐ **Electric Mast Flashing:** Rubber Boot

☐☐☐☒ **Plumbing Vent Flashing:** Rubber Boot >>> Deteriorated/ damaged boot leaking water into structure



☒☐☐☐☐☐ **Gutter Type:** Aluminum (Formed)

☒☐☐☐☐☐ **Downspouts:** Aluminum Pipe

☒☐☐☐☐☐ **Downspout Leader/ Extension:** Piped Away (Termination undetermined)

Center Chimney

Inspected From: Up Close At Chimney

Weather Cap: Installed

PF N M R I R

☐☐☐☒ **Liner:** Clay Tile >>> Dry stacked (appears to be no mortar in joints between liners: do not use)

Cracked (should not be used)

NOTE: Not all visible or inspected



☐☐☐☒ **Crown/ Cap:** Concrete >>> Deteriorating surface

Does not overhang chimney (required to throw off rain water)



ROOF COVERING & COMPONENTS (Continued)

- ☐☐☐☒ **Construction:** Stone >>> Cracks in exterior (recommend having liner inspected)
Stone deterioration starting



- ☒☐☐☐☐ **Flashing:** Aluminum

- ☐☐☒☐☐ **Cricket:** No >>> Cricket not incorporated into design as required for chimneys greater than 30 inches wide (diverts water from roof behind chimney)

NOTE: Chimney inspection is a level #1 visual inspection, small cracks may not be visible.
For a #2 inspection with a camera contact a chimney inspection company.

EXTERIOR ENVELOPE

House Exterior

PFN M R I R

- ☒☐☐☐☐ **Fascia:** Aluminum

- ☒☐☐☐☐ **Soffits:** Vinyl, Aluminum

- ☐☐☐☒ **Surface:** Exterior Insulated Finishing System (EIFS Stucco) (FAQ-Exterior) >>> Numerous unsealed joints in surface with potential for water intrusion and damage to substrate

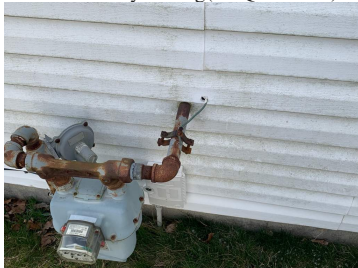


- ☐☐☐☒ **Surface:** Brick(FAQ-Exterior) >>> Cracks with 1/4 inch movement or settling on right gable (appears may be foundation related, need to determine cause and repair as required)

Cracks above rear window with movement or settling that appears to be foundation related (recommend evaluation by foundation or structural specialist to determine cause and repair as required)



- ☐☐☒☐☐ **Surface:** Vinyl Siding(FAQ-Exterior) >>> Utility/ service equipment penetrating exterior are not sealed (water intrusion possible at pipes, wires, fittings)

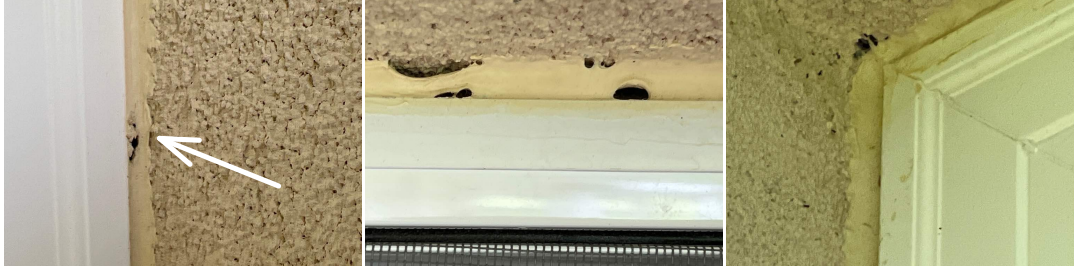


PRODUCT INFO: Exterior Insulation Finishing System (EIFS) synthetic stucco finishes are prone to water infiltration/ penetration at doors, windows, caulked joints, lighting

EXTERIOR ENVELOPE (Continued)

fixtures and other items that may be secured to the surface. Water that gets behind the surface may have difficulty draining or drying, causing damage (not always visible) to the structure. Annual inspections of all sealed joints and surface finish are recommended. These finishes have a history of failure and litigation, often caused by failure of the installer to follow industry standards. This product poses potential issues that are beyond the scope of this inspection.

☐☐☐☒ **Caulking:** Sealant >>> Joints failing or not fully sealed at numerous windows (Potential for water intrusion)



☒☐☐☐☐ **Front Porch:** Covered/Roofed Area

☐☒☐☐☐ **Door Bell:** Camera type

☒☐☐☐☐ **Front Door:** Fiberglass with Glass Insert

☒☐☐☐☐ **Patio Door:** Steel with Glass Insert

☒☐☐☐☐ **Windows:** Vinyl Construction

☒☐☐☐☐ **Screens:** (Mesh in Frame)

☐☐☐☒ **Lighting:** Surface Mount Fixture(s) >>> Not all spotlights operated

☐☐☐☒ **Receptacles:** 110/120 VAC >>> GFCI not installed as required (safety type receptacle with test buttons used in moisture prone areas)

Box secured with rusting drywall screws

☒☐☐☐☐ **Electrical:** Components

☒☐☐☐☐ **Hose Bib:** Frost Proof Type

DECK

Rear Deck

PF N M R I R

☒☐☐☐☐ **Ledger Board:** Dimensional Lumber

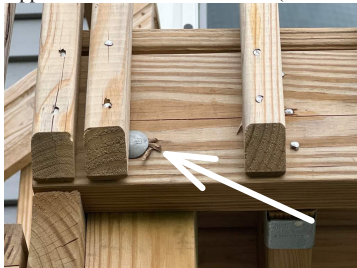
☐☐☐☒ **Ledger Board Flashing:** None >>> Flashing not installed at structure wall (may cause ledger board and or buildings band boards to rot prematurely)



☒☐☐☐☐ **Joists:** Dimensional Lumber

☐☐☐☒ **Beams:** Dimensional Lumber >>> Beams are fastened to the supporting posts inadequately using only one bolt at each joint in place of two as required (safety issue)

Appear to be undersized for load (deck failure possible, safety concern)



☒☐☐☐☐ **Posts:** Dimensional Lumber

☒☐☐☐☐ **Footers:** Post in Soil >>> NOTE: Posts may be and should be supported from below the frost line which is not visible to inspect on a finished product. (posts in contact with grade will tend to rot prematurely)

☒☐☐☐☐ **Flooring:** Dimensional Lumber

☒☐☐☐☐ **Railing:** Dimensional Lumber

DECK (Continued)

☐☐☐☒ **Steps:** Dimensional Lumber >>> Drop header is inadequate support or bracing for stair (poses a safety issue)



GROUNDS & GRADING

Surrounding Area Grounds

PF N M R I R

☐☐☐☒ **Driveway:** Concrete Surface(FAQ-Sealants) >>> Cracks in surface with settling and deterioration (budget for future repair)



☐☐☒☐ **Walkways:** Concrete(FAQ-Sealants) >>> Settled section n front



☒☐☐☐☐ **Front Steps:** Concrete(FAQ-Sealants)

☐☐☐☒ **Rear Steps:** Concrete(FAQ-Sealants) >>> Bottom step is makeshift posing a safety issue
Hand rails not installed (required with four or more risers)



☒☐☐☐☐ **Porch Steps:** Concrete(FAQ-Sealants)

☒☐☐☐☐ **Patio:** Concrete(FAQ-Sealants) >>> Carpet or other covering (unable to inspect fully)

☐☐☒☐☐ **Window Wells:** Steel Type >>> NOTE: Drain not visible or found (drains help prevent possible water intrusion)(some drainage systems are not visible)

GROUNDS & GRADING (Continued)

☐☐☒☐ **Retaining Walls:** Stone >>> Has active movement 1 inch crack visible



☒☐☐☐☐ **Grading:** Moderate Slope

☐☐☒☐ **Cistern (Underground Water Tank):** Rear Yard >>> Abandoned (not in use),
Not filled in (requirement for unused cisterns is that they are filled in with gravel or sand, safety issue)



☐☐☒☐ **Vegetation:** Area(s) of Concern >>> Bushes close to structure (should be trimmed back minimum 18 inches allowing access and airflow to dry out exterior envelope after rain)

FINAL COMMENTS

AIR FRESHNERS: Scented devices are present in the property. These devices or scents may be masking potential problems or odors in the building. Example: pet odors, dampness or mildew, cigarette smoke, etc.

FURNISHED PROPERTY: Furniture, decorating items and floor coverings restrict the scope of the inspection with limited access and visibility. This may create a situation where problems are found after the inspection that were not visible or accessible at the time of the inspection. You (client) may want to consider having the inspector re inspect after the property is vacated (a fee would be charged). We have tried to note in the report any areas that were less accessible than others.

OLDER PROPERTY: Client should understand that this property likely needs repair, both as reported and possibly aesthetically or cosmetically. If renovations are undertaken, updating of certain components may be required to meet present day building codes. We have tried to be constructive in our comments and the ratings used. Our rating of performing intended function is used in this case loosely and should not be taken to mean that the item inspected is in perfect condition, but to be usable at the time of the inspection. Some of the items marked as performing intended function may require updating in the future. Additional information that may be useful can be found under (FAQ on our web site).

Homes this age often have older plumbing and wiring that will need updating.

Client should be aware that properties of this age will have been painted with paint that has a lead base which can pose a health concern if ingested. Peeling or flaking paint are a concern, as well as doors rubbing frames and original wood sashes that can create dust with a possible lead content (FAQ-Lead). Any original or older vinyl type floor tiles and or the mastic (glue) may have an asbestos content. This is not determined during a standard inspection and would need sampling and testing by a laboratory.

REHABBED PROPERTY: This inspection is of the visible components of the structure. The inspector endeavored to determine what, if any, short cuts were made during the rehab process. Many contractors flipping or remodeling do so without pulling permits and the required inspections from the county building inspector, and are also aware of the Home Inspection process. Anticipating this, there is the potential for unscrupulous contractors to deliberately cover up areas without doing the required work necessary to complete the job in a professional manner. The inspector may not have been able to determine or identify the presence of defects in construction that may be the cause of problems in the future. Client agrees to hold Buyer's Inspection Service harmless for any problems that are the result of poor or substandard building practices that were covered up and not visible during the inspection (per agreement/contract, reliance upon or use of this report is considered acceptance of these conditions). Client is recommended to get copies of all paperwork relating to equipment installed and warranties along with a list of the contractors involved.

WATER INTRUSION: Water penetration or leaking pipe(s) were noted in body of report. These conditions if not repaired in a timely manner can cause mold to grow in the affected areas. This could lead to eventual deterioration of the structure and render the property environmentally uninhabitable. Observations or conclusions regarding mold are beyond the scope of this inspection. If mold was visible to the inspector it was noted in the report.

LIMITATIONS TO THIS INSPECTION

CLIENT IS ADVISED TO READ AND UNDERSTAND THE CONTENT OF THIS SECTION BEFORE USING THIS INSPECTION REPORT. THE INFORMATION IN THIS SECTION PLACES LIMITS ON THE DEPTH AND SCOPE OF THIS INSPECTION, AND PLACES LIMITATIONS ON LIABILITY.

This inspection is NOT DEFINITIVE in its scope or findings, in many cases furniture, boxes, stored items or personal property (not noted in the report) may have concealed a defect or problem from view during the inspection. While every effort has been made to give you the information you seek about this property, it is possible additional problems will come to light over time. In many cases damage to an inspected item, or failure of an inspected component occurs after this inspection has taken place.

The inspection was a LIMITED VISUAL INSPECTION including only those systems and components specifically identified in this report. Any area not exposed to view, concealed, or inaccessible for any reason, or those areas/items which are excluded by the attached inspection standards, or by agreement is/are not included in this inspection. No destructive testing or dismantling was done.

LIMITATIONS TO THIS INSPECTION (Continued)

Any mention (in the report) of repairs or evaluations being performed by professionals is given as a suggestion only. Buyer's Inspection Service (hereafter referred to as the Company) is not responsible for any expenses incurred, advice they give or repairs they perform. We recommend that all tradesman used are licensed or certified if that criteria is available.

THE FOLLOWING areas/ items, systems and components WERE NOT INSPECTED: -system or component installation, -adequacy or efficiency of any system or component or any determination as to their life expectancy, - termites or other wood destroying insect infestation or damage by these insects, rodents or other pests/animals, dry rot or fungus; or damage from or relating to the preceding, - latent or concealed defects, - asbestos, radon, lead paint, chemicals, toxins, water or air quality, environmental health hazards, underground or other storage tanks, - thermostatic or time clock controls, radio control devices, intercom systems - furnace heat exchanger, gas room heaters, gas piping, gas leaks, odors or noise, security or fire safety systems/ equipment. Also see Inspection Agreement.

IF INSPECTION IS DESIRED of any excluded item, system or component listed above or in the report, you (client) should further contract with the appropriate professionals.

This inspection and the inspection report DO NOT in any way constitute a/an 1)guarantee, 2)warranty of merchantability or 3)fitness for a particular purpose or 4) insurance policy.

This inspection report does not necessarily quantify the severity of the problems reported as needing attention. Items noted in the report as a problem, in need of " replacement, immediate replacement or repair" should be considered as needing further attention inspection or repair. Any verbal discussion concerning any of these items should be considered as off the record and be aware that it does not form a part of the report.

The Company and its inspector, may at it's discretion decide to exceed the standards of practice of the National Association of Home Inspectors, WITHOUT PREJUDICE if the inspector decides that it "may or could be" to clients benefit. Should the Company do so, client should not presume that the "exceeded standard" was applied to any area or item other than the area or item that the exceeded standard applied to at the time of the inspection. The use of any probe, meter or gauge exceeds the standards, client should draw no conclusion or presumption that this/ these probes, meters or gauges were used in any area or on any item other than where it is noted in the report. If probes, meters or gauges have been used, client understands that they were used only to help the inspector with his "limited visual non invasive" inspection. Client further understands and agrees that their use offers no further guarantee or higher level of inspection than a "limited visual non invasive inspection" would give. Client AGREES AND ACCEPTS NOT TO HOLD the Company liable for the use of, or any determination based on, results, readings or measurements of any probe, meter or gauge.

IF YOU ARE CONCERNED about any portion of the inspection, the contract or its exclusions or limitations, please CONTACT YOUR ATTORNEY and/or the Company, for clarification BEFORE YOU USE THE CONTENT OF THIS REPORT. You (client) should understand and BE FULLY AWARE that you are bound by the terms and conditions of this contract and report with ALL its limitations if YOU USE or rely upon THE REPORT. BY USING THIS REPORT you are agreeing to accept and abide by the conditions of the agreement (contract), and understand that the inspection is governed by those terms and conditions as well as the limitations as noted in this report, and the State of Ohio standards of practice noted in the report. A copy of these standards is linked to this inspection for your guidance. CLIENT IS ADVISED TO READ THE ATTACHED STANDARDS FULLY TO UNDERSTAND WHAT THE INSPECTION ENCOMPASSED.

This report is only for the use of client named on the contract, and whose name appears on the bottom of each page of this report. NO third party is to rely on, or make any decisions based on the contents of this report. Ownership of this report is NOT TRANSFERABLE. Anyone other than our client using this report understands and agrees that they are using this report at their own risk and further agree to release Buyer's Inspection Service from any and all liability for its contents and use.

*Note attached standards comment relates to electronically delivered report as presented, the standards are also posted at the company's web site and at on the State of Ohio's web site.

MODIFICATIONS/ ALTERATIONS TO STRUCTURE

In regards to additions or modifications that have been made or may have been made to the structure and property. Determining if these additions or modifications meet standard building practices is beyond the scope of this inspection. The inspection does not include any check or verification of regulatory records to establish if building permits have been issued for any work or alterations that may have been made on or to the property.

Comments/ Maintenance Summary

This summary is for the sole use of the client (named) when read in conjunction with the complete inspection report. This summary is NOT a substitute or record of all comments in the body of the report. The inspection is limited in scope by the previous section Limitations to This Inspection and the State of Ohio Standards as well as conditions in the property. This Inspection report is NOT a Warranty or Guarantee.

INTERIOR AREAS

1. **Living & Dining Room/ Interior Windows:** Vinyl Sash/Frame >>> Sash difficult to operate (sticking in frame)

BEDROOMS

2. **Primary Bedroom Closet:** (Two Closets) >>> Light fixture with exposed bulb light (posing a potential fire hazard, should be enclosed in a
3. **Primary Bedroom Floor:** Carpet Covered >>> Squeaks when walked on (possibly loose fasteners)

PLUMBING COMPONENTS

4. **Basement: Water Heater Pan Under Tank:** Metal Type >>> Drain connection has no available drain to connect to and has not been capped off



HEATING SYSTEM

5. **(In Bathroom) Furnace Air Return:** Located on the first floor >>> Door length restricts return air flow particularly in bedrooms that do not have return vents (minimum 1 inch gap required at floor to prevent room overheating, comfort issue)



ROOF COVERING & COMPONENTS

6. **Center Chimney Cricket:** No >>> Cricket not incorporated into design as required for chimneys greater than 30 inches wide (diverts water from roof behind chimney)

EXTERIOR ENVELOPE

7. **House Exterior Surface:** Vinyl Siding(FAQ-Exterior) >>> Utility/ service equipment penetrating exterior are not sealed (water intrusion possible at pipes, wires, fittings)



GROUNDS & GRADING

8. **Surrounding Area Grounds Walkways:** Concrete(FAQ-Sealants) >>> Settled section n front



Comments/ Maintenance Summary (Continued)

9. **Surrounding Area Grounds Window Wells:** Steel Type >>> NOTE: Drain not visible or found (drains help prevent possible water intrusion)(some drainage systems are not visible)
10. **Surrounding Area Grounds Vegetation:** Area(s) of Concern >>> Bushes close to structure (should be trimmed back minimum 18 inches allowing access and airflow to dry out exterior envelope after rain)

Repair Summary

This summary is for the sole use of the client (named) when read in conjunction with the complete inspection report. This summary is NOT a substitute or record of all comments in the body of the report. The inspection is limited in scope by the previous section Limitations to This Inspection and the State of Ohio Standards as well as conditions in the property. This Inspection report is NOT a Warranty or Guarantee.

KITCHEN

1. **The Kitchen Microwave:** LG (Brand) >>> Not on a separate electrical circuit to receptacles
2. **The Kitchen Cooking Appliance:** Electric Unit >>> Anti-Tip bracket not installed (prevents stove tipping over if oven door is stepped on, safety issue)
3. **The Kitchen Garbage Disposal:** InSinkErator(ISE) (Brand) >>> Clamp not used on wire entering unit to prevent damage to components
Wire to unit not protected from damage (not in MC flexible conduit)



4. **The Kitchen Dishwasher:** General Electric (Brand) >>> Drain pipe does not loop up as required (top of loop must be against underneath of countertop, called a high loop which prevents siphoning, some newer units may have the high loop built into the machine - check owners manual)



5. **The Kitchen Counter Top:** Laminate (Surface) >>> Loose or not adequately secured to base (safety issue)
6. **The Kitchen Doors:** Hollow Core >>> Opens out over stair or step down (not permitted, potential trip hazard, safety concern)



7. **The Kitchen Electric:** Lighting & Receptacle Circuits >>> New or replaced receptacle is not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)
Open ground receptacle(s) (missing or bad ground connection, poses a safety issue)(FAQ-Electrical, Receptacle cover plate missing (exposing live connections) behind refrigerator and at microwave
8. **The Kitchen Electrical:** Components >>> NM type wire (Romex) with plug on the end (not a permanent installation, plug prohibited) in cabinet above microwave

INTERIOR AREAS

9. **Living & Dining Room/ Interior Electric:** Lighting & Receptacle Circuits >>> Open ground (possibly a two prong ungrounded receptacle incorrectly replaced with a three prong grounded type without the necessary wiring, safety concern)
10. **Entrance Area/ Interior Closet:** (Bi-fold Doors) >>> Light fixture with exposed bulb light (posing a potential fire hazard, should be enclosed in a fixture)
Door off hinges/ track (inoperative)

Repair Summary (Continued)

BATHROOMS

11. **Kitchen Area Half Bath Sink:** Single Bowl >>> Drain plug not operational
S-Trap on drain is not permitted (tendency for sewer gasses to escape, posing a health hazard)



12. **Hall Bathroom Bath:** Acrylic/Fiberglass Tub >>> Not draining as expected (slow, reason undetermined)

BEDROOMS

13. **Primary Bedroom Electric:** Lighting & Receptacle Circuits >>> Open ground (possibly a two prong ungrounded receptacle incorrectly replaced with a three prong grounded type without the necessary wiring, safety concern)
NOTE: Some receptacles not accessible to inspect
14. **Rear Center Bedroom Closet:** (Single Door) >>> Light fixture not operational (detected possible voltage, bulb blown?)
15. **Rear Center Bedroom Ceiling:** Textured Finish >>> Damaged area



LAUNDRY

16. **Basement Laundry Dryer Vent Termination:** On Roof >>> Screen blocking air flow and lint (bird screen must be removed for dryer use, pipe may require cleaning, fire hazard)



17. **Basement Laundry Laundry Tub:** PVC >>> Not secured to floor or wall (allowing movement, pipe connections could be damaged)

BASEMENT

18. **Family Room in Finished/ Ceiling:** Textured Finish >>> Damaged area at top of stairs

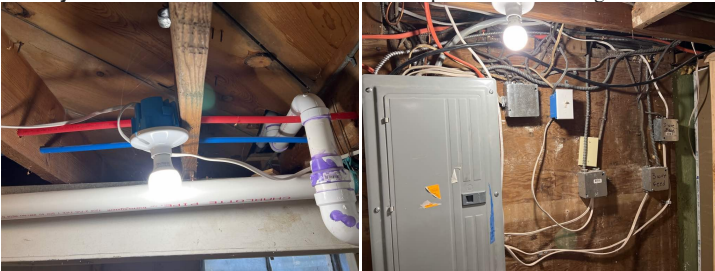


Repair Summary (Continued)

19. **Family Room in Finished/ Windows:** Vinyl Sash/Frame, Skylight (in ceiling) >>> Glass seal failed in sash x1 (moisture and/or fogging between glass in thermo pane unit)



20. **Family Room in Finished/ Electric:** Lighting & Receptacle Circuits >>> Receptacle cover plate missing in storage room(exposing live connections)
21. **Family Room in Finished/ Electrical:** Components >>> Wiring not secured to structure within 18 inches of junction box as required



22. **Family Room in Finished/ HVAC Source:** Forced Air System Vent/ Register >>> Air flow is poor or less than anticipated from vent/register (may be a system balancing issue)

CRAWL SPACE

23. **The Crawl Beams:** Solid Wood >>> Shims between beam and load bearing member(s) are not adequate in size to support and spread weight effectively (beam may deform around shims and settle)



ATTIC

24. **House Attic Attic Access:** Ceiling Panel >>> Not insulated (allowing unwanted heat transfer, reducing the overall insulation value)
25. **House Attic Insulation Type:** Batting(FAQ-Attic), Cellulose Loose Fill(FAQ-Attic) >>> Pulled back from area(s) (allowing unwanted heat transfer from below)



26. **House Attic Insulation Vapor Barrier:** Foil over Kraft Paper (Radiant heat barrier) >>> Installed incorrectly (vapor barrier not on the heated side of the insulation as required)

ATTIC (Continued)



27. **House Attic Electrical: Components** >>> Wiring loose/ not secured to structure as required (must be stapled tight, max 4'6 inches between fasteners and within 18 inches of junction box)
28. **House Attic Bathroom Fan Venting: Vents into Attic Area** >>> Not vented to the exterior (venting moist air into structure may affect components, potential for mold)
Wire clamp not used on wire entering fan housing



29. **House Attic Whole House Fan: Belt Drive Unit** >>> Cover plate missing exposing wire connections

GARAGE

30. **Tuck Under Garage Floor: Concrete Slab** >>> No step up or ramp to house (6 inch difference minimum required) (Fire safety issue),
Water stains at overhead doors (indicate water intrusion) cause needs to be rectified
Cracks not affecting structure (budget for possible future repairs)

PLUMBING COMPONENTS

31. **Water Softener: Demand Type (Electronic)** >>> Drain pipe incorrectly terminated (required back-flow prevention not installed, see owners manual, cross contamination of drinking water with waste water possible, poses a health issue)
NOTE: Water is testing soft (suggesting softener is operating, programming was not operated)



32. **Water Lines: Pex Pipe(Flexible plastic type)** >>> No shut off valve at supply to water heater (requirement)



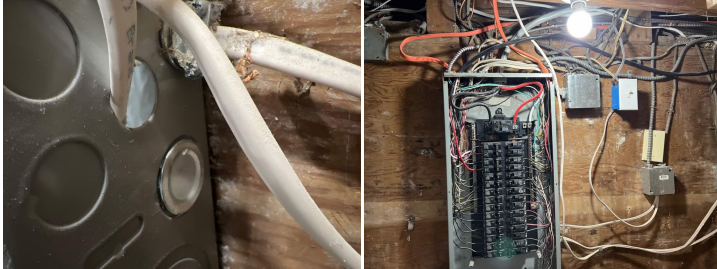
Repair Summary (Continued)

33. **Basement: Water Heater Gas Lines:** Black Iron Pipe >>> Dirt leg/ Sediment trap incorrectly installed (pipe straight through, cannot perform intended function)



ELECTRICAL COMPONENTS

34. **(Basement) Electric Panel Panel Box:** Seimens (Manufacturer) >>> Wire(s) entering panel box are not clamped (required)
Wiring not secured to structure within 18 inches of panel as required
Insulated covered wires (inside box, wires insulation must be stripped back to entry point)



HEATING SYSTEM

35. **(In Bathroom) Furnace Operation:** Unit Responds to Controls >>> Unfinished installation of high efficiency furnace (combustion air intake pipe does not use air from exterior as required to achieve rated efficiency)



36. **(In Bathroom) Furnace Circulation Fan:** Direct Drive Unit >>> Vibration in furnace cabinet (possible blower issue)

STRUCTURE

37. **Supporting Members: Steel** >>> Unable to determine that floor is adequate foundation for added load bearing pier (normally requires a foundation pad)



EXTERIOR ENVELOPE

38. **House Exterior Lighting:** Surface Mount Fixture(s) >>> Not all spotlights operated

Repair Summary (Continued)

DECK

39. **Rear Deck Ledger Board Flashing:** None >>> Flashing not installed at structure wall (may cause ledger board and or buildings band boards to rot prematurely)



GROUNDS & GRADING

40. **Surrounding Area Grounds Retaining Walls:** Stone >>> Has active movement 1 inch crack visible



41. **Surrounding Area Grounds Cistern (Underground Water Tank):** Rear Yard >>> Abandoned (not in use), Not filled in (requirement for unused cisterns is that they are filled in with gravel or sand, safety issue)



Immediate Repair Summary

This summary is for the sole use of the client (named) when read in conjunction with the complete inspection report. This summary is NOT a substitute or record of all comments in the body of the report. The inspection is limited in scope by the previous section Limitations to This Inspection and the State of Ohio standards as well as conditions in the property. This Inspection report is NOT a Warranty or Guarantee.

INTERIOR AREAS

1. **Hallway/ Interior Smoke/ Fire Alarm:** Permanent Unit (linked to other units) >>> Hanging by wire (did not inspect mounting bracket for damage)



BATHROOMS

2. **Kitchen Area Half Bath Toilet:** (Porcelain) >>> Excessive movement when rocked (securing bolts loose, wax ring seal to drain possibly damaged, appears dry at this time, potential of water leaking at floor) (FAQ-Plumbing)
3. **Kitchen Area Half Bath Electric:** Lighting Circuit (No receptacles) >>> New or replaced receptacle is not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)
4. **Hall Bathroom Toilet:** (Porcelain) >>> Excessive movement when rocked (securing bolts loose, wax ring seal to drain possibly damaged, appears dry at this time, potential of water leaking at floor) (FAQ-Plumbing)
5. **Hall Bathroom Shower/ Surround:** Ceramic Tile >>> Leaks into basement when used: does not appear to be a drain issue: most likely it is a failed or incorrectly built shower pan



6. **Hall Bathroom Windows:** Vinyl Sash/Frame >>> Safety glass not installed (required for windows less than 5' above bath tub in structures built or remodeled after 1977, no safety glass watermark visible)



7. **Hall Bathroom Electric:** Lighting & Receptacle Circuits >>> Light fixture with exposed bulb not designed or permitted for installation above moist areas (do not use affected shower/tub until replaced, safety issue)



8. **Hall Bathroom HVAC Source:** None >>> Required due to location

Immediate Repair Summary (Continued)

LAUNDRY

9. **Basement Laundry Dryer Vent Pipe:** Rigid Metal, Foil Flex (recommend upgrading) >>> Too long for dryer to operate properly exceeding the thirty five equivalent feet maximum allowed length, presently @ 37 Eq Ft. (measure straight pipe from point flex connector attaches and add 5' for each elbow, combined total must be 35' or less, due to excessive length it will be prone to blockages and poor dryer performance) 25 EQ ft is the most many dryers can push lint through without problems (FAQ-Appliances)



BASEMENT

10. **Family Room in Finished/ Closet:** (Storage) >>> Evidence of wood destroying insect infestation under shower base



11. **Family Room in Finished/ Walls:** Painted Surface >>> Staining with possible appearance of biological activity (damp, potential health issue, recommend testing for mold to determine a course of action and repair, potential Health Issue)



12. **Family Room in Finished/ Sump:** with Submerged Pump >>> Cover missing from sump (safety issue)
 Discharge pipe leaking in structure (may cause damage and mold)
 Pump float switch is positioned too high for pump to operate correctly



13. **Utility Room in Finished/ Electrical:** Components >>> Wire splice is not in a junction box (exposed live connections pose a safety issue)

BASEMENT (Continued)



CRAWL SPACE

14. **The Crawl Sub Floor:** Dimensional Lumber >>> Evidence of wood destroying infestation with damage that may be worse than what is visible (FAQ/Termite)



GARAGE

15. **Tuck Under Garage Door Operation:** Mechanized (Uses opener) >>> Safety wire not installed (goes through springs prevents injury if springs break, requirement)



16. **Tuck Under Garage Door Opener:** Chamberlain (Brand) >>> Motion sensor safety bypassed or located in area other than at bottom of the door frame rendering it inoperative and a creating a serious safety issue (requirement is that sensor must be installed 4 to 6 inches from the floor depending on brand)



17. **Tuck Under Garage House Door:** Hollow Wood (Uninsulated) >>> Not insulated or solid type (does not meet fire separation rule for garage/ house access)
Self closing mechanism inoperative or not installed as required (fire & CO safety issue)
Gap around door breaches fire wall

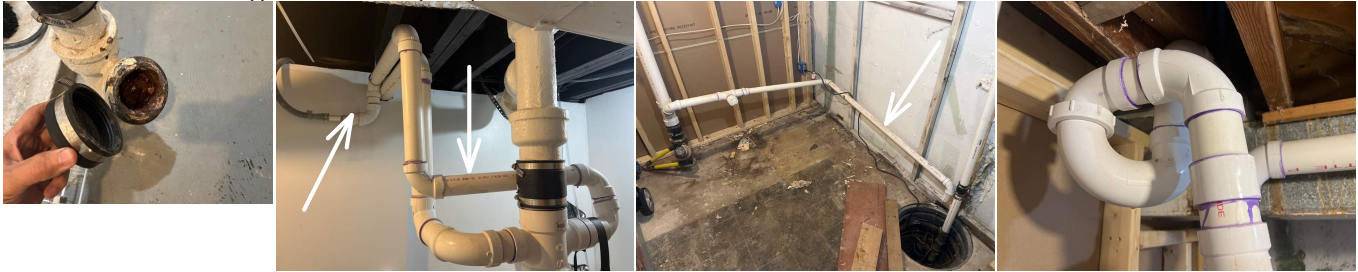


18. **Tuck Under Garage Electric:** Lighting & Receptacle Circuits >>> Receptacles x3 inoperative (no power)
New or replaced receptacles on rear wall are not GFCI protected (requirement for water/ moisture prone areas, poses a safety issue, GFCI is a safety type receptacle with test and reset buttons)

Immediate Repair Summary (Continued)

PLUMBING COMPONENTS

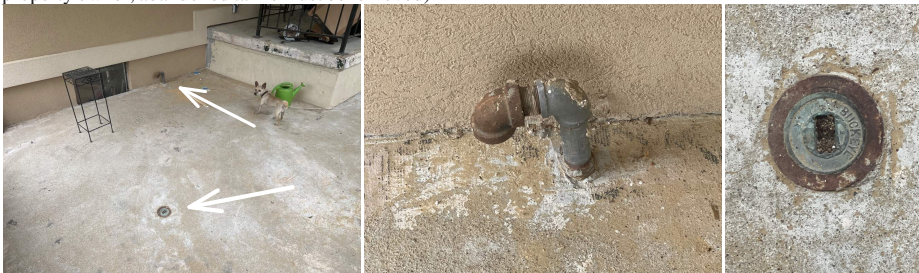
- 19. Drains:** Cast Iron Pipe, Galvanized Pipe, PVC Pipe >>> Clean-out not sealed or capped off on main stack in utility room (venting sewer gas, posing a health issue) trends for cap are not usable & has been blocked with a rag
Landry sink drain has two traps on pipe: incorrect
No trap and upward PVC sloping pipe on dishwasher connection in utility room
Unused drain at sump pump not sealed or capped off (venting sewer gas, posing a health issue)
Hall bathroom shower drain appears to be an S-trap: not permitted



- 20. Plumbing Soil Vent:** Cast Iron Pipe, PVC Pipe >>> Capped off on roof (since time of construction, will cause drainage problems until opened)



- 21. Fuel Tank:** Underground Abandoned >>> Vent or filler pipe visible outside indicating the possibility of an abandoned underground fuel oil tank (recommend checking with property owner, abandoned tanks must be removed)



- 22. Basement: Water Heater Operation:** Operating(FAQ-Home Safety) >>> Make up air for proper fuel combustion is insufficient for optimum operation (air source is required from adjoining area, exterior or attic)(FAQ-Plumbing/remodeling)

- 23. Basement: Water Heater Flue Pipe:** Flex Pipe to Chimney >>> Clearance between pipe and combustibles foam is inadequate (fire safety issue)
Negative downward sloped pipe (requirement is: a constant upward angle of not less than 1/4 inch per ft, carbon monoxide concern)
Pipe not secured to draught hood with screws as required (carbon monoxide concern)



- 24. Basement: Water Heater Pressure Valve/ Drain Tube:** Standard type(valve not tested) >>> Discharge pipe not installed (concern for hot water scalding in the event valve releases)

Immediate Repair Summary (Continued)

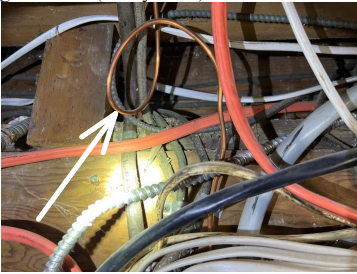
GAS LEAK TEST

25. **Gas Leak Test Leaks Found:** YES (safety issue) >>> Leaking at pipe to pilot

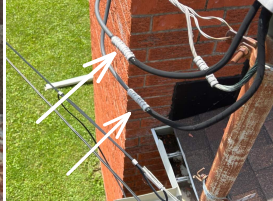


ELECTRICAL COMPONENTS

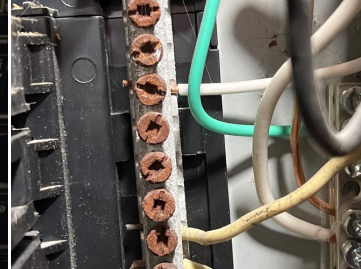
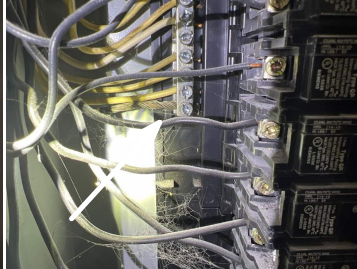
26. **Grounding/ Bonding:** Connected to the Plumbing >>> Plumbing ground not verified: wire is visible in garage
Ground wire from ground rod connected to sub panel : incorrect
No ground wire/ rod appears to have been installed from the new main exterior disconnect (new or updated electric distribution panel installations require grounding to copper ground rod (safety issue))



27. **Incoming Service:** Mast with Overhead Cable >>> Wires outer surface covering deteriorated on service entrance conductor (property owner responsibility)(FAQ-Electrical/ Service wire)
Splice at service point is not insulated (exposed live connections, generally responsibility of the utility company, electrocution possible, safety issue)



28. **(Basement) Electric Panel Neutral/ Ground Buss:** Separated/ Isolated >>> Neutral wire connected to isolated ground bus bar (error creating a cross connect)
Ground wires touching isolated neutral bus bar (creating a cross connection between separated neutral and ground wiring)
Corrosion or rust on neutral/ground bus (may affect functionality, possibility water is leaking into panel)



FI REPLACE

29. **Living Room Fireplace Flue:** Clay Tile Liner >>> Dry stacked or appearance of (there is or may be no mortar in the joints between the clay liners as required)
30. **Living Room Fireplace Firebox:** Brick Construction >>> Mortar missing from joints between bricks compromising fire box
Voids in pointing at the joint to brick (in front above opening)
Fiberglass around the door is a combustible product

FI REPLACE (Continued)



31. **Basement Freestanding Stove Hearth:** Non Combustible Material >>> Less than the minimum required depth of non combustible surface (18 inches for older installations / 20 inch niches for new installations, posing a fire safety issue)



HEATING SYSTEM

32. **(In Bathroom) Furnace Flue Pipe:** PVC Pipe >>> Condensate active leak to right of inducer motor



33. **(In Bathroom) Furnace Potential Asbestos:** Appearance Of >>> Tape on ducts in basement storage room (potential health issue, requires specialist evaluation to determine a course of action)(FAQ/Asbestos)



COOLING SYSTEM

34. **Central A/C Condensing Unit:** Pad Mounted (Exterior Unit) >>> Coil fins dirty (reduces air flow and affects efficiency of the cooling system)
Clearance to wall is less than the standard 10 inches requirement (reduces airflow through the unit, affecting overall efficiency of the system, recommend checking installation instructions for a variance)



Immediate Repair Summary (Continued)

STRUCTURE

- 35. Basement Stairs:** Wood Construction >>> Step height riser exceeds 7.75 inch maximum height (posing a potential trip hazard)
Handrail end's do not return against wall



ROOF COVERING & COMPONENTS

- 36. House Roof Material:** Three Tab Shingles >>> At end of functional life (due to surface deterioration, requires replacement) (FAQ-Roof)
Missing Tabs
Moss/algae on surface (detrimental to surface)



- 37. House Roof Material:** Rubber Membrane (EPDM) >>> Fasteners pushing up (potential for damage and moisture intrusion)



- 38. House Roof Plumbing Vent Flashing:** Rubber Boot >>> Deteriorated/ damaged boot leaking water into structure



- 39. Center Chimney Liner:** Clay Tile >>> Dry stacked (appears to be no mortar in joints between liners: do not use)
Cracked (should not be used)
NOTE: Not all visible or inspected



- 40. Center Chimney Crown/ Cap:** Concrete >>> Deteriorating surface
Does not overhang chimney (required to throw off rain water)

ROOF COVERING & COMPONENTS (Continued)



- 41. Center Chimney Construction: Stone** >>> Cracks in exterior (recommend having liner inspected)

Stone deterioration starting



EXTERIOR ENVELOPE

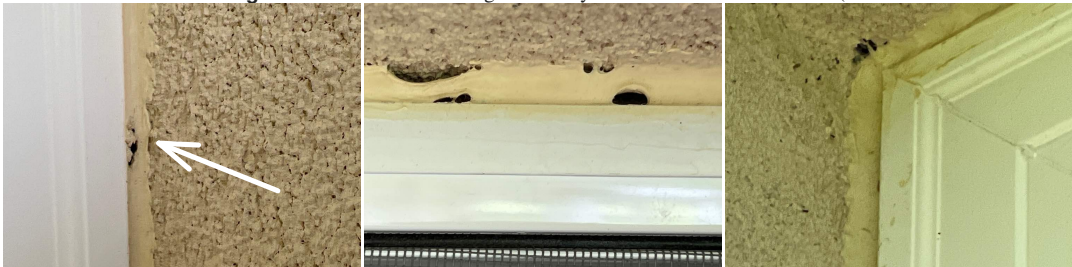
- 42. House Exterior Surface: Exterior Insulated Finishing System (EIFS Stucco)** (FAQ-Exterior) >>> Numerous unsealed joints in surface with potential for water intrusion and damage to substrate



- 43. House Exterior Surface: Brick**(FAQ-Exterior) >>> Cracks with 1/4 inch movement or settling on right gable (appears may be foundation related, need to determine cause and repair as required)
Cracks above rear window with movement or settling that appears to be foundation related (recommend evaluation by foundation or structural specialist to determine cause and repair as required)



- 44. House Exterior Caulking: Sealant** >>> Joints failing or not fully sealed at numerous windows (Potential for water intrusion)

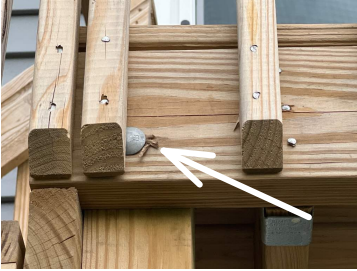


- 45. House Exterior Receptacles: 110/120 VAC** >>> GFCI not installed as required (safety type receptacle with test buttons used in moisture prone areas)
Box secured with rusting drywall screws

Immediate Repair Summary (Continued)

DECK

- 46. Rear Deck Beams:** Dimensional Lumber >>> Beams are fastened to the supporting posts inadequately using only one bolt at each joint in place of two as required (safety issue)
Appear to be undersized for load (deck failure possible, safety concern)



- 47. Rear Deck Steps:** Dimensional Lumber >>> Drop header is inadequate support or bracing for stair (poses a safety issue)



GROUNDS & GRADING

- 48. Surrounding Area Grounds Driveway:** Concrete Surface(FAQ-Sealants) >>> Cracks in surface with settling and deterioration (budget for future repair)



- 49. Surrounding Area Grounds Rear Steps:** Concrete(FAQ-Sealants) >>> Bottom step is makeshift posing a safety issue
Hand rails not installed (required with four or more risers)

