

Home Inspection Report



Sample, Sample, OH 44092

Inspection Date:

Saturday, January 8, 2022

Prepared For:

Sample Sample

Prepared By:

Icon Home Inspectors

461 E. Overlook Dr.

Eastlake, OH 44095

440-251-3443

jiacona_icon@att.net

Report Number:

47D1

Inspector:

Joe lacona

License/Certification #:

258502

Inspector Signature:

Joe lacona

Report Overview

Definitions

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

VISUAL INSPECTION - Indicates all conditions as they existed at the time of inspection. The information contained in this report may be unreliable beyond the date of inspection due to changing conditions. Your inspection was visual, is not technically exhaustive, and does not apply that every defect was found. Latent and concealed defects and deficiencies are excluded from the inspection. Cosmetic flaws and concealed defects will not be part of the Home Inspection.

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection.

Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

NO WARRANTY OR GUARANTEE: This inspection is NOT, nor does it represent, a home warranty of any kind, a guarantee against future problems or defects, an insurance policy or a substitute for Real Estate Disclosures which may be required by law.

BUILDING CODES: This inspection is NOT intended to determine if the structure or any of its components are in violation of any building codes or zoning ordinances. Any code references in this report are made only to indicate the source for an opinion, and are not intended to imply that this is the applicable code for this construction.

Visual Inspection Only

Outside Scope Of Inspection

Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating systems accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Temperature - 30F

Report Overview

Weather Conditions

Snowing

Ground Cover

Snow

Approximate Age

71 years

Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

Bathroom exhaust fan needs to be vented outside of the attic by a licensed contractor

Missing/loose mortar in brick joints/chimney crown

Recommended GFCI receptacles in kitchen for the garage disposal

Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.

Deferred Cost Items

Furnace is near the end of life and would budget a replacement unit.

A/C age is unknown and would budget a replacement unit.

Water heater is near the end of life and would budget a replacement unit.

Improvement Items

Items To Monitor

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection.

Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation

Chimney crown is loose - recommend licensed contractor repair

Loose bricks or stones create a safety hazard recommend repair by a qualified chimney specialist

Flashing has pulled away from the chimney - recommend repair

Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion

Moisture present recommend monitoring in basement

Insulation was poor, recommend adding additional insulation

Receipt/Invoice

Icon Home Inspectors
461 E. Overlook Dr.
Eastlake, OH 44095
440-251-3443

Property Address
Sample
Sample, OH 44092

Inspection Number: 47D1

Payment Method:

Date: Sat. Jan. 8, 2022 12:00

Inspected By: Joe lacona

Client: Sample Sample

Inspection	Fee
Home Inspection	\$300.00
Total	\$300.00

Grounds

General Information

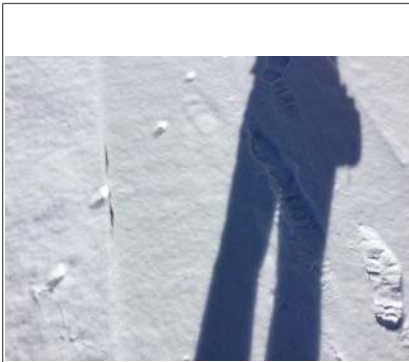
General Information: **This inspection is not intended to address or include any geological conditions or site stability. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas which are not visible or accessible are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.**

Service Walks

- None Not Visible
 Concrete Flagstone Gravel Brick Other: _____
 Satisfactory Marginal Poor Trip hazard Typical cracks Settling cracks
 Public sidewalk needs repair Concrete Spalling Safety Hazard

Comments Due to the ground being covered with snow not able to compete a full inspection.

Photos



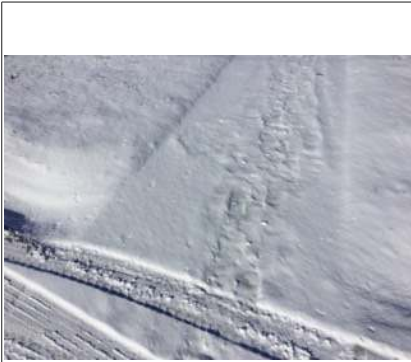
Due to the ground being covered with snow not able to compete a full inspection.

Front Walks

- None Not Visible
 Concrete Flagstone Gravel Brick Other: _____
 Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Concrete Spalling Recommend Repair/Replace Safety Hazard

Comments Due to the ground being covered with snow not able to compete a full inspection.

Photos



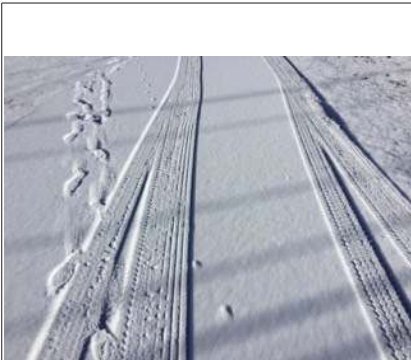
Due to the ground being covered with snow not able to complete a full inspection.

Driveway/Parking

- None Not Visible
- Concrete Asphalt Gravel/Dirt Brick Other:
- Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
- Trip hazard Fill cracks and seal Concrete Spalling Recommend Repair/Replace
- Safety Hazard

Comments Due to the ground being covered with snow not able to compete a full inspection.

Photos



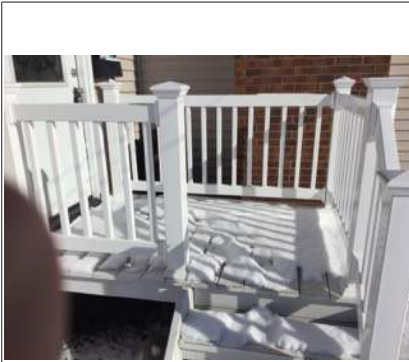
Due to the ground being covered with snow not able to compete a full inspection.

Porch

- None Not Visible
- Satisfactory Marginal Poor Railing/Balusters recommended
- Concrete Wood Other:
- Satisfactory Marginal Poor Safety Hazard

Comments

Photos



Due to the ground being covered with snow not able to complete a full inspection.



Safety hazard ground is not level, needs to have a contractor repair/replace

Stoops/Steps

- None
 Concrete Wood Other: Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments Due to the ground being covered with snow not able to complete a full inspection.

Photos



Due to the ground being covered with snow not able to complete a full inspection.

Patio

- None
 Concrete Flagstone Kool-Deck Brick Other: .
Condition Satisfactory Marginal Poor Settling cracks Trip hazard Pitched towards home
 Drainage provided Typical cracks

Comments Due to the ground being covered with snow not able to complete a full inspection.

Photos



Due to the ground being covered with snow not able to complete a full inspection.

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation

Hose bibs N/A

Condition Satisfactory Marginal Poor No Anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not On

Comments ..Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Not tested

Photos



Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation



Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation



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Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation

Exterior

General Information

General Information: **Exterior features are evaluated for defects in the building envelope. It is not the intent of this report to comment on details that are purely cosmetic. Routine maintenance of exterior components are included in the report only when a delay in performing such maintenance could cause damage to the building or other essential components. Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 5 to 6ft from foundation.**

Chimney Front Yard

General Information: **Chimneys are not tested for efficiency or heat ratings. The inspection of the chimney is for only those areas that are readily visible to the Inspector. Vents & exhaust systems are not tested for air flow. The inspection does not cover the flue or vent system, the interior of chimneys or flues, fire doors or screens, seals or gaskets, mantels, heat distribution assists whether gravity controlled or fan assisted, draft characteristics or the adequacy of draft. The Inspector is not required to determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel feed devices, inspect combustion and/or make-up air devices, ignite or extinguish fires, move fireplace inserts, stoves, or firebox contents or Perform a National Fire Prevention Association (NFPA) style inspection.**

None Inspected

Location(s)

South

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Chimney crown is loose - recommend licensed contractor repair

Loose bricks or stones create a safety hazard recommend repair by a qualified chimney specialist

Photos



Chimney crown is loose - recommend licensed contractor repair



Loose bricks or stones create a safety hazard recommend repair by a qualified chimney specialist



Clean out rusted and needs replaced by a licensed contractor.

Chimney Back Yard

General Information: **Chimneys are not tested for efficiency or heat ratings. The inspection of the**

Exterior

Chimney Back Yard cont.

cont. chimney is for only those areas that are readily visible to the Inspector. Vents & exhaust systems are not tested for air flow. The inspection does not cover the flue or vent system, the interior of chimneys or flues, fire doors or screens, seals or gaskets, mantels, heat distribution assists whether gravity controlled or fan assisted, draft characteristics or the adequacy of draft. The Inspector is not required to determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel feed devices, inspect combustion and/or make-up air devices, ignite or extinguish fires, move fireplace inserts, stoves, or firebox contents or Perform a National Fire Prevention Association (NFPA) style inspection.

None Inspected

Location(s) North
Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Flashing has pulled away from the chimney - recommend repair

Photos



Chimney crown is loose - recommend licensed contractor repair



Flashing has pulled away from the chimney - recommend repair



Flashing has pulled away from the chimney - recommend repair

Gutters

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace

Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other:

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Photos



Small cracks in siding needs repaired/replaced



Small cracks in siding needs repaired/replaced

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor

Comments

Photos



Loose needs fixed

Soffit

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor

Comments

Fascia

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor

Comments

Flashing

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor

Comments

Exterior

Caulking

- Condition** None Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments**

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
- Material** Wood Metal Vinyl Aluminum/Vinyl clad
- Screens** Torn Bent Not installed Satisfactory
- Comments**
- Photos**



Service Entry

- Location** Underground Overhead
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
- GFCI present** Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles Safety Hazard
- Comments**
- Photos**



Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor Broken missing/hardware
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:

Exterior

Exterior Doors cont.

Marginal Poor Broken missing/missing hardware

Comments

Photos



Front door needs painted to prevent wood rot.



Back door threshold needs repaired by a licensed contractor.



Back needs painted to prevent wood rot.

Exterior A/C - Heat pump #1

Unit #1

N/A

Location: Back of house

Approximate Age: Unknown

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: _____

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

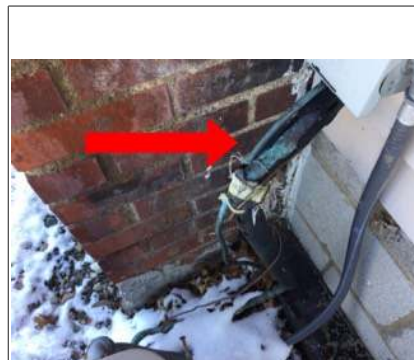
Improper Clearance (air flow) Yes No

Comments The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection.

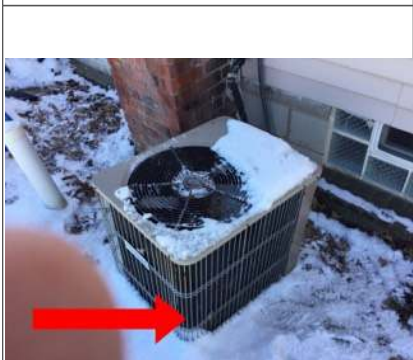
Condensing unit not level, recommend re-leveling unit

Damaged/Missing insulation recommend replacing insulation

Photos



Needs new insulation installed



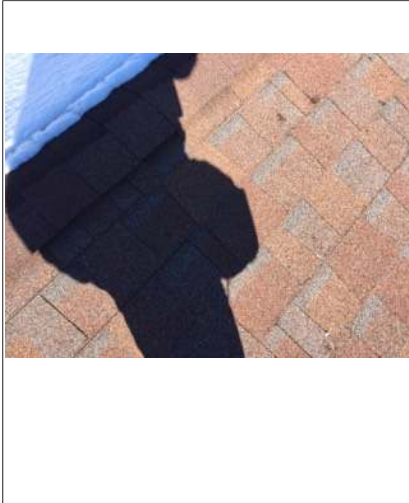
Needs to be leveled

Roof

General Information

General Information: Inspection of the roofing material and its components are not always completely visible or accessible due to weather conditions, height of structure, covered by other material, or may pose a safety hazard to the inspector. All efforts are made to make a complete evaluation of the roof and its applicable components. Determining its current age and expected future life expectancy is not always possible due to other contributing factors such as proper insulation, ventilation, and vegetation which may be negatively affecting roof material performance at the time of the inspection. Any future life expectancy is based on current aging symptoms identified at time of the inspection which are typical factors as recognized within the roofing industry.

Photos



South side of roof covered with snow not able to complete the full inspection of the roof.

General

Visibility None All Partial Limited By: .
Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .
Pitch Low Medium Steep Flat
Roof #1 Type: Asphalt
 Layers: 1 Layer
 Age: 5 years
 Location: Lower
 Upper

Comments

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .
Comments

Roof Penetration

Flashing Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Valley N/A
Material Not Visible Galv/Alum Asphalt Lead Cooper Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Holes Recommend Sealing
Comments .:

Roof

Roof Penetration cont.

Condition Satisfactory Marginal Poor

Comments ..

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments South side of roof covered with snow not able to complete the full inspection of the roof.

Roof coverings appeared overall satisfactory, but will need minor maintenance.

Kitchen

General Information

General Information: **Visual inspections of plumbing, gas valves, pipes and electrical wiring that are concealed inside wall cavities, floors, ceilings or building components require technically exhaustive or destructive inspection methods which are outside the scope if this inspection as per our inspection agreement and the ASHI standards of practice**
Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Countertops/Cabinets

Countertops Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets Satisfactory Marginal Recommend repair/adjustment

Comments ∴

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Drain cover missing/broken
 Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls/Ceiling/Doors

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes Moisture stains

Comments

Doors Satisfactory Marginal Poor Typical cracks Holes Broken/Missing hardware N/A

Window Satisfactory Marginal Poor Broken/Missing hardware Cracked glass N/A

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks Tripping hazard

Comments

Heating source Yes No

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos

Non-GFCI circuit - Recommend that GFCI's are installed anywhere near a water source to prevent the possibility of shock. GFCI's should be installed in the following locations: kitchen, bathrooms, garage, laundry room, basement, outside locations.

Receptacle for the garbage disposal needs replaced with a GFCI by a licensed electrician.

Dining Room

General Information

General Information: **Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.**

Dining Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Not Secured/Wobbling Noisy
 Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing/broken

Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Receptacle cover needs replaced

Bedrooms

General Information

General Information: **Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Smoke detectors are recommend to be located in each bedrooms.**

Master Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Not Secured/Wobbling Noisy

Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing/broken

Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Bedroom Egress Restricted N/A Yes No

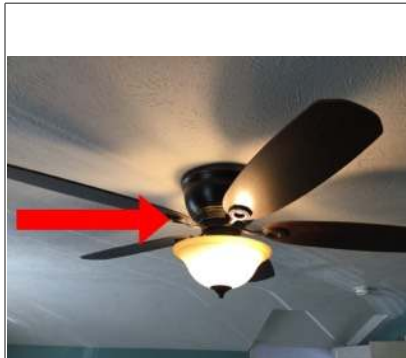
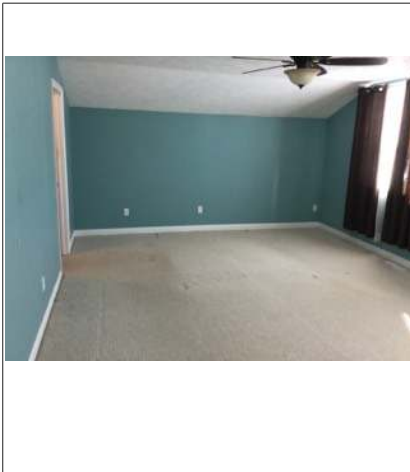
Comments

Smoke Detector Present Not Present Not Tested Recommend additional Safety Hazard

Comments .:Recommend changing smoke detectors batteries every 6 months

Recommend smoke detector be evaluated

Photos



Fan does not work, need repaired by a licensed electrician

Bedroom 2

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Not Secured/Wobbling Noisy

Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing/broken

Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Bedroom Egress Restricted N/A Yes No

Comments

Bedrooms

Bedroom 2 cont.

Smoke Detector Present Not Present Not Tested Recommend additional Safety Hazard

Comments .:Recommend changing smoke detectors batteries every 6 months

Recommend smoke detector be evaluated

Photos



Bedroom 3

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Not Secured/Wobbling Noisy

Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing/broken

Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Bedroom Egress Restricted N/A Yes No

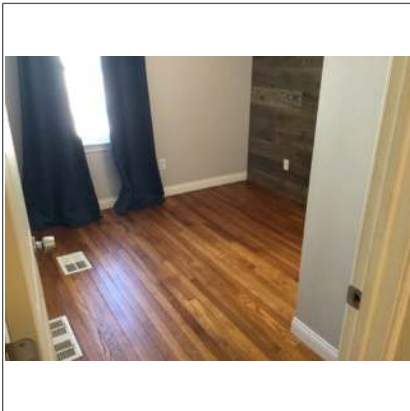
Comments

Smoke Detector Present Not Present Not Tested Recommend additional Safety Hazard

Comments .:Recommend changing smoke detectors batteries every 6 months

Recommend smoke detector be evaluated

Photos



Living Room

General Information

General Information: **Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.**

Living Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Not Secured/Wobbling Noisy

Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing/broken

Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Bathroom

General Information

General Information: **Shower pans are visually checked for leakage, but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections can allow water to get into the wall or floor area and cause damage. Proper ongoing maintenance will be required in the future.**

Master Bathroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain cover missing/broken

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
 Drain cover missing/broken

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
 Drain cover missing/broken

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor Broken/missing Hardware Holes

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No Cover plates missing/broken

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

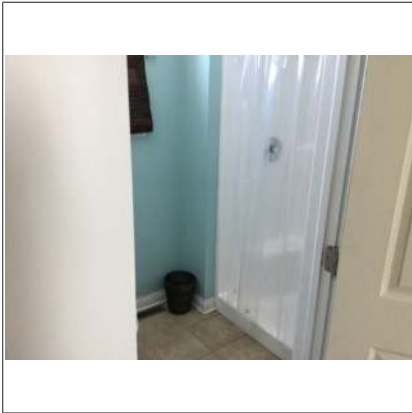
Exhaust fan Yes No Operable: Yes No Noisy

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping Hazard

Comments

Photos



Bathroom 2

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain cover missing/broken

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
 Drain cover missing/broken

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
 Drain cover missing/broken

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Bathroom

Bathroom 2 cont.

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted Caulk/Grouting needed: Yes No

Where:

N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor Broken/missing Hardware Holes

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No Cover plates missing/broken

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

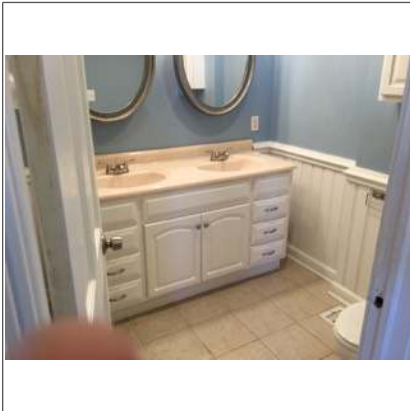
Exhaust fan Yes No Operable: Yes No Noisy

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Holes

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping Hazard

Comments

Photos



Interior

General Information

General Information: **Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.**

Fireplace

General Information: **All fireplaces/woodstoves should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners that sometimes result in internal damage. We strongly recommended that fireplaces, woodstoves and chimneys have seasonal maintenance performed by qualified technicians prior to usage. It is also strongly recommended that smoke and carbon monoxide detectors are located near wood burning fireplaces/woodstoves along with proper fire suppression devices such as extinguishers**

None

Location(s)

Living room

Type

Gas Wood Solid fuel burning stove Electric Ventless

Material

Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous

Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation

N/A Yes No Damper missing

Hearth extension adequate

Yes No

Mantel

N/A Secure Loose Recommend repair/replace

Physical condition

Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments

Recommend having flue cleaned and reexamined.

Attic/Structure/Framing/Insulation

General Information: **Attic ventilation of the attic space is provided to discharge heat and water vapor to the exterior of the structure. Current construction practices recommend a combination of soffit and roof vents to provide adequate air flow through the attic spaces. Calculating ventilation requirements is beyond the scope of this inspection. Soffit vents and ridge vents provided ventilation of the attic spaces. Ventilation of the attic space and roof framing appeared to be consistent with current construction practices**

Yes No

Access

Stairs Pulldown Scuttlehole/Hatch No Access Other:

Inspected from

Access panel In the attic Other

Location

Hallway Bedroom Closet Garage Other

Access limited by

Flooring

Complete Partial None

Insulation

Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in

Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers

Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation

Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to

Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct

N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase

N/A Satisfactory Needs repair Not Visible

Structural problems observed

Yes No Recommend repair Recommend structural engineer

Roof structure

Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible
 Other:

Ceiling joists

Wood Metal Not Visible

Sheathing

Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation

Yes No

Evidence of moisture

Yes No

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of leaking Yes No

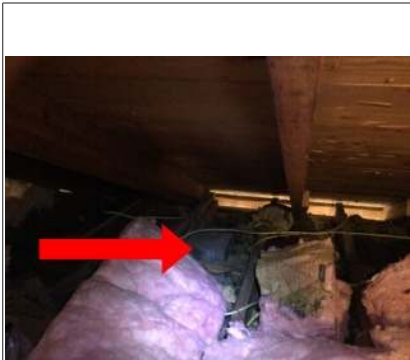
Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring

Knob and tube covered with insulation Safety Hazard

Comments
Insulation was poor, recommend adding additional insulation
Recommend extending bathroom vents to the exterior.

Photos



Bathroom exhaust fan needs to vented outside of the attic by a licensed contractor



Need more insulation installed in attic



Needs more insulation installed in attic

Laundry Room

General Information

General Information: **Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated or tested. Gas valves supply drying machines are not operated or tested.**

Laundry Room

Faucet leaks Yes No N/A
Pipes leak Yes No Not Visible N/A
Cross connections Yes No Potential Safety Hazard
Heat source present Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes No Safety hazard
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
Walls/Ceiling Satisfactory Marginal Poor Typical cracks Holes
Doors None Satisfactory Marginal Poor Broken/missing hardware Holes
Comments .

Basement

General Information

General Information: Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. The material & condition of any part of the foundation wall that is below the grade or not visible due to other obstruction cannot be determined. Settlement cracks or other minor cracks are typical in many walls & foundations and most do not represent a structural problem. If excessive cracking or bowing of a wall is present, we routinely recommend that repairs be made by a Qualified Foundation Contractor. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Adequacy of drainage or de-watering systems are not determined due to the underground nature of the system. All crawlspace areas should have vapor barriers installed over open earth. In the past vents were used to ventilate crawlspaces. Building science has advanced and this practice is no longer common practice. Today it is recommended to encapsulate, insulate the walls and heat all crawlspaces located below conditioned living areas.

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments Moisture present recommend monitoring

Photos



Water stains present, Efflorescence on walls from water intrusion in several places throughout basement. Recommend improving grading on outside walls to possibly improve water intrusion problem. Downspouts near these areas are many times found to be a contributing factor also. However, to completely alleviate moisture concerns, a waterproofing contractor would need to evaluate.

Floor/Drainage

- Material** Concrete Dirt/Gravel Not Visible Other: .
- Condition** Satisfactory Marginal Poor Typical cracks Not Visible
- Comments**
- Sump pump** Yes No Working Not Working Need cleaning Pump not tested
 Recommend sump pump be on GFCI receptacles
- Floor drains** Yes Not Visible Drains not tested
- Comments** .:

Girders/Beams/Columns/Joists

- Girders/Beams** Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Concrete LVL Not Visible
- Comments** .:
- Columns** Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Concrete Block Not Visible
- Comments** .:
- Joists** Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Truss 2X8 2X10 2X12 Engineered I-Type Sagging/altered joist
 Not Visible
- Comments** .:
- Subfloor** Not Visible
- Condition** Satisfactory Marginal Poor Indication of moisture stain/rotting
- Comments** .:

Plumbing

General Information

General Information: **Shower pans are visually checked for leakage, but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections can allow water to get into the wall or floor area and cause damage. Proper ongoing maintenance will be required in the future. Water heater tested for functional operation at time of inspection only. No life expectancy is implied. Water quality or hazardous materials (lead) testing is available from local testing labs. This type of testing is not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by visual inspection. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi. Hose bibs located on the exterior of the structure should be freeze proof and have anti-siphoning bibs installed.**

Water service

Main shut-off location In the basement

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene Meter Properly Grounded: Yes No

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: _____

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments

Water heater #1

N/A

General Brand Name: Bradford White

Serial #: BB5906663

Capacity: 40

Approx. age: 15-20+

Type Gas Electric Oil LP Other: _____

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

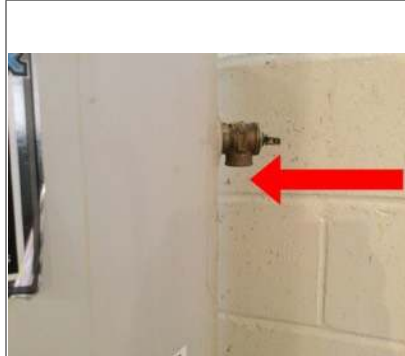
Condition Satisfactory Marginal Poor

Plumbing

Water heater #1 cont.

Comments Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.
Water heater is near the end of life and would budget a replacement unit.

Photos



T P R (temperature pressure relief) valve overflow pipe was too short or missing as compared with today's standards. Recommend extending to 6" above the floor to enhance safety function. Client should consult a licensed plumber for additional information.

Heating System

General Information

General Information: **Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.**

Heating system

Unit #1 Brand name: Amana
 Approx. age: 34
 Unknown Model #: E66G100DC13-2 Serial #: A1713621 Satisfactory Marginal Poor
 Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

CO test Tester: TIFF 8800

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve: Yes
 No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other:

Comments Furnace was marginal and aging, unit was nearing end of its useful life.

Photos



Electrical/Cooling System

General Information

General Information: Electrical Inspection

The electrical inspection was not technically exhaustive, did not include the use of meters or probes, nor did it determine code compliance. Actual electrical load and demand calculations require the services of a qualified electrician, and therefore, are beyond the scope of this inspection. The service amperage is determined by the lowest rating of the main service entrance wires, the listed amperage rating on the main service panel, or the size of the main disconnect. The inspection of low voltage wiring systems, including intercom systems, and security and/or fire alarm systems was not within the scope of this inspection.

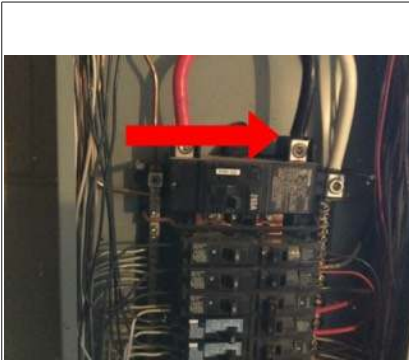
Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. Due to manufacture specification, it is not recommended to test the air conditioning system if the outside temperature is below 60 degrees or was below 60 degrees the night before. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Main panel

Location Basement
Condition Satisfactory Poor
Adequate Clearance to Panel Yes No
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
Reason:
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Comments Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion

Photos



Alumni wire- recommend an anti-oxidant material be applied by a licensed electrician to wires and / or main terminal lug connection to reduce rust, corrosion or oxidation of exposed wires.

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit
 Location: In the basement
 Age: Unknown
 Serial #: A1713621

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments A/C was not operated due to outside temperature.