



STARBOARD PROPERTY INSPECTIONS LLC

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PROPERTY INSPECTION REPORT

1234 Main Street
Stow, OH 44224

Buyer Name

05/18/2023 9:00AM



Inspector

Nate Dujanovic

Ohio Licensed Home Inspector #202100375
/ Expiration 05/27/2024, Certified Master
Inspector, InterNachi Certified Home
Inspector, Licensed Radon Tester, Licensed
Wood-Destroying Insect Inspector,
Licensed Aerial Drone Pilot, Certified Mold
Tester

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Property inspections are “non-invasive” and essentially visual. They are intended to alert the Client in a “written report” to “material defects” that exist at the time of the inspection, as well as defects that could significantly affect the value of the property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. For instance, a property inspection does not include research to establish code-compliance, recall notices, or prior reports. Therefore, your inspection report should not be regarded as a substitute for the Seller’s transfer disclosure statement (TDS), which the Sellers are required to provide by the Business and Professions Code, or as an insurance policy, warranty, or guaranty. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. It is essential that the Client understands this and, thereby, has reasonable expectations. The inspector adheres to clearly defined standards and state laws set forth by the state of Ohio.

[View Ohio Standards of Practice Here](#) and [View Ohio Canons of Ethics Here](#)

How to read this report:

The defects within the report are organized into three categories. They are Maintenance and/or Minor Recommendations (in blue), Moderate Recommendations (in orange), and Safety and/or Major Recommendations (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Maintenance and/or Minor Recommendations - Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to **Moderate Recommendations** and **Safety and/or Major Recommendations** if left neglected for extended periods of time. These concerns are usually straightforward to remedy and normally inexpensive.

Moderate Recommendations - Typically, the majority of observations fall into this category. These are items or components that were found to be defective and, if not addressed in a timely manner, could lead to further issues. These defects are not considered to be routine maintenance and typically require a qualified and/or licensed contractor to evaluate further.

Safety and/or Major Recommendations - These are items or components that may contain serious safety concerns and/or represent a significant expense that are in need of immediate attention.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

*As your inspector, I take my job extremely seriously. I make every effort possible to identify all current and potential issues within the property inspected, however, there are areas that I simply cannot access and/or inspect fully including behind walls, underneath enclosed decks/porches, etc. Please refer to the **Limitations** tab within this report for more information. An inspector is considered to be a generalist, or in other words, a knowledgeable person trained to spot and report defects and recommend further evaluation and repair by a qualified and/or licensed contractor. If you have any questions or concerns in regards to this report, please reach out to me directly. I am more than happy to help!*

SUMMARY

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- ⊖ 3.4.2 Roof Coverings & Gutter System - Gutters: Gutter - Improper Slope
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1: INSPECTION DETAILS

Information

All Information Disclaimer

All information contained herein reflect the condition as of today's date.

Type of Inspection

Pre-Purchase

In Attendance

Client, Buyer Agent, Family of the Client

Occupancy

Furnished, Occupied

Style of Home

Modern

Year Built

1968

Weather

Below freezing, Cloudy

Lead Paint Disclaimer

The home was built prior to 1978. Lead-based paints were banned for residential use in 1978. Homes built in the U.S. before 1978 are likely to have some lead-based paint.

Limitations

General

OCCUPIED/FURNISHED DISCLAIMER

During the inspection, the property was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the property, therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

General

RECENTLY REMODELED

The property appeared to be recently remodeled to some degree and at least partially painted. This type of work may conceal certain conditions such as settling/movement and physical damage, therefore I recommend consulting with the seller(s) as to any of these conditions that may have been covered by finishings and/or paint.

2: FOR YOUR INFORMATION

		IN	NI	NP	R
2.1	Orientation	X			
2.2	Electrical - Main Disconnect	X			
2.3	Gas - Main Shut Off Valve	X			
2.4	Water - Main Shut Off Valve	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Orientation: Front Exterior



Orientation: Back Exterior



Orientation: Left Exterior



Orientation: Right Exterior



Orientation: Pictures of the Exterior

The above pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the inspector states that there was a defect with a window on the left exterior, this section can be used to view a picture of the left exterior wall.

Electrical - Main Disconnect: Location

Left Exterior

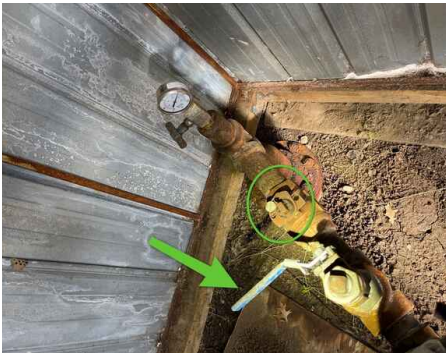
I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

Back Exterior

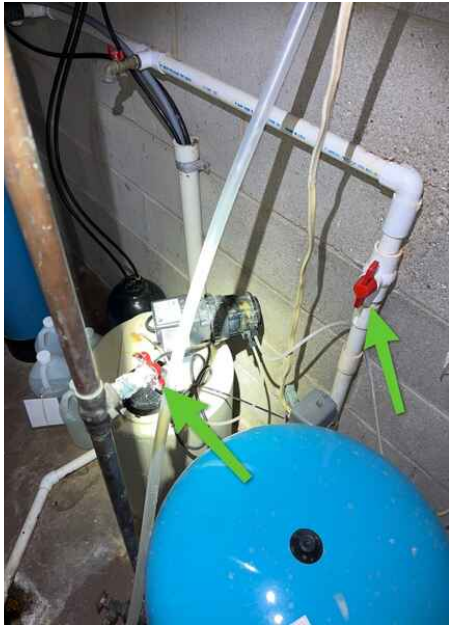
I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



Water - Main Shut Off Valve: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: ROOF COVERINGS & GUTTER SYSTEM

		IN	NI	NP	R
3.1	General	X			
3.2	Coverings	X			X
3.3	Roof Ventilation	X			
3.4	Gutters	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Inspection Method

Ground, Ladder, Roof

General: Roof Type / Style

Flat, Combination, Skillion & Lean-to

Coverings: Material

Architectural Asphalt Shingles, Metal, Membrane

Coverings: Roofing Layers

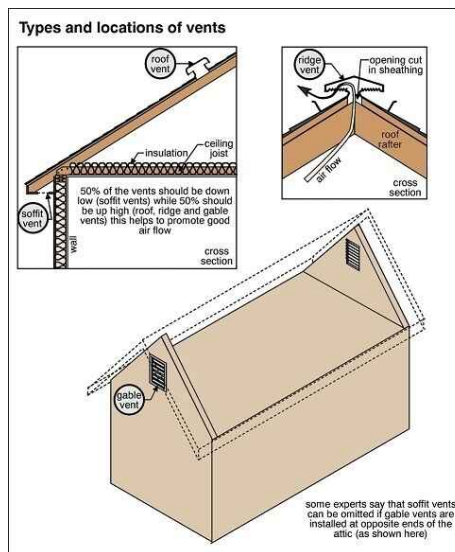
(Approximate)

1

Roof Ventilation: Roof Ventilation

Type

Soffit Vents, Box Vents



General: Descriptions:

The materials, styles and components present and observable are described as follows:

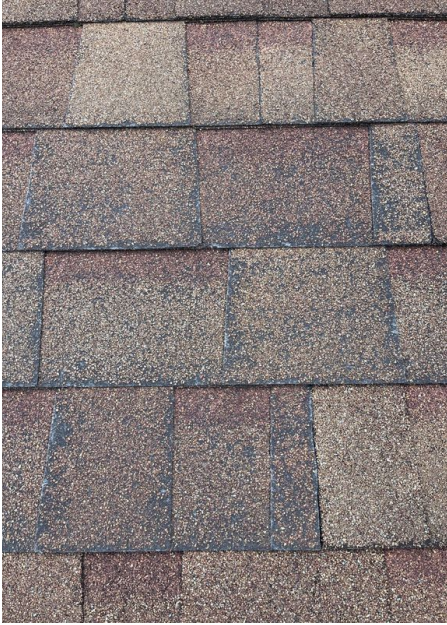
Coverings: Roof Age (Estimate)

Last Third of Life

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection. Below is for reference only:

Architectural Asphalt Shingles typically have a 21-24 year lifespan. This equates to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age



Observations

3.2.1 Coverings

 Safety and/or Major Recommendations

ROOF - MULTIPLE DEFICIENCIES OBSERVED

VARIOUS

The roof was observed to have multiple deficiencies in area(s) on the exterior. This will allow for moisture and pest intrusion. In addition, this will shorten the lifespan of the shingles. I recommend a qualified contractor. Refer to the pictures below for specific deficiencies.



Exposed fasteners



Shingles not laying flat



Roof sloping towards home



Damaged/torn shingles



Failing sealant



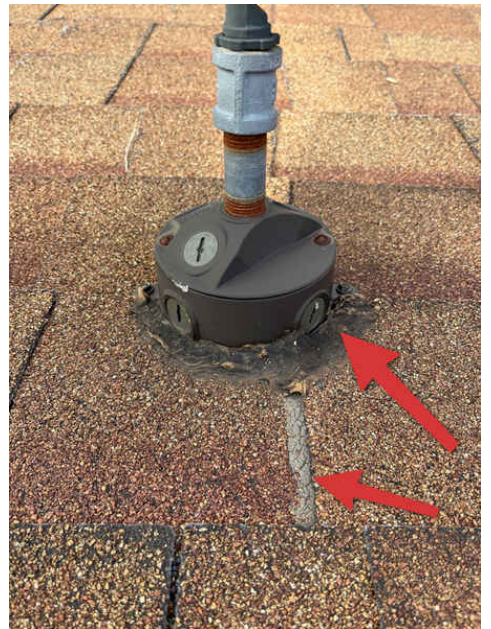
Shingles not laying flat



Shingles end of life condition



Failing sealant



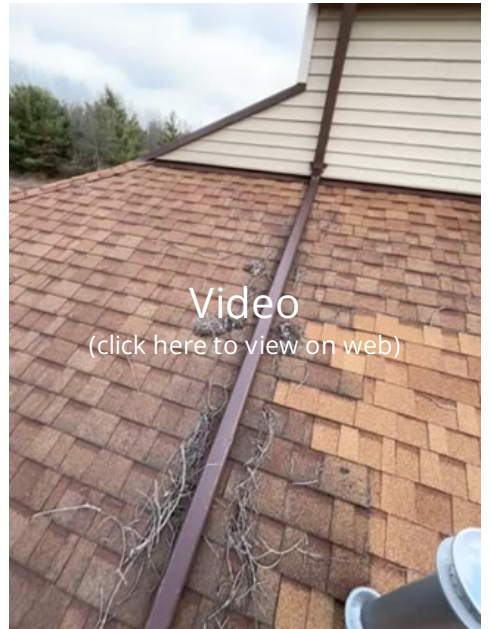
Failing sealant



Patching present and major granule loss



Flue vent not secured



Failing sealant and moss growth



Debris on roof



Damaged shingles



Damaged box vents



Damaged shingles and moss growth



Shingles not laying flat



Exposed fasteners



Missing flashing



Failing sealant



Ponding on flat roof



Failing sealant



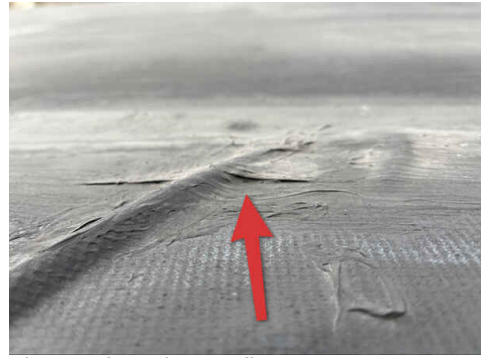
Failing sealant



Poorly installed/failing sealant



Evidence of ponding on flat roof



Flat roof not laying flat



Evidence of ponding on flat roof



Failing sealant



Failing sealant



Flue vent loose



Damaged shingles



Moderate granule loss



Missing fasteners and plumbing vent improper height

Satellite present

3.4.1 Gutters

 Maintenance and/or Minor Recommendations

DOWNSPOUT - GOES BELOW GRADE

VARIOUS

A downspout(s) was routed below grade. I was not able to determine whether it extended away from the foundation or not. I recommend verifying the underground drainage system is properly routing water away from the foundation or installing above-ground downspout extensions.



3.4.2 Gutters

Moderate Recommendations

GUTTER - IMPROPER SLOPE

VARIOUS

A gutter was observed to be improperly sloped. Gutters should be sloped toward the downspouts in order to allow proper draining. This will allow for moisture intrusion. I recommend a qualified contractor.



Back



Right Front

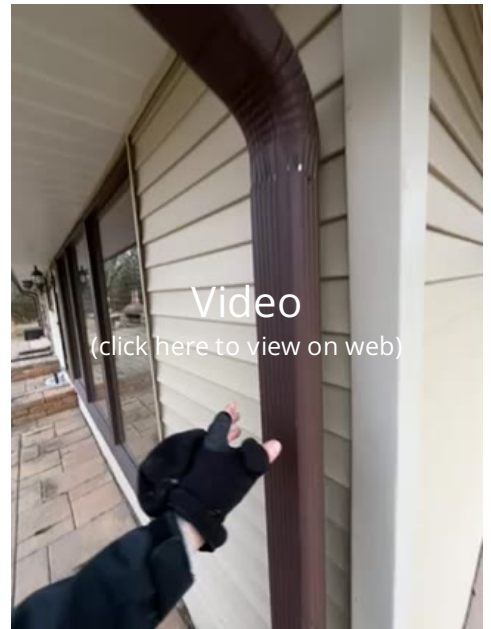
3.4.3 Gutters

Moderate Recommendations

DOWNSPOUT - LOOSE

LEFT BACK

A gutter downspout(s) is not properly secured. This will allow for moisture intrusion into the foundation. I recommend a qualified contractor.



4: EXTERIOR

		IN	NI	NP	R
4.1	Siding, Flashing & Trim	X			X
4.2	Porches, Decks, Balconies & Landings	X			X
4.3	Exterior Doors	X			X
4.4	Sidewalks, Patios & Driveways	X			X
4.5	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Ground

Siding, Flashing & Trim: Siding Material

Vinyl, Stone

Porches, Decks, Balconies & Landings: Material

Wood, Concrete, Paver

Descriptions:

The materials, styles and components present and observable are described as follows:

Observations

4.1.1 Siding, Flashing & Trim

 Maintenance and/or Minor Recommendations

EXTERIOR CAULKING - DAMAGED/MISSING

VARIOUS

Damaged/missing caulk was observed in area(s) on the exterior. This will allow for moisture and pest intrusion. I recommend a qualified contractor properly caulk all exterior gaps.



Back door



Windows



Right



Windows

4.1.2 Siding, Flashing & Trim

EXTERIOR PAINT/SEAL - DAMAGED/MISSING

VARIOUS

 Maintenance and/or Minor Recommendations

Damaged/missing paint was observed in area(s) on the exterior. This will allow for moisture and pest intrusion. I recommend properly painting/sealing all exposed areas.



Back

4.1.3 Siding, Flashing & Trim

Moderate Recommendations

SIDING - DAMAGED

VARIOUS

The siding was observed to be damaged in area(s) on the exterior. This will allow for moisture and pest intrusion. I recommend a qualified contractor.



Right



Right

4.1.4 Siding, Flashing & Trim

Moderate Recommendations

EXTERIOR MASONRY - CRACKING MORTAR

VARIOUS

Cracking was observed on the mortar joints in area(s) on the exterior masonry. This will allow for moisture and pest intrusion. I recommend properly sealing the crack(s) with masonry caulking. If the cracks reappear after repairs have been made, I recommend a qualified contractor. Continue to monitor.



4.1.5 Siding, Flashing & Trim

 Moderate Recommendations

SIDING - LOOSE

RIGHT

The siding was observed to be loose in area(s) on the exterior. This will allow for moisture and pest intrusion. I recommend a qualified contractor.



Right

4.1.6 Siding, Flashing & Trim

Moderate Recommendations

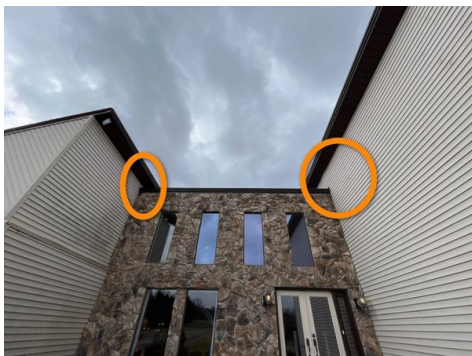
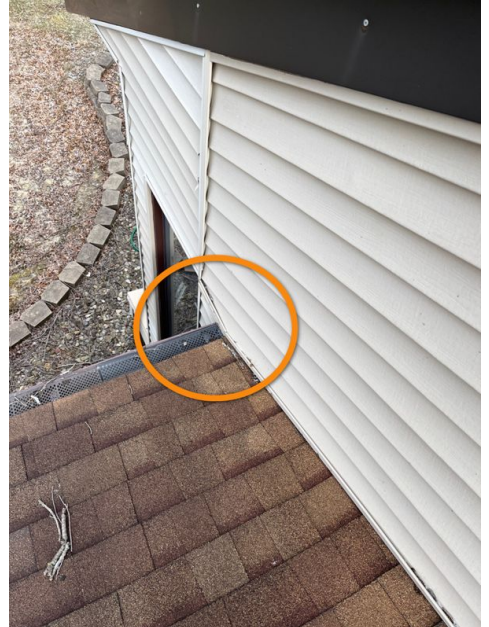
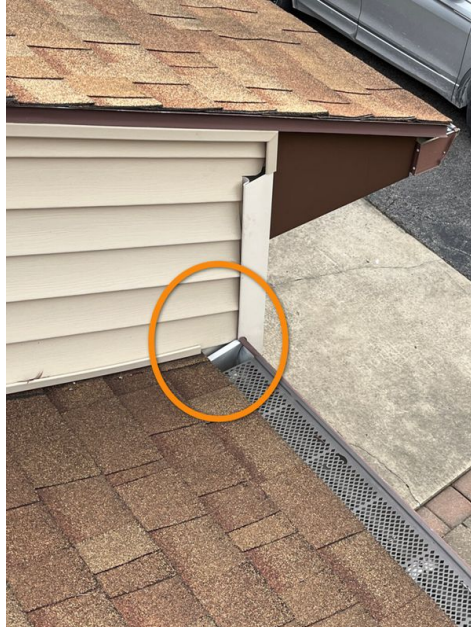
KICK-OUT FLASHING - MISSING

VARIOUS

The kick-out flashing was observed to be missing in areas on the exterior. Kick-out flashing prevents moisture intrusion by directing rain water into the gutter and preventing it from getting behind the siding. This will allow for moisture intrusion. I recommend a qualified contractor.



Here is an image of proper kick-out flashing from a different home.



4.1.7 Siding, Flashing & Trim

EXTERIOR MASONRY - DAMAGED/LOOSE

VARIOUS

 Moderate Recommendations

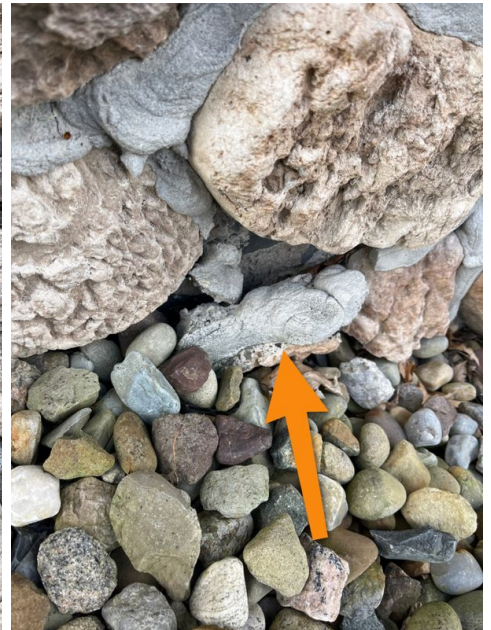
Damage/loose stone was observed in area(s) on the exterior masonry. This will allow for moisture and pest intrusion as well as wood rot. I recommend a qualified contractor.



Front Right



Front Right



4.1.8 Siding, Flashing & Trim

FLASHING - LOOSE

FRONT

 Moderate Recommendations

The flashing was observed to be loose/not secured in area(s) on the exterior. This will allow for moisture and pest intrusion. I recommend a qualified contractor.



Front

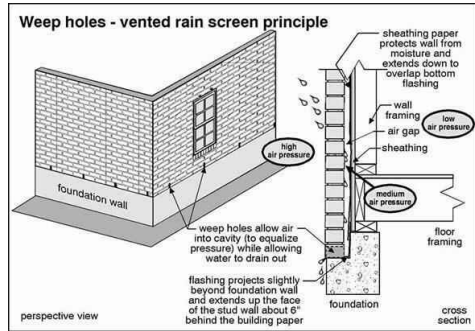
4.1.9 Siding, Flashing & Trim

Moderate Recommendations

EXTERIOR MASONRY VENEER - WEEP HOLES MISSING

VARIOUS

The exterior masonry veneer was observed to have the weep holes missing. The masonry veneer system is designed to allow any moisture that gets behind the surface to exit the inside of the wall through the weep holes, which are located at the bottom of the veneer. This will allow for moisture and pest intrusion. I recommend a qualified contractor.



4.1.10 Siding, Flashing & Trim

 Safety and/or Major Recommendations

EXTERIOR - WOOD ROT

VARIOUS

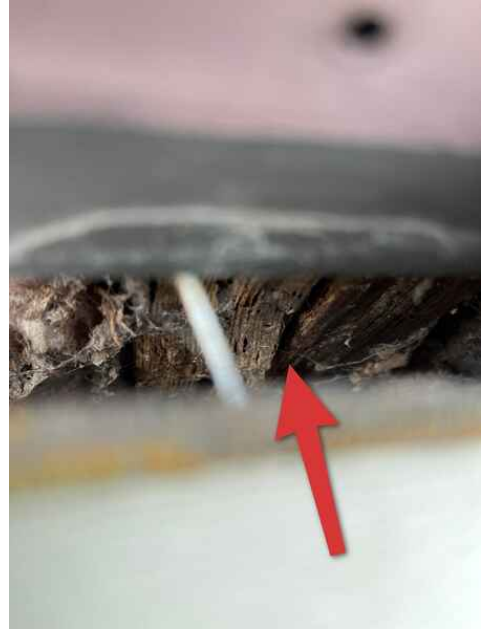
Wood rot was observed in area(s) on the exterior including behind the siding, below windows and behind the stone veneer. This may be due to poor/improper installation of the siding/flushing and stone veneer. This will allow for moisture and pest intrusion. I recommend a qualified contractor.



Right



Behind stone veneer - missing moisture barrier



Behind siding below windows



Siding installed diagonally and stone veneer missing weep holes/moisture barrier

4.1.11 Siding, Flashing & Trim

FLASHING - MISSING

VARIOUS

Moderate Recommendations

The flashing was observed to be missing in area(s) on the exterior. This will allow for moisture and pest intrusion as well as wood rot. I recommend a qualified contractor.



Left



Under drip edge



Back



Right



Front Right



Front

4.1.12 Siding, Flashing & Trim

Moderate Recommendations

FLASHING - IMPROPER SLOPE

VARIOUS

The flashing was observed to be improperly sloped in area(s) on the exterior. Flashing should be sloped so that water is directed away from the structure. This will allow for moisture intrusion. I recommend a qualified contractor.



Right



Front

4.1.13 Siding, Flashing & Trim

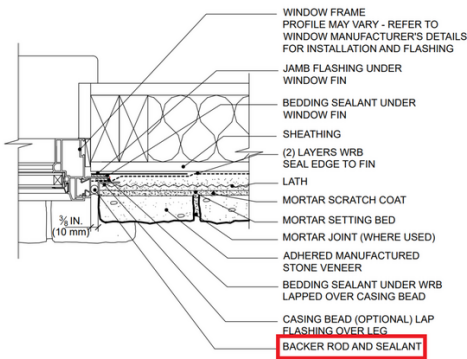
Moderate Recommendations

MASONRY - MORTAR AROUND WINDOW

VARIOUS

The masonry was observed to have mortar around the window(s), which can make replacement of the window(s) in the future difficult. It is recommended to have a 3/8 inch gap with backer rod and sealant around the windows. This will allow for moisture and pest intrusion. I recommend a qualified contractor.

Stone Veneer at Side of a Window



Rough openings must be properly flashed prior to window installation. Backer rod and sealant between the window frame and the adhered manufactured stone veneer allows for movement between the dissimilar materials.



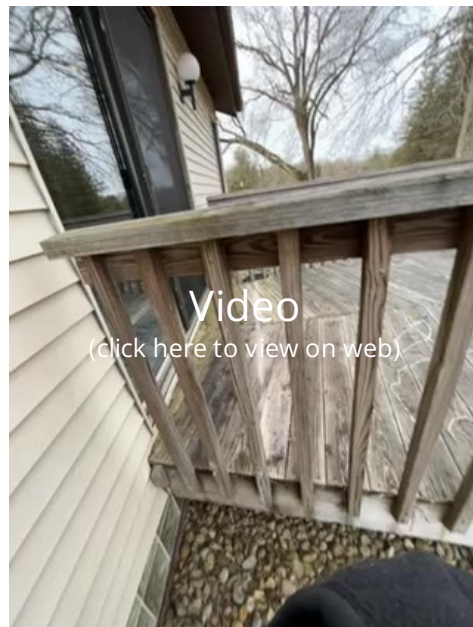
4.2.1 Porches, Decks, Balconies & Landings

! Safety and/or Major Recommendations

GUARDRAIL(S) - LOOSE

RIGHT

A guardrail(s) was observed to be loose in area(s) on the exterior. This is a fall hazard. I recommend a qualified contractor.



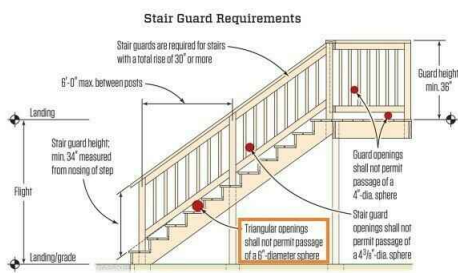
4.2.2 Porches, Decks, Balconies & Landings

! Safety and/or Major Recommendations

GUARDRAIL(S) - IMPROPER BALUSTER SPACING

RIGHT

A guardrail(s) was observed to have improper baluster spacing in area(s) on the exterior. The spacing in between balusters should be no greater than 4" wide. This is a fall hazard. I recommend a qualified contractor.



4.2.3 Porches, Decks, Balconies & Landings

 Safety and/or Major Recommendations

GUARDRAIL(S) - MISSING

VARIOUS

A missing guardrail(s) was observed in area(s) on the exterior. This is a fall hazard. I recommend a qualified contractor.



Front

4.2.4 Porches, Decks, Balconies & Landings

 Moderate Recommendations

JOIST HANGER(S) - MISSING

RIGHT

A joist hanger(s) on a deck/porch was observed to be missing in area(s) on the exterior. In order to provide adequate support, I recommend a qualified contractor.



4.2.5 Porches, Decks, Balconies & Landings

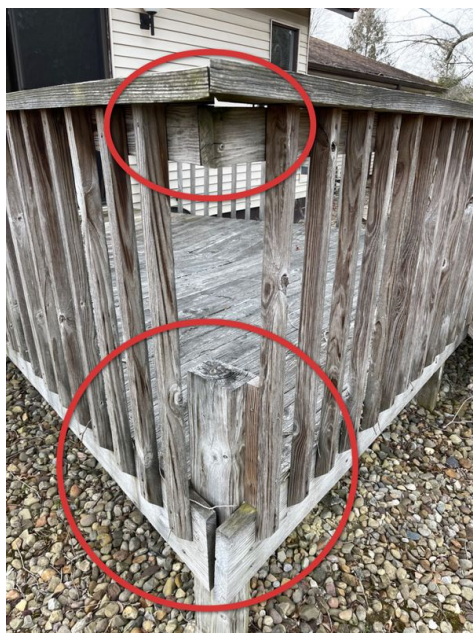
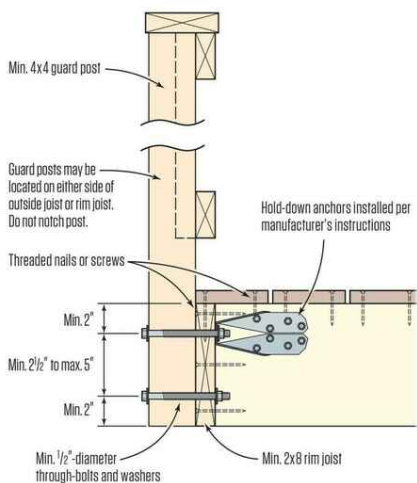
GUARDRAIL(S) - IMPROPER POST CONNECTION

! Safety and/or Major Recommendations

RIGHT

A guardrail(s) was observed to be connected improperly to a post(s) in area(s) on the exterior. This is a fall hazard. I recommend a qualified contractor.

Guard Post Fastening



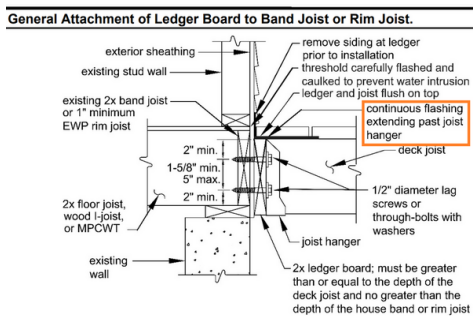
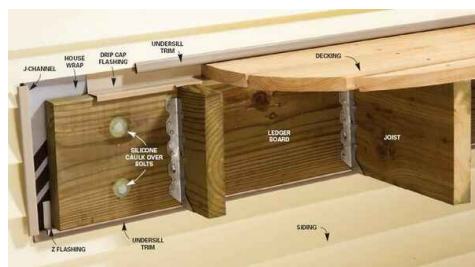
4.2.6 Porches, Decks, Balconies & Landings

LEDGER BOARD - FLASHING MISSING

⊖ Moderate Recommendations

RIGHT

A ledger board on a deck/porch was observed to have missing flashing in area(s) on the exterior. This will allow for moisture intrusion and wood rot. I recommend a qualified contractor.



4.3.1 Exterior Doors



Maintenance and/or Minor Recommendations

WEATHERSTRIPPING - REPLACE

FRONT RIGHT

The weatherstripping on an exterior door(s) was observed to be damaged. This will allow for moisture and pest intrusion as well as energy loss. I recommend a qualified contractor.



Front Right

4.3.2 Exterior Doors



Maintenance and/or Minor Recommendations

WEATHERSTRIPPING - MISSING

FAMILY ROOM

An exterior door had missing weatherstripping. In order to prevent energy loss as well as moisture and pest intrusion, I recommend having the proper weatherstripping installed around the doors.



Family Room

4.3.3 Exterior Doors

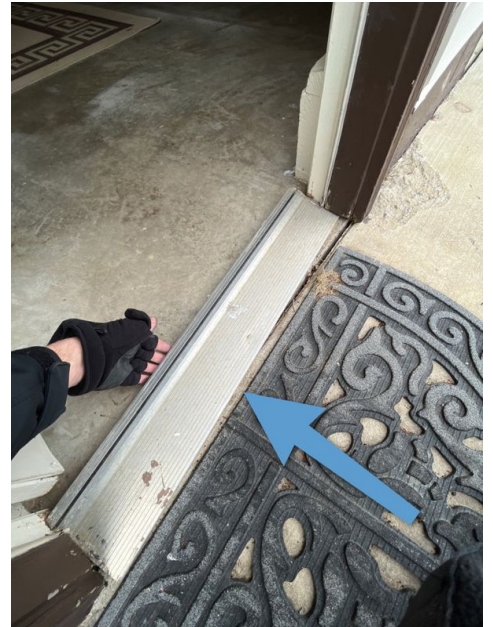


Maintenance and/or Minor Recommendations

THRESHOLD - UNSECURED

LEFT

The threshold on the exterior door(s) is not properly supported. When stepped on, the threshold has excessive movement. I recommend having the threshold supported from underneath by a qualified contractor.



Left

4.4.1 Sidewalks, Patios
& Driveways

Maintenance and/or Minor Recommendations

CONCRETE - CRACKING (SEAL)

DRIVEWAY

Cracking was observed in various areas of the concrete. In order to prevent the cracking from getting worse, I recommend having the cracks properly sealed with concrete caulking.



4.4.2 Sidewalks, Patios & Driveways

Moderate Recommendations

HARDSCAPE - IMPROPERLY SLOPED

VARIOUS

Areas of hardscape are not properly sloped throughout the exterior. This will allow for moisture intrusion into the foundation. I recommend a qualified contractor.



Front Left



Left



Back patio



Front

4.4.3 Sidewalks, Patios & Driveways

Moderate Recommendations

ASPHALT - CRACKING/DETERIORATION

DRIVEWAY

Cracking/deterioration was observed in areas of the asphalt. In order to extend the life of the asphalt, I recommend a qualified contractor.



4.4.4 Sidewalks, Patios & Driveways

Safety and/or Major Recommendations

HARDSCAPE - HEAVING / TRIP HAZARDS

LEFT

Areas of the hardscape are heaving. This is a trip hazard. I recommend a qualified contractor.



4.4.5 Sidewalks, Patios
& Driveways



Maintenance and/or Minor Recommendations

CONCRETE - DETERIORATION/SPALLING

LEFT

Areas of the concrete were deteriorated/spalling and in need of repair. In order to extend the life of the concrete, I recommend a qualified contractor.



4.4.6 Sidewalks, Patios
& Driveways



Maintenance and/or Minor Recommendations

PAVERS - HEAVING/SETTLEMENT

BACK PATIO

Areas of the pavers were heaving/settling. This will allow for moisture intrusion. I recommend repairing the heaving/settled pavers and replacing any damaged pavers.



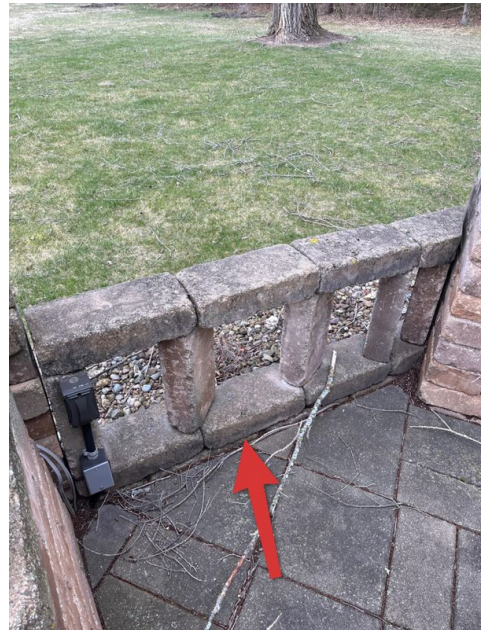
4.4.7 Sidewalks, Patios & Driveways

PAVER(S) - UNSECURED

BACK PATIO

 Safety and/or Major Recommendations

Various pavers were observed to be loose/improperly secured. This is a safety hazard. I recommend a qualified contractor.



Back



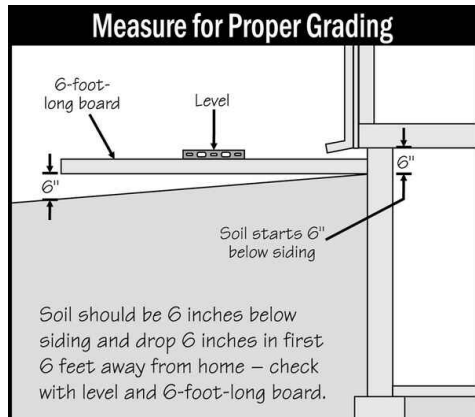
4.5.1 Vegetation, Grading, Drainage & Retaining Walls

Moderate Recommendations

NEGATIVE GRADING

VARIOUS

Areas of the grading were observed to be sloping towards the home. In order to promote good drainage of rainwater away from the foundation and prevent moisture intrusion/damage to the foundation, I recommend regrading.



Right



Front

This image shows proper grading and how to measure it.



Front

4.5.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance and/or Minor Recommendations

VEGETATION - OVERHANGING THE ROOF

BACK

Tree branches were overhanging the roof in area(s). This will allow for moisture and pest intrusion. In addition, this will shorten the lifespan of the roofing material. I recommend a qualified contractor.



4.5.3 Vegetation,
Grading, Drainage &
Retaining Walls



Maintenance and/or Minor Recommendations

RETAINING WALL - WEEP HOLES MISSING

FRONT RIGHT

A retaining wall was observed to be missing weep holes. Weep holes allow for water to drain at the bottom of the retaining wall in order to prevent hydrostatic pressure/the wall from leaning/failing. Although the retaining wall appeared to be in good working condition as of the inspection date, I recommend a qualified contractor.



Front Right

5: GARAGE

		IN	NI	NP	R
5.1	General	X			
5.2	Floor, Steps, Walls & Ceiling	X			X
5.3	Fire Separation	X			X
5.4	Garage Door	X			X
5.5	Garage Door Opener and Safety	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Door Material
Aluminum

Garage Door: Door Insulation
Insulated

Garage Door: Method of Operation
Automatic Garage Door Opener

General: Descriptions:

The materials, styles and components present and observable are described as follows:

General: Outbuilding - Not Inspected

The unattached outbuilding(s) was not inspected as requested by the client(s).



Garage Door Opener and Safety: Auto Reverse Safety Feature

The garage door opener is equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, and any defects are noted below.

Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

Observations

5.2.1 Floor, Steps,
Walls & Ceiling

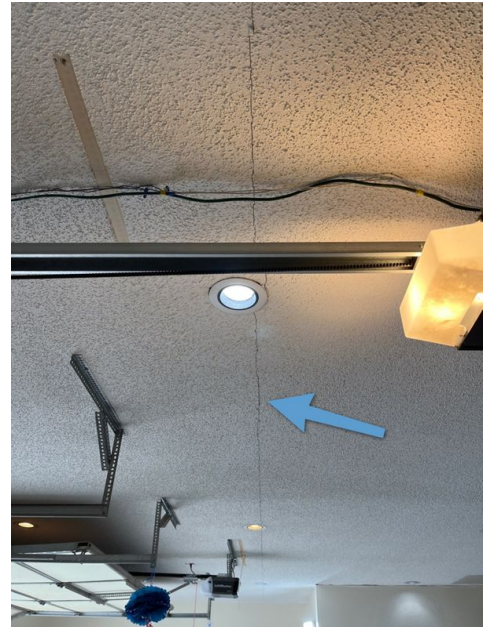


Maintenance and/or Minor Recommendations

DRYWALL - DAMAGE

GARAGE

Areas of drywall are damaged and in need of repair. Although the damage appears to be strictly cosmetic, I recommend a qualified contractor.



5.3.1 Fire Separation

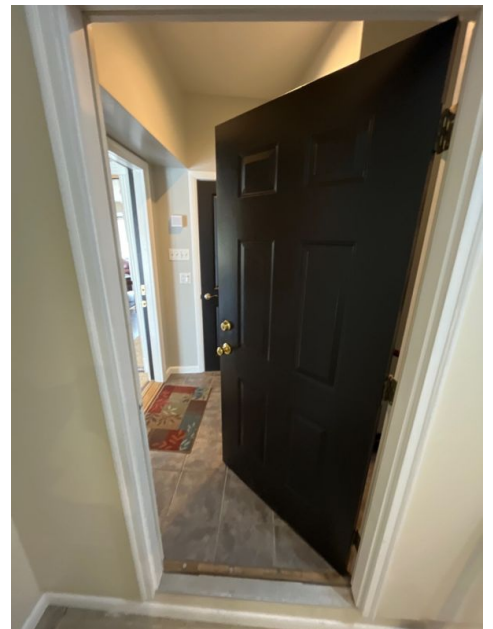


Safety and/or Major Recommendations

MAN DOOR - NOT SELF-CLOSING

GARAGE

The garage man door is not self-closing. This could allow for harmful gasses such as carbon monoxide to escape into the home. I recommend installing a self-closing device on the door.



5.4.1 Garage Door

 Maintenance and/or Minor Recommendations

DAMAGE

GARAGE

Areas of the garage doors have damage present that does not effect the function of the door. In addition, rust was present. In order to extend the life of the garage doors, I recommend a qualified contractor as necessary.



5.4.2 Garage Door

 Maintenance and/or Minor Recommendations

DAMAGED/MISSING INSULATION

GARAGE

Areas of the garage door insulation was damaged/missing. In order to maintain the insulations efficiency, I recommend a qualified contractor.



5.5.1 Garage Door Opener and Safety

 Safety and/or Major Recommendations

SENSORS - ADJUST HEIGHT

GARAGE

The photocells for the garage doors were located higher than 6 inches above the floor, which is the maximum recommended height. In order to prevent any accidents, injuries, or damage to property, I recommend having the sensors adjusted to the appropriate height by a qualified contractor.



6: COOLING

		IN	NI	NP	R
6.1	Air Conditioning	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Air Conditioning: Brand
Unknown, Ducane, Unknown

Air Conditioning: Energy Source
Electric

Air Conditioning: Location
Right Exterior



Faded data plate

Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning: Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

- o Turning on the system at the operating control and ensuring the system operated properly.*
- o Inspecting the exterior compressor and coil, where present.*

Any defects are noted below.



Unknown unit



Unknown unit



Ducane



Ducane

Air Conditioning: Approximate Manufacturing Age

Unknown & 4 Years Old

The typical life expectancy of an exterior central air conditioning unit is 7-15 years. If the unit(s) was observed to be functioning at the time of the inspection but past its typical life expectancy, I recommend budgeting for future replacement.



Ducane - 2019



Unknown

Limitations

General

UNABLE TO OPERATE - DUE TO TEMPERATURE

In order to test the air conditioner(s) and avoid damaging the internal components, the outside temperature must be above 65 degrees for a full 24 hours prior. Due to the temperature being lower than 65 degrees prior to the inspection, the air conditioner(s) was not tested.

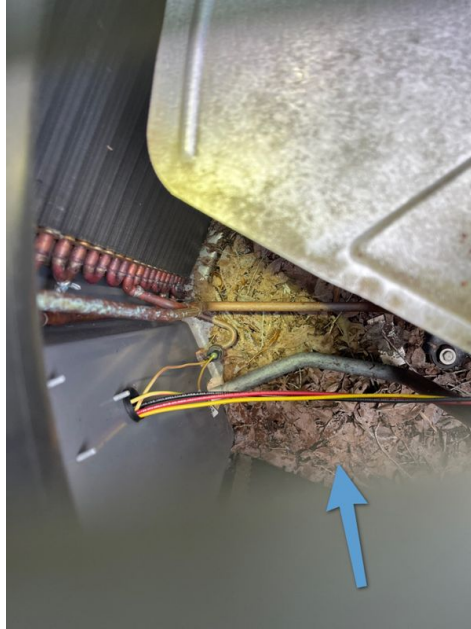
Observations

6.1.1 Air Conditioning

CLEAN AND SERVICE

BOTH UNITS

Debris was present on and around the AC units. In order to extend the life of the air conditioner, I recommend having the air conditioner cleaned and serviced by a licensed HVAC contractor, followed by annually.



6.1.2 Air Conditioning

INSULATION - DAMAGED/MISSING

BOTH UNITS

The insulation on the suction lines for the air conditioners were observed to be damaged. In order to prevent any condensation leaks as well as energy loss, I recommend having the insulation replaced.



6.1.3 Air Conditioning



Maintenance and/or Minor Recommendations

**CONDENSER -
DEBRIS/VEGETATION BLOCKING AIRFLOW**

BOTH UNITS

The air conditioner condensers appeared to have debris present, which will negatively effect the airflow. In order to ensure the AC has sufficient air flow, I recommend removing all debris from around the AC units.



6.1.4 Air Conditioning

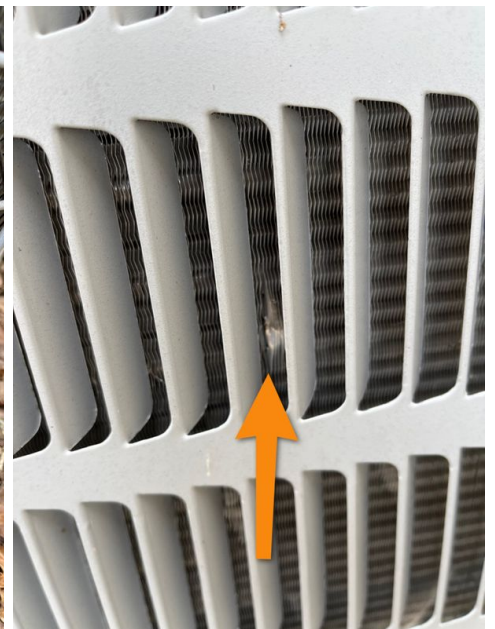
COIL/FIN DAMAGE

BOTH UNITS

The air conditioner condensers were observed to have minor damage to the fins. Damage to the fins can restrict airflow to the unit. Minor damage can often be combed out. I recommend a licensed HVAC contractor.



Moderate Recommendations



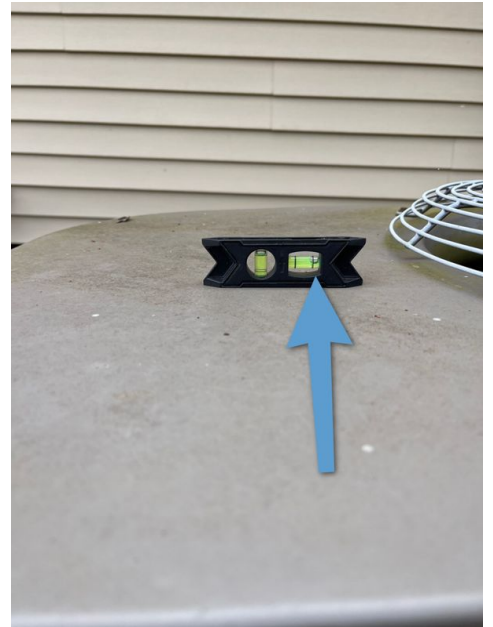
6.1.5 Air Conditioning

 Maintenance and/or Minor Recommendations

CONDENSER - NOT LEVEL

UNKNOWN UNIT

The air conditioner condenser is not level. If the unit is not level, then the oil level inside the compressor will not be level either. This can lead to one side of the compressor's motor not being properly lubricated. In order to prevent a shortened lifespan of the AC components, I recommend leveling the AC unit.



6.1.6 Air Conditioning

 Moderate Recommendations

CLEAN, SERVICE, AND CERTIFY - DUE TO CONDITION

UNKNOWN UNIT

The air conditioner does not appear to have had regular services or maintenance, which can shorten the life of the equipment. I recommend having the system cleaned, serviced, and certified by a reputable licensed HVAC contractor.



7: HEATING

		IN	NI	NP	R
7.1	Forced Air Furnace	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Forced Air Furnace: Brand
Goodman, Luxaire

Forced Air Furnace: Energy Source
Gas

Forced Air Furnace: Ductwork
Non-insulated

Forced Air Furnace: Location
Basement

Descriptions:

The materials, styles and components present and observable are described as follows:

Forced Air Furnace: Furnace

- The heating system for the home was visually inspected and tested including the following:*
 - o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
 - o Opening readily accessible panels to visually inspect the system.*
 - o Inspecting the venting system, flues and chimneys, where present.*
- Any defects are noted below.*



Goodman



Goodman



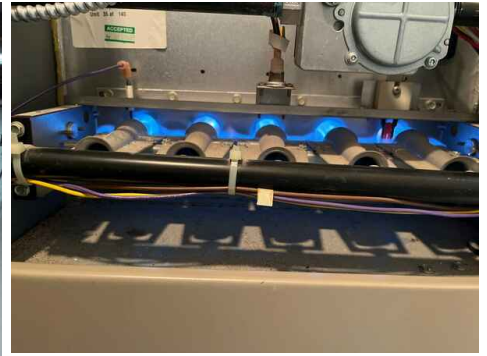
Goodman



Luxaire



Luxaire



Luxaire

Forced Air Furnace: Furnace Filter Location

This shows the location of the homes furnace filter, and how to access it for routine filter changes. I recommend changing 1" filters every 3-4 weeks and 4" filters every 6 months.



Goodman



Luxaire

Forced Air Furnace: Thermostat Location

Main Floor



Goodman



Luxaire

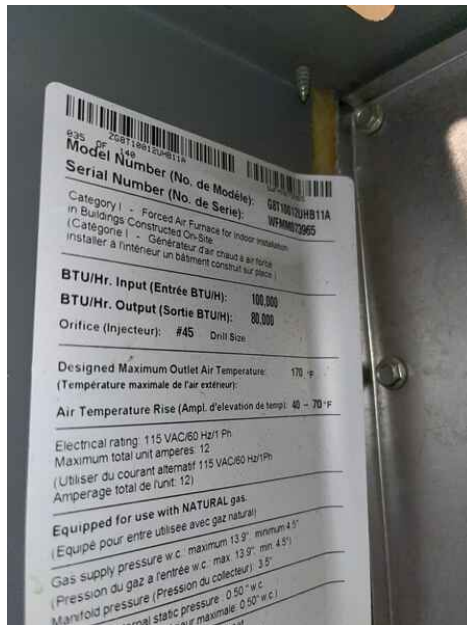
Forced Air Furnace: Approximate Manufacturing Age

8 & 20 Years Old

The typical life expectancy of a furnace is 15-25 years. If the unit(s) was observed to be functioning at the time of the inspection but past its typical life expectancy, I recommend budgeting for future replacement.



Goodman - 2010



Luxaire - 2003

Observations

7.1.1 Forced Air Furnace

FURNACE - CLEAN AND SERVICE

BOTH UNITS

I recommend having the furnaces cleaned and serviced by a licensed HVAC contractor, followed by annually.

 Maintenance and/or Minor Recommendations

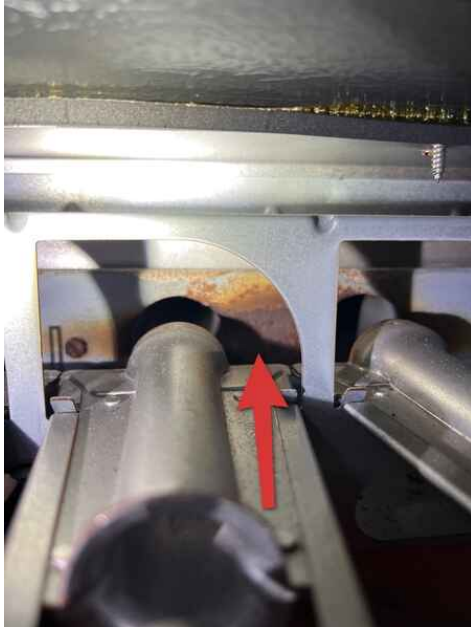
7.1.2 Forced Air Furnace

 Safety and/or Major Recommendations

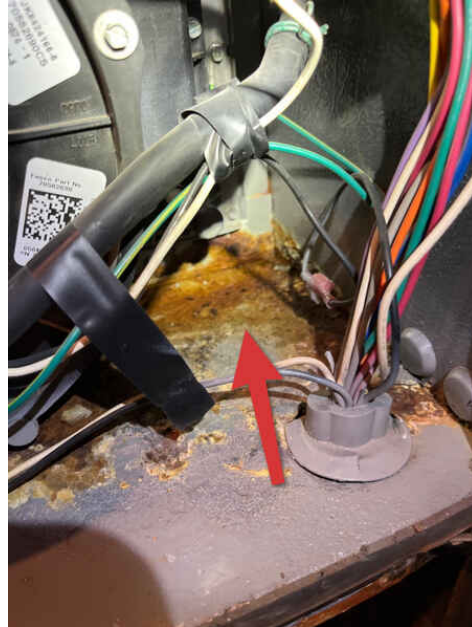
FURNACE - CORROSION/RUST

GOODMAN

Major corrosion/rust was observed on the Goodman furnace including on the heat exchanger. In addition, minor rust was present on the Luxaire furnace. In order to maintain the furnaces, I recommend a licensed HVAC contractor.



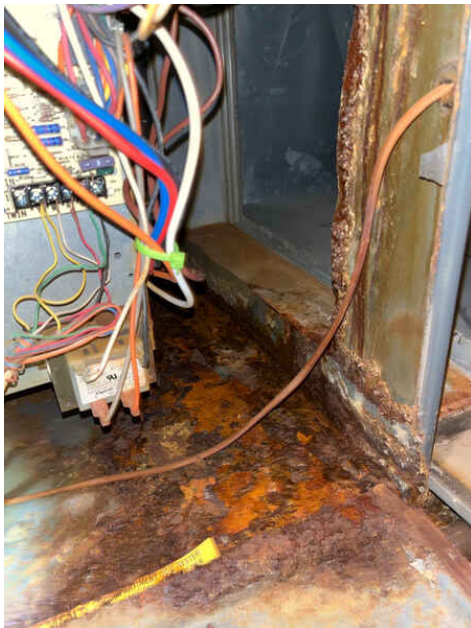
Goodman



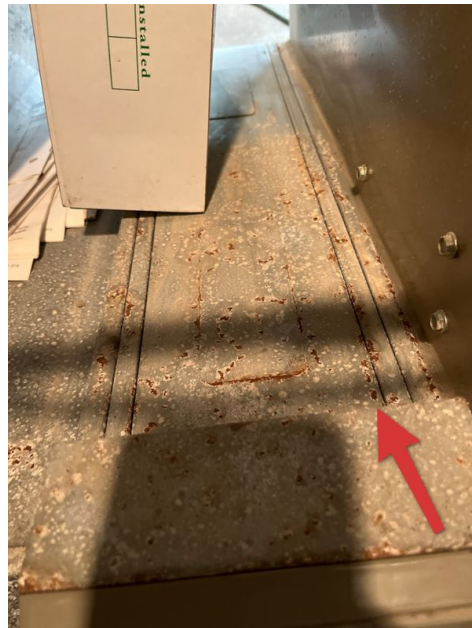
Goodman



Goodman



Goodman



Luxaire

7.1.3 Forced Air Furnace

DUCT - POOR SEAL

VARIOUS

 Moderate Recommendations

The ductwork was observed to be sealed poorly in area(s). In order to promote efficient air distribution as well as minimize dust/debris from entering the ductwork, I recommend a licensed HVAC contractor.



Basement



Basement

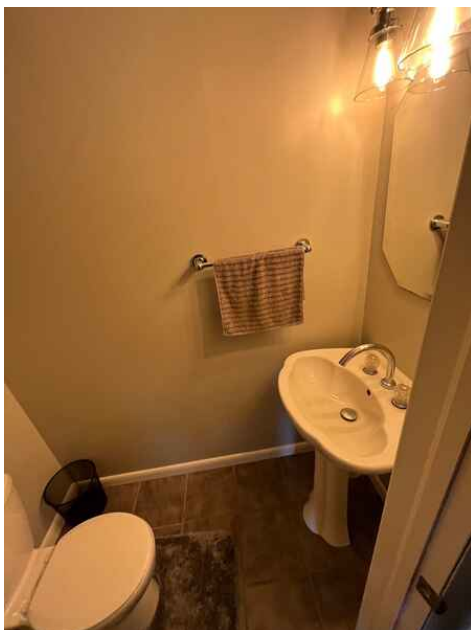
7.1.4 Forced Air Furnace

LIVING SPACE - NO HEAT

VARIOUS

 Maintenance and/or Minor Recommendations

A room(s) did not have a visible heat source. In order to provide adequate heat to the habitable space, I recommend having a heat source added by a qualified contractor.



Bathroom near garage



Basement bathroom

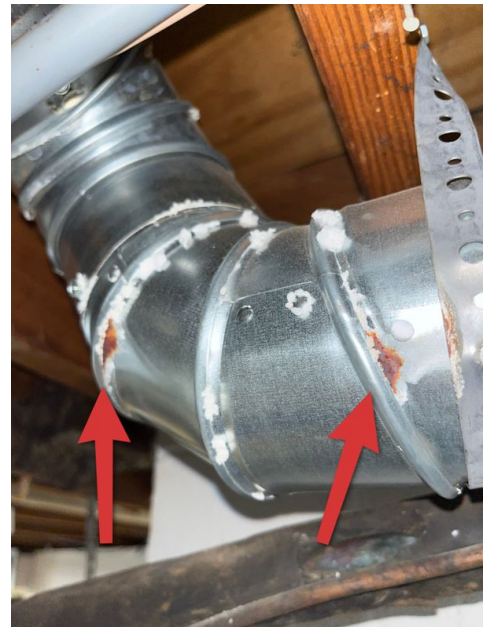
7.1.5 Forced Air Furnace

 Safety and/or Major Recommendations

FLUE - CORROSION/RUST

LUXAIRE

The furnace flue was observed to have corrosion/rust present in areas. This could be an indication of a leak, therefore, in order to prevent harmful gasses such as carbon monoxide from escaping into the basement, I recommend a licensed HVAC contractor.



Luxaire

7.1.6 Forced Air Furnace

 Maintenance and/or Minor Recommendations

FILTER - INCORRECT SIZE

LUXAIRE

The furnace filter was observed to be the wrong size at the time of the inspection. Using the wrong size filter will allow for dust and debris to enter the unit and shorten the lifespan of the furnace. I recommend contacting Comfortmaker or referring to your furnace User's Manual for the correct filter size.



7.1.7 Forced Air Furnace

FURNACE - MISSING FILTER

GOODMAN

A furnace did not have a filter installed during the inspection. In order to extend the life of the furnace and prevent debris from circulating throughout the home, I recommend having a proper filter installed.

 Moderate Recommendations

7.1.8 Forced Air Furnace

DUCTWORK - RUST/CORROSION

BASEMENT

Rust/corrosion was present on the duct work. I recommend a licensed HVAC contractor.

 Moderate Recommendations

Basement

8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Service Panel	X			X
8.3	Sub Panel	X			X
8.4	Branch Wiring Circuits, Breakers & Fuses	X			X
8.5	Fixtures, Fans, Switches & Receptacles	X			X
8.6	GFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors:
Service Method
 Below Ground



Service Entrance Conductors:
Conductor Material
 Copper

Service Panel: Brand
 Square D



Service Panel: Panel Amperage
 150 AMP

Service Panel: Equipment in Panel
 Circuit Breaker

Service Panel: Main Panel Location
 Left Exterior

Service Panel: Picture of Inside Service Panel

Sub Panel: Panel Amperage
 125 AMP x2

Sub Panel: Equipment in Panel
 Circuit Breakers



Sub Panel: Sub Panel Location
Basement

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing
Cloth Wiring, Romex

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors: As of Today's Date

As of today's date, the service entrance conductors were observed to be in good working condition.

Sub Panel: Brand

Square D



Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Fixtures, Fans, Switches & Receptacles: Carbon Monoxide Alarm

I recommend a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage.

Fixtures, Fans, Switches & Receptacles: Smoke Alarm

I recommend a smoke alarm inside each bedroom, outside each sleeping area and on every level of the home, including the basement and attic.

GFCI: As of Todays Date

As of todays date, the GFCI's were observed to be in good working condition.

Observations

8.2.1 Service Panel

 Maintenance and/or Minor Recommendations

MISSING LABELS - MAIN PANEL

LEFT EXTERIOR

The circuits on the service panel were not all clearly labeled on the panel. I recommend properly labeling all breakers.



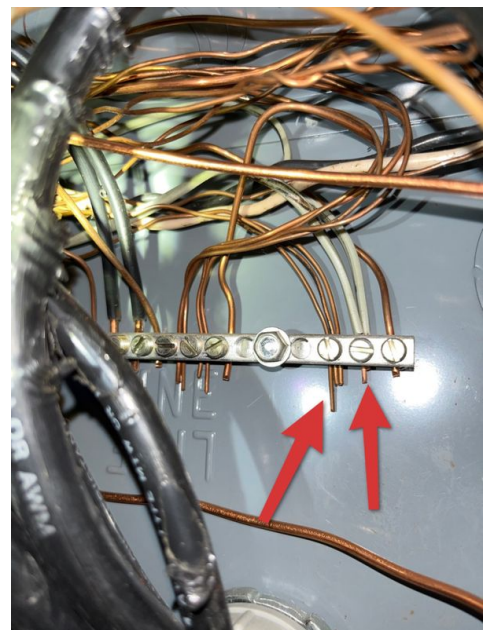
8.3.1 Sub Panel

 Safety and/or Major Recommendations

NEUTRAL & GROUND WIRES - NOT ISOLATED

BASEMENT

A sub panel had neutral and ground wires that were not isolated from each other (on the same bus bar). This is a shock hazard. I recommend a licensed electrical contractor.



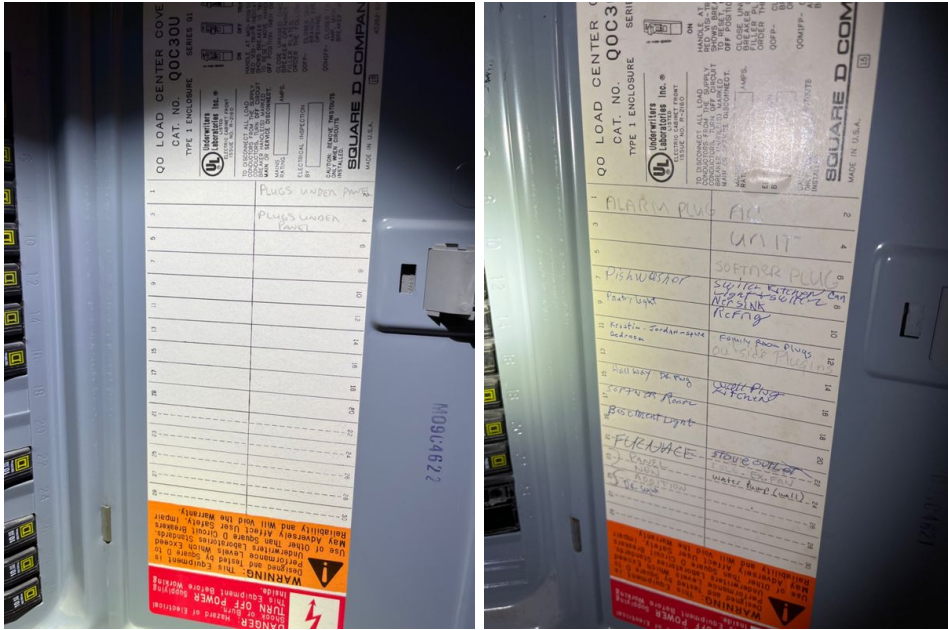
8.3.2 Sub Panel

 Maintenance and/or Minor Recommendations

MISSING LABELS - SUB PANEL

VARIOUS

The circuits on a sub panel were not all clearly labeled. I recommend properly labeling all breakers.



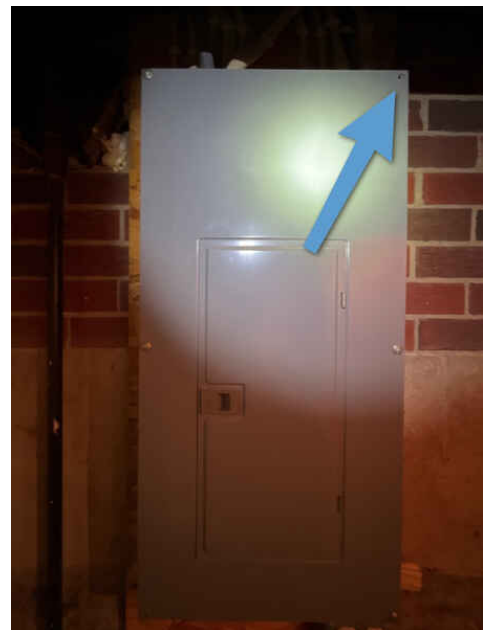
8.3.3 Sub Panel

 Maintenance and/or Minor Recommendations

DEADFRONT - MISSING SCREWS

BASEMENT

The dead front cover does not have all the screws securing it. In order to prevent a shock hazard, I recommend having the proper blunt tip screws added by a qualified contractor.



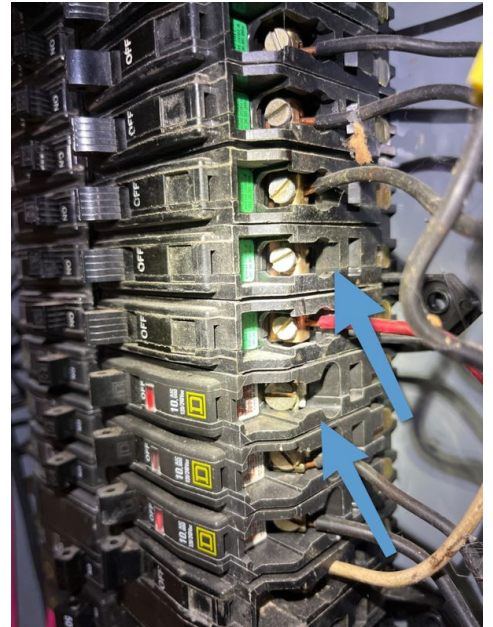
8.3.4 Sub Panel

 Maintenance and/or Minor Recommendations

**BREAKERS -
INSTALLED BUT NOT WIRED**

BASEMENT

A breaker was observed to be installed but not wired. In order to maximize safety, I recommend a licensed electrical contractor evaluate and repair as necessary.



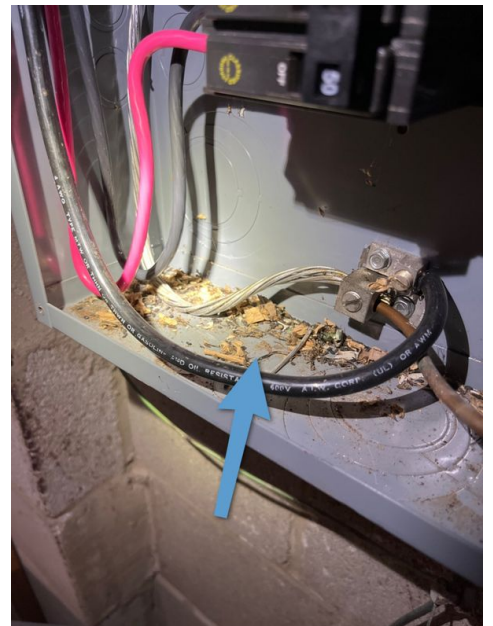
8.3.5 Sub Panel

 Maintenance and/or Minor Recommendations

DEBRIS PRESENT

BASEMENT

Minor debris was observed in the main service panel. I recommend having the debris removed from the service panel.



Sub

8.4.1 Branch Wiring Circuits, Breakers & Fuses

 Safety and/or Major Recommendations

OPEN SPLICED WIRING

VARIOUS

Open spliced wiring was observed at the time of the inspection. This is a fire hazard and shock hazard. I recommend a licensed electrical contractor.



Basement



Attic

8.4.2 Branch Wiring Circuits, Breakers & Fuses

 Safety and/or Major Recommendations

JUNCTION BOX - MISSING COVER

VARIOUS

A junction box(es) did not have a proper cover plate installed. This is a fire hazard and shock hazard. I recommend a licensed electrical contractor.



Basement

8.4.3 Branch Wiring Circuits,
Breakers & Fuses

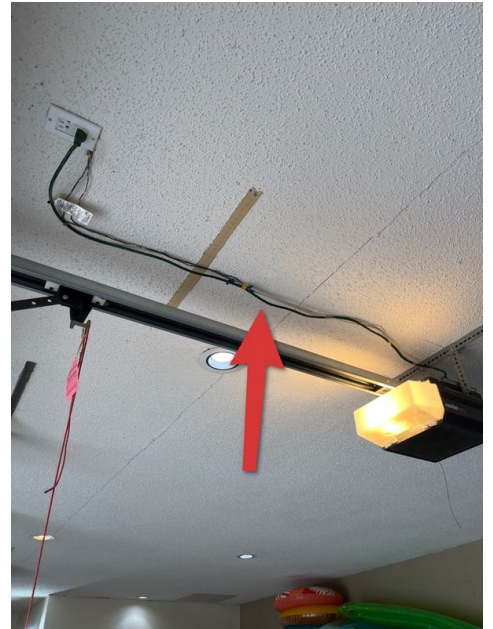


Safety and/or Major Recommendations

EXTENSION CORD IN PERMANENT USE

GARAGE

An extension cord was observed to be utilized for permanent use. This is a fire hazard. I recommend a licensed electrical contractor.



Garage

8.4.4 Branch Wiring Circuits, Breakers
& Fuses

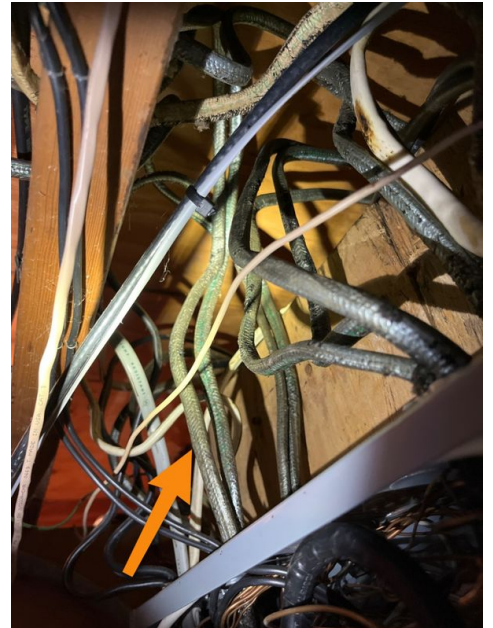


Moderate Recommendations

CLOTH WIRING

VARIOUS

Cloth wiring was observed. This type of wiring is typically not grounded, and may be a fire hazard. I recommend having the wiring evaluated and repaired as necessary by a licensed electrical contractor.



8.4.5 Branch Wiring Circuits, Breakers & Fuses

Moderate Recommendations

CONDUIT - IMPROPERLY SUPPORTED

LEFT

Sections of electrical conduit did not appear to have sufficient supports. In order to prevent moisture intrusion, I recommend a qualified contractor.



8.5.1 Fixtures, Fans, Switches & Receptacles

Moderate Recommendations

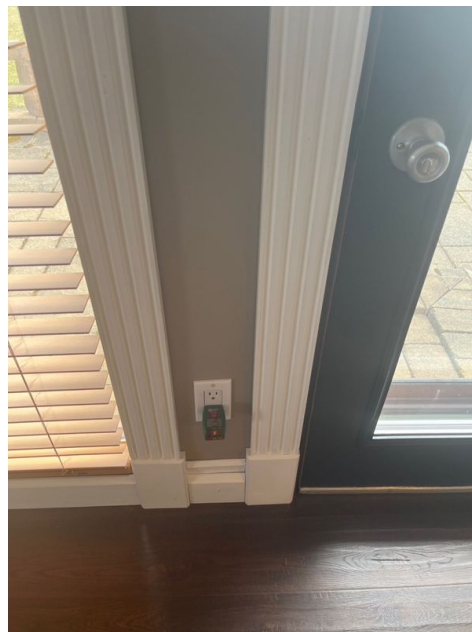
RECEPTACLE - OPEN GROUND

VARIOUS

A receptacle(s) had an open ground. The ground is an important safety feature that minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment. I recommend a licensed electrical contractor.



Right



Family room

8.5.2 Fixtures, Fans, Switches & Receptacles

 Maintenance and/or Minor Recommendations

LIGHT SWITCH - NOT FUNCTIONING PROPERLY

VARIOUS

Various light switches were not functioning properly at the time of the inspection. I recommend having the light bulb replaced and then having the circuit addressed if necessary by a licensed electrical contractor.



Basement

8.5.3 Fixtures, Fans, Switches & Receptacles

 Safety and/or Major Recommendations

COVER PLATE MISSING

GARAGE

A cover plate(s) was observed to be missing. This is a fire hazard and shock hazard. I recommend a qualified contractor.



Garage



Garage

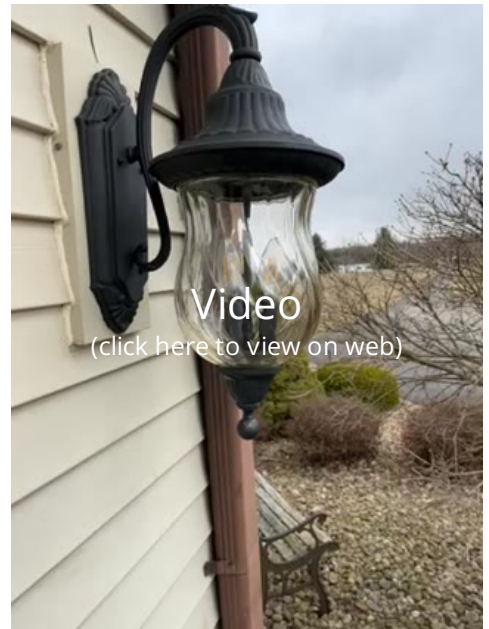
8.5.4 Fixtures, Fans, Switches & Receptacles

 Maintenance and/or Minor Recommendations

EXTERIOR LIGHT FIXTURE - SECURE & SEAL

VARIOUS

Various exterior light fixtures were not properly secured/sealed to the box. This will allow for moisture and pest intrusion. I recommend having all exterior light fixtures properly secured and sealed.



8.5.5 Fixtures, Fans, Switches & Receptacles

 Maintenance and/or Minor Recommendations

DOORBELL - INOPERABLE

VARIOUS

A doorbell was not functioning during the inspection. I recommend a qualified contractor.



Left



Front

8.5.6 Fixtures, Fans, Switches & Receptacles

 Safety and/or Major Recommendations

RECEPTACLE - REVERSE POLARITY

VARIOUS

A receptacle was observed to be wired with reverse polarity. This is a shock hazard. I recommend a licensed electrical contractor.



Laundry Room



Laundry Room



1st Floor Bedroom

9: PLUMBING

		IN	NI	NP	R
9.1	Atmospheric Water Heater	X			X
9.2	Drain, Waste, & Ventilation	X			X
9.3	Water Supply	X			X
9.4	Gas Supply	X			X
9.5	Fixtures	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Source of Water Supply

Well

Atmospheric Water Heater: Capacity

40 Gallon x 2

Drain, Waste, & Ventilation: Bathroom Ventilation Type

Vent Fan, Window

Atmospheric Water Heater: Manufacturer

AO Smith, General Electric

Atmospheric Water Heater: Location

Basement

Water Supply: Distribution Material

Copper, Flexible Line, CPVC

Atmospheric Water Heater: Power Source/Type

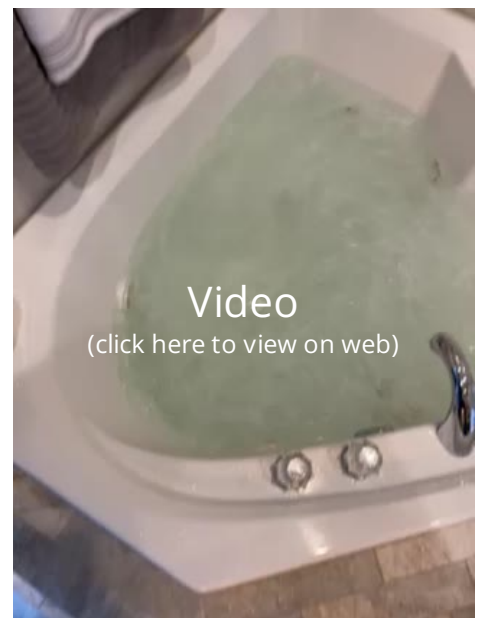
Gas

Drain, Waste, & Ventilation: Material

Iron, PVC, Galvanized

Fixtures: Jetted Tub

The jetted tub was filled and the jets were then tested for function.



Descriptions:

The materials, styles and components present and observable are described as follows:

Atmospheric Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from

the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumbing contractor to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.



General Electric



General Electric



AO Smith

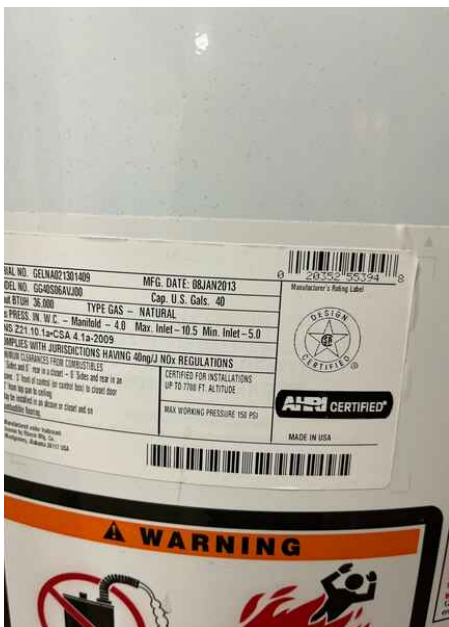


AO Smith

Atmospheric Water Heater: Approximate Manufacturing Age

10 Years Old

The typical life expectancy of a conventional water heater is 6-12 years. If the unit(s) was observed to be functioning at the time of the inspection but past its typical life expectancy, I recommend budgeting for future replacement.



GE - 2013

AO Smith - 2013

Drain, Waste, & Ventilation: Septic System Present

A septic system was observed to be present at the time of the inspection. Septic systems are outside the scope of a general home inspection, therefore I recommend a qualified contractor evaluate as necessary.

Water Supply: Water Pressure

The water pressure was measured with a pressure gauge at an exterior faucet. I recommend the water pressure be between 40 psi and 80 psi. Any concerns with the pressure are noted below.



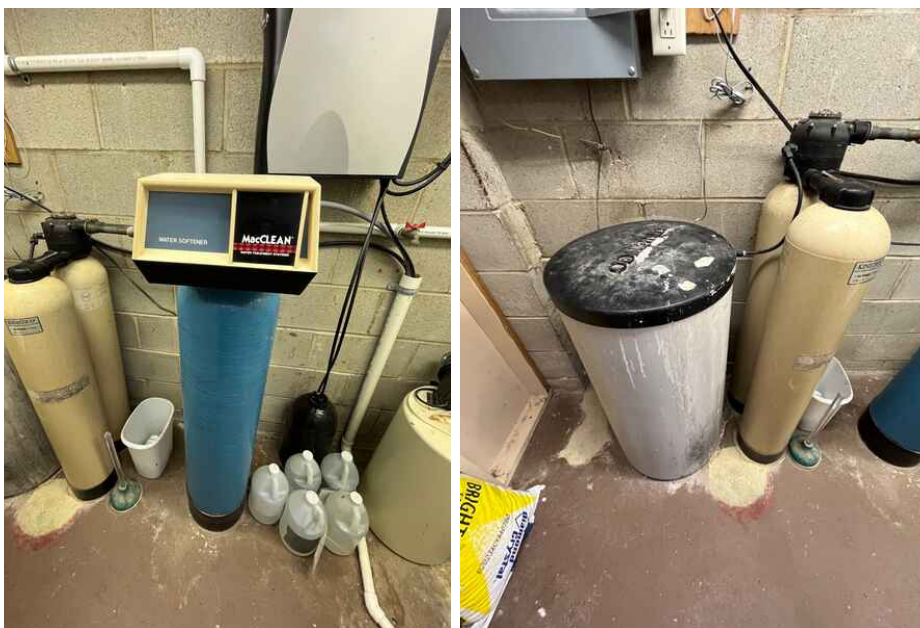
~49 psi

Water Supply: Water Softener

The water supply is equipped with a water softener. This system will require maintenance, therefore I recommend acquiring the Owners Manual and familiarizing yourself with the equipment and the recommended maintenance from the manufacturer.

Here is a helpful link where you can download the Owners Manual for most water softener systems!

** The water softener is outside the scope of the home inspection, therefore it was not tested or inspected. The above comments are a courtesy.*



Water Supply: Well Water - Recommend Certification and Water Quality Test

The home's well water equipment was not thoroughly inspected or tested as this is beyond the scope of a home inspection. In order to ensure that the well equipment is in good condition, is properly installed, and that the water quality is safe for drinking, I recommend contacting a qualified contractor to have them inspect and certify the well, as well as to perform water quality testing.



Water Supply: Whole House Sediment Filter

The water supply is equipped with a whole house sediment filter. I recommend acquiring the maintenance manual for your particular type of filter. Generally, the filters should be replaced every 3-6 months. Here is a helpful link about replacing your whole house filter!



Limitations

Drain, Waste, & Ventilation

UNDERGROUND DRAINAGE - INACCESSIBLE

The underground drains were inaccessible and therefore were not inspected. In order to maintain proper function and flow of the drainage system, I recommend a licensed plumbing contractor evaluate as necessary.

Observations

9.1.1 Atmospheric Water Heater

WATER HEATER DIRECTLY ON BASEMENT SLAB

GENERAL ELECTRIC

The water heater was observed to be installed directly on the basement slab. This will allow the unit to rust overtime. I recommend a licensed plumbing contractor.

Moderate Recommendations



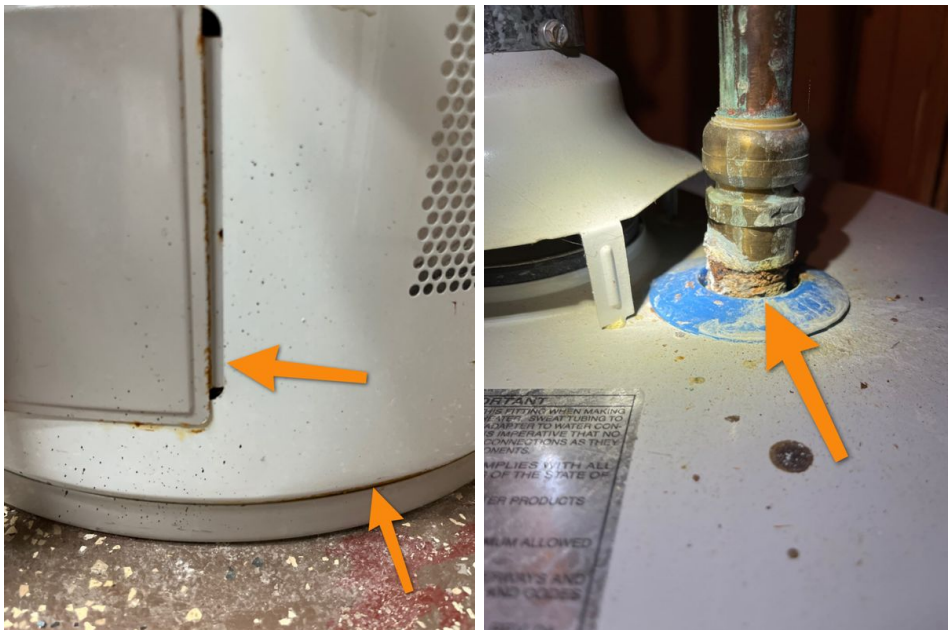
9.1.2 Atmospheric Water Heater

WATER HEATER - RUST

GENERAL ELECTRIC

Rust was observed on the water heater. In order to maintain the water heater and minimize risk of moisture damage, I recommend a licensed plumbing contractor.

Moderate Recommendations



9.1.3 Atmospheric Water Heater

FLUE - IMPROPER SLOPE

VARIOUS

 Safety and/or Major Recommendations

The water heater exhaust/flue pipes were observed to have improper slope. This will allow for carbon monoxide to escape into the basement. I recommend a licensed HVAC contractor.



General Electric



AO Smith

9.1.4 Atmospheric Water Heater

TPR VALVE DISCHARGE PIPE - MISSING

GENERAL ELECTRIC

 Safety and/or Major Recommendations

A water heater temperature and pressure relief valve (TPR valve) did not have a proper discharge pipe installed. This is a safety hazard. I recommend a licensed plumbing contractor.



9.2.1 Drain, Waste, & Ventilation

DRAIN LINES - RUST/CORROSION

VARIOUS

 Moderate Recommendations

Sections of the exposed drain lines were observed to have rust/corrosion present. In order to maintain proper flow to the line, and prevent any leaks, I recommend a licensed plumbing contractor.



9.2.2 Drain, Waste, & Ventilation

DRAIN PIPE - LEAK

BASEMENT

 Moderate Recommendations

A drain pipe was leaking at the time of the inspection. This will allow for moisture damage. I recommend a licensed plumbing contractor.



Basement

9.2.3 Drain, Waste, & Ventilation

 Maintenance and/or Minor Recommendations

DRAIN LINE-FLEX MATERIAL

BASEMENT

A drain(s) was constructed with a flexible material. The corrugated section can catch debris and lead to poor drainage. I recommend a licensed plumbing contractor.



Basement

9.2.4 Drain, Waste, & Ventilation

 Moderate Recommendations

DRAIN PIPE - S-TRAP

VARIOUS

A drain(s) was observed to be constructed with an S-trap. When this method is used, the trap has the ability to dry out, which then allows dangerous gases to enter the home from the sewer line. I recommend a licensed plumbing contractor.



Laundry Room



1st Floor Full Bath Sink

9.2.5 Drain, Waste, & Ventilation

GALVANIZED DRAIN LINES

VARIOUS

Moderate Recommendations

Galvanized drain lines were observed in the home. Galvanized pipes are known for corroding on the inside, giving them a life expectancy of approximately 50 years. It may be necessary to replace these drain pipes in the future. I recommend a licensed plumbing contractor.



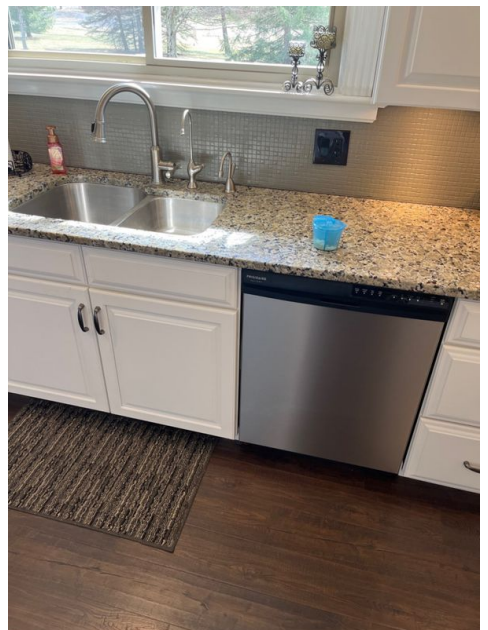
9.2.6 Drain, Waste, & Ventilation

SEWAGE SMELL

KITCHEN AND EXTERIOR

Moderate Recommendations

A probable sewage smell was observed at the time of the inspection in the kitchen and on the exterior. Because this could be due to the underground drainage system being clogged/backing up and/or the septic tank leaching, I recommend a licensed plumbing contractor.



9.3.1 Water Supply

Moderate Recommendations

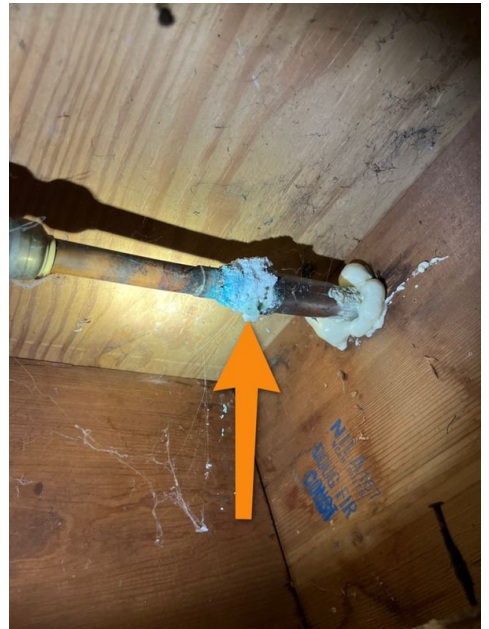
EFFLORESCENCE (MINERAL SALTS)/CORROSION

VARIOUS

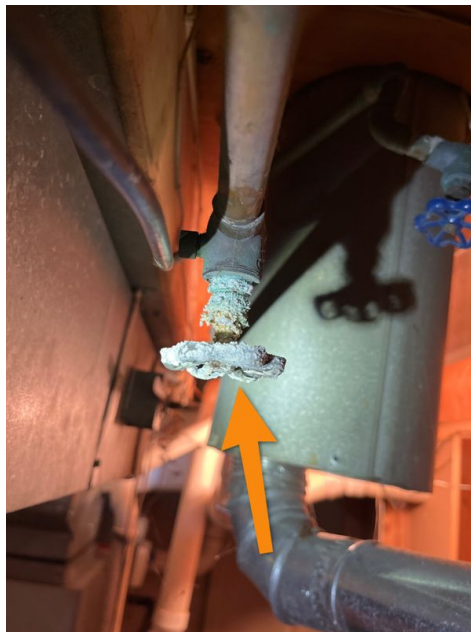
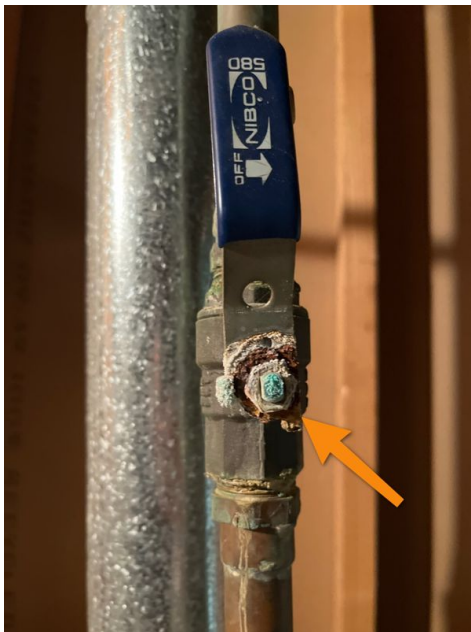
Efflorescence (mineral salts)/corrosion was observed on areas of the supply pipes. Efflorescence (mineral salts)/corrosion may be an indication that this area has been leaking, or may leak in the future. No live moisture was observed at the time of the inspection, however I recommend a licensed plumbing contractor.



Basement



Basement



Basement

9.4.1 Gas Supply

 Safety and/or Major Recommendations**GAS LEAK**

BACK EXTERIOR

A gas leak was observed in an exterior shed where the main gas line was located. This is a safety hazard. I recommend consulting immediately with a licensed plumbing contractor. Continue to monitor.



9.5.1 Fixtures

 Maintenance and/or Minor Recommendations**TUB/SHOWER -
MISSING/DAMAGED CAULKING**

OWNERS SUIT BATHROOM SHOWER

Areas of a tub/shower were observed to have missing/damaged caulking. In order to prevent moisture damage to the surrounding area, I recommend caulking all gaps.



Owners Suit Bathroom

9.5.2 Fixtures

TOILET - LOOSE

VARIOUS

 Moderate Recommendations

A toilet(s) was not tightly secured to the floor, which can result in leaks. This will allow for moisture damage to the surrounding areas. I recommend properly securing all toilets.



Basement



1st Floor



1st Floor Bedroom



2nd Floor

9.5.3 Fixtures

 Maintenance and/or Minor Recommendations

DRAIN STOPPER - INOPERABLE

OWNERS SUIT BATHROOM

A drain stopper was observed to be inoperable. I recommend repairing the drain stopper.



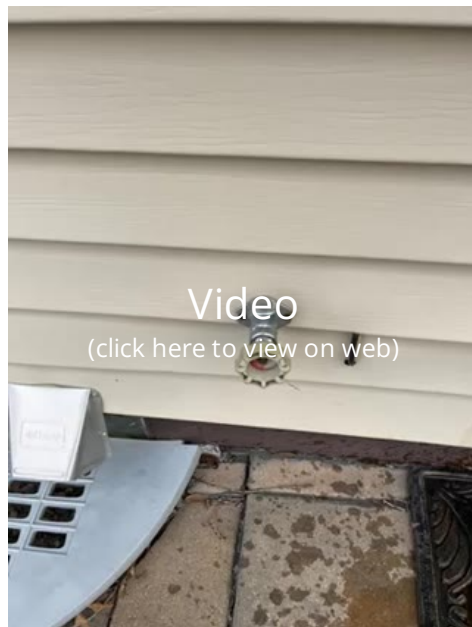
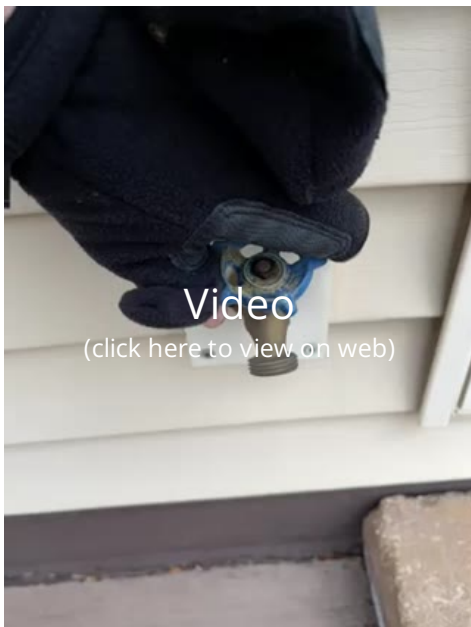
9.5.4 Fixtures

 Maintenance and/or Minor Recommendations

EXTERIOR FAUCET - INOPERABLE

VARIOUS

An exterior faucet(s) was inoperable. The faucets corresponding shutoff valve could be closed. I recommend checking the shutoff valves and then having this evaluated and repaired as necessary by a licensed plumbing contractor.



9.5.5 Fixtures

FAUCET - HOT & COLD ARE BACKWARDS

VARIOUS

The hot and cold water supply on a fixture are backwards. In order to prevent accidental scalding, I recommend a licensed plumbing contractor.



Safety and/or Major Recommendations



Basement



Kitchen

9.5.6 Fixtures

TUB - GROUT CRACKING

OWNERS SUIT BATHROOM TUB

The tile around a tub was observed to have grout cracking. In order to prevent moisture damage to the surrounding area, I recommend a qualified contractor.



Moderate Recommendations



9.5.7 Fixtures

**JETTED TUB - NO ACCESS
PANEL**

Moderate Recommendations

OWNERS SUIT BATHROOM

A jetted tub did not have an access panel installed. In order to maintain or service the jetted tubs components, I recommend having an access panel installed by a qualified contractor.



10: BUILT-IN APPLIANCES

		IN	NI	NP	R
10.1	Laundry Area	X			X
10.2	Dishwasher	X			X
10.3	Range/Oven Combination	X			
10.4	Microwave w/ Exhaust	X			X
10.5	Garbage Disposal	X			
10.6	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Laundry Area: Dryer Vent Termination

On the Exterior Wall

Range/Oven Combination: Range Energy Source

Gas

Microwave w/ Exhaust: Venting Method

Recirculate

Laundry Area: Laundry Area

The laundry area was visually inspected and the dryer ventilation was checked to ensure that it is venting properly. Any defects are noted below.

Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.

Range/Oven Combination: Range/Oven Combination

The range/oven was visually inspected and each burner/element was checked to ensure they were heating. Any defects are noted below.



Range/Oven Combination: As of Today's Date

As of today's date, the range/oven was observed to be in good working condition.

Microwave w/ Exhaust: Microwave w/ Exhaust

The microwave was visually inspected and tested for functionality. The exhaust fan was tested as well as the light. Any defects are noted below.



Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.



Garbage Disposal: As of Today's Date

As of today's date, the garbage disposal was observed to be in good working condition.

Refrigerator: Refrigerator

The refrigerator was visually inspected. Any ice/water dispensers present were tested. Any defects are noted below.



Refrigerator: As of Today's Date

As of today's date, the refrigerator was observed to be in good working condition.

Observations

10.1.1 Laundry Area

DRYER VENT - DISCONNECTED

BASEMENT

A dryer vent was disconnected. In order to prevent carbon monoxide from entering the home, I recommend a qualified contractor.

 Safety and/or Major Recommendations



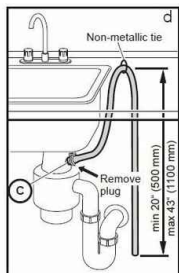
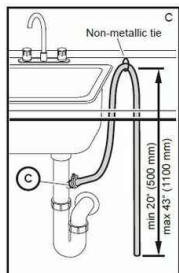
10.2.1 Dishwasher

 Maintenance and/or Minor Recommendations

DISHWASHER - NO HIGH LOOP

KITCHEN

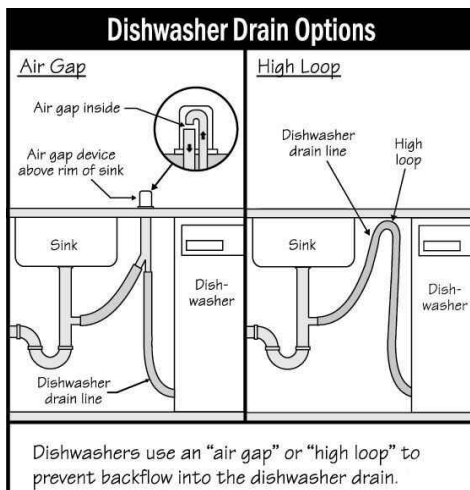
The dishwasher drain line was observed to be improperly installed. This will allow for poor drainage. I recommend a qualified contractor.



The dishwasher drain hose may be connected to the drain plumbing using a high loop in one of two ways:

- Connect to the under sink dishwasher drain connection (25c).
- Connect to a disposer dishwasher drain connection (25d).

24



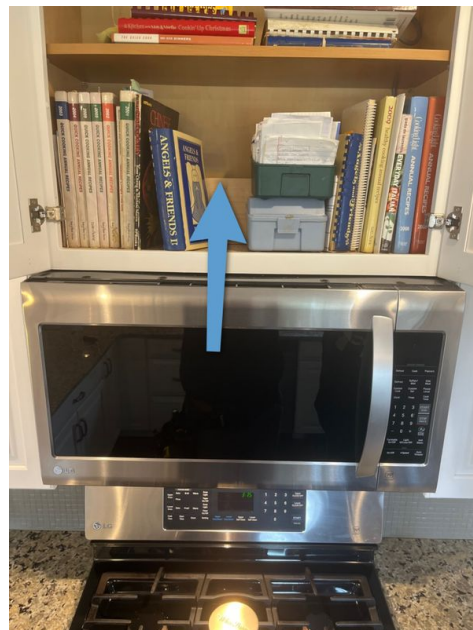
10.4.1 Microwave w/
Exhaust

 Maintenance and/or Minor Recommendations

EXHAUST FAN - DIRECTED IMPROPERLY

KITCHEN

The recirculating exhaust fan was directed improperly. In order to provide adequate ventilation, I recommend a qualified contractor.



11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
11.1	Doors	X			
11.2	Windows	X			X
11.3	Walls & Ceilings	X			X
11.4	Floors	X			X
11.5	Steps, Stairways & Railings	X			X
11.6	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Material

Vinyl, Glass Block, Wood

Descriptions:

The materials, styles and components present and observable are described as follows:

Doors: As of Today's Date

As of today's date, the interior doors were observed to be in good working condition.

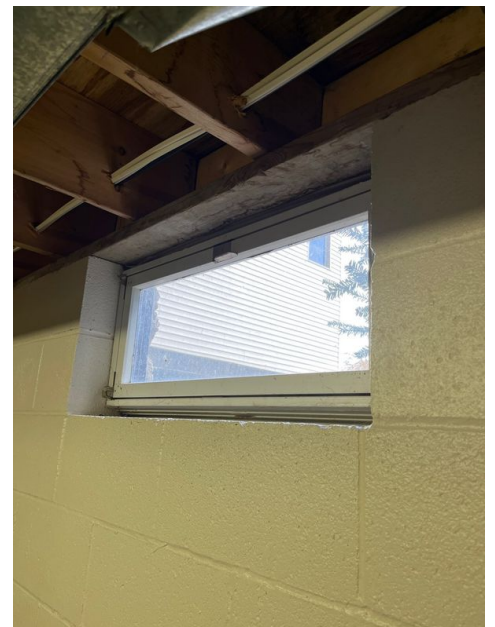
Limitations

Windows

WINDOW - UNABLE TO OPEN

BASEMENT

A window(s) was unable to be opened due to limited access.



Observations

11.2.1 Windows

 Moderate Recommendations**FAILED SEAL**

FRONT LEFT

A window(s) appeared to have a failed seal in the home. Some windows have two or more sheets of glass separated by a spacer and sealant system creating a sealed airspace. A break in this seal anywhere along the edge can allow moisture between the glass panes, which can then evaporate and leave a fog or haze. I recommend a qualified contractor.



Front Left

11.2.2 Windows

 Moderate Recommendations**WINDOW WELL -
RECOMMEND PROPER COVERS**

VARIOUS

A window well(s) did not have a water resistant, weight bearing cover present. In addition, debris was observed in the window well(s) at the time of the inspection. In order to prevent moisture and pest intrusion as well as debris buildup, I recommend having proper window well covers installed.



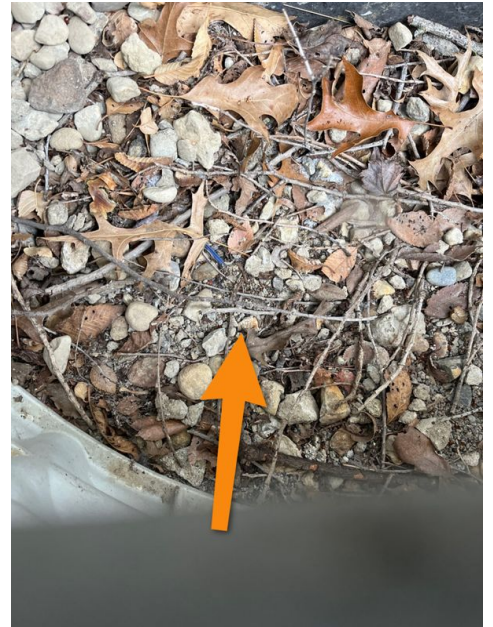
11.2.3 Windows

WINDOW WELL - DEBRIS

VARIOUS

Debris was observed in the window well(s). In order to allow water to drain properly and prevent pest intrusion, I recommend keeping the wells clear of leaves, pine needles, trash and any other debris.

 Moderate Recommendations



11.3.1 Walls & Ceilings

CEILING/WALL - GENERAL DAMAGE

VARIOUS

Damage was observed on a ceiling(s)/wall(s). Although the cracking/damage appears to be cosmetic and high levels of moisture were not observed, I recommend a qualified contractor.

 Maintenance and/or Minor Recommendations



Owners Suit



Owners Suit



2nd Floor

11.3.2 Walls & Ceilings

PROBABLE MOLD

VARIOUS

 Moderate Recommendations

Probable mold was observed at the time of the inspection in various areas. I recommend a certified mold tester.



Basement sink



Attic

11.3.3 Walls & Ceilings

Moderate Recommendations

ACTIVE MOISTURE - CONFIRMED WITH A MOISTURE DETECTOR

VARIOUS

Active moisture was observed at the time of the inspection. The area(s) was tested with a moisture detector, which indicated that there was elevated levels of moisture present. In order to determine whether mold, wood rot, etc. is present, I recommend a qualified contractor.



Basement near Goodman furnace



Family Room



Family Room



Owners Suit



Owners Suit

11.3.4 Walls & Ceilings

Moderate Recommendations

MOISTURE STAINS/DAMAGE

VARIOUS

Moisture stains/damage was observed in various locations throughout the interior of the home. Although no active moisture was observed in these areas at the time of the inspection, this could be evidence of a past or present leak. In order to prevent further deterioration as well as pest intrusion, I recommend a qualified contractor.



Living Room Ceiling



Owners Suit

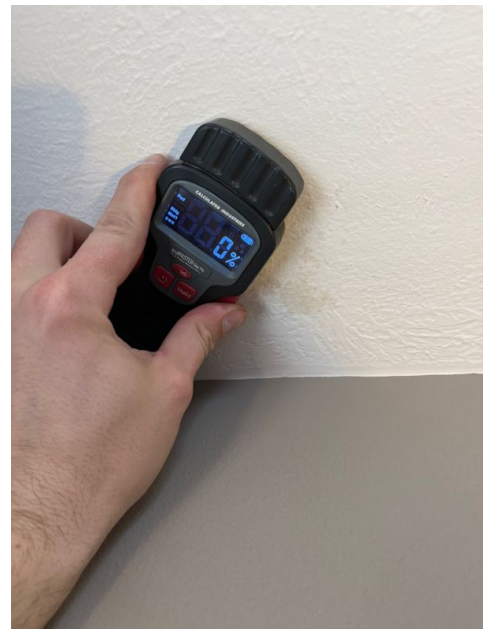
11.3.5 Walls & Ceilings

Maintenance and/or Minor Recommendations

MOISTURE STAINS

VARIOUS

Moisture stains were observed on areas of the ceilings/walls. These areas were tested with a moisture detector which indicated elevated levels of moisture were not present. Continue to monitor.



Family room

11.4.1 Floors

 Safety and/or Major Recommendations

FLOORING - DAMAGE

BACK

Areas of the flooring had damage/imperfections present. In order to prevent a trip hazard as well as further deterioration, I recommend a qualified contractor.



Back

11.5.1 Steps, Stairways & Railings

 Safety and/or Major Recommendations

RAILINGS/BALUSTERS - MISSING

VARIOUS

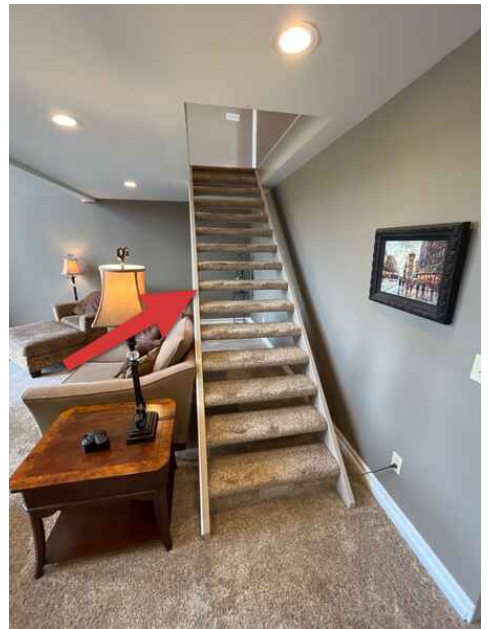
Missing railings/balusters were observed on a set of stairs. This is a fall hazard. I recommend a qualified contractor.



Basement



Basement



Living Room

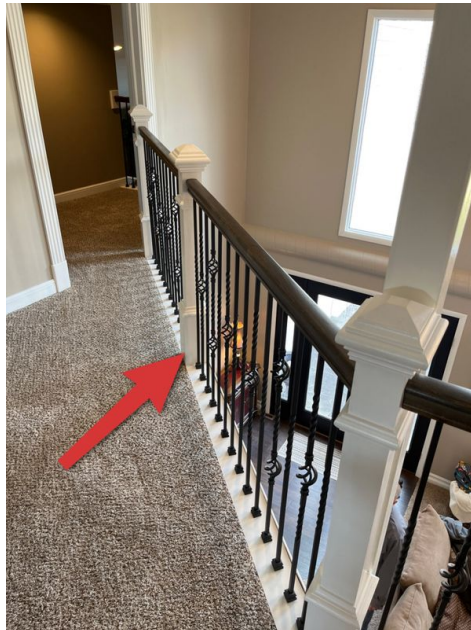
11.5.2 Steps, Stairways & Railings

RAILING/BALUSTERS - LOOSE

VARIOUS

Railing and balusters were observed to be loose in area(s). This is a fall hazard. I recommend a qualified contractor.

 Safety and/or Major Recommendations



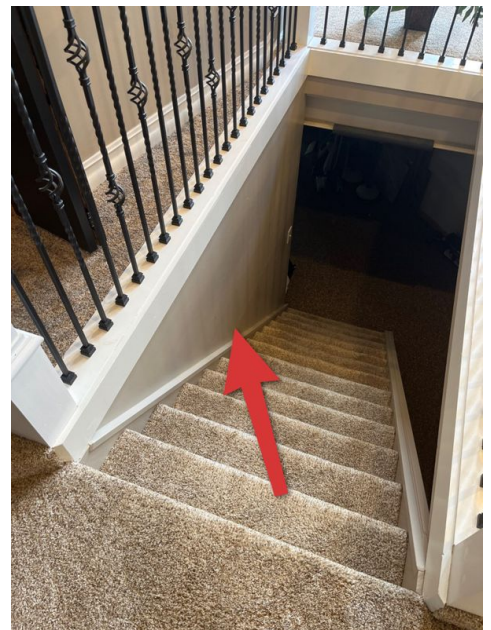
11.5.3 Steps, Stairways & Railings

HANDRAIL - MISSING

VARIOUS

A handrail was missing. This is a fall hazard. I recommend a qualified contractor.

 Safety and/or Major Recommendations



11.5.4 Steps, Stairways & Railings

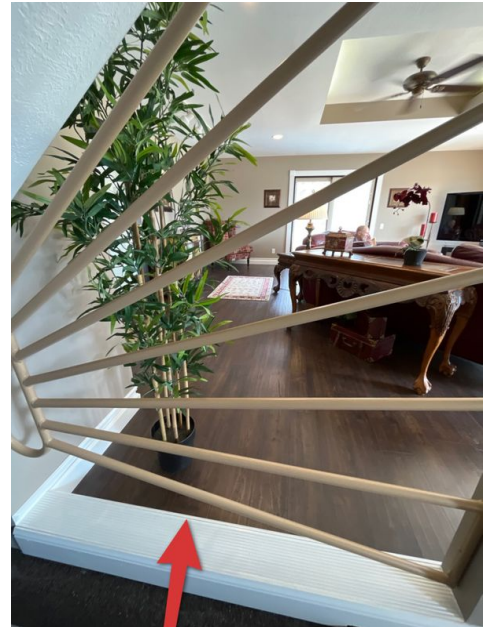


Safety and/or Major Recommendations

GUARD RAILS - BALUSTER SPACING

1ST FLOOR

The baluster spacing is too wide in areas on the guard rails. In order to prevent children from fitting through/falling or becoming stuck, it is recommended that the spacing between the balusters is a maximum of 4 inches. This is a fall hazard. I recommend a qualified contractor.



1st Floor

11.5.5 Steps, Stairways & Railings



Safety and/or Major Recommendations

STAIRCASE - SAFETY HAZARD

OWNERS SUIT

A staircase was observed to present a safety hazard. This is a fall hazard. I recommend a qualified contractor.



11.6.1 Countertops &
Cabinets

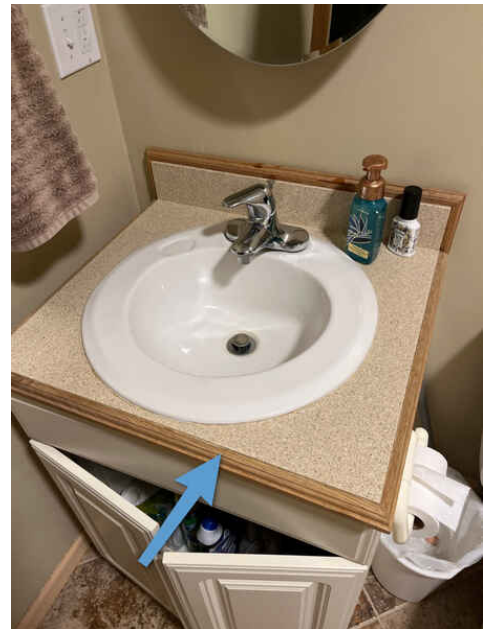


Maintenance and/or Minor Recommendations

COUNTERTOP - NOT SECURED

2ND FLOOR HALF BATH

A countertop was not fully secured. In order to provide adequate support as well as prevent injury, I recommend a qualified contractor.



2nd Floor

12: FOUNDATION & STRUCTURE

		IN	NI	NP	R
12.1	Foundation	X			X
12.2	Floor Structure	X			X
12.3	Crawlspace / Basement Wall Insulation	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation: Style

Walk-out Basement

Foundation: Material

Masonry Block

Foundation: Location of Crawl Space Entrance

NA

Floor Structure:

Basement/Crawlspace Floor

Concrete, Nature Stone

Floor Structure: Post/Column Material

Steel Post

Floor Structure: Joist/Support Material

Steel I-Beam, Wood Joists

Floor Structure: Sub-Floor

Plywood

Crawlspace / Basement Wall

Insulation: Insulation Type

None

Descriptions:

The materials, styles and components present and observable are described as follows:

Limitations

General

FINISHED BASEMENT DISCLAIMER

Areas of the basement were finished/freshly painted/covered by the sellers belongings at the time of the inspection. Only walls/floors/ceilings which were fully exposed/easily and safely accessible could be thoroughly inspected.

Observations

12.1.1 Foundation

Moderate Recommendations

EFFLORESCENCE - MINERAL SALTS

VARIOUS

Efflorescence (mineral salts) was observed on various areas throughout the basement. Efflorescence is the chalky residue left on concrete, stone, and block when moisture passes through it. I recommend a qualified contractor. Continue to monitor.



Right

12.1.2 Foundation

Moderate Recommendations

FOUNDATION - VERTICAL CRACK

VARIOUS

Vertical cracking was observed on the foundation. This will allow for moisture and pest intrusion. In addition to verifying grounds are sloping away from the foundation and gutters/downspouts are functioning properly (diverting water away from the home), I recommend having the cracking properly filled in with concrete caulking. If the cracking reappears after repairs have been made, I recommend a qualified structural contractor. Continue to monitor.



Left



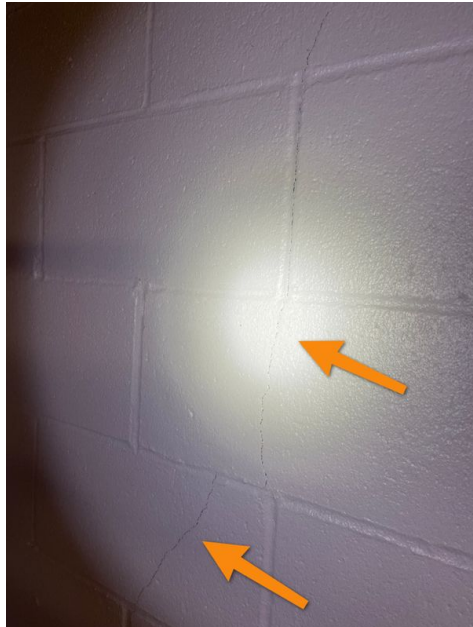
Right



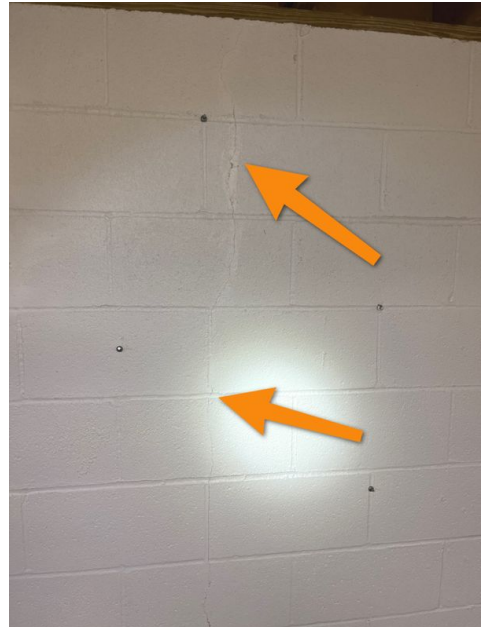
Right Front



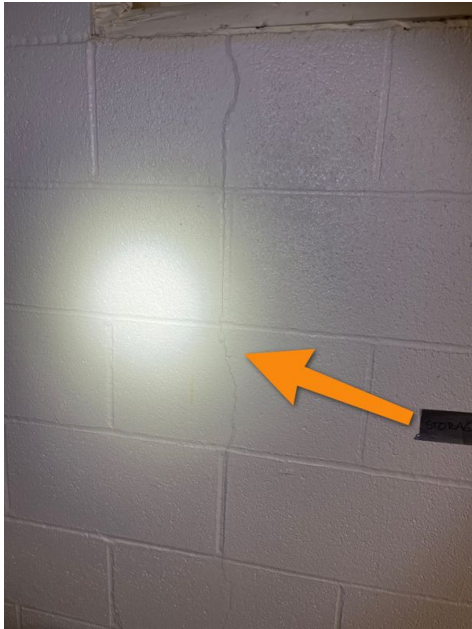
Right Front



Right



Front Right



Front

12.1.3 Foundation

 Safety and/or Major Recommendations

FOUNDATION - STRUCTURAL ENGINEER

VARIOUS

Various cracks on the right and left walls were observed at the time of the inspection. It is suspected that moisture intrusion from negative grading and downspouts terminating into the ground near the foundation are causing hydrostatic pressure. I recommend having the areas evaluated by a licensed structural engineer and repaired as necessary by a qualified contractor. Continue to monitor.



Left - horizontal crack



Right - horizontal crack



Right - out plumb



Right - large step crack



Right - vertical crack

12.1.4 Foundation

Moderate Recommendations

FOUNDATION - GENERAL CRACKING

VARIOUS

General cracking was observed on the foundation which is considered typical for the age of the home. This will allow for moisture and pest intrusion. I recommend having the cracks properly filled in with concrete caulking. If the cracking reappears after repairs have been made, I recommend a qualified foundation contractor. Continue to monitor.



Front



Right



Back

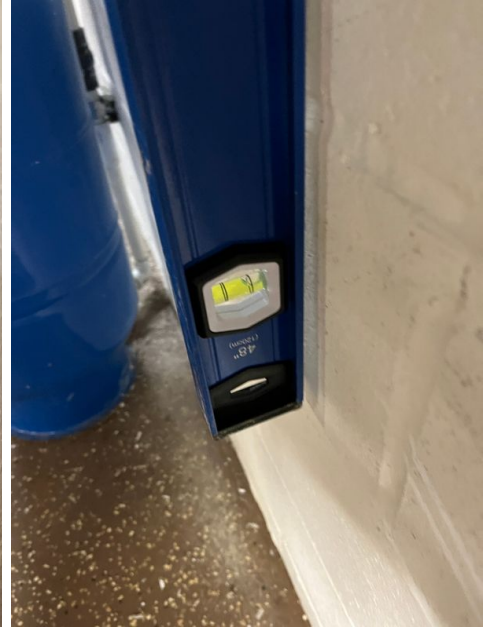
12.1.5 Foundation

Moderate Recommendations

PAST STRUCTURAL REPAIRS OBSERVED

VARIOUS

Evidence of past structural repairs was observed. I recommend consulting with the seller(s) to ensure that these repairs were made by licensed and/or qualified structural professionals and to obtain any warranties or other documents related to the repairs. Continue to monitor.



12.1.6 Foundation

**MASONRY BLOCKS -
CRACKED/DAMAGED**

GARAGE

Cracked/damaged blocks were observed on the garage foundation. In order to prevent further deterioration, I recommend a qualified contractor. Continue to monitor.

 Moderate Recommendations



Garage

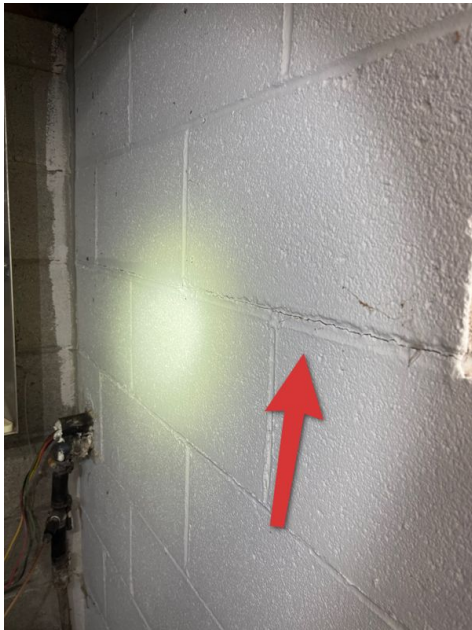
12.1.7 Foundation

 Safety and/or Major Recommendations

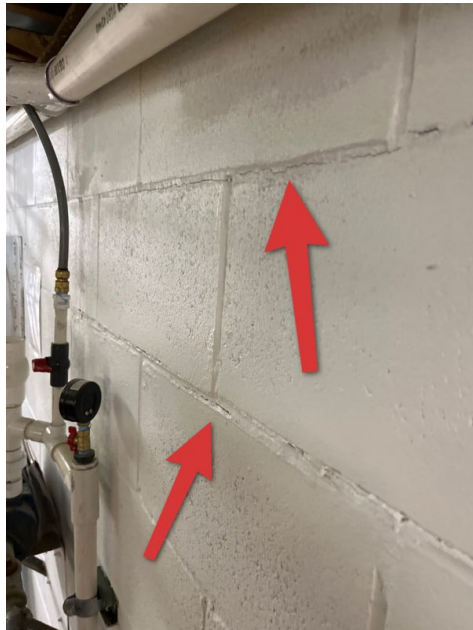
FOUNDATION - HORIZONTAL CRACK

VARIOUS

Horizontal cracking was observed on the back and right foundation walls. This is typically caused by hydrostatic pressure pushing on the foundation walls. I recommend a qualified structural contractor.



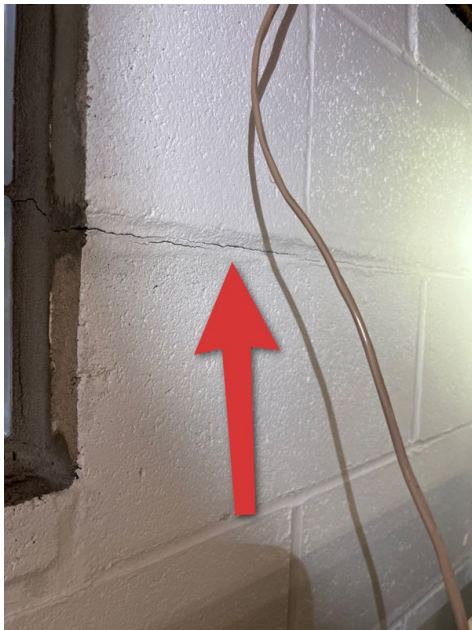
Back



Back



Back



Right



Right

12.1.8 Foundation

FOUNDATION BLOCKS - SHIFTING

 Moderate Recommendations

VARIOUS

Foundation blocks were observed to be shifting. This will allow for moisture and pest intrusion. I recommend a qualified contractor. Continue to monitor.



Right Back



Right



Right



Right



Right Front



Right

12.2.1 Floor Structure

 Moderate Recommendations

STEEL POST - BOTTOM OF POST HAS CONCRETE POURED AROUND IT

VARIOUS

The bottom of a steel support post(s) had concrete poured around it. In addition, rust was present. There may be moisture below the concrete, therefore having the steel post(s) not sit on the concrete instead of going through the concrete may make it susceptible to rust/deterioration. I recommend a qualified contractor. Continue to monitor.



12.2.2 Floor Structure

 Moderate Recommendations

STEEL POST - TOP OF POST NOT PROPERLY SECURED

VARIOUS

The top of a support post is not properly secured in place. The posts should be mechanically connected to the beam above to provide additional resistance against lateral displacement. I recommend a qualified contractor.



12.2.3 Floor Structure

Moderate Recommendations

MOISTURE STAIN/DAMAGE

VARIOUS

Moisture stains/damage was observed on areas of the subfloor and floor structure. In order to verify whether or not an active leak is present, I recommend a qualified contractor. Continue to monitor.



Basement



Basement Right



Behind right deck



Behind right deck



Basement Right



Front



Left Back



Basement

12.2.4 Floor Structure



Maintenance and/or Minor Recommendations

**CONCRETE SLAB
CRACK - SEAL**

VARIOUS

Cracking was observed on the basement slab. This will allow for moisture and pest intrusion. I recommend having the crack(s) properly sealed with concrete caulking. Continue to monitor.



12.2.5 Floor Structure

JOIST - IMPROPER MODIFICATION

BASEMENT FRONT

A floor joist(s) was observed to be improperly modified. Cuts, holes, and any other modifications to floor joists must be done to specific standards in order to maintain the structural integrity. I recommend a qualified contractor.

 Moderate Recommendations



Basement Front

12.2.6 Floor Structure

I-BEAM - NOT PROPERLY POSITIONED ON A POST

BASEMENT

An I-beam did not appear to be properly positioned on a post. In order to properly support the floor structure, I recommend a qualified contractor.

 Moderate Recommendations



Near basement staircase

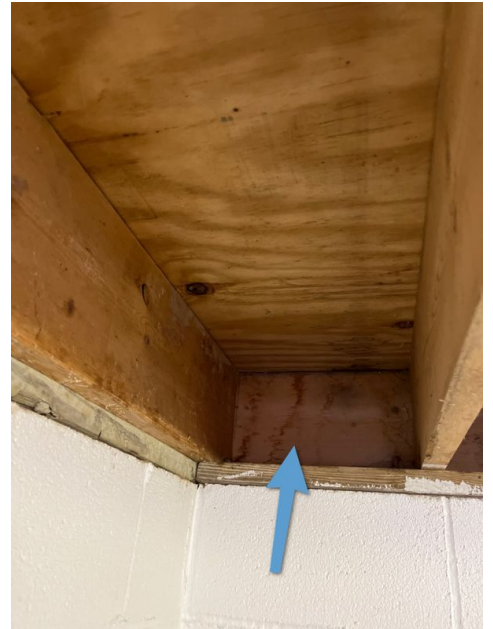
12.3.1 Crawlspace /
Basement Wall
Insulation

 Maintenance and/or Minor Recommendations

MISSING INSULATION

VARIOUS

The foundation wall insulation was observed to be missing in areas. This will allow for energy loss. I recommend installing insulation in the rim joists.



13: ATTIC & ROOF STRUCTURE

		IN	NI	NP	R
13.1	Attic & Roof Structure	X			X
13.2	Attic Insulation	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Access

Ceiling Access Panel, Stairs

Attic & Roof Structure: Decking

Material

Plywood

Attic Insulation: Insulation Type

Loose-fill Cellulose, Fiberglass

Batt

Attic Insulation: Average Depth of Insulation

4"-6"



Descriptions:

The materials, styles and components present and observable are described as follows:

Limitations

General

UNABLE TO FULLY INSPECT - NO WALKWAY IN AREAS

In order to prevent injury/damaging the property, the insulation/lack of a secure walkway limited access to fully inspect the attic and framework, therefore the attic was only inspected from safe/accessible areas.



Observations

13.1.1 Attic & Roof Structure

MOISTURE STAINS/DAMAGE

RIGHT - HORIZONTAL CRACK

Moisture stains/damage was present in the attic. In order to verify whether or not an active leak is present, I recommend a qualified contractor. Continue to monitor.

 Moderate Recommendations



Garage Back



Garage Front



Main attic

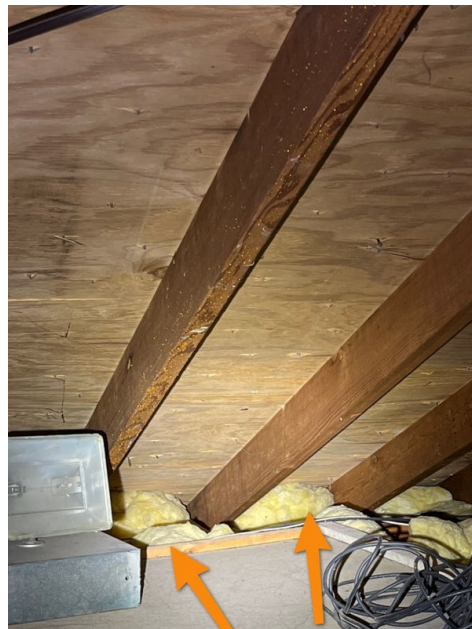
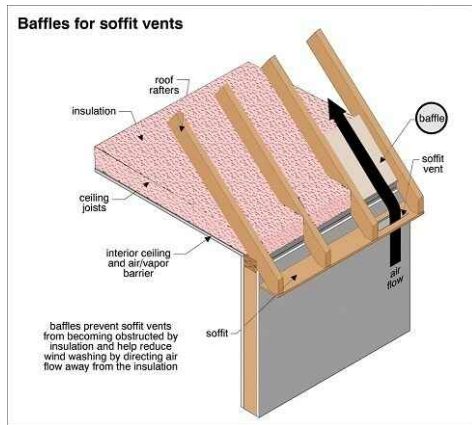
13.2.1 Attic Insulation

Moderate Recommendations

SOFFIT VENTS - MISSING BAFFLES

VARIOUS

The attic had missing baffles near the soffit vent(s). Baffles are intended to prevent the insulation from settling over the vents and blocking the airflow. This will allow for moisture and pest intrusion, wood rot and mold growth. In addition, this will shorten the lifespan of the roofing material. I recommend a qualified contractor.



13.2.2 Attic Insulation

Maintenance and/or Minor Recommendations

INSUFFICIENT INSULATION IN AREAS

VARIOUS

The insulation was not sufficient in areas of the attic. In order to prevent energy loss, I recommend a qualified contractor.



15: IMPROVEMENTS, UPGRADES, & ADDITIONS

		IN	NI	NP	R
15.1	Permits	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Observations

15.1.1 Permits

 Moderate Recommendations

ADDITION - RECOMMEND PAPERWORK/PERMITS

In order to ensure that all upgrades, improvements, etc. that have been done to the property were done properly and that the required inspections were completed, I recommend consulting with the local Building Department as well as the seller(s) to confirm whether or not these projects were permitted, then addressed as necessary.

16: PESTS/RODENTS

Information

General: Pests/Rodents

Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.

17: CHECKLIST

Information

General: All Accessible GFCI Receptacles Were Reset

General: Dishwasher Was Finished and Checked for Leaks

General: Oven/Range/Cooktops Turned Off

General: Thermostat Was Reset to Original Position

General: Final Checklist

It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to its original position/condition.