Medallion Inspection Services

Confidential - Property Inspection Report - Confidential

12345 Somewhere St, Any City, Ohio
Inspection prepared for: John Doe
Date of Inspection: 2/10/2016

Inspector: Rob Roth
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MEDALLION
Inspection Services
A Mecurio Company

Scope of Inspection

Medallion Inspection Services endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors® (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the ASHI® Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional lodgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why
the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the ASHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the ASHI® Standards of Practice is available at:
www.homeinspector.org/docs/standards.pdf

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspection and Site Details

1. Inspection Time

Start: 08:30 AM
End : 11:00 AM

2. Attending Inspection

Client present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

Built in: 1956

6. Square Footage

Approx 1500

7. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, East

8. Bedroom # Designation - Location -- for the purposes of this report

#1 Main level - North East, #2 Main level - North West, #3 Main level - West, #4 Main Level - South West

9. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 North Bath - Main level - full
#2 South Bath - Main level - full

10. Occupancy

Occupied - Furnished
Moderate storage was observed.
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

11. Weather Conditions

Snow flurries
Snow covered
Temperature at the time of inspection approximately:
20 degrees

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or

items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.
"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.
"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.
"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.
"FMI": For More Information: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.
"FYI": For Your Information: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Not Inspect = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

Not Presnt = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

Repair Replac = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Exterior

In accordance with the ASHI© Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations: Drive was snow covered and not inspected.

2. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations:
- Walks were snow covered and not inspected.

3. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Concrete • Brick
Observations:
- Front stoop: Tuck pointing needed to mortar joints

4. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
- Metal

Observations:
- Appeared in functional and in satisfactory condition, at time of inspection.
- recommend exterior weather proofing as needed.

5. Exterior Cladding

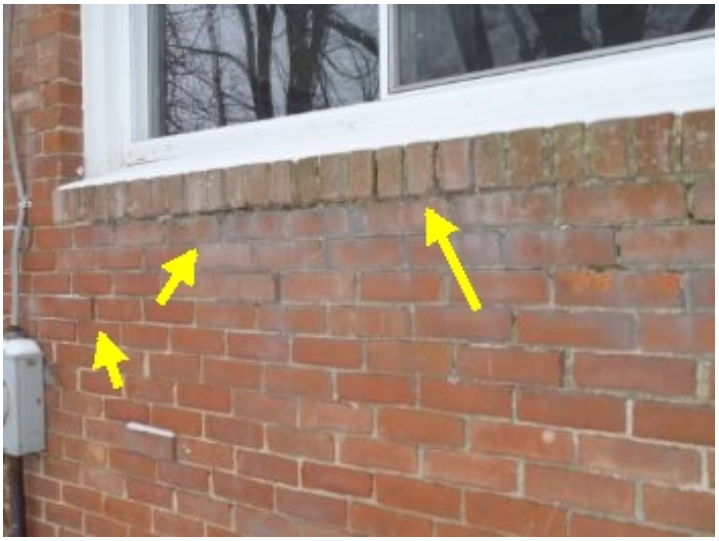
Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Brick Veneer -- • Aluminum siding
Observations:
- Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.

NE: Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.

Front Door: Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.

SE: Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.



West: Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.

Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.

6. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
- Metal
- Vinyl

Observations:
- Appeared to be in serviceable condition, at time of inspection.

7. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Metal-covered wood • Wood

Observations:
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

South Door: Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

8. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Comments: The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

• Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

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9. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Ground generally graded away from house • Ground graded towards house. South East • Some sections not Visible Due To Snow • Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Observations:

• The exterior drainage is generally away from foundation.

• There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

10. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:
• Vegetation in contact with the house.
Observations:
• Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.
• It is important that tree branches not be permitted to overhang the roof and that all vegetation is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.

11. Limitations of Exterior Inspection

Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report. • A representative sample of exterior components were inspected rather than every occurrence of components.

Roofing

In accordance with the ASHI© Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The following web sites are an excellent resource of information on roofs: http://www.home-roofs.com and http://www.roofhelper.com

1. Roof Style and Pitch

- Gabled
- Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

The roof was not evaluated due to snow and ice.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Fiberglass-based asphalt shingles
Age: Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Cast Iron

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Masonry

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Galvanized/Aluminum • All downspouts discharge above grade
Observations:
• Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. Location: West side of garage.
• MAINTENANCE: The guttering system needs to be maintained to allow proper drainage away from the home. Monitor during a moderate to heavy rain and seal or repair as needed.

8. Limitations of Roofing Inspection

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life., Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors., The roof was not evaluated due to snow and ice.

Structure

In accordance with the ASHI© Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. It is suggested that if the client is at all uncomfortable with this
condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

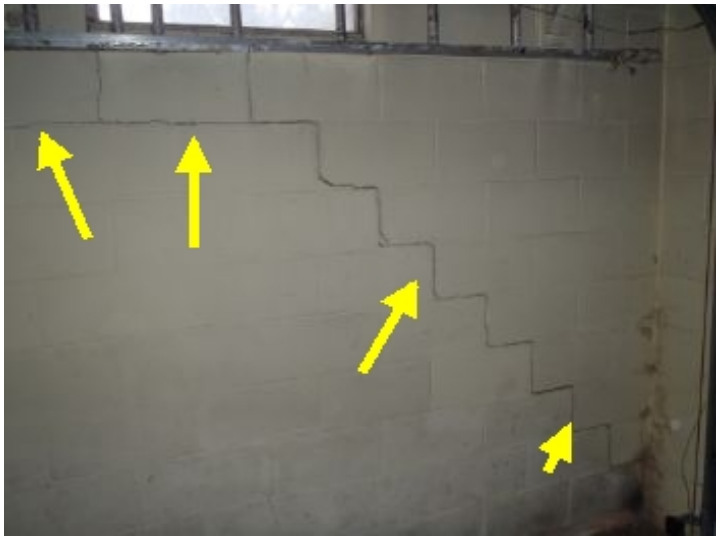
1. Foundation Type

• Partly finished, full basement

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Masonry Block
Observations:
• West wall: Foundation cracking was observed. This is usually the result of expansive soil, frost pressure or settling on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and these cracks should be monitored. If additional movement occurs, repairs may be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks should be monitored for rate of movement.



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3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Concrete slab • Portions Not Visible
Observations:
• Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
- Steel I-Beams and steel post/columns
- Masonry block wall

Observations:
- No deficiencies were observed at the visible portions of the structural components of the home.
- Columns and beams are partially finished, unable to fully inspect.

5. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Dimensional lumber wood Joists: • 2 X 10 • Plywood sheathing sub floor

Observations:
- Limited review only in utility room due to 80% finished ceiling in basement.
- No deficiencies noted on visible areas, at the time of inspection.

6. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Roof framing system: • Engineered wood roof truss framing • Plywood Sheathing

Observations:
- Cracked truss brace, repair as needed.

Just inside attic hole: Cracked truss brace, repair as needed.

7. Limitations of Structure Inspection

Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. • No representation can be made to future leaking of foundation walls. • Furniture, storage, and/or personal items restricted access to some structural components. • Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. • Percent of foundation not visible: 80%

Attic and Insulation

In accordance with the ASHI© Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following web sites are an excellent resource of information on home insulation: http://insulation.owenscorning.com/homeowners/ and http://www.certainteed.com/products/insulation

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
• Scuttle Hole located in:
• Bedroom Closet
Observations:
• door is not fire rated

2. Method of Attic Inspection

Viewed and walked in the Attic • Could not access all areas.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: loose fill cotton
Depth/R-Value: 3-6 inches • This is approximately R-15 to R-18
Observations: Insulation level in the attic is typical for homes this age • Insulation that is settled does not perform to the R-Value that it once did. • IMPROVE: The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Under eave soffit inlet vents • Gable louver vents
Observations:
• No deficiencies noted.

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Cast plumbing vents
Observations:
• No deficiencies noted.

6. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. • Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. • Any estimates of insulation R values or depths are rough average values.

Interior

In accordance with the ASHI© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• missing button

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Plaster
• Paneling

Observations:
• General condition of walls and ceilings appeared satisfactory.
• Some cosmetic, common small cracks and typical flaws in plaster finish noted. This is normal wear for age of home.

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Vinyl • Hardwood type • Ceramic tile • Carpet

Observations:
• No deficiencies noted - with normal ware and age.

4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Vinyl • Replacement-type

Observations:
• In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Operated windows appeared functional, at time of inspection
• Windows in bedrooms do not meet egress requirements.
• Bath #2: Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass.

Bath #2: Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass.

5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood

Observations:
• Appeared functional, at time of inspection.

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Appeared functional, no deficiencies noted at time of inspection.

7. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Appeared functional, at time of inspection.

8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• Operated normally when tested, at time of inspection.
• Ceiling fan in the bedroom 3 is abnormally noisy.

Ceiling fan in the bedroom 3 is abnormally noisy.

9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood
Observations:
• No deficiencies observed.

10. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Laminate • Solid Surface
Observations:
• No discrepancies noted.

11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Two - single 7', steel panel, sectional roll-up doors.
Observations:
• No deficiencies observed.

12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Two automatic openers -
Observations:
• East: Unplugged/Not tested
• West: Opener did not operate properly, reversed automatically if button was not held. Recommend repair as needed.

13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations:
• Not inspected due to inoperable openers.

14. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Concrete
Observations:
• Sill plates behind finished surfaces could not be viewed.
• The garage had some storage and clutter at the time of inspection.
• Limited view of floor due to parked automobile(s).
• Common cracks noted

15. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Material: None
Observations:
• The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

16. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Does Not Appear to be a Rated Fire Wall/Ceiling

17. Limitations of Interiors Inspection

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. • Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

• Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
• Manufacturer:
• Frigadaire
Observations: Operated through one cycle and appeared to be in working order at time of inspection. • Irregular drain line installation. High loop recommended at discharge line before it connects to disposal. This should provide a better air gap.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: InSinkErator
Observations:
• Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Frigadaire • Cooktop: Electric radiant heating coils or infrared halogen • Oven(s): Electric
Observations:
• All heating elements operated when tested.

4. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: • Frigidaire
Observations:
• Operated when tested.

5. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Frigadaire
Observations:
• Appeared functional, at time of inspection.
• Did not appear to be water to door dispenser.

6. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.

7. Limitations of Appliances Inspection

Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:
• Whirlpool (hydromassage) tub in #2 Bath
• Plastic/Fiberglass
• Cast Iron
Observations:
• Motor briefly activated to ensure motor was serviceable. Due to missing drain, the tub was not filled to test water flow through jets.
• Tub spout is loose in bath 1, recommend repair as needed.

Tub spout is loose in bath 1, recommend repair as needed.

2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Plastic, fiberglass, and tile

Observations:

• Recommend protecting shower window from water.

Recommend protecting shower window from water.

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

• Bath 1: A loose toilet was observed. The wax ring seal inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this toilet is needed to prevent water leakage and damage to the sub-flooring beneath the fixture. The extent, if any, of this type of floor damage is not always visible or accessible to the inspector without destructive investigation.

4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations: Improve: There is no exhaust fan in Bath #1. Recommend installing to reduce the risks of moisture. • Bath 2: fan is loud, repair as needed.

Bath 2: fan is loud, repair as needed.

5. A Word About Caulking and Bathrooms

Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Heating and Air Conditioning

In accordance with the ASHI© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. It is recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
- Digital - programmable type.
- Location: Hall

Observations:
- No deficiencies noted.

2. Heating System

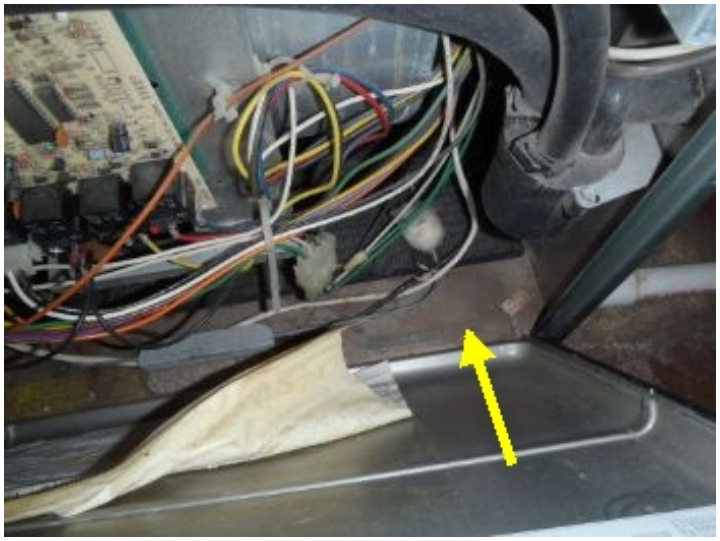
Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Forced air natural gas furnace • High Efficiency type--over 90% efficient--forced draft fan • Manufacturer: • Rheem

Age and Capacity: Air Handler/Condenser: • Unknown, door could not be removed. • Average life of a gas-fired hot air furnace is 15-25 years

Observations:
- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
- Upper door on furnace could not be removed, inspector could identify the year of manufacture or inspect furnace completely. Recommend HVAC tech repair as needed.

IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.



IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

Upper door on furnace could not be removed, inspector could identify the year of manufacture or inspect furnace completely. Recommend HVAC tech repair as needed.

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

For Heating: Natural Gas -- Gas meter located at: • Basement , West side of house

Observations:

• No deficiencies noted.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Electric switch within sight of furnace unit • Safety shutoff switch installed at furnace service door panel.

Observations:

• No deficiencies noted.

5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

• No deficiencies noted.

6. Venting, Flue(s), and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Plastic - PVC
Observations:
• SAFETY CONCERN: Hole observed in furnace vent pipe. Repair as needed

SAFETY CONCERN: Hole observed in furnace vent pipe. Repair as needed

7. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Luxaire brand
Age and Capacity: Data plate not readable. • Average life of an outside A/C compressor/Heat Pump is approx. 12-15 years
Observations:
• The data plate on the exterior cooling unit was not visible/legible at the time of the inspection.
• A/C Unit or Heat Pump not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.

8. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

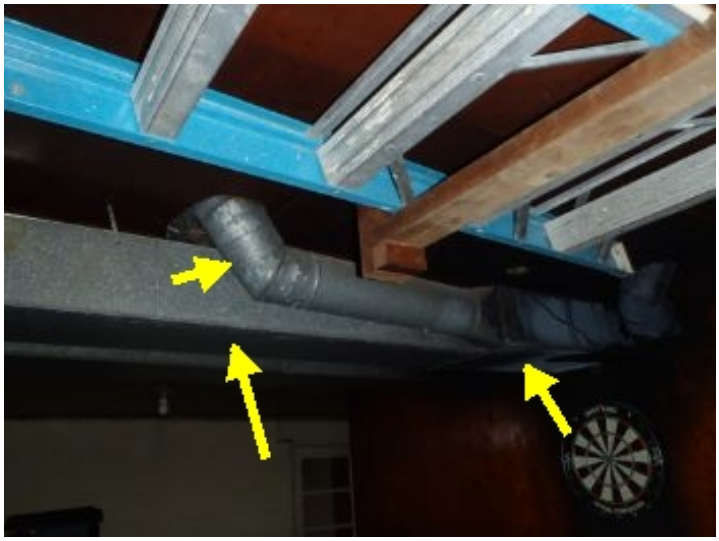
Observations:
• Handy man drain connection, recommend repair as needed.

Handy man drain connection, recommend repair as needed.

9. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Galvanized sheetmetal ductwork - floor registers
Observations:
• 90+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.
• Lower temperatures at bedroom 2, insulation of garage heat runs may help.



Lower temperatures at bedroom 2, insulation of garage heat runs may help.

10. Filter(s)

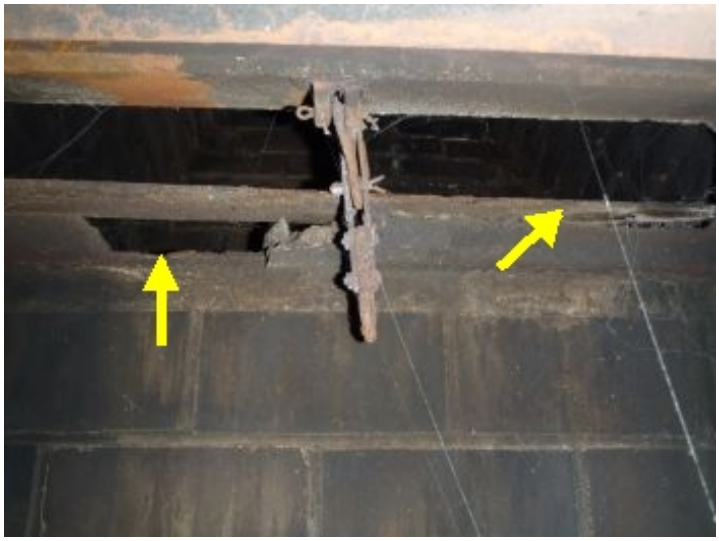
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Fiberglass disposable filter(s)
Observations:
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
• Access is a bit difficult.

11. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Masonry wood burning fireplace • Location: • Living room
Observations:
• The damper did not operate when tested, sections are rusted, repair as needed.
• The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.



The damper did not operate when tested, sections are rusted, repair as needed.

12. Limitations of Heating and Air Conditioning Inspection

• Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
• To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
• This inspection does not involve igniting or extinguishing fires nor the determination of draft.
• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
• Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
• The data plate on the cooling system was not visible/legible at the time of the inspection.
• The test the central air conditioner (A/C), the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.

Electrical

In accordance with the ASHI© Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:
- Overhead stranded triplex cable
- Meter Location:
- West

Observations:
- No deficiencies noted.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper

Observations:
- No deficiencies noted.

3. Electrical Service Rating

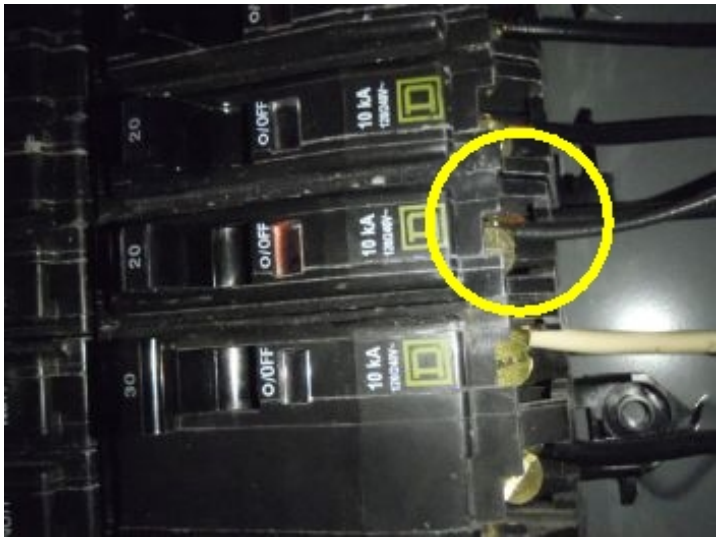
Amperage Rating: • 100 amps

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Manufacturer: • Square D • Location: • Basement

Observations:
- "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. These breakers appear not to be rated for double tapping. Qualified electrician should evaluate and repair as necessary.



"Double Tapping" observed on one or more circuit breakers--two wires on single breaker. These breakers appear not to be rated for double tapping. Qualified electrician should evaluate and repair as necessary.

5. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper • Ground rod Connection Not Visible

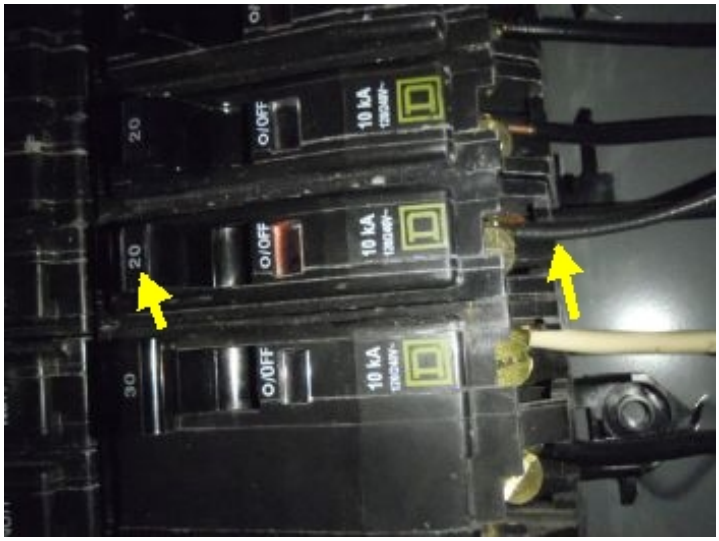
Observations:
- Improve: Have grounding & bonding reviewed for updating when the main panel is moved out of the bathroom.
- Missing bond wire across water meter.

6. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Type: Breakers

Observations:
- One oversized breaker in main panel.



One oversized breaker in main panel.

7. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Copper • Wiring type: non-metallic sheathed cable "Romex" • Fabric Covered

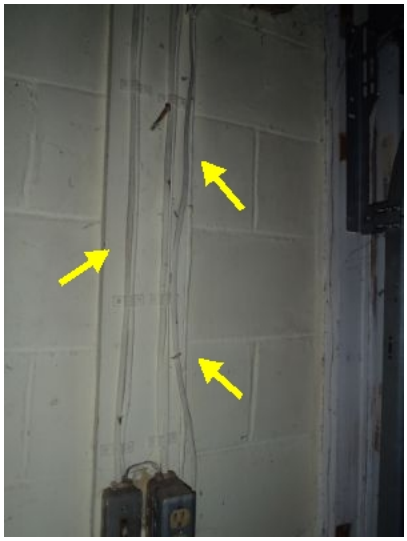
Observations:

• The wiring located in the basement and garage is susceptible to damage. It is recommended a licensed electrician review for proper installation.

• Missing junction box cover in attic. Repair as needed.

• There is an open splices in the East garage door. Licensed electrician repair as needed.

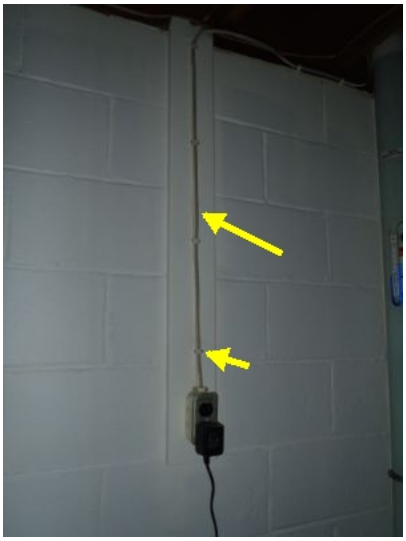
The wiring located nest to front door is susceptible to damage. It is recommended a licensed electrician review for proper installation.



The wiring located in the basement and garage is susceptible to damage. It is recommended a licensed electrician review for proper installation.

There is an open splices in the East garage door. Licensed electrician repair as needed.

Missing junction box cover in attic. Repair as needed.



The wiring located in the basement and garage is susceptible to damage. It is recommended a licensed electrician review for proper installation.

8. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Grounded and Ungrounded

Observations:

• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.

• The home primarily contained an ungrounded system. It is advised to have an electrician to evaluate for adding grounded outlets for areas that would require ground protection. Areas would be for window air conditioners,computers,appliances and tools.

• Several lights did not work in garage and basement, bulbs may be burnt out.

9. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:
- Present at:
- Bathrooms

Observations:
- There are a few GFCI protected circuits in this house. This is a potential shock hazard. This was not required when this house was originally built. However, for your protection, I highly recommend a licensed electrician install GFCI protected circuits at your kitchen, garage and exterior. .

10. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations:
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

11. Limitations of Electrical Inspection

Electrical components concealed behind finished surfaces are not visible to be inspected. • Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy. • Only a representative sampling of outlets, switches and light fixtures were tested. • The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system. • Furniture and/or storage restricted access to some electrical components which may not be inspected.

Plumbing

In accordance with the ASHI© Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.

1. Water Supply Source

Source:
- Public municipal water supply

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: West Wall of Basement

4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Readily visible water supply pipes are: • Copper • Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color

Observations:

• No deficiencies observed at the visible portions of the supply piping.

5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Standard hose bib

Observations:

• Not operated due to exterior temperature.

• Recommend removing hose during colder months

Recommend removing hose during colder months

6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

• The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

• No deficiencies noted.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

• Appears functional

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

• A slow draining sinks in#2 bathroom is normally due to a clogged trap. Disassembly and cleaning of the trap is the most effective correction. Plumber recommended.

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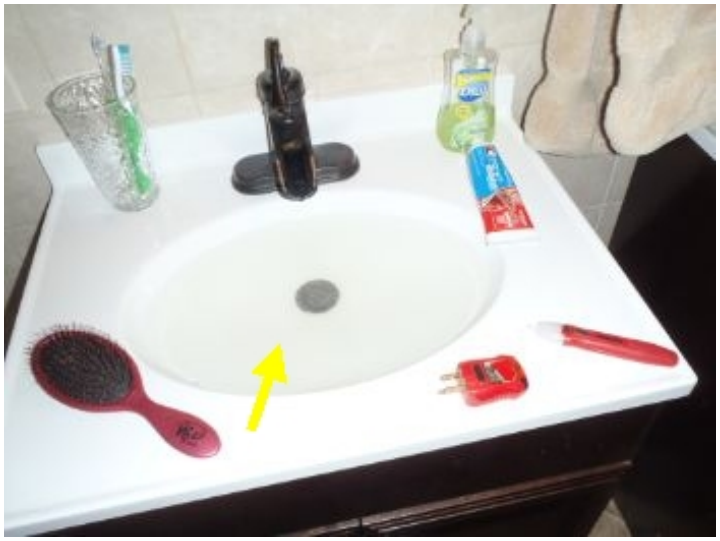

A slow draining sinks in#2 bathroom is normally due to a clogged trap. Disassembly and cleaning of the trap is the most effective correction. Plumber recommended.

10. Waste System

Description: Unknown

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Visible waste piping in house: • Cast Iron • Steel
Observations:
• Visible piping appeared serviceable at time of inspection.
• Deferred Cost: There are portions of the plumbing system with older cast iron piping. Expect unexpected repairs in any older original plumbing.

12. Water Heater(s)

Description: General Electric • Conventional storage tank • Gas • Location: Basement
Capacity: 40 Gallons

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Age: 11 Years • Water heaters have a typical life expectancy of 8-12 years.
Observations:
• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.

The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.

14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Metal single wall chimney vent pipe
Observations:
• Metal vent not recommended for power vent water heater. Recommend plumber review and repair as needed.

Metal vent not recommended for power vent water heater. Recommend plumber review and repair as needed.

15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Black iron pipe used for gas branch/distribution service
Shut Off: Main gas shut off located at basement meter - West side
Observations:
• No deficiencies observed at the Visible portions of the gas supply piping.

16. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

17. Limitations of Plumbing Inspection

The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

END OF REPORT

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior		
Page 4 Item: 5	Exterior Cladding	• Cracking at brick mortar joints. Recommend repairing and tuck pointing mortar joints as needed.
Page 5 Item: 7	Window/Door Frames and Trim	• Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
Page 7 Item: 9	Grading and Surface Drainage	• There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
Structure		
Page 10 Item: 6	Ceiling and Roof Structure	• Cracked truss brace, repair as needed.
Interior		
Page 12 Item: 4	Windows	• Bath #2: Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass.
Page 13 Item: 12	Garage Door Opener(s)	• West: Opener did not operate properly, reversed automatically if button was not held. Recommend repair as needed.
Bathrooms		
Page 15 Item: 1	Tub(s)	• Tub spout is loose in bath 1, recommend repair as needed.
Page 16 Item: 3	Toilet(s)	• Bath 1: A loose toilet was observed. The wax ring seal inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this toilet is needed to prevent water leakage and damage to the sub-flooring beneath the fixture. The extent, if any, of this type of floor damage is not always visible or accessible to the inspector without destructive investigation.
Heating and Air Conditioning		
Page 19 Item: 6	Venting, Flue(s), and Chimney(s)	• SAFETY CONCERN: Hole observed in furnace vent pipe. Repair as needed
Page 19 Item: 8	Condensate Drain	• Handy man drain connection, recommend repair as needed.
Electrical		
Page 22 Item: 4	Main Service Panel(s)	• "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. These breakers appear not to be rated for double tapping. Qualified electrician should evaluate and repair as necessary.
Page 23 Item: 6	Overcurrent Protection	• One oversized breaker in main panel.
Page 23 Item: 7	Distribution Wiring	• Missing junction box cover in attic. Repair as needed. • There is an open splices in the East garage door. Licensed electrician repair as needed.
Plumbing		
Page 26 Item: 5	Exterior Hose Bibs/Spigots	• Recommend removing hose during colder months
Page 26 Item: 9	Traps and Drains	• A slow draining sinks in#2 bathroom is normally due to a clogged trap. Disassembly and cleaning of the trap is the most effective correction. Plumber recommended.

Page 27 Item: 13	Water Heater(s) Condition	• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.
Page 28 Item: 14	Water Heater Vent Piping	• Metal vent not recommended for power vent water heater. Recommend plumber review and repair as needed.