

# *Ohio Home Inspection Organization*

## **Property Inspection Report**



123 Main Street, Mayberry, Ohio 43555  
Inspection prepared for: John & Jane Doe  
Real Estate Agent: -

Date of Inspection: 7/13/2013 Time: 9:00 AM  
Age of Home: 1976 Size: 1328 Sq. Ft.  
Weather: 80 Sunny

Inspector: Dean Balser  
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### 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.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that qualified, licensed, and insured contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

## Inspection Details

### 1. Attendance

In Attendance: Client present

### 2. Home Type

Home Type: Condominium/Townhouse

### 3. Occupancy

Occupancy: Vacant

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

#### Observations:

- The closet is in serviceable condition.



Main Floor Closet



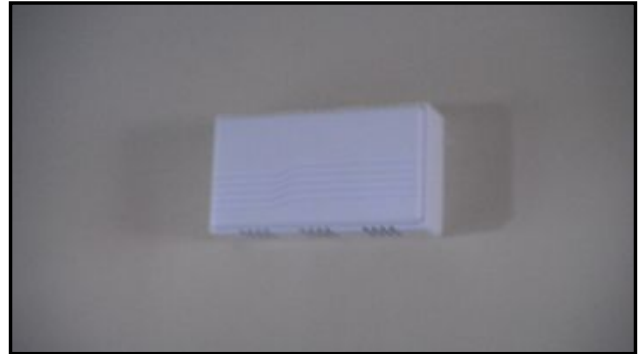
Second floor closet

## 2. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

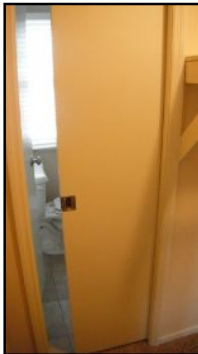
Observations:

- Operated normally when tested.



## 3. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |



Pocket Door between upstairs bathroom and walk-in closet



Door doesn't close properly, upstairs closet

## 4. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies observed at the time of inspection.

## 5. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Operated when tested.



Main Floor



Upstairs

## 6. Stairs &amp; Handrail

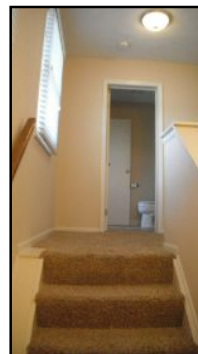
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies noted at the time of inspection.



Going to second floor



Second floor

## 7. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: There are drywall ceilings noted.

Observations:

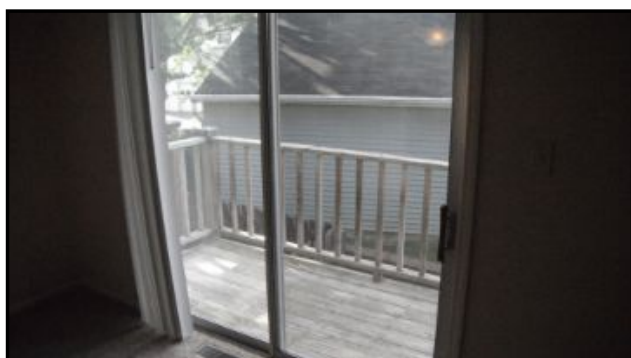
- No deficiencies noted at the time of inspection.

## 8. Patio Doors

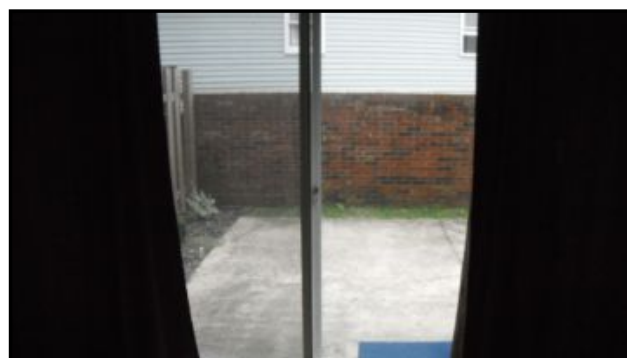
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The sliding patio door was functional during the inspection.



Dining room sliding door to balcony



Basement walkout patio

## 9. Screen Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Sliding door screen is functional.

## 10. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Drywall walls noted.

Observations:

- No deficiencies noted at the time of inspection.

## 11. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Living Room • Basement

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.



Main floor, living room fireplace



Basement



Basement

## 12. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Wood framed double hung window noted.

Observations:

- Windows were not able to be opened, this may be because of the paint.



## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Ceiling Fans

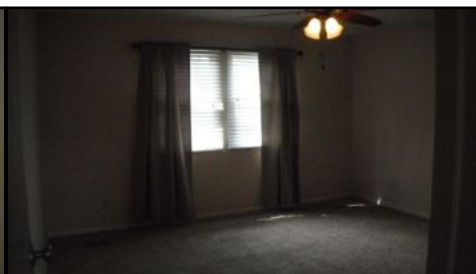
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

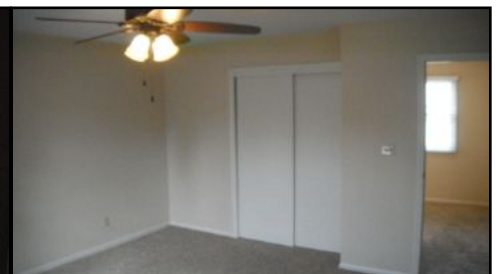
- Operated normally when tested, at time of inspection.



Upstairs bedroom, working properly



Upstairs bedroom, working properly



Upstairs bedroom, working properly



## 2. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The closet is in serviceable condition.



Upstairs bedroom



Upstairs bedroom

## 3. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies observed at the time of inspection.

## 4. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies observed with existing electrical at the time of inspection other than that noted below..
- There is no AFCI protection.

## 5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Flooring Types: Carpet is noted.

Observations:

- No deficiencies observed at the time of inspection.

## 6. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Drywall walls noted.

Observations:

- No deficiencies observed at the time of inspection.

## 7. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Wood framed double hung window noted.

Observations:

- Windows were not able to be opened, this may be because of the paint.

## 8. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: There are drywall ceilings noted.

Observations:

- No deficiencies observed at the time of inspection.

## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Upstairs bathroom

## 2. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies observed at the time of inspection.

## 3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: There are drywall ceilings noted.

Observations:

- No deficiencies observed at the time of inspection.

## 4. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Solid Surface tops noted.
- No discrepancies noted.

## 5. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- All of the switches for the lights and exhaust fans worked properly at the time of inspection.
- One of the light bulbs in the upstairs bathroom was burned out.



Upstairs bathroom light burned out

## 7. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- GFCI in place and operational.





Main floor bathroom

## 8. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- The bath fan was operated and no issues were found.



Upstairs bathroom exhaust vent



Upstairs bathroom exhaust vent

## 9. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Sheet vinyl flooring is noted in the bathrooms.

## Observations:

- No deficiencies observed at the time of inspection.

## 10. Mirrors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies noted with any of the mirrors in any of the bathrooms.

## 11. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies noted with any of the plumbing.



Main floor bathroom



Upstairs bathroom



Upstairs left side of Vanity



Upstairs right side of Vanity

## 12. Showers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Shower was functional at the time of inspection.



Upstairs bathroom, shower head works fine

## 13. Shower Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

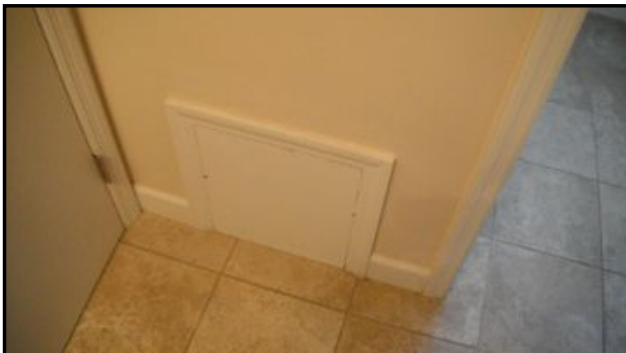
- Ceramic tile noted.

## 14. Bath Tubs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies observed at the time of inspection.



Access Panel for bathtub plumbing, upstairs



Upstairs bathroom

## 15. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies observed.
- Operated normally, at time of inspection.

## 16. Toilets

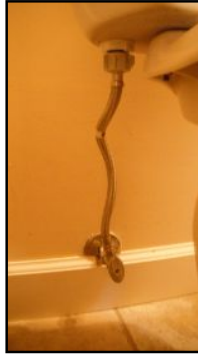
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- The toilet on the main floor is short cycling. Water can be heard leaking into the drain causing the the toilet to short cycle.
- Suggest having a qualified, licensed, and insured contractor evaluate.
- The other toilets functioned properly at the time of inspection.



Main floor toilet is short cycling



Upstairs toilet water supply



Upstairs bathroom



Water supply for toilet upstairs

## 17. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Wood framed double hung window noted.

## Observations:

- A representative number of windows were inspected. Most did not open when tested -- appears painted wood frames have sealed seams.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies observed.

## 2. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Solid Surface tops noted.

## 3. Dishwasher

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Operated.



#### 4. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

##### Observations:

- Operated - appeared functional at time of inspection.



#### 5. Microwave

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

##### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.



#### 6. Cook top condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

##### Observations:

- Electric cook top noted.
- All heating elements operated when tested.



### 7. Oven & Range

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Oven(s): Electric
- Oven(s) operated when tested.

### 8. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies observed.



Kitchen sink w/ extendable/retractable head; soap dispenser



118.4 degree hot water

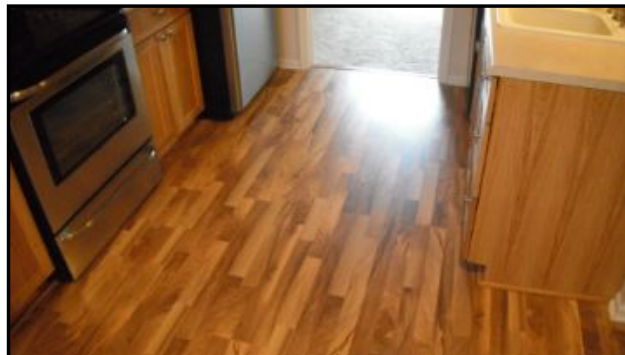
### 9. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Hardwood flooring is noted.

Observations:

- No deficiencies noted at time of inspection.



### 10. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No discrepancies observed at the time of the inspection.



## 11. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: There are drywall ceilings noted.

Observations:

- No discrepancies observed at the time of the inspection.

## 12. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

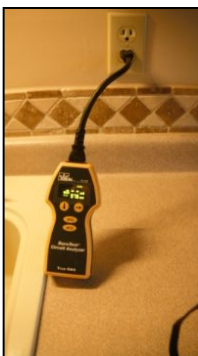
- No deficiencies noted at the time of inspection.

## 13. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- GFCI in place and operational.



Kitchen sink GFCI

## 14. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Drywall walls noted.

Observations:

- No discrepancies observed at the time of the inspection.

## Laundry

## 1. Locations

Locations: Downstairs utility room

## 2. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies noted at time of inspection.



Dryer flex hose coming out of dryer



Dryer flex hose going out through box sill



## 3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies noted at the time of inspection.

## 4. Wash Basin

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      | X   |      |

Observations:

- The wash basin seems to be in good condition, however, it is not connected to plumbing.



Wash Basin is not connected to plumbing



Not connected

## 5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Bare concrete floors noted.

Observations:

- No discrepancies observed at the time of the inspection.

## 6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies noted at the time of inspection.

## 7. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Block wall on the outside perimeter and unfinished wooden stud walls on the interior side of the laundry room.

Observations:

- No discrepancies observed at the time of the inspection.

## 8. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Unfinished wooden ceiling/floor joists noted.

Observations:

- No discrepancies observed at the time of the inspection.

## 9. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No major system safety or function concerns noted at time of inspection.

## 10. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Aluminum framed single hung window noted.

Observations:

- No deficiencies noted at the time of inspection.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: The furnace is located in the basement utility room.

Materials: Electric forced hot air. • Heat pump noted.

Observations:

- No deficiencies noted at the time of inspection.

## 2. Heater Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The heater base appears to be functional at the time of the inspection.



Tempstar furnace manufactured 2011

## 3. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No deficiencies noted.



Power supply



Power supply 240 volts

## 4. Refrigerant Lines

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No defects found.



Tempstar 2 ton heat pump manufactured in 2012



Evaporator Coil looks good

## 5. AC Compress Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Compressor Type: Electric

Location: The compressor is located near the patio area.

Observations:

- Appeared functional at the time of inspection.

## 6. Air Supply

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The return air supply system appears to be functional.



Cold air return 73.2 degrees, air being drawn in, main floor, going to furnace



Tissue drawn against grill shows air being drawn in, cold air return upstairs



Cold air return, 75.5 degree air being drawn in, upstairs, going to furnace



Tempstar 2 ton heat pump manufactured 2012

## 7. Registers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The return air supply system appears to be functional.



63.4 degree air coming out of diffuser main floor

65.4 degree air coming out of diffuser upstairs

## 8. Filters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Location: Located inside heater cabinet.

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 rinsing 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.

## 9. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Digital - programmable type.
- Location: located in the living/dining room area on the main floor in the center of the structure.



Digital thermostat, centrally located in living/dining room area

## Water Heater

### 1. Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The water heater base is functional.
- Water heater was manufactured January 1992.

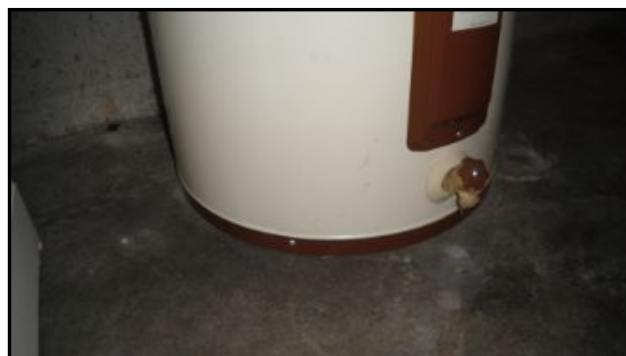
### 2. Heater Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- The water heater enclosure is functional.





Appears to be sitting on floor, suggest sitting on bricks or wood blocks to prevent condensation/rust

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- Water temperature observed to be: 120 degree F. This is satisfactory. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



120 degrees hot water main floor    119.4 degree hot water upstairs    118.4 degree hot water upstairs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

- Appears to be in satisfactory condition -- no concerns.



Functioned properly at the time of inspection

## 5. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:  
• 50 gallons

## 6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Copper

Observations:

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

## Electrical

## 1. Electrical Panel

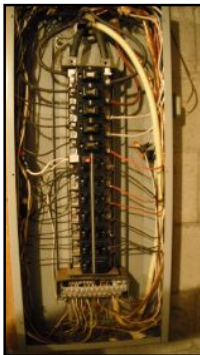
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Location: Exterior of structure.

Location: Located in the basement.

Observations:

- Observed a GFCI breaker in the panel box, unsure where it goes or what it feeds.
- No major system safety or function concerns noted at time of inspection at main panel box.



GFCI Breaker



GFCI Breaker

## 2. Main Amp Breaker

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |





Located on North side of building

## 3. Cable Feeds

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- There is an underground service lateral noted.

## 4. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Copper non-metallic sheathed cable noted.

## Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

## 5. Fuses

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No major system safety or function concerns noted at time of inspection of fuse box.



Appears to be original equipment, some rust noted



Appears to be original equipment, some rust noted

## Roof

## 1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Common area of home owners association. • Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.

Materials: Asphalt shingles noted.

## Observations:

- No major system safety or function concerns noted at time of inspection.
- Some areas not visible from inspection level.

## 2. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Unable to determine condition or presence of liner due to accessibility.
- Suggest having a qualified, licensed, and insured contractor evaluate.
- No major system safety or function concerns noted at time of inspection.

## 3. Spark Arrestor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      |     | X    |

## Observations:

- Spark arrestor and rain cap suggested.

## 4. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No major system safety or function concerns noted at time of inspection.

## Attic

## 1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Scuttle Hole located in:
- Bedroom Closet.
- IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.



Upstairs walk-in closet access to attic



Suggest adding insulation to back side of access panel

## 2. Structure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies observed at time of inspection.

## 3. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.



Roof vent

## 4. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Vent screens noted as functional.

## 5. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- PVC plumbing vent pipe appeared functional, at time of inspection.

## 6. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Loose fill insulation noted.

Depth: Insulation averages about 10-12 inches in depth

## Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Insulation appears adequate.



Not even/consistent, but seems adequate

## 7. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional.

## 8. Exhaust Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Functional.

Exterior Areas

## 1. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Windows will not open.
- Wood windows frames.
- All of the windows have been painted shut.



## 3. Siding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Brick cladding, vinyl siding, wood frame construction, concrete / block foundation

## Observations:

- Caulk and seal all gaps, cracks and openings to prevent moisture and/or pest intrusion.



Caulking to prevent moisture intrusion



Caulking to prevent moisture/pest intrusion.



Caulking to prevent moisture/pest intrusion



Mortar joints deteriorating



Caulking to prevent moisture/pest intrusion



Back side of Condo

## 4. Eaves &amp; Facia

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No major system safety or function concerns noted at time of inspection.

## 5. Exterior Paint

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



Paint peeling

Foundation

## 1. Slab Foundation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Small visible area of unfinished basement utility room floor appeared satisfactory, at time of inspection.

## 2. Foundation Perimeter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 3. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Visible portions of foundation wall were dry at the time of the inspection.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 4. Sub Flooring

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Limited review only in utility room due to 90% finished ceiling in basement.

## 5. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      | X   |      |

## Observations:

- The anchor bolts were not visible.



## 6. Foundation Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

## 7. Foundation Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- 3/4 inch copper
- Appears Functional at time of inspection.



Water shutoff valve in utility area in basement

## 8. Sump Pump

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      |     | X    |

## Observations:

- No sump pump installed.

## Grounds

## 1. Driveway and Walkway Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Concrete sidewalk noted.

## Observations:

- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



Concrete chipping/cracking



Caulking to prevent moisture intrusion



## 2. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Vegetation Observations

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- Trees are within 6 feet of foundation. Monitor for potential root damage.



## 4. Grounds Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- No major system safety or function concerns noted at time of inspection.

## 5. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Observations:

- One GFCI is located on the back patio area.

## 6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Copper piping noted.

Observations:

- No deficiencies noted at time of inspection.

## 7. Water Pressure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## 8. Pressure Regulator

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      |     | X    |

Observations:

- None.

## 9. Exterior Faucet Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Location: Front of structure. • Rear of structure.

Observations:

- Appears Functional.



Front side of Condo



Rear patio area

## 10. Balcony

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Rotted Wood.



Cantilever balcony floor joist is rotting

## 11. Patio Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Nice Privacy Fence



Nice, new Heat Pump



Vegetation growing from neighbor's side



Normal cracking observed



View looking down into patio area

## 12. Fence Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Wood • Brick

Observations:

- Retaining wall is leaning.



Outside fence board cut at an angle to accommodate leaning retaining wall



Retaining wall is leaning inwards

## Basement/Crawlspace

## 1. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Partly finished, full basement noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.



## 2. Insulation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Insulation appears to have been installed around the perimeter of the box sill that could be viewed in the unfinished portion of the basement.

## 3. Windows

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Aluminum framed single hung window noted.

## Observations:

- Broken/cracked window glass noted at time of inspection at one or more locations, repairs recommended.
- No deficiencies noted at the time of inspection.



Window Well Cover Cracked

## 4. Plumbing Materials

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

Materials: Appears Functional.

## Observations:

- Plastic

## 5. Basement Electric

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

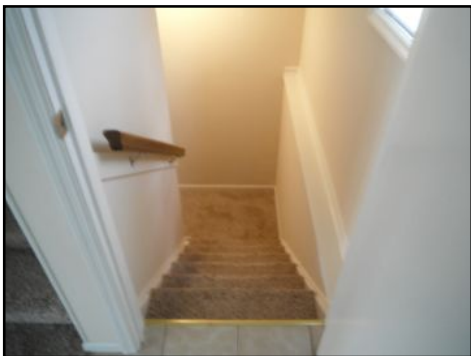
- No deficiencies noted at the time of inspection.

## 6. Stairs

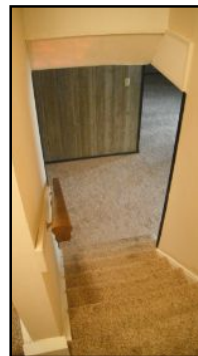
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies noted at the time of inspection.



Going to basement



Going to basement

## 7. Railings

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- No deficiencies noted at the time of inspection.

## 8. Slab Floor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Other than the utility area, the basement floor was covered with carpet. It was not possible to evaluate the concrete floor in these areas. There were no deficiencies identified with the concrete floor in the utility room at the time of the inspection.

## 9. Finished Floor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.



Carpeting and a suspended ceiling.

## 10. Drainage

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Although a home inspection is visual and non-intrusive, there were no deficiencies noted with drainage as it pertains to the downspouts at the time of inspection. For further evaluation, consult a qualified, licensed, and bonded contractor.



Basement Window Well, drain noted



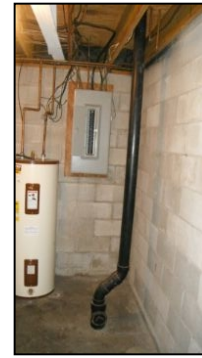
Drainage appears to be adequate



Condensate line from furnace going in to floor drain



Sewage drain



Sewage drain

## 11. Sump Pump

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
|      |      |      |     | X    |

## Observations:

- There was no sump pump or sump pump pit installed.

## 12. Framing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Not fully visible for inspection due to lack of access to all areas.
- The areas that were visible and accessible, no deficiencies noted at the time of inspection.

## 13. Subfloor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Not fully visible for inspection due to lack of access.
- Limited inspection due to finished ceiling.

## 14. Basement/Crawlspace Ductwork

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X    |      |      |     |      |

## Observations:

- Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.



Suggest insulating for higher energy efficiency