



ALLSAFE HOME INSPECTIONS

3308015407

[Allsafehomeinspections@outlook.com](mailto:Allsafehomeinspections@outlook.com)

<https://allsafehomeinspector.com>



## HOME INSPECTION REPORT

6338 Willow Walk Cove  
Medina, OH 44039

Brian Nazzerith

MAY 23, 2022

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## SUMMARY

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ITEMS INSPECTED



MINOR  
DEFECTS/MAINTENANCE  
ITEMS



PRIORITIZED  
OBSERVATIONS



IMMEDIATE CONCERN

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- ⊖ 2.1.1 Roofing - Roof Materials: Damaged Roof System-Multiple Issues Noted
- ⊖ 2.1.2 Roofing - Roof Materials: Shingle Granular Loss
- ⊖ 2.4.1 Roofing - Roof Drainage Systems: Downspout Damaged
- ⊖ 2.4.2 Roofing - Roof Drainage Systems: Gutter Discharges On Roof
- ⊖ 4.1.1 Grounds - Concrete Surfaces: Minor Cracking
- ⊖ 4.4.1 Grounds - Decks and Balcony: Flashing-Damaged
- ⊖ 4.4.2 Grounds - Decks and Balcony: Joist Hangers Rusted
- 🔧 5.3.1 Garage Area - Garage Interior Door: Self-Closing Hinges Not Functional
- 🔧 7.1.1 Kitchen Appliances - Dishwasher: High-loop Missing
- ⊖ 7.3.1 Kitchen Appliances - Range/Oven/Cooktop: No Anti-Tip Bracket Installed
- ⊖ 7.5.1 Kitchen Appliances - Refrigerator: Water Not Connected
- 🔧 8.6.1 Kitchen & Bath Plumbing - Bathtubs: Deteriorated Caulking
- ⊖ 9.3.1 Interiors - Walls/Ceiling : Damaged Drywall
- ⊖ 12.2.1 Electrical - Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring: Wiring-Neutral Not Identified
- ⚠️ 12.5.1 Electrical - GFCI & AFCI Breakers/Outlets: GFCI Protection Not Installed
- ⊖ 13.3.1 Structural Components - Foundation Walls: Shrinkage/Settlement Cracks
- 🔧 14.4.1 Plumbing - Water Heater: Drip Pan Missing

# 1: INSPECTION DETAILS

## Information

<b>Inspection Date</b> 2022-09-09	<b>Inspector</b> William Rhoades OHI.2022003755	<b>In Attendance</b> Client, Client's Agent, Just the Inspector
<b>Occupancy</b> Occupied with furniture	<b>Type of Building</b> Single Family	<b>The House Is Considered To Face</b> East
<b>Weather Conditions</b> Clear		

### Inspection Overview

Allsafe Home Inspections, LLC appreciates the opportunity to provide you with your home inspection report. Please read the **ENTIRE** report. Including but not limited to the Informational, Limitations, Standards and Summary sections of the report.

Allsafe Home Inspections, LLC performs all inspections in compliance with the [Ohio Standards of Practice as set forth by Ohio Revised Code Section 4764](#) (Please see attached link to the Ohio SOPs.) As such, we inspect the readily **accessible, visually observable**, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

Exceeding the Standards of Practice will only happen when the inspector has the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

**All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period,** to determine a total cost of said repairs and to learn of any **additional** problems that may be present during these evaluations that were not visible during a "visual only" home inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. [Refer to the Ohio SOPs, Ohio Revised Code Section 4764](#) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is, unfortunately, a part of homeownership. **One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home.** If a warranty is not being provided by the seller(s), your Realtor can advise you of companies that offer them.



## Report Tabs/Categories

The following information explains how to read your inspection report. If you do not understand your report or have a question about your report please call our office at (330)801-5407.

### Each system or component will have up to 4 tabs associated with it.

- **Overview Tab:** This tab lists the systems to be inspected and if it was **Inspected (IN)** **Not Inspected (NI)**, **Not Present (NP)**, or **Observation (O)**.
- **Informational Tab:** This tab has information about the systems or components that were inspected. Please read the informational tab, it has important information about each system or component. For example, age of the roof or brand of HVAC system.
- **Limitations (Not Inspected) Tab:** This tab includes any limitations we encountered during the inspection. The **Limitations Tab** contains **important** information about systems or components that were not inspected or not present during the inspection. If any of these items are a concern we suggest you ask the seller to remove the limitation or disclose the reason for the limitation/s. If the limitation is removed please call our office and we will come back and inspect it for you.
- **Standards Tab:** This tab includes the Ohio Standards of Practice and what we are required to **inspect** and **not inspect** during the property inspection per ORC 4764.

## Explanation of Ratings (How to Read Report)

**IN-Inspected.** This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary, additional information about materials used in the construction and how to care for or maintain the system or component may be included.

**NI = Not Inspected (Noted in Limitation Tab)** This indicates that a system or component was not inspected and will be documented under the Limitations Tab of the report. An explanation of why it was not inspected will be listed in the limitations tab. If the area or component was not inspected due to no or limited access or no power at the time of the inspection, we will come back and inspect the area or component when access is provided or power is restored.

**NP = Not Present (Noted in Limitations Tab).** This indicates that a system or component was not present or not visible at the time of the inspection.

**O= Observations** = This indicates that an action is suggested to have a component or system of the house further evaluated, repaired or replaced. Observations shall be evaluated prior to closing by a qualified or licensed professional.

### Observations

This report divides **Observations** into three (3) categories;

1. **Immediate Concern**
2. **Prioritized Item**
3. **Minor Defect/Maintenance Item/FYI**

- **Immediate Concern** These are items or components that were not functional, damaged, represent a **safety concern**, and/or may require a **major expense** to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a **Qualified Contractor** prior to the end of your contingency period.
- **Prioritized Item** These are items or components that were found to include a non-functional, damaged or improperly installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repair or replacement is suggested for these items for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect.
- **Minor Defects, Maintenance Item or FYI Item** These are items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include recommended upgrades to items still functional at the time of inspection but nearing the end of its life expectancy.

These categorizations are in the inspectors professional judgement and based on what they observed at the time of inspection. This categorization should not be construed as to mean that items designated as "**Minor defects**" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

**Please acknowledge to your inspector once you have completed reading this report. At that time your inspector will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.**

## Items Not Inspected and Other Limitations

**ITEMS NOT INSPECTED** - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles may not be removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Main water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

**INACCESSIBLE AREAS (Not Inspected):** In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. The inspector can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage are excluded from this inspection**

Lastly, a **standalone home inspection** does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

## Recommended Contractors Information

**CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes.**

## Sloping Lot / Hillside Present

This structure was constructed on a sloping lot / hillside. We are not geological, civil, or structural engineers and cannot render an opinion regarding soil stability, and the potential for structural movement. If desired, qualified specialists should be consulted on these matters.

## Concern or Issue

No Issues

While we were at the inspection we noted one or more of the following issues. Our inspectors will take every step possible to notify the appropriate parties in the case of an emergency or immediate concern with the property. If there was an issue during the inspection outside of the inspection SOPs it will be noted below.

## 2: ROOFING

		IN	NI	NP	O
2.1	Roof Materials	X			
2.2	Flashing	X			
2.3	Plumbing Vents	X			
2.4	Roof Drainage Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

### Information

#### Inspection Method

Roof

#### Roof Inspection Information & General Photos

The inspector will attempt to walk the roof to visually inspect the roofing material and its current condition. However, due to circumstances such as weather and/or a steep roof pitch it may not be possible to safely walk on the roof. The inspection of the roof may have to be performed from the eaves with a ladder or using binoculars from the ground. We will document if a complete inspection of the roof, flashing could not be performed. If the roof system was not inspected due to snow, weather and/or an unsafe pitch of the roof, we suggest having a qualified roofing contractor complete the inspection prior to closing.

We suggest monitoring the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering, and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where, or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Material

Asphalt

Depend on the roofing materials, the typical life expectancy for an asphalt roofing material is between 20-30 years. Please see the attached link for the life expectancy of other roofing materials.

[Life Expectancy Chart](#)

#### Approximate Age

5-10 yrs

The age of the roof is an approximation only based off the age of the home, the number of layers, the type of shingle, and the visible condition of the shingles.



**Roof Materials: Shingle Information - Aged**

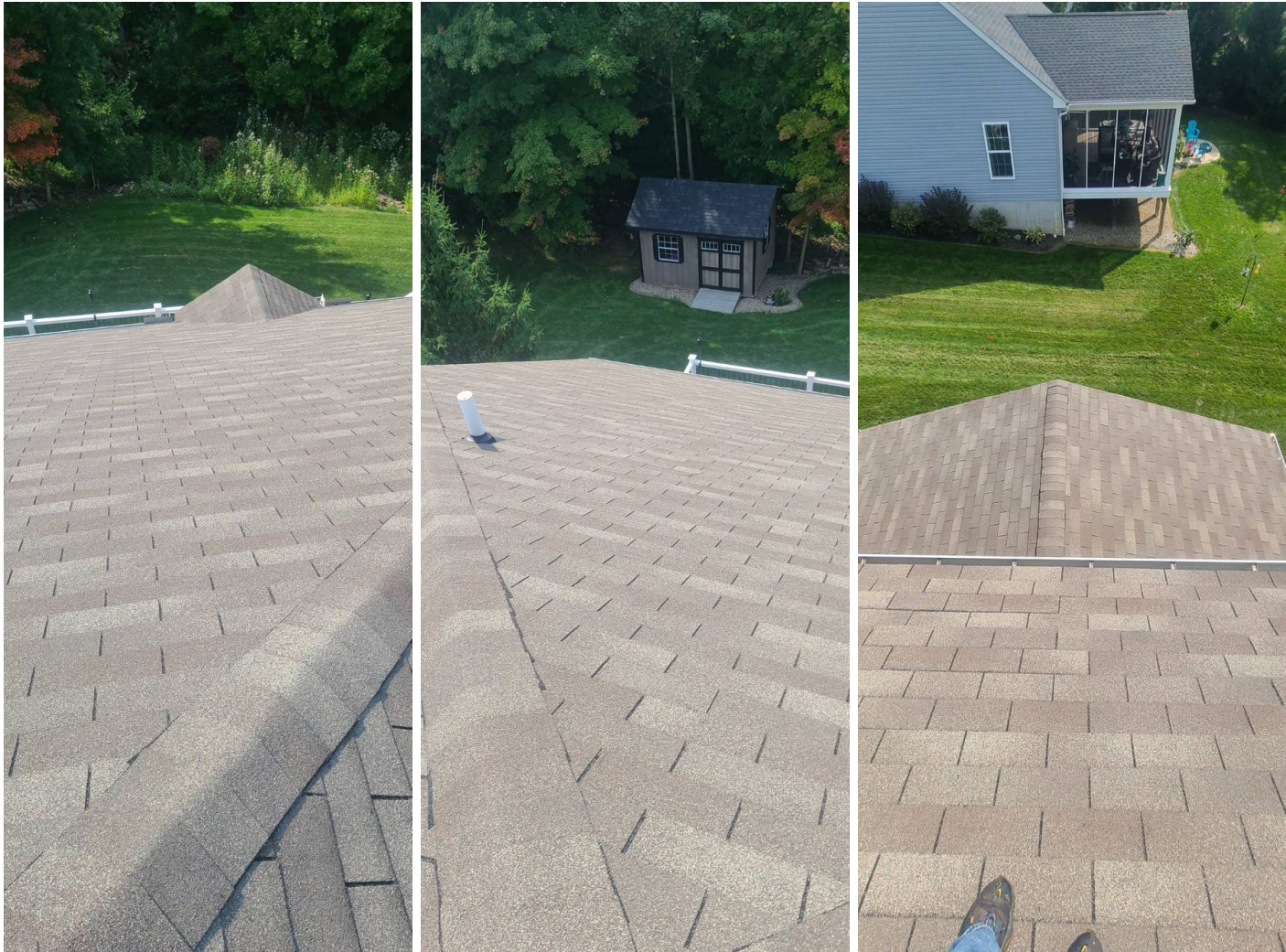
The roof shingles were functioning as intended at the time of inspection with respect to their age and typical wear and tear. Typical characteristics of shingles this age were present (moderate granule loss, slight delamination, etc.). The shingles were working as intended with no visible water leaks at the time of the inspection. We suggest having the roof evaluated annually and budget for future replacement.















## Flashing: Flashing Information

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

We looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

**No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.**



## Flashing: Difficult to See Every Flashing

We attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

### Plumbing Vents: Plumbing Vent Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of the flashing, for proper installation, or any significant defects. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**



### Plumbing Vents: Snow Covered-Not Inspected

We were unable to access the roof and inspect the plumbing vent/s due to the snow on the roof. Suggest having the plumbing vent/s inspected by a qualified inspector or roofing contractor as soon as the snow melts.

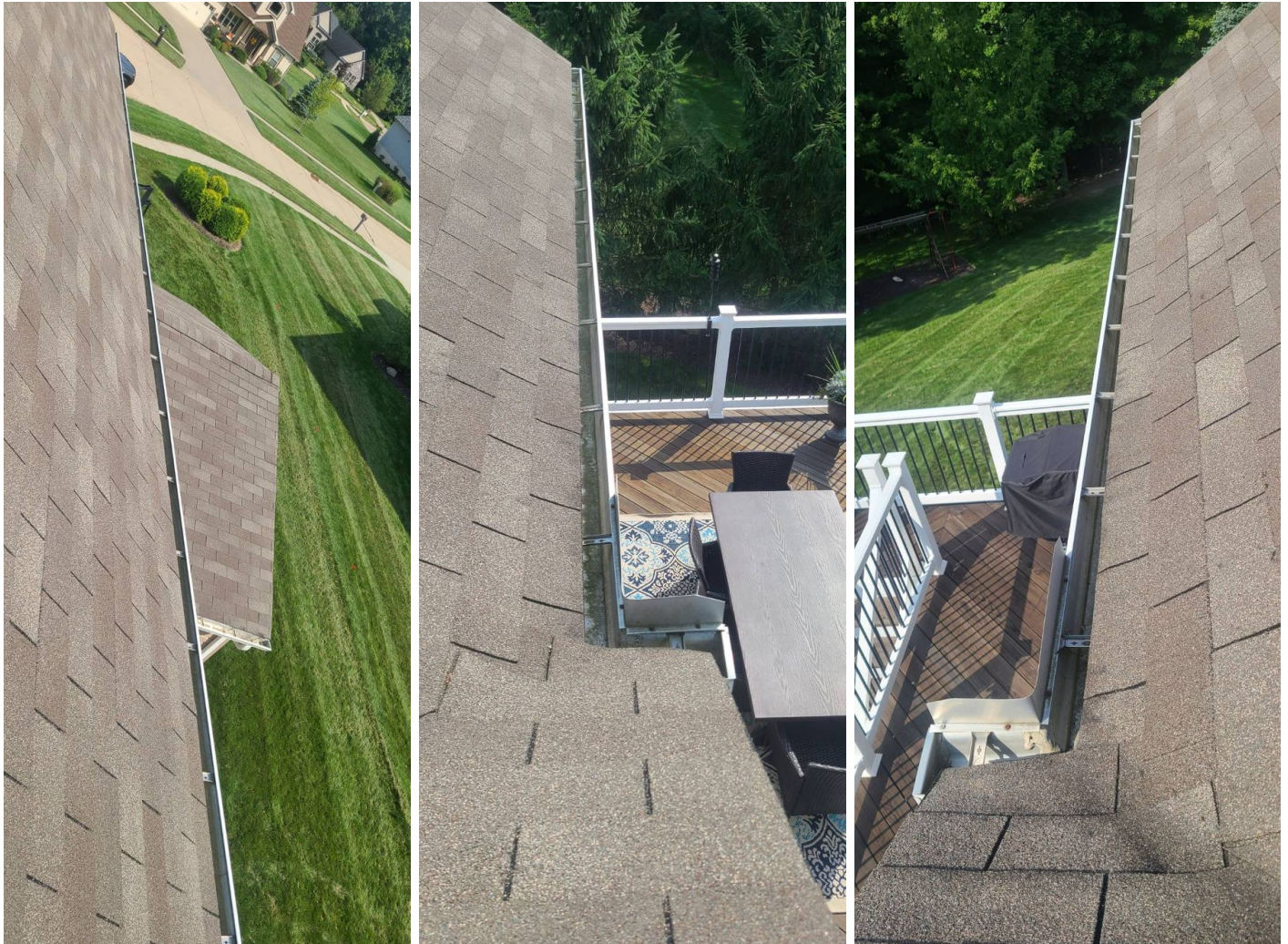


## Roof Drainage Systems: Gutters System Information

The gutter system was inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps.

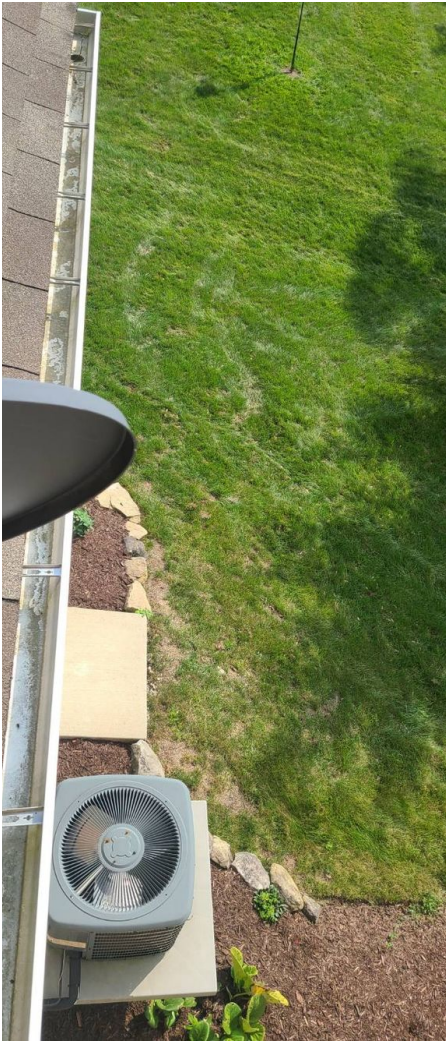
We were not able to inspect every inch of every gutter. But we attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects. Monitoring the gutters during heavy rain (without lightning) and keeping them clear of debris is recommended. In general, the gutters should catch rainwater and direct the water towards downspouts that discharge the water away from the homes foundation. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is not within the scope of the home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection unless otherwise noted in this report.









## Observations

### 2.1.1 Roof Materials

#### **DAMAGED ROOF SYSTEM-MULTIPLE ISSUES NOTED**

Damaged Shingles, Exposed Nails

We observed multiple roofing defects and damage to the roofing system components. The listed roofing system and component issues should be evaluated by a qualified roofing contractor to determine the cost of repairs or replacement of the roof system.

Recommendation

Contact a qualified professional.











### 2.1.2 Roof Materials

#### **SHINGLE GRANULAR LOSS**

We observed granular loss to one or more of the shingles. Granular loss can be due to age, workers on the roof, hail or other weather events. Suggest having the damaged roofing material evaluated for repairs or replacement by a qualified roofing contractor.

#### Recommendation

Contact a qualified roofing professional.



Prioritized Observations





#### 2.4.1 Roof Drainage Systems

### **DOWNSPOUT DAMAGED**



#### Prioritized Observations

We observed damage to the noted downspout/s. Damaged downspouts will not function as intended. Suggest having the damaged downspout/s repaired and/or replaced by a qualified contractor.

#### Recommendation

Contact a qualified professional.



#### 2.4.2 Roof Drainage Systems

### **GUTTER DISCHARGES ON ROOF**

 Prioritized Observations

The gutter was open at one end allowed run off to drain onto the roof covering below. Gutters that discharge on the roof covering can cause the shingle to wear premature. Suggest repairs be made by a qualified professional.

#### Recommendation

Contact a qualified professional.





3: EXTERIOR

		IN	NI	NP	O
3.1	Exterior Siding	X			
3.2	Exterior Trim & Soffits	X			
3.3	Exterior Caulking	X			
3.4	Exterior Flashing	X			
3.5	Exterior Windows	X			
3.6	Exterior Doors	X			
3.7	Hose Bibs	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

Information

Exterior Siding Type

Vinyl, Stone Veneer

Trim & Soffit Material

Aluminum

Exterior Inspection Information & General Photos

The exterior of every home is slowly deteriorating and aging. The sun, wind, rain, and temperatures are constantly affecting it. As a homeowner, you will need to monitor the exterior of the building for its condition and weather tightness.

During the inspection, your inspector checked the condition of all exterior materials and looked for developing patterns of damage or deterioration. Wood materials are more susceptible to damage from the rain, sun, wind, and snow. We suggest maintaining all exterior wood materials with proper cleaning and staining of the wood on an annual basis.

## Exterior Siding : Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. **No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.**















### Exterior Siding : Framing & Sheathing Not Visible

The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, brick veneer, fiber cement siding, drywall, etc.) are not visible to inspect and beyond the scope of our services and is excluded within our inspection.

### Exterior Trim & Soffits: Trim/Soffit/Fascia Information

The soffit, trim and fascia material was inspected at visible portions looking for any water damage or other significant defects. **No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**

### Exterior Caulking: Caulking Information

Areas of the home with openings such as flashing, trim, utility openings are inspected for proper caulking. Any areas of the home that have been caulked (windows, doors, siding) should be evaluated at least once a year to make sure the caulking is not deteriorated. Cracked or deteriorated caulking is vulnerable to water intrusion. Suggest having any areas of your home that have been caulked inspected annually and repair as needed. **No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.**

### Exterior Caulking: Maintenance-Inspect Annually

Caulking around areas of the home need to be inspected annually. Over time caulking can crack and deteriorate leaving open voids for moisture intrusion. We suggest inspecting the following areas annually:

1. Windows & Doors
2. Utility Penetrations
3. Around Exterior Trim

**Exterior Caulking: Limited Access-Not Inspected**

Due to height and/or access issues with some homes we can not inspect every area of the home where caulking has been installed. This is an inspection restriction and these areas are excluded from this report.

**Exterior Flashing : Exterior Flashing Information**

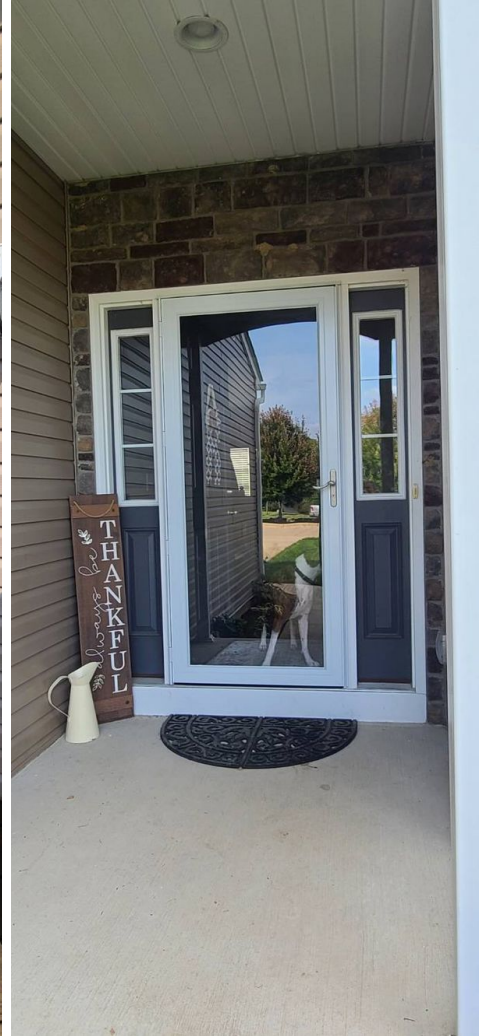
The exterior wall flashing was inspected for proper installation, damage and/or missing flashing. Flashing should play an important part in the effectiveness of the roof system. **No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.**

**Exterior Flashing : Not All Flashing Inspected**

Due to the height and access restrictions with some homes we are not able to inspect every section of installed flashing. This is an inspection restriction and these areas are excluded from this inspection.

## Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. Exterior doors are prone to water leaks and damage if they are not maintained and sealed. Maintaining the wood trim and threshold around the bottom of the door will prevent water damage and wood rot in this area. Over time, a leaking door will cause water damage to the interior sub-floor. We suggest monitoring the threshold around all the exterior doors for wood rot and/or deteriorated caulking. Maintaining the caulking/seal in this area will help prevent water damage. **No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.**







## Hose Bibs: Hose Bib(s) Information

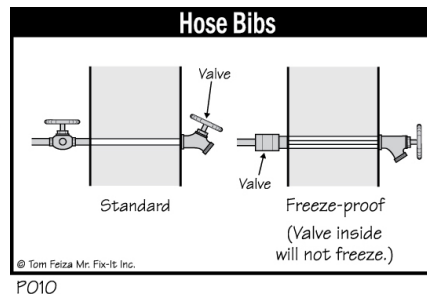
The hose bibs were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. **No deficiencies were visibly observed unless otherwise noted in this report.**

**A freeze-proof hose bib:** an antifreeze hose bib employs the same design but with one important difference. It's attached to a tube that can be up to 24 inches long, and the compression valve is at the supply end of the tube. A long rod connects the valve to the faucet handle. With a frost-free faucet, when you turn the water off the remaining water in the pipe (up to the shutoff valve) drains out so no water is left in the pipe to freeze. If there are no anti-freeze bibs installed we suggest adding them in the near future as an upgrade to prevent the pipes from freezing.

**Standard Hose Bib:** This type of hose bib should have the water turned off to it during the cold/freezing seasons. If your home has this type of hose bib you should consider upgrading to a non-frost proof bib type to help prevent freezing within the water lines.



Anti-Frost Hose Bib



## 4: GROUNDS

		IN	NI	NP	O
4.1	Concrete Surfaces	X			
4.2	Steps/Stoops/Stairwells	X			
4.3	Exterior Railings, Balusters, Handrails	X			
4.4	Decks and Balcony	X			
4.5	Grading, Drainage, Vegetation	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

### Information

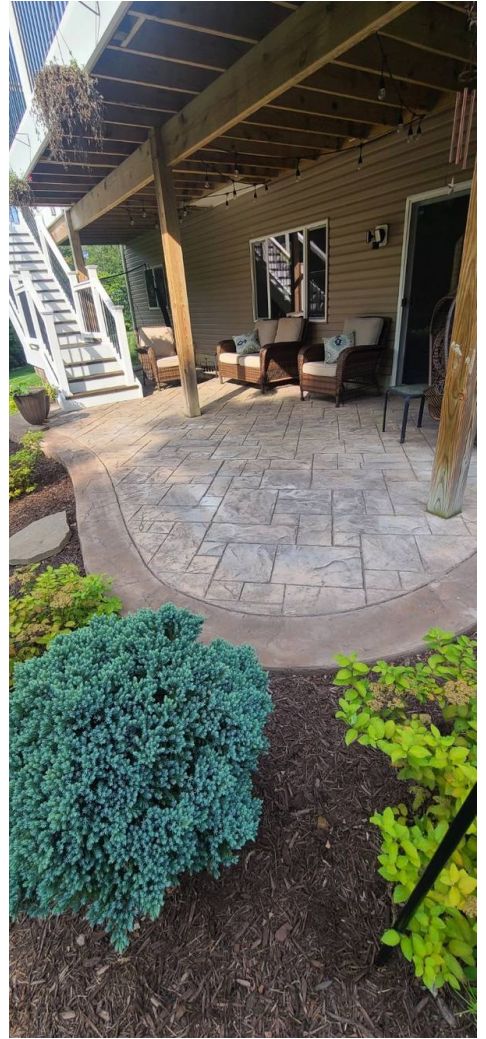
#### Grounds Inspection Information & General Photos

One of the biggest reasons for water intrusion inside a home is the lack of proper drainage away from the foundation. Over time, the grading of the yard, porches/patios, driveways, and walkways can settle and direct water back towards the foundation. Check your grading annually during heavy rains (with no lightning) for water pooling around your foundation. Repairing your grading and overflowing gutters and downspouts is the first and most economical step to take if water is leaking into your basement.



**Concrete Surfaces: Concrete Flatwork Information**

Concrete flatwork that adjoined the structure was inspected looking for excessive cracking, ensuring it sloped away from the structure, and for any other significant defects. This includes the driveway, walkways, patios and porches. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.







### Steps/Stoops/Stairwells: Steps/Steps/Stairwell Information

Masonry stairs and stoop(s) were inspected looking for damage or any other significant defects. Exterior stairwells typically have an exterior drain that should remain clear of debris to prevent clogging and backups. **No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.**



### Steps/Stoops/Stairwells: Stairwell Drain Not Tested

If present, the stairwell drain was not tested for functionality. This is beyond the scope of a home inspection. The functionality of the drain is excluded from the inspection.

### Exterior Railings, Balusters, Handrails: Exterior Railing Information

The exterior railings, handrails, and balusters were inspected for their presence, proper sizing and spacing, looking for damage and securement and other significant deficiencies. **No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**





## Decks and Balcony: Deck & Balcony Information

If present, the deck and/or balcony was inspected looking for water related damage, construction related deficiencies, and safety hazards. **No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**

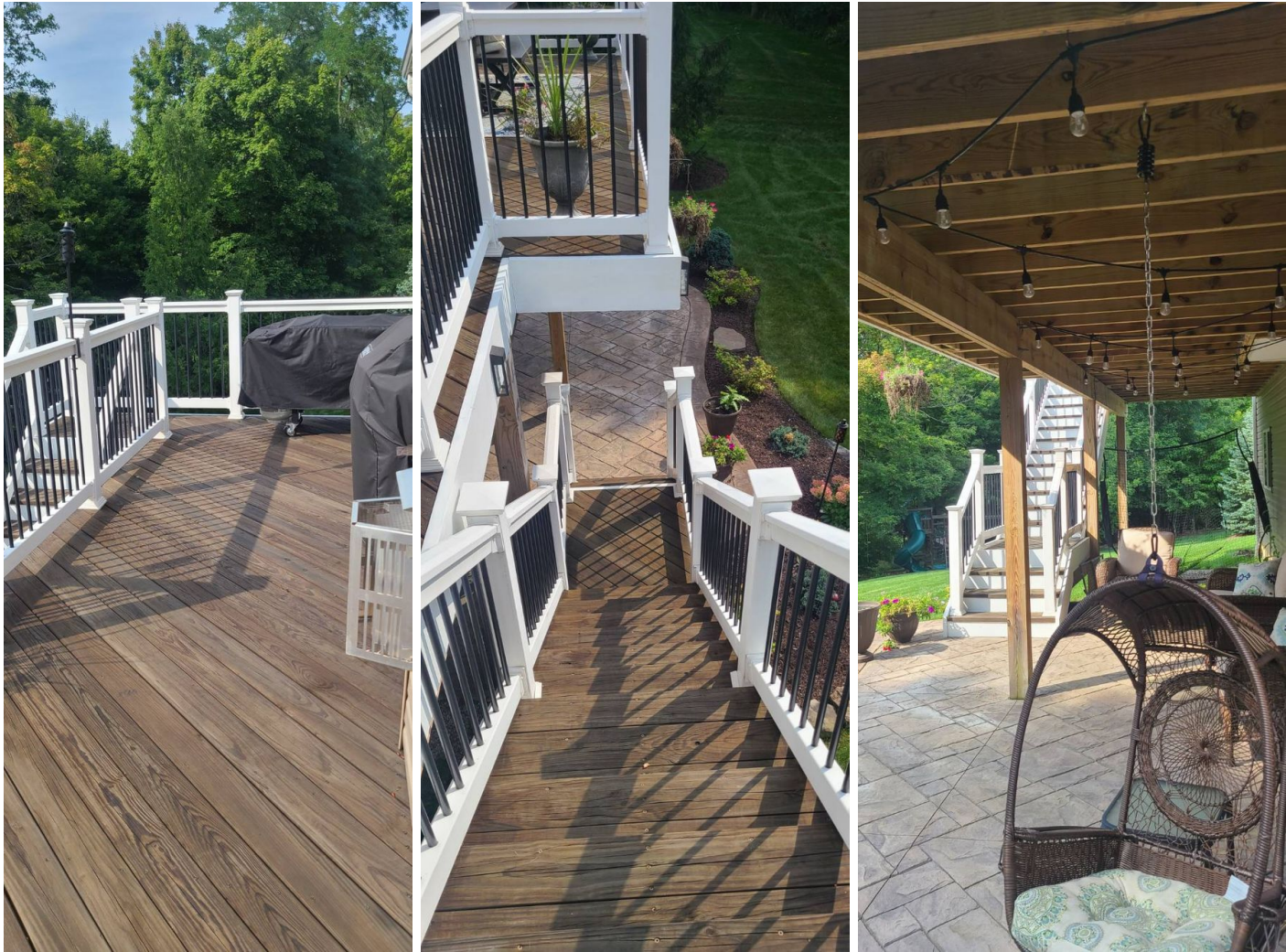
It is very common for us to find multiple deficiencies in relation to a decks' construction; and in our experience there are a few reasons for this.

- Most decks are built by laborers during the construction of the home and while they can build a "functional" deck, typically multiple important details are missed due to them not knowing the building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why we will evaluate all decks by today's standards, as safety can not be compromised, and safety is what we inspect for. While we may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.







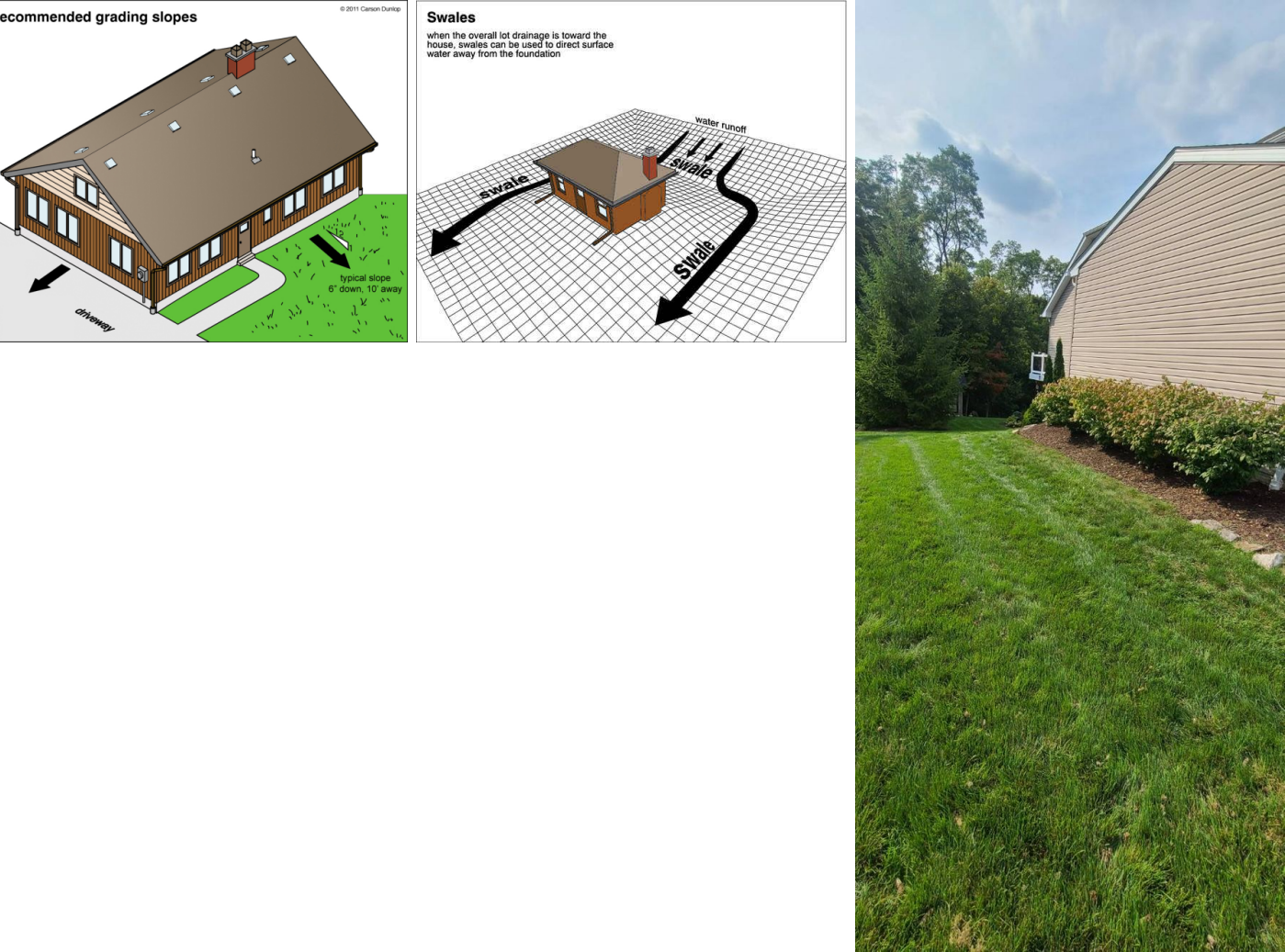




Grading, Drainage, Vegetation : Grading / Drainage Information

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable).

No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.







### Grading, Drainage, Vegetation : Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. The vegetation around your home is a annual maintenance item you will need to maintain.

**No significant deficiencies were observed unless otherwise noted in this report.**

### Grading, Drainage, Vegetation : Grading Maintenance Tips

Over time, if the grading around your house is not maintained it will settle, causing low areas to develop. In order to prevent water and structural issues, you must maintain the grading, gutters, downspouts, and surface drainage around the house to help direct water away from the foundation. Grading that slopes towards the foundation will allow water to accumulate around the house and down under the footers. Over time, this will cause water and structural issues with the foundation.

During a raining period, **(without lightning)** grab an umbrella and go outside. Walk around your house and look around at the roof and property. This is perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

## Limitations

Grading, Drainage, Vegetation

### GRADING LIMITATIONS



The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

## Observations

### 4.1.1 Concrete Surfaces

#### MINOR CRACKING

There was minor cracking present on the concrete slab. Monitor the cracks and if they worsen repairs are suggested to be conducted by a concrete contractor.

##### Recommendation

Contact a qualified professional.



Prioritized Observations



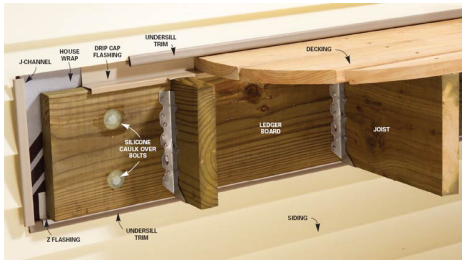
### 4.4.1 Decks and Balcony

#### FLASHING-DAMAGED



Prioritized Observations

We observed damaged flashing on the deck where it attaches to the house. Flashing is installed between the deck and the house to prevent water intrusion and damage to the interior walls and floor of the home. Overtime, damaged flashing will also allow water to damage and rot the structural boards of the deck and home. Suggest having the deck flashed replaced by a qualified contractor.



Example Picture of Deck Flashing

#### Recommendation

Contact a qualified professional.



#### 4.4.2 Decks and Balcony

##### JOIST HANGERS RUSTED



#### Prioritized Observations

We observed rusted joist hangers on the deck joist/s. The rusted joist hangers are at the end of their useful life and should be replaced to prevent failure at this connection. Joist hangers are used to secure the floor joist to the ledger board which is attached to the house on the house. The ledger board is a critical attachment point for the deck and the deck joist. Suggest having the rusted joist hangers replaced by a qualified contractor.

#### Recommendation

Contact a qualified deck contractor.





## 5: GARAGE AREA

		IN	NI	NP	O
5.1	Garage Door & Opener	X			
5.2	Garage Slab	X			
5.3	Garage Interior Door	X			
5.4	Garage Interior	X			
5.5	Garage Roof Sheathing/Structure	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

### Information

#### Garage Information and General Photos

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

If the garage door to the home is not fire-rated we suggest updating the it to a fire rated door with self-closing hinges. A fire door is a door with a fire-resistance rating used as part of a passive fire protection system to reduce the spread of fire and smoke between separate compartments of a structure and to enable safe egress from a building or structure . Be aware, depending on the age of the home a fire rated door may have not been required when it was built.



#### Garage Door & Opener: Garage Door/Opener Information

The garage door(s) were tested by operating the wall mounted transmitter or lifted manually and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. We suggest having the garage door and door opener serviced each year to prolong it's life and make sure the door is operating in a safe manner. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Garage Slab: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

**Any references to cracks on garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.**



Garage Interior Door: Interior Garage Door Information

The door between the garage and living areas was in acceptable condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety. **No reportable conditions were present at the time of inspection unless otherwise noted in this report**

Observations

5.3.1 Garage Interior Door

SELF-CLOSING HINGES NOT FUNCTIONAL

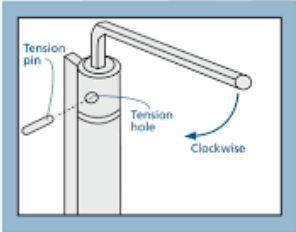
 Minor Defects/Maintenance Items

We did not observe functional self-closing hinges on the door that leads into the home from the garage. Functional self-closing hinges will ensure the door maintains the proper fire barrier between the home and attached garage. Self-closing hinges are not always common on older homes and some jurisdictions do not require them. We suggest having the self-closing hinges repaired to ensure a proper fire barrier if a fire were to occur. These types of hinges can be installed at a low cost and found at your local hardware store.

[Home Depot Self Closing Hinge Example](#)

ADJUSTMENT (SPRING HINGES ONLY)

1. Close door.
2. Insert the provided hex wrench so that it can be rotated clockwise.
3. Rotate hex wrench 1/4 turn and insert tension pin loosely into tension hole.
4. Remove hex wrench and try closing force.
5. Repeat steps until closing force is adequate but do not rotate past 3 holes on 180° openings or 4 holes on 90° openings.



Recommendation  
Contact a qualified professional.



# 6: LAUNDRY AREA

		IN	NI	NP	O
6.1	Visible Plumbing	X			
6.2	Washer & Dryer	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

## Information

### Dryer Energy Source

Electric

### Laundry Drain

Not Visible

### Washer / Dryer Information and General Photos

If present, the washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality. The clothes washer and dryer are visually inspected only, these items may be taken by the sellers

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. We suggest having your entire vent cleaned out twice a year to prevent dryer fires and ensure maximum drying efficiency. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

### Washer/Dryer

Present

This washer and dryer may block the accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for cleaning or drying performance.



## Visible Plumbing : Laundry Plumbing Information

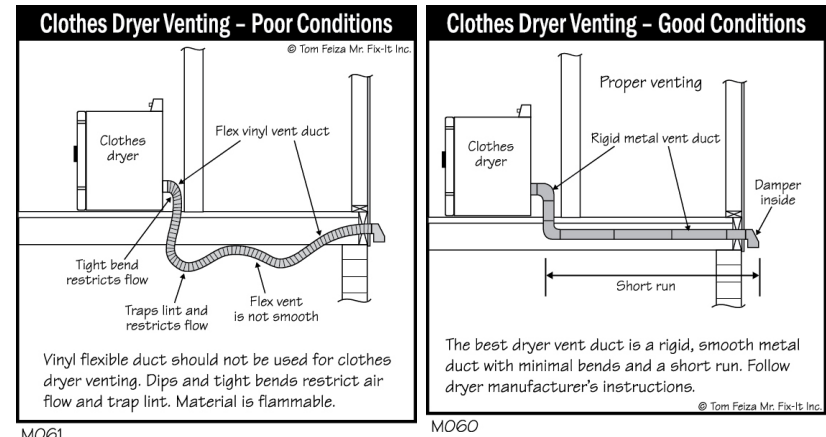
### Garage

The washing machine, drains and water lines were visually inspected for leaks. The washer was not operated or tested for functionality or leaks during operation (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.



Washer & Dryer: Washer & Dryer Not Inspected

If present, we do not run the clothes washer and dryer through a cycle. These appliances are beyond the scope of a home inspection. We did **not operate** the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.





# 7: KITCHEN APPLIANCES

		IN	NI	NP	O
7.1	Dishwasher	X			
7.2	Microwave	X			
7.3	Range/Oven/Cooktop	X			
7.4	Garbage Disposal	X			
7.5	Refrigerator	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

## Information

### Appliance Inspection Information & General Photos

The installed appliances will be operated and inspected using normal operating functions. The refrigerator is inspected for power and water leaks, not for cooling capacity or efficiency. **All portable stoves that are not physically mounted to a wall should have an anti-tip bracket installed. The anti-tip bracket secures the rear leg of the stove to the floor and prevents the stove from tipping over.**

### Dishwasher: Dishwasher Information

If present, we attempted to run the dishwasher through a rinse cycle using normal operating controls to activate the primary function on the quick/rinse cycle to inspect for leaks during operation.



### Microwave: Microwave Information

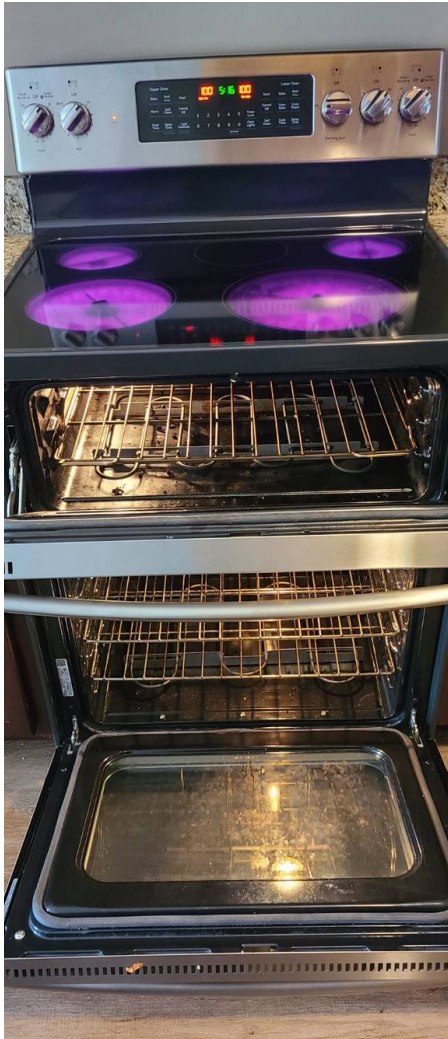
The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested. **No reportable conditions were present unless otherwise noted in this report.**





### Range/Oven/Cooktop: Oven/Range Information And Photos

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. **No indications of deficiencies were observed unless otherwise noted in this report.**



Garbage Disposal: Disposal Information

The garbage disposal was inspected by activating its normal controls. We observed it for leaks, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**





## Refrigerator: General Information And Photos

The refrigerator was inspected basic function and physical defects. The temperature controls were not operated at the time of inspection. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**



## Observations

### 7.1.1 Dishwasher

#### **HIGH-LOOP MISSING**

UNDER KITCHEN SINK

The high loop for the dish washer is missing. It should be installed to prevent back flow.

Recommendation

Contact a qualified professional.



Minor Defects/Maintenance Items



### 7.3.1 Range/Oven/Cooktop

#### **NO ANTI-TIP BRACKET INSTALLED**



#### Prioritized Observations

The anti-tip bracket is supplied by the manufacturer of the stove and should be installed as directed. Per the manufacturer's directions, an anti-tip safety bracket is installed to prevent the range from tipping forward if a small child stands on the oven door or the weight of the door pulls the stove down. If the anti-tip bracket was not installed, we suggest having a qualified contractor install one per the manufacturer's directions. An anti-tip bracket can be purchased by an appliance service contractor.

#### Recommendation

Contact a qualified appliance repair professional.





#### 7.5.1 Refrigerator

### **WATER NOT CONNECTED**

There is no water and/or ice coming from the control on the refrigerator door. Inquire from the sellers if this was performed when the refrigerator was installed. Otherwise this will need performed to allow for proper operation.

#### Recommendation

Contact a qualified professional.



## 8: KITCHEN & BATH PLUMBING

		IN	NI	NP	O
8.1	Bath/Kitchen Plumbing	X			
8.2	Faucets	X			
8.3	Sinks	X			
8.4	Toilets	X			
8.5	Showers	X			
8.6	Bathtubs	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

### Information

#### Bathroom/Kitchen Plumbing Information & General Photos

The plumbing components include the sink/s, faucets, bathtubs, shower stalls, toilets, and whirlpools and any of the plumbing installed with these components. These components are inspected for functionality using their normal operating components. Over time, these components can leak due to everyday use and should be monitored in the future. During the inspection, the inspector will operate the components and inspected for leaks. **No defects or issues were found unless otherwise noted in this report.**

#### Bath/Kitchen Plumbing : Kitchen & Bath Plumbing Information

The kitchen and bath plumbing is inspected for leaks, damage and improper installation. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Faucets : Faucets

The kitchen and bath faucets were inspected for proper operation, leaking and water pressure. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Sinks: Sinks

The sinks were inspected for damage, leaks and proper attachment to the wall and/or countertops. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Toilets: Toilets

The toilets were inspected for proper operation and installation, leaks and any damage. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Showers: Showers

Showers are visibly inspected from the shower for proper operation of the faucets and drains. The visible area of the shower surround is inspected for damage or improper installation. The area and plumbing under the shower pan is typically not visible and is excluded from this inspection report. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Bathtubs: Bathtubs

Bathtubs are visibly inspected from the tub for proper operation of the faucets and drains. The visible area of the bathtub surround is inspected for damage or improper installation. The area and plumbing under the bathtub is typically not visible and is excluded from this inspection report. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

### Limitations

## Showers

**SHOWER PANS NOT INSPECTED**

The area and plumbing under the shower pan and the shower are typically not visible and is excluded from this inspection report.

## Bathtubs

**BATHTUB - LIMITED INSPECTION**

The area and plumbing under the bathtub is typically not visible and is excluded from this inspection report.

**Observations**

## 8.6.1 Bathtubs

**DETERIORATED CAULKING**

## MASTER BATHROOM

We observed deterioration of the caulking in the noted locations. Without the proper caulking installed, water will leak behind interior walls and cause damage and possible mold issues. Suggest having the caulking repaired.

## Recommendation

Contact a qualified professional.



Minor Defects/Maintenance Items





## 9: INTERIORS

		IN	NI	NP	O
9.1	Doors	X			
9.2	Floors	X			
9.3	Walls/Ceiling	X			
9.4	Windows	X			
9.5	Interior Trim	X			
9.6	HVAC Supply Registers	X			
9.7	Steps, Stairways & Railings	X			
9.8	Countertops & Cabinets	X			
9.9	Ceiling & Whole House Fans	X			
9.10	Presence of Smoke & Carbon Monoxide Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

### Information

#### Interior Inspection Information & General Photos

The interior inspection covers the garage area and components, walls/ceilings, floors, doors, windows, HVAC registers, countertops and cabinets, ceiling fans, stairs, and presence of smoke detectors and carbon monoxide detectors.

#### Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jams to the floor. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

#### Floors: Floors Information

Visible portions of the floors throughout the home were inspected looking for significant floor material deficiencies. **No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**

#### Walls/Ceiling : Walls Information

The walls and ceilings are inspected for visible damage, water staining and/or spots. If water stains are visible and accessible they will be checked with a moisture meter. The walls were in acceptable condition at the time of inspection. **No deficiencies were observed at visible portions unless otherwise noted in this report.**

#### Walls/Ceiling : Covered Walls Not Inspected-Components Not Visible

If any walls and framing are covered with drywall, insulation, household items, and/or shelves at the time of the inspection these areas cannot be inspected. Hidden defects such as water damage, mold, or structural issues may be present. No representation could be made at the time of your inspection as to the condition of the walls and framing behind the materials. Suggest having the stored items removed and the covered area fully inspected by a qualified contractor.

#### Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. Evidence of a broken thermal seal may appear and disappear as the interior/exterior temperature and humidity change with the seasons. A fogged windowpane may not be detectable during a 3-4 hour one-time inspection. Life expectancy varies with usage, weather, installation, maintenance and quality of materials. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

## Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the Ohio Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

## HVAC Supply Registers: HVAC Register Information

Conditioned air supply was present at the supply register(s) as seen with thermal imaging. CFM air flow is not inspected for. **No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.**

## Steps, Stairways & Railings: Stair/Step Inspection and Safety

Today's building standards require stair balusters to have no more than 4" of spacing between each baluster. This is to help prevent a small child from slipping or fitting through the balusters. Depending on the age of your home, this spacing may not have been required when your home was built. If the baluster spacing for any of the stairs or landings in your home are wider than 4 inches, we suggest having them updated to the proper spacing. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

## Countertops & Cabinets: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Ceiling & Whole House Fans: Ceiling Fan Information

If present, a representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. **No reportable conditions were present at the time of inspection unless otherwise noted in this report.**

## Ceiling & Whole House Fans: Whole Home Fan Information

If present, whole home fans create a pathway for conditioned air to reach the attic area. Current standards require that all ceiling protrusions (lights, ceiling fans, etc.) are sealed so that conditioned air does not enter the attic area around these protrusions. When conditioned air enters an unconditioned area the possibility for the formation of condensation exists on framing components, and condensation can lead to fungal growth. I recommend removal of the fan, or sealing it off. If you are considering using the fan, I recommend consulting with a contractor familiar with building sciences as to the possible repercussions.

## Presence of Smoke & Carbon Monoxide Detectors: Smoke & Carbon Monoxide Detectors

Per the Ohio Standards of Practice, we are required to check for the presence of smoke and carbon monoxide detectors. If they are not present, we suggest having new smoke and carbon monoxide detectors installed. However, if they are present, we suggest replacing all the smoke and carbon monoxide detectors as soon as you take occupancy. Typically, these detectors are replaced every 5-7 years, it is not known what these detectors have been subject to prior to the home inspection. **Smoke and Carbon Monoxide detectors were present at the time of inspection unless otherwise noted in this report.**

Suggest installing photoelectrical smoke detectors and **NOT** ionization or a combination of ionization/photoelectric. Both ionization and the combination type smoke detectors have proved unreliable. While not all smoke detectors will alarm as intended, your chances are greatly improved with photoelectric type smoke detectors. Suggest testing the smoke detectors every six months or as suggested by the manufacturer. Battery operated smoke detectors should have their batteries replaced every six months.

## Limitations

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Steps, Stairways & Railings

### INTERIOR STEPS/STAIRWAY

If the interior steps or stairs material was covered at the time of the inspection we will not be able to complete a visible inspection of the flooring material under the carpet.

Presence of Smoke & Carbon Monoxide Detectors

## TESTING LIMITATIONS

Per the Ohio Standards of Practice we are only required to check for the presence or absence of smoke and carbon monoxide detectors. If the detectors are present we can **not** guarantee that they will work in the event of a fire or carbon monoxide/gas leak. Therefore, we highly recommend when you take ownership of the property to remove all the installed smoke and carbon monoxide detectors and have new ones installed by a qualified contractor.

## Observations

### 9.3.1 Walls/Ceiling

#### DAMAGED DRYWALL

##### FRONT DOOR & UPSTAIRS LOFT

We observed damage to the drywall in the noted areas. Suggest having the damaged material repaired by a qualified contractor.

##### Recommendation

Contact a qualified drywall contractor.





# 10: FIREPLACES, AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
10.1	Gas Burning Appliances	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

## Information

**Fireplace & Gas (Appliance)  
Fireplace Information and  
General Photos**

**Gas Burning Appliances : Gas  
Fireplace Appliance Shut Off  
Location**  
Wall

### Fireplace Type

Vented Gas Appliance Fireplace

Gas log manufacturers recommend that gas fireplaces are inspected and maintenance is performed annually. Maintenance and an evaluation of the unit is recommended to be conducted by a gas fireplace professional prior to use.

There are multiple safety recommendations that should be followed when using a **vent free** gas logs; such as only operating the unit for a few hours a day, having a window open during operation, installing carbon monoxide sensors in the area, etc. We recommend researching their use and obtaining the instruction manual from the sellers. More info can be found here:

<https://www.energyvanguard.com/blog/57208/A-Ventless-Gas-Fireplace-Is-a-Liability>

<https://chimneysweeponline.com/hovett1.htm>

<http://www.abe.iastate.edu/extension-and-outreach/carbon-monoxide-poisoningunvented-gas-space-heating-appliances-aen-204/>

### Gas Burning Appliances : Gas Logs Information

We will attempted to light the gas logs using the normal operating controls. The gas log appliance is inspected for proper installation and operation. If we are unable to inspect the unit it will be noted in the limitations tab of this report. Gas log manufacturers highly recommend that the instruction manual is given to the new owners so that safety precautions are followed and the ignition process is known. Manufacturers recommend that gas fireplaces get inspected and maintenance is performed annually. **No significant deficiencies were observed at visual portions unless otherwise noted in this report.**

Maintenance and an evaluation of the unit is recommended to be conducted by a gas fireplace professional prior to use.



11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Insulation	X			
11.2	Attic Ventilation	X			
11.3	Exhaust Systems-Kitchen and Bath	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

Information

Insulation and Ventilation  
General Photos

Insulation: Insulation Type  
Batts, Blown

Attic Ventilation: Ventilation Type  
Ridge Vent, Soffit Vent

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6-14 inches may be present. It is common for older homes to have less insulation then homes built today. If this is a concern we suggest having insulation added by a qualified contractor. **No reportable deficiencies were observed with the insulation unless otherwise noted in this report.**

Insulation: Insulation Depth

4 Inches, 13 Inches, 14 Inches

The insulation depth in a estimation of the average coverage in the attic at the time of the inspection.

R-value of Materials and Depths						
Material	R-value/in	3 1/2"	5 1/4"	10"	12"	15"
Fiberglass (batt)	3.14	10.99	16.485	31.4	37.68	47.1
Fiberglass blown (attic)	2.20	7.7	11.55	22	26.4	33
Fiberglass blown (wall)	3.20	11.2	16.8	32	38.4	48
Mineral Wool (batt)	3.14	10.99	16.485	31.4	37.68	47.1
Mineral Wool blown (attic)	3.15	10.85	16.275	31	37.2	46.5
Mineral Wool blown (wall)	3.03	10.605	15.9075	30.3	36.36	45.45
Cellulose blown (attic)	3.21	11.235	16.8525	32.1	38.52	48.15
Cellulose blown (wall)	3.75	12.95	19.425	37	44.4	55.5
Polystyrene Board	4.00	14	21	40	48	60
Polyurethane Board	5.00	17.5	26.25	50	60	75
Polyisocyanurate (foam-faced)	7.20	25.2	37.8	72	86.4	108
Open Cell Spray Foam	3.60	12.6	18.9	36	43.2	54
Closed Cell Spray Foam	6.50	22.75	34.125	65	78	97.5



## Attic Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.

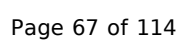












### Exhaust Systems-Kitchen and Bath: Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they properly vented and that no damage was present to their ducts. **No indications of deficiencies were present unless otherwise noted in this report.**



12: ELECTRICAL

		IN	NI	NP	O
12.1	Electrical Service Drop/Entrance, Meter & Service Conductors	X			
12.2	Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring	X			
12.3	House Circuit Wiring	X			
12.4	Grounding & Bonding	X			
12.5	GFCI & AFCI Breakers/Outlets	X			
12.6	Lighting, Switches, Outlets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

Information

Electrical Service Drop  
Below Ground

Meter Location  
Exterior

Electrical Panels, Sub-Panels,  
Main Breaker & Circuit  
Breakers/Fuses and Panel Wiring:  
Panel Manufacturer  
Square D





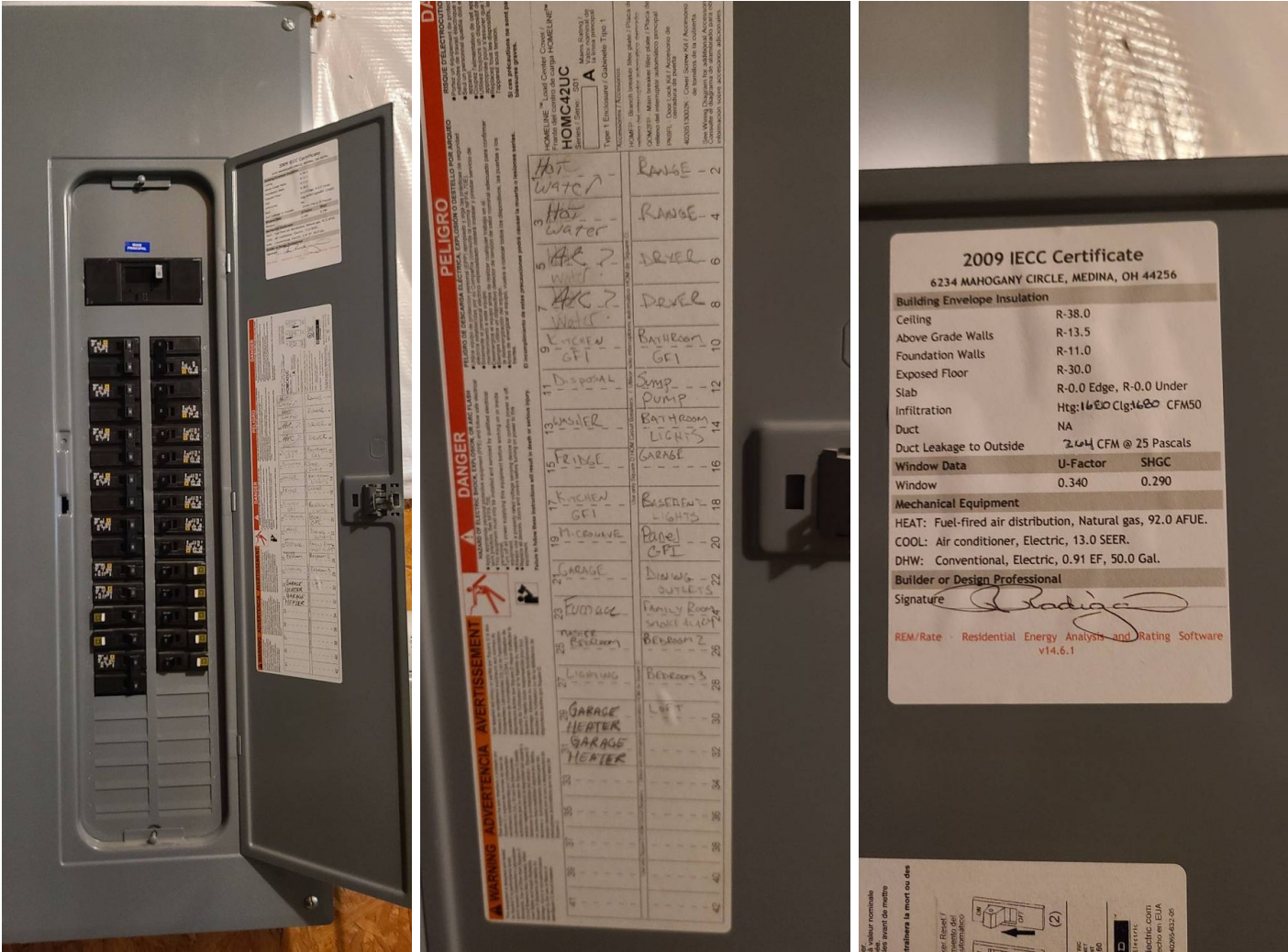
<b>Electrical Panels, Sub-Panels, Main Breaker &amp; Circuit Breakers/Fuses and Panel Wiring:</b>	<b>Electrical Panels, Sub-Panels, Main Breaker &amp; Circuit Breakers/Fuses and Panel Wiring:</b>	<b>Electrical Panels, Sub-Panels, Main Breaker &amp; Circuit Breakers/Fuses and Panel Wiring:</b>
<b>Electrical Panel Wiring Type</b>	<b>Property's Service Amperage</b>	<b>Panel Amperage Rating</b>
Copper-Non-Metallic Wiring	200 amps (2X 100amps 120/240VAC)	200 AMP
<b>Electrical Panels, Sub-Panels, Main Breaker &amp; Circuit Breakers/Fuses and Panel Wiring:</b>	<b>Grounding &amp; Bonding : Grounding Electrode Conductor Present</b>	<b>Grounding &amp; Bonding : Gas Pipe Bonding Present</b>
<b>Sub-Panel Location</b>	Ground Rod, Water Line	Yes
Not Present		

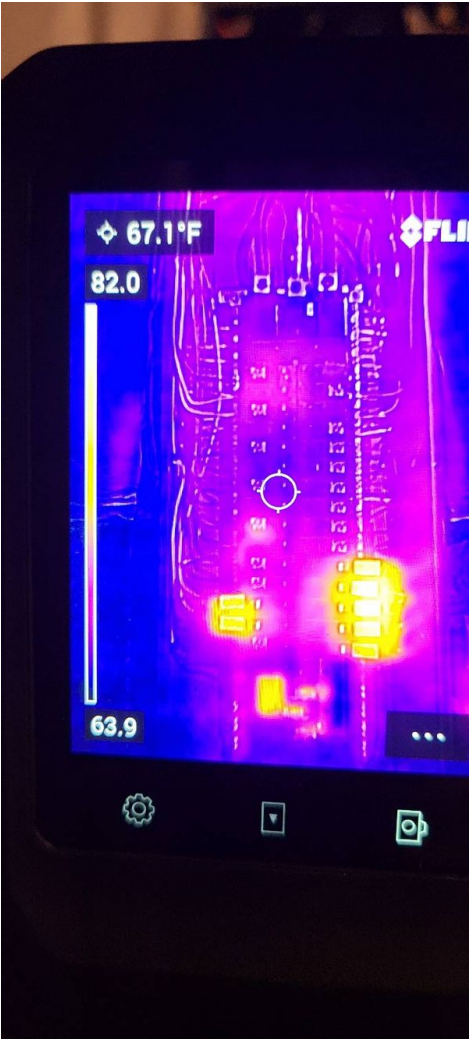
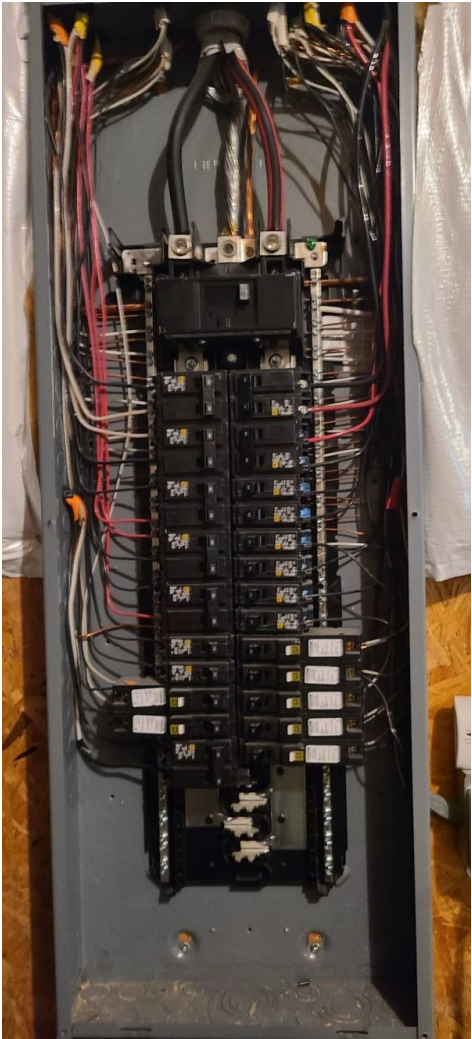
**Electrical Inspection Overview & General Photos**

The visible wiring in the home was inspected for the predominant wire type, condition, and safety. Not all wiring is visible during a home inspection, any wiring defects inside a finished wall, floor, or covered by insulation is a latent defect. We suggest hiring a qualified electrical contractor who can conduct a comprehensive and/or exhaustive inspection of the entire electrical inspection to determine if there may be hidden issues.

Knob and tube wiring still exists in older homes today, the biggest issue with this type of wiring is alterations of the wiring by people without the requisite skill and training. If Knob & Tube wiring is visible it will be noted in your report. Depending on the condition of the wiring, and if any alterations are visible, we suggest having a qualified electrical contractor evaluate the knob and tube wiring for proper alternations.

Electrical Panel / Main Shut Off Location  
Basement







## Electrical Service Drop/Entrance, Meter & Service Conductors: Service Entrance Information

Your electrical service entrance wires are either overhead or below grade and will be noted in your report. The service entrance and meter are inspected for clearances, condition of the service wire, the meters condition, and any safety issues. No conditions were visible at the time of the inspection unless other wise noted in this report.



## Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. **No deficiencies were present at the time of inspection unless otherwise noted in this report.**

## Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring: Predominant Wiring Method for Home

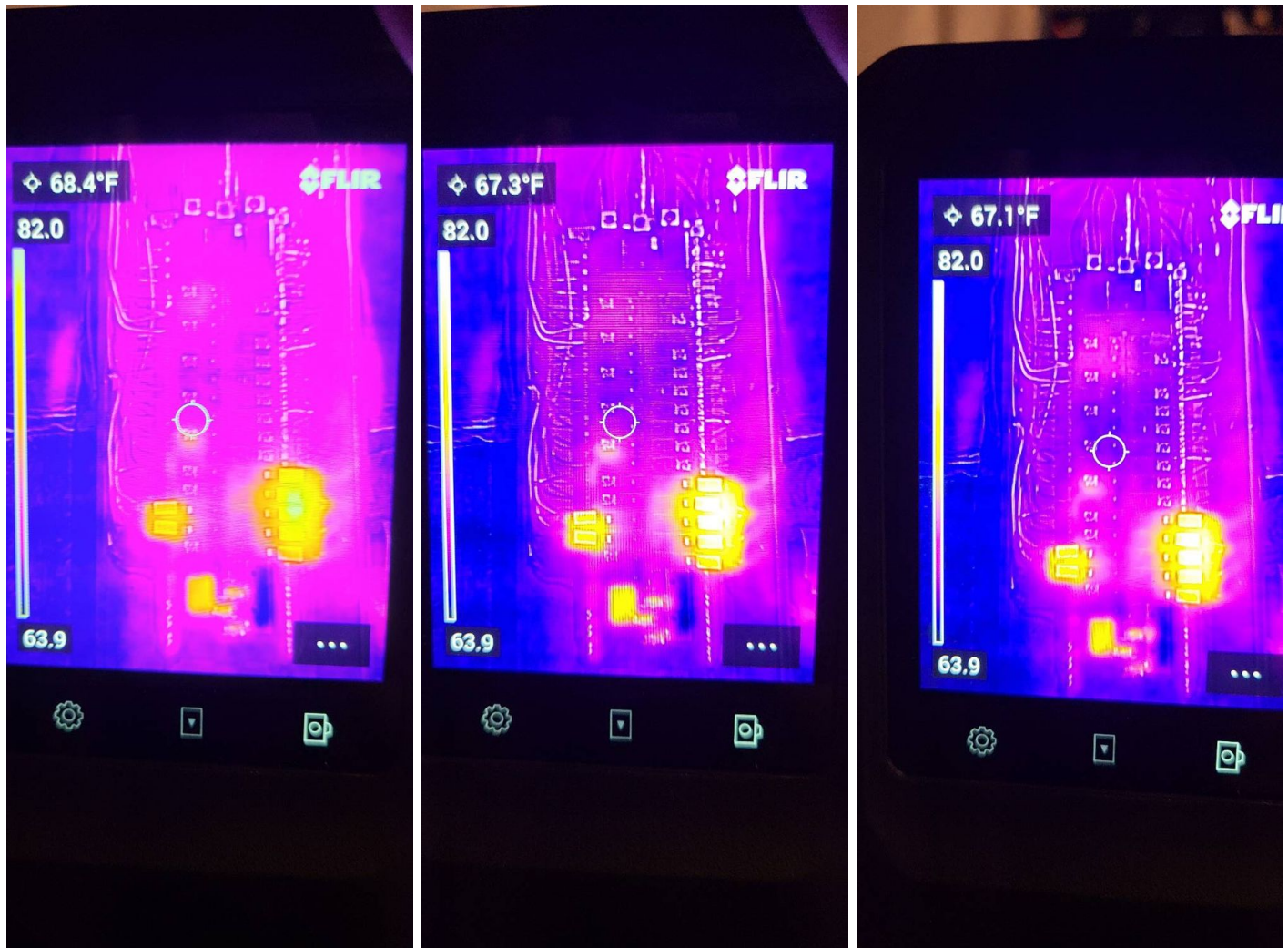
### Non-Metallic

Outlets installed in homes prior to 1960 were typically wired with a two-wire cable into a two-prong outlet. These outlets did not have a 3rd bare copper wire to bond/ground the outlet back to the panel. Most outlets installed after 1960 were a three-prong outlet with a three-wire cable.

The electrical system in homes built before 1960 was grounded, however, the outlets and items plugged into the outlets were not bonded back to the panel. In older homes, it is a common practice for today's homeowners to switch out the two-prong outlets with three-prong outlets, the only problem is the circuit is still not bonded but is identified as a bonded outlet with the three-prong plug. These are solutions for this and we will note these outlets in your report.

## Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring: No Hot Spots Observed with IR Camera

No hot spots or anomalies were observed in the electrical panel under current loading conditions during the inspection.



## House Circuit Wiring : Branch Wiring Information

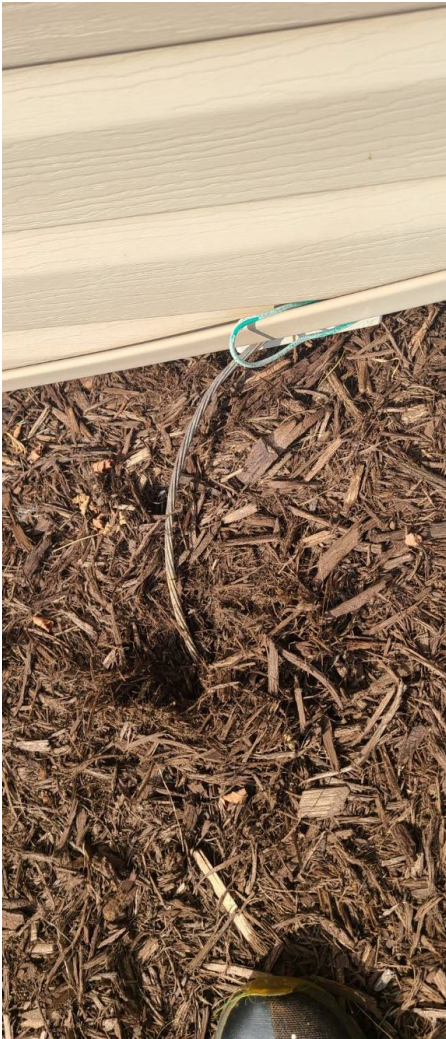
The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## House Circuit Wiring : Covered Non-Visible Wiring

Wiring covered by drywall, insulation, and floors is restricted and not visible for inspected. All visible wiring within the home will be inspected and any visible issues will be noted within the report.

### Grounding & Bonding : Grounding Conductor Information

The grounding electrode conductor (GEC) was visibly inspected for proper connection in the electrical service equipment panel and water line and/or the presence of a grounding conductor on the exterior of the home. Typically the attachment point to a grounding rod is not visible. **No indications of deficiencies were observed at visible portions unless otherwise noted in this report.**



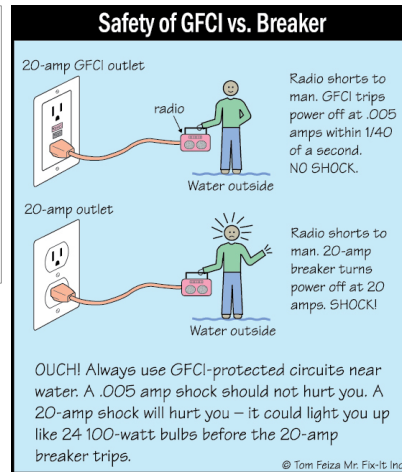
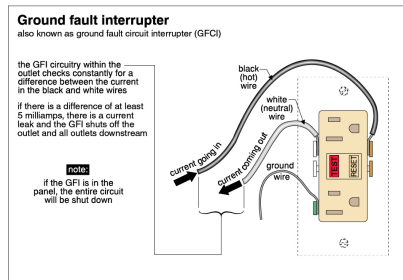


## GFCI & AFCI Breakers/Outlets: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

Depending on the year the home was built, GFCI and/or AFCI outlets may not have been required at the time the home was built. If they are not present, we suggest adding them for additional safety around areas with a water source present. A qualified electrical contractor will be able to determine how to properly install these outlets in an older home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/-protection/>



E125C



## GFCI & AFCI Breakers/Outlets: AFCI Breakers Not Tested

The AFCI breakers were not tested at the time of the inspection since permission from the homeowner was not obtained. If the home is occupied, turning off AFCI circuits with a computer, audio, and other electronic devices may damage or cause sensitive information to be lost. AFCI's should be tested by the homeowner monthly.

## Lighting, Switches, Outlets: Switches, Lights & Receptacles Information

Per the Ohio Standards of practice a representative number of switches, lights and receptacles were tested throughout the home and were found to be in good working order. **No deficiencies were observed unless otherwise noted in this report.**

## Lighting, Switches, Outlets: Limited Access

Due to furniture and other household items we may not be able to inspect every outlet/switch. We will attempt to inspect each outlet that is visible. Per the Ohio Standards of Practice, we are required to inspect a representative number of visible outlets.

## Lighting, Switches, Outlets: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

## Observations

12.2.1 Electrical Panels, Sub-Panels, Main Breaker & Circuit Breakers/Fuses and Panel Wiring



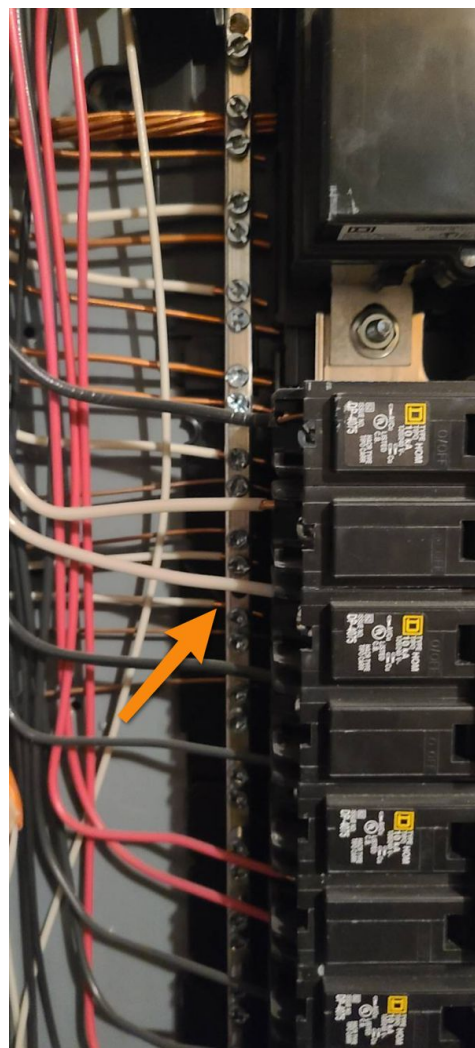
Prioritized Observations

### WIRING-NEUTRAL NOT IDENTIFIED

There is one or more neutral wires connected to a breaker that is not properly identified. Recommend further evaluation and repairs be made by a qualified, licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



## 12.5.1 GFCI &amp; AFCI Breakers/Outlets

**GFCI PROTECTION NOT INSTALLED****Immediate Concern**

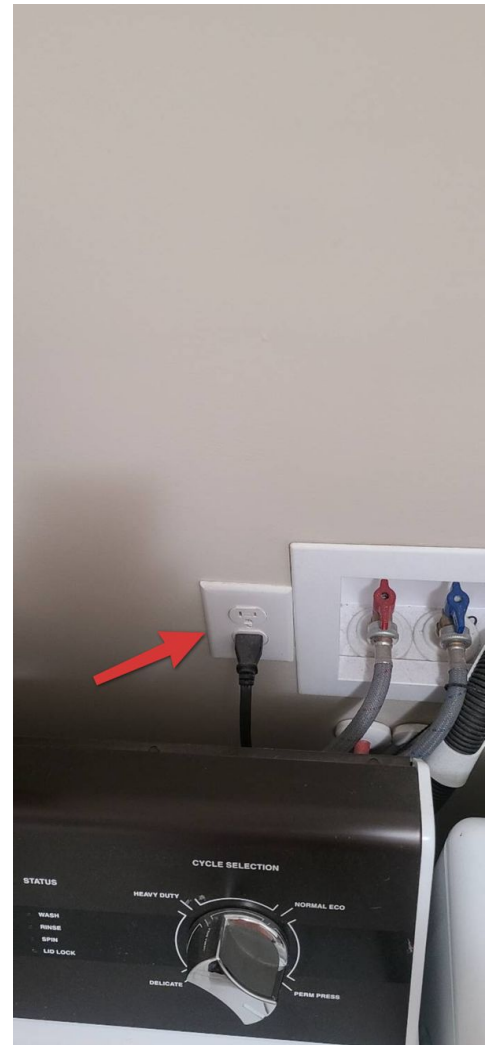
## Laundry Room

We observed no GFCI outlets or circuit protection installed in the noted locations. Today's building standards require any circuit/outlet in garages, wet or exterior locations to be protected by a GFCI outlet or breaker. For additional safety, we suggest having GFCI outlet or circuit installed in the noted locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

## Recommendation

Contact a qualified electrical contractor.





## 13: STRUCTURAL COMPONENTS

		IN	NI	NP	O
13.1	Attic Structure	X			
13.2	Wall/Framing Type	X			
13.3	Foundation Walls	X			
13.4	Joist, Beams, Support Columns	X			
13.5	Sub Floor	X			
13.6	Slab	X			
13.7	Moisture Presence	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

### Information

#### General Structural Photos

#### Attic Structure: Attic Inspection Method

From Attic Access, Knee Wall Access, Garage Attic

#### Foundation Walls: Foundation Material

Poured Concrete

#### Sub Floor: Sub Floor Material

OSB

#### Maintaining Your Foundation

Maintaining and cleaning your gutters so they drain water away from the foundation is one of the most economical ways to prevent water and structural issues with your home. Also, the grade around your home should slope away from the foundation to help move surface water away from your home. Doing these simple maintenance items will help keep water away from your foundation and prevent future water or structural issues. If you fail to maintain your gutters and the slope around your home you will have future water intrusion and structural problems.

### Attic Structure: Roof Structure Information

The roof structure was inspected at visible portions of the attic looking for any signs of moisture infiltration, damage, or other deficiencies. **No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.**











### Wall/Framing Type: Framed Wall Information

If visible, the framed wall(s) are inspected for damage and proper installation. Most of the wall framing in a finished home are covered with drywall/plaster. This is an inspection restriction. The walls are inspected for visible damage, large cracking or movement. **No significant deficiencies were present with these wall(s) at visible portions at the time of inspection, unless other wise noted in this report.**

### Foundation Walls: Percentage of Foundation Not Visible

50%

The exterior portion of the foundation walls are typically underground and, therefore, largely inaccessible. In addition, portions or all of the interior foundation walls may have been covered with stored items, drywall and/or a blanketed insulation at the time of the inspection. This is an inspection restriction. No representation could be made as to the condition of the foundation walls.

## Foundation Walls: Information/Limitations on Wall Cracks

**FYI** - Wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. And honestly no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen evaluate cracks will recommend monitoring the crack for further movement over a period of time.

**I recommend both consulting with the seller(s) in regards to any cracks activity, and if a concern, evaluation by a structural engineer.** Lastly foundation contractors will quote repairs on basically any crack no matter their severity, if you want any cracks repaired, you are advised to obtain quotes from a foundation contractor prior to the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

## Joist, Beams, Support Columns : Floor Structure Information

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies.

**No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**





## Joist, Beams, Support Columns : Structural Joists, Beams, Column Wood Joist



### Sub Floor: Subfloor Information

Visual portions of the subfloor were inspected looking for damage or other significant deficiencies. **No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.**



### Slab: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

**Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.**

### Slab: Slab Material

Concrete

The slab, sub-floor, and floor supports include the garage floor (if present), basement floor & floor joist and sub-flooring material (if visible) under the carpet and/or tile.

### Moisture Presence : Moisture Infiltration Information - Areas Below Grade

If present, areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. **We have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.** For this reason, We highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade.

## Moisture Presence : Indications of Moisture at Visible Portions

No indication of water at visible areas

The buyer should understand it is impossible to predict future water or moisture penetration through the foundation during a 3-4 hr home inspection, especially if the walls were covered at the time of the inspection. We will conduct a visible inspection of the exterior grading and gutter system as well as checking on the inside of the house for water leaks and damage. The majority of basement water leakage problems are the result of insufficient control of surface stormwater along the exterior of the house. We suggest monitoring the drainage of the gutter system and grading around the exterior foundation. Maintaining a properly working gutter system and grading that directs water away from the foundation with a minimum 6" drop in the first 10' from the house. Gutters and downspouts should shed roof water at least five feet from the foundation. In the event that basement water problems are experienced, lot and roof drainage improvements should be undertaken first. Damp proofing, foundation waterproofing systems, and/or the installation of drainage tiles should be considered as a last resort. In some cases, however, it may be necessary. Ark Home Inspection LLC makes **NO** guarantee or warranty there will never be any water issues with your home.

## Limitations

Wall/Framing Type

### WALL FRAMING NOT VISIBLE

**WALL/CEILING FRAMING NOT OBSERVED:** Any covered wall & ceiling framing was not observed at the time of the inspection due to the finished interior and/or exterior walls.

Moisture Presence

### NOT VISIBLE

Any areas of the basement that have been finished or have unfinished areas that are covered or blocked with a vapor barrier, insulation, or personal items are an inspection restriction. These areas cannot be inspected for water or moisture issues. We suggest you check these areas on your final walk-through before closing. Ark Home Inspections makes no guarantee or warranty as to the condition of these hidden materials or surfaces.

## Observations

13.3.1 Foundation Walls

### SHRINKAGE/SETTLEMENT CRACKS

 Prioritized Observations

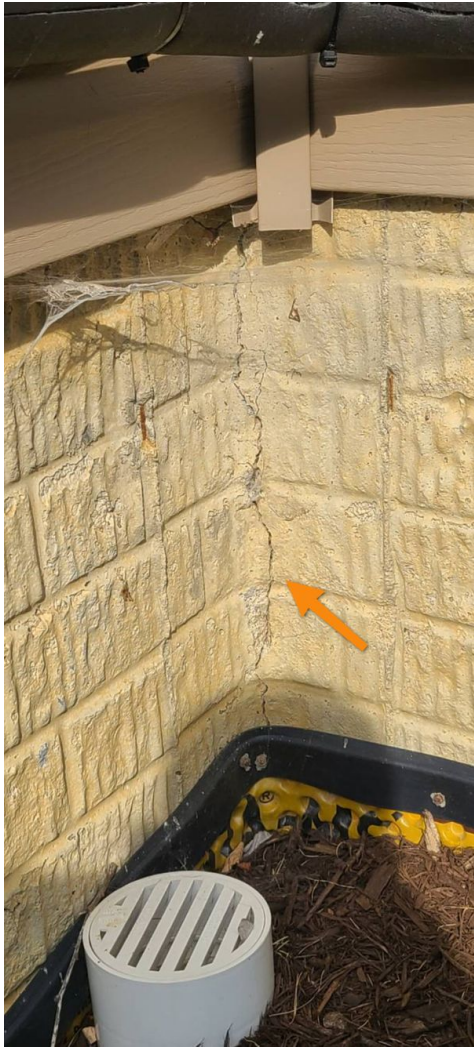
We observed shrinkage cracks in the noted areas on the foundation wall. These cracks typically are not a structural concern and typically indicate expansion/contraction in the area, however, these cracks can still allow water penetration from the exterior. The cracks can be sealed inexpensively to prevent water intrusion and freeze/thaw damage. We suggest monitoring the cracks for intrusion and having the cracks repaired/sealed by a qualified contractor as needed.

Recommendation

Contact a qualified concrete contractor.









14: PLUMBING

		IN	NI	NP	O
14.1	House Main Water Supply Line/s	X			
14.2	House Branch Water Lines	X			
14.3	Drain, Waste, & Vent Systems	X			
14.4	Water Heater	X			
14.5	Expansion Tank	X			
14.6	Temperatures Pressure Relief Valve	X			
14.7	Gas Lines/Fuel Storage	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

Information

**Main Water Shut Off Location**  
Basement

**Material - Main Water Supply Line**    **Material - House Branch Lines**  
Copper    PEX

**Drain Line Material**  
PVC

**Main Plumbing Clean Out - Location**  
Basement

**Water Heater: Manufacturer**  
AO Smith



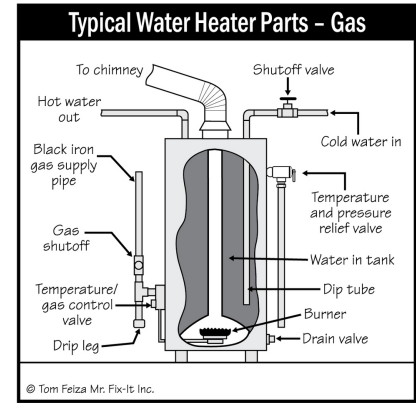


Water Heater: Water Heater Type

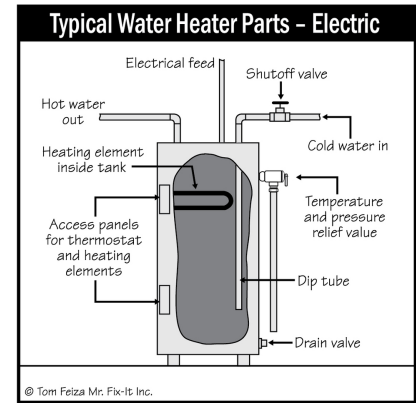
Electrical Water Heater

Water Heater: Capacity/Size

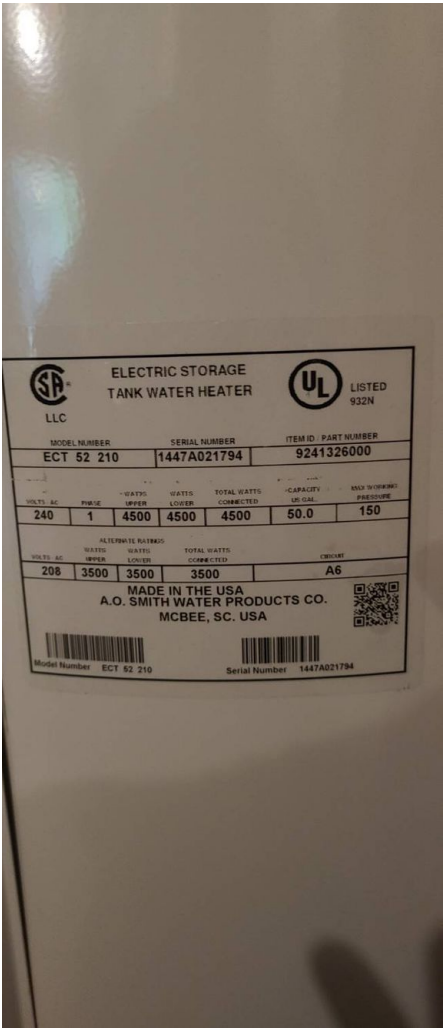
40 Gallons



POB2



POB1



## Plumbing System Inspection

Because the home inspection is a limited inspection of only visible items and components, any of the plumbing supply and/or drain lines hidden from view or with limited access can not be visibly inspected for defects or leaks. If you would like these lines to be inspected, we suggest hiring a qualified plumbing contractor to perform a video inspection of the drain lines. This type of inspection can reveal hidden defects in the home's drain lines.



## Life Expectancy Of A Water Heater

Conventional tank water heaters can last for 8-12 years on average. Tankless water heaters have an average lifespan of 20 years.

## House Main Water Supply Line/s: Main Shut Off Information

The shut off valve appeared to be in acceptable condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.

## House Main Water Supply Line/s: Water Lines Not Visible

Water lines buried or covered are excluded from the visible home inspection.

## House Branch Water Lines: House Water Pipe Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

## House Branch Water Lines: Not All Branch Water Lines Visible

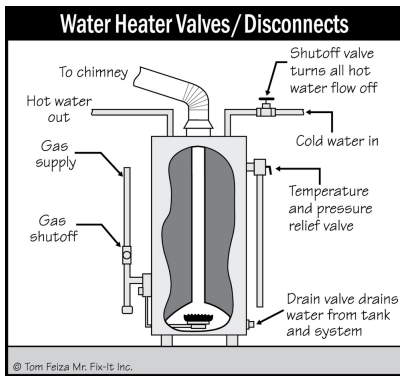
Branch water lines buried or covered behind walls are excluded from the visible home inspection.

## Drain, Waste, & Vent Systems: Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. Cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

## Water Heater: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.



## Water Heater: Age

8 Years

The typical life span of a water heater is 15-20 years. Some water heaters last longer, however, we can not predict when the water heater will fail. If your water heater is older than 20 years, we suggest budgeting for replacement.

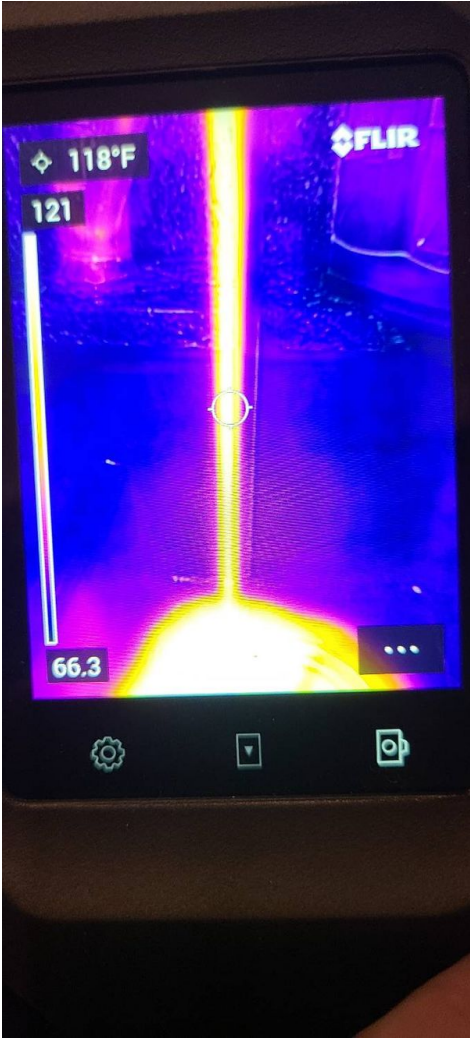


Water Heater: Water Temperature

120°F

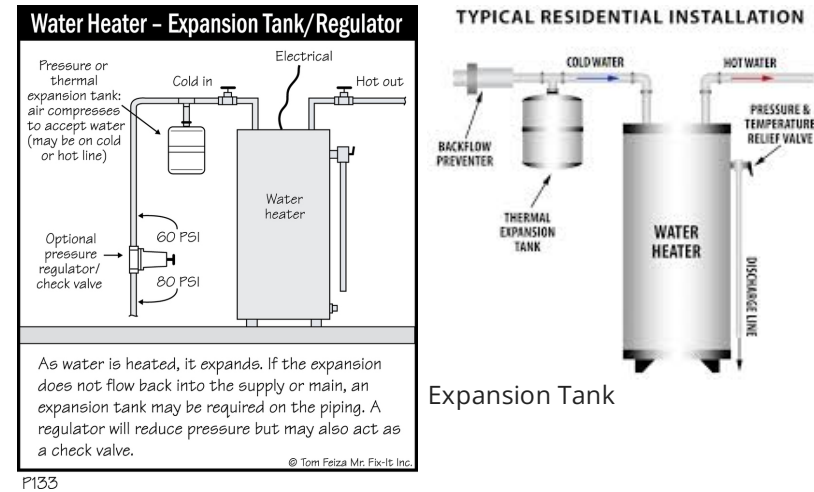
High temperatures (140° and above) pose very serious risk of scald, especially among old and young. Higher temps strain water heaters, pipes, equipment etc, distilling more chemicals out of water, requiring more rigid safeguards, more maintenance, and reduce life span of heater.

TEMP (°F )	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant



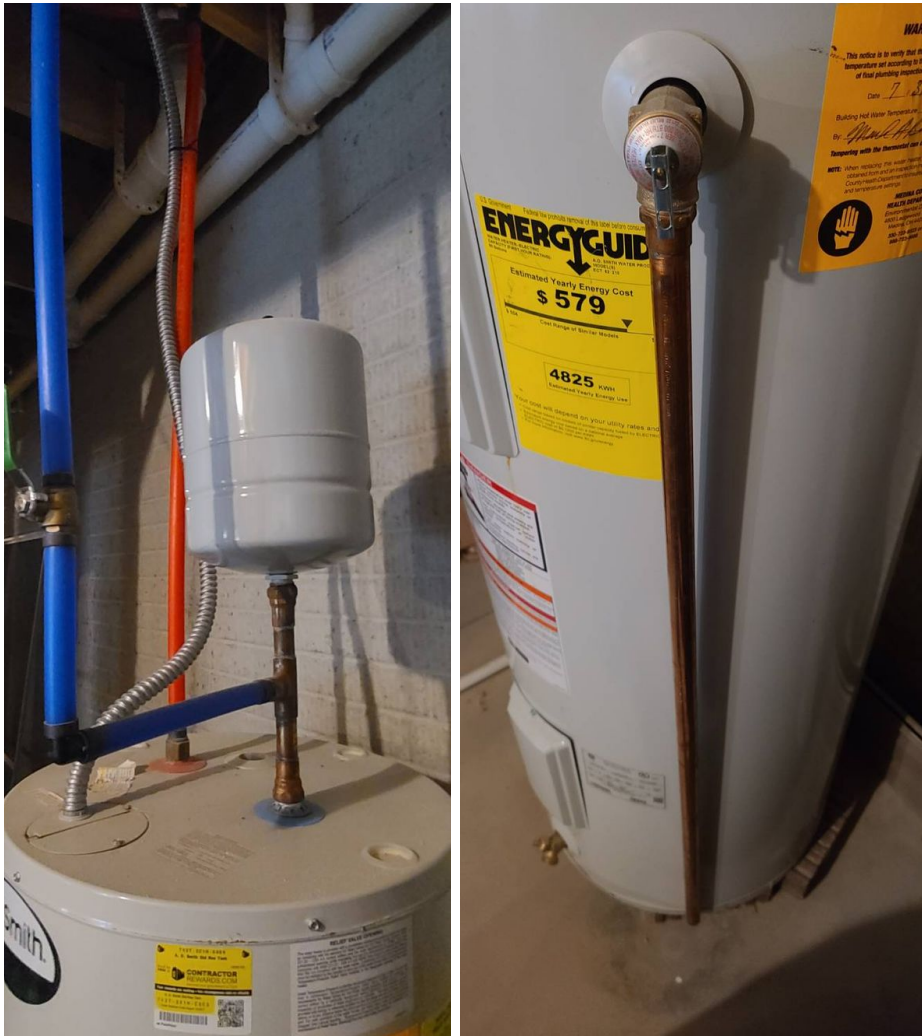
Expansion Tank: Expansion Tank Information

A water heater expansion tank is another small tank that is attached to the water supply pipe of the water heater. The expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater, preventing excessive water pressure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



## Temperatures Pressure Relief Valve: Temperature Pressure Relief Valve Information

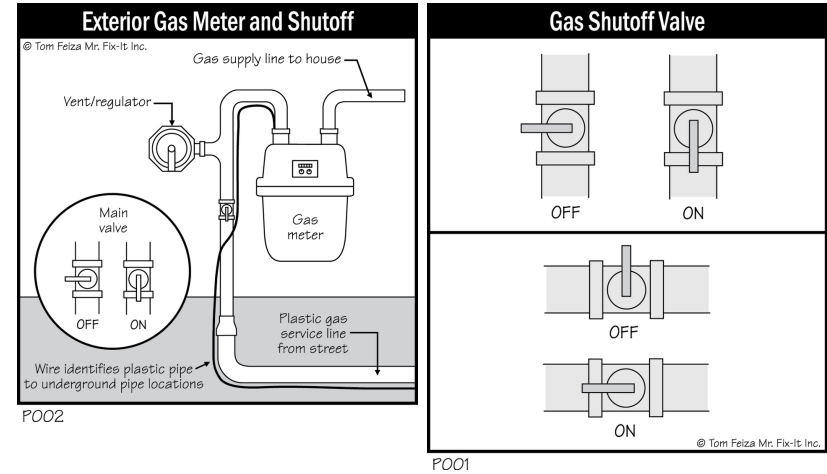
A temperature pressure relief valve (TPRV) is a valve that's located somewhere near the top of your water heater. The valve has a lever that can be lifted up or down and a discharge pipe that runs from the valve straight down to the bottom of your water heater. The valve relieves excess pressure in the water heater tank. By doing so, it can prevent excess pressure buildup that has the potential to cause a tank burst and flood your home. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



## Gas Lines/Fuel Storage : Gas Pipes Information

If present, the visible portions of the gas pipes acceptable at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Gas Lines/Fuel Storage : Main Gas Shut Off Location  
Exterior



Limitations

General Information and Inspection Photos  
**WATER CONDITIONER NOT INSPECTED**

If present, whole house water conditioner testing is beyond the scope of a general home inspection. Recommend having a specific equipment manufacturer technician fully service system to ensure proper function.



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General Information and Inspection Photos

### **CISTERN NOT INSPECTED**

Per our written agreement and the Ohio Standards of Practice, any private water systems (wells, cisterns) are excluded from this inspection report. If the property has a private water system we suggest asking the seller to disclose any issues related to the particular system and any completed inspections of the systems. If you can not obtain any previous inspection reports, we suggest having the systems inspected by a qualified contractor.

---

General Information and Inspection Photos

### **MAIN WATER SOURCE & SEWAGE DISPOSAL-NOT INSPECTED**

Per the Ohio Standards of Practice, we are not required to inspect or determine if the water supply or sewage disposal system to the home is a public or private system. The water supply lines, well system and septic system is typically buried underground and can not be visibly inspected for performance, damage, or leaks. These types of systems are typically in the sellers disclosure or listed with the AHJ.

---

Drain, Waste, & Vent Systems

### **SEPTIC SYSTEM- NOT INSPECTED**

Per the Standards of Practice, we are not required to perform any type of inspection on the septic system if one is present. If a septic system is present, we suggest having the system inspected prior to closing.

## **Observations**

---

14.4.1 Water Heater



Minor Defects/Maintenance Items

### **DRIP PAN MISSING**

Suggest having a drip pan with a discharge line installed to a surface drain or approved exterior location. Drip pans with a discharge pipe are installed under water heaters where water leaks could cause damage. These locations include attics, main floors or 2nd floors where leakage could cause damage to finished areas of the home. Suggest having a drip pan installed by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



15: HVAC SYSTEM

		IN	NI	NP	O
15.1	Thermostat & Normal Operating Controls	X			
15.2	Cooling System/Equipment	X			
15.3	Heating System/Equipment	X			
15.4	Vents & Flues	X			
15.5	HVAC Filter/Distribution Systems	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observation

Information

Cooling System/Equipment:  
Manufacturer  
Goodman

Cooling System/Equipment:  
Cooling Method  
Central Air Conditioner

Cooling System/Equipment:  
Energy Source  
Electric

Heating System/Equipment:  
Manufacturer  
Goodman

Heating System/Equipment:  
Energy Source  
Natural Gas

Vents & Flues: Venting Type  
Fan-Induced Draft





## HVAC Testing Information

### Basement

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

## HVAC Servicing Information

**FYI** - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. We recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

## Thermostat & Normal Operating Controls : Thermostat Information

### Main floor hallway

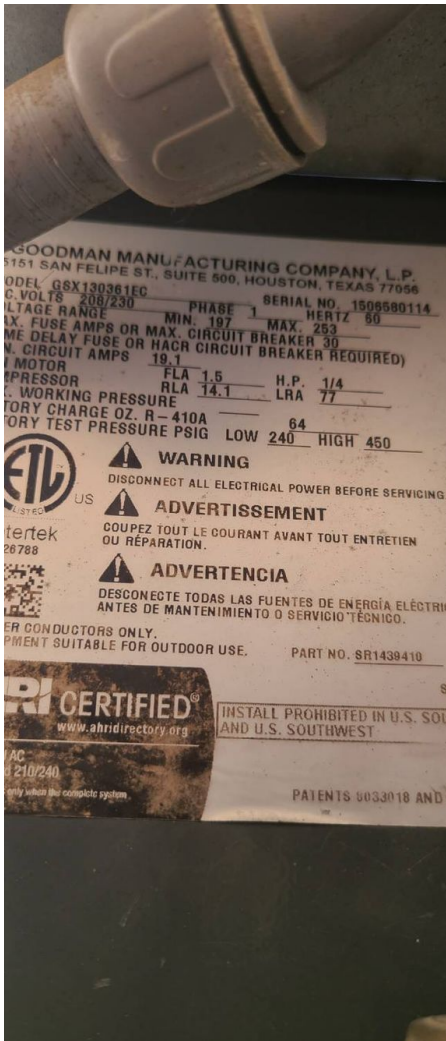
The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



**Cooling System/Equipment: Exterior Unit Information**

Depending on the exterior temperature (>60 DEGREES) the exterior AC unit(s) are inspected visually and tested (Temperature Dependent) by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. **No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.**





### Cooling System/Equipment: Age

7 Years

The typical life span of an A/C unit is 10-15 years. Some A/C units last longer, however, we can not predict when the A/C unit will fail. If your A/C unit is older than 15 years, we suggest budgeting for replacement. It is important to have your A/C unit serviced annually as part of a regular home maintenance routine.

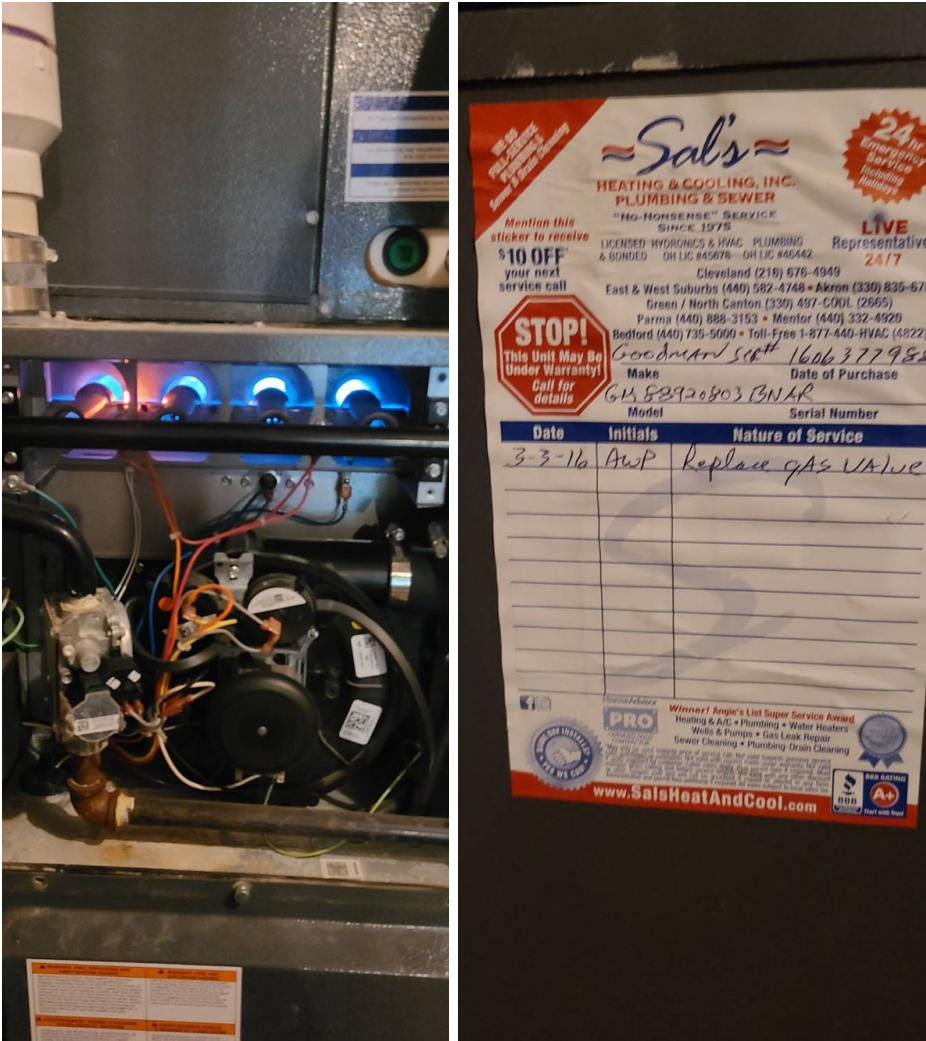
### Cooling System/Equipment: Life Expectancy Of An A/C Unit

Modern air conditioners can last between 15-20 years, and older air conditioners last around 10-12 years.



Heating System/Equipment: Heating Method  
Forced Air





**Heating System/Equipment: Age**  
7 Years

The typical life span of a conventional and mid-efficiency furnace is 18-25 years. The type life span of a high efficiency furnace is 15-20 Years. Some furnaces last longer, however, we can not predict when the furnace will fail. If your furnace is older than 20 years, we suggest budgeting for replacement. It is important to have your furnace serviced annually as part of a regular home maintenance routine.

**Heating System/Equipment: Life Expectancy Of A Furnace**

A furnace's longevity depends on the type of furnace you own. A gas furnace, on average, lasts between 15 and 20 years. An electric furnace lasts between 20 and 30 years.

**Vents & Flues: Vent Information**

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.



**Vents & Flues: Flue Vent Interior-Not Inspected**

Per the Ohio Standards of Practice, we are not required to inspect the interior of vents or flues. The interior of the flue vent/s was not accessible. If vents are present, we will inspect the visible exterior condition of the flue vent for damage, signs/evidence and for improper drafting.



## HVAC Filter/Distribution Systems: Ductwork/Filter Information

The ductwork and filters were inspected at visible portions looking for damage, loose connections, or other significant defects. **No reportable deficiencies were observed unless otherwise noted in this report.**



## Limitations

Heating System/Equipment

### HEAT EXCHANGE

The inspection of the heat exchange in many cases is very difficult to view without dismantling the furnace or boiler unit, therefore a complete evaluation of the heat exchanger is beyond the scope of this inspection and the Ohio Standards of Practice. No guarantees can be made on a heat exchanger's life expectancy. This inspection company does not light pilot lights or activate systems which are shut down and safety devices are not tested by the inspector. Thermostats are not checked for calibration or time functions. The efficiency of the system and distribution of air cleaners, humidifiers, and dehumidifiers are beyond the scope of this inspection. Determining the interior condition of oil tanks, exposed or buried is beyond the scope of this inspection, leaking oil tanks represent an environmental hazard which can be costly to remedy. These types of systems should be evaluated by a qualified HVAC contractor .

HVAC Filter/Distribution Systems

### ASBESTOS WRAP



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Some older homes contain an asbestos wrap used to insulate the HVAC ducts. Any ductwork located in or concealed by walls & drywall/plaster in an older home is an inspection restriction. Ductwork covered or concealed within walls can not be inspected.

# 16: ANIMALS/RODENTS

		IN	NI	NP	O
16.1	General Information and Inspection Photos	X			
16.2	Visible Animals/Rodents	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

## Information

### General Information and Inspection Photos: General Information

Concerns with infestations are reported only as a courtesy and if observed, a rodent inspection is not part of the ASHI Standards of Practice, please see exclusion comments in our inspection agreement. No significant deficiencies or rodents were visibly present at the time of inspection unless otherwise noted in this report.

### Visible Animals/Rodents : Limited Inspection

During the course of the home inspection we will look for any visible animals/rodents or visible presence of animals and rodents and note it in the report. Animals and rodents can cause damage and become a health hazard if they are not removed and the area is not properly cleaned by a qualified contractor.

# 17: FINAL CHECKLIST

		IN	NI	NP	O
17.1	Oven Off	X			
17.2	GFCI Receptacles	X			
17.3	Thermostat Set Back	X			
17.4	Lights Off	X			
17.5	Doors Locked	X			
17.6	Did Dishwasher Drain	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observation

## Information

**Oven Off: Oven Turned Off**  
Yes

**GFCI Receptacles : All GFCI Receptacles Reset**  
Yes

**Thermostat Set Back: Thermostat Initial Setting**  
Heat, 67

**Thermostat Set Back: Thermostat Leaving Setting**  
Heat, 67

**Lights Off: All Lights Turned Off?**  
Yes

**Doors Locked: All Exterior Doors Locked?**  
Yes

**Did Dishwasher Drain: Dishwasher Drained?**  
Yes



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# STANDARDS OF PRACTICE

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## Roofing

### Per the Ohio Standards of Practice (ORC 4764)

**A licensee shall inspect a property's roof during a home inspection and report on material defects in the home inspection report the licensee's findings related to all of the following:**

- (1) Roofing materials.
- (2) Roof drainage system.
- (3) Flashing.
- (4) Skylights, chimneys or any roof penetrations.
- (5) The method the licensee used to inspect the roof.

**A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's roof:**

- (1) Antennae.
- (2) Interior vent systems, flues, or chimneys that are not readily accessible.
- (3) Any other installed accessories.

## Exterior

### Per the Ohio Standards of Practice (ORC 4764)

**During an exterior home inspection, a licensee shall inspect and report the licensee's findings related to all of the following, including any material defects:**

- (1) Describe exterior wall coverings, flashing, and trim;
- (2) Exterior doors;
- (3) Attached and adjacent decks, balconies, stoops, steps, porches, and associated railings;
- (4) Eaves, soffits, and fascia where accessible from the ground level;
- (5) Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building;
- (6) Any adjacent or entryway walkways, patios, and driveways.

**A licensee is not required to inspect during an exterior home inspection or report in a home inspection report any of the following:**

- (1) Screening, shutters, awnings, or other similar seasonal accessories;
- (2) Fences, boundary walls, or similar structures;
- (3) Geological and soil conditions on the property;
- (4) Any recreational facilities, including but not limited to, spas, saunas, steam baths, swimming pools or exercise, entertainment, playground or other similar equipment;
- (5) Outbuildings, other than garages and carports;
- (6) Seawalls, break-walls or docks;
- (7) Erosion control and earth stabilization measures

## Grounds

### Per the Ohio Standards of Practice (ORC 4764)

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**During an exterior home inspection, a licensee shall inspect and report the licensee's findings related to all of the following, including any material defects:**

- (1) Describe exterior wall coverings, flashing, and trim;
- (2) Exterior doors;
- (3) Attached and adjacent decks, balconies, stoops, steps, porches, and associated railings;
- (4) Eaves, soffits, and fascia where accessible from the ground level;
- (5) Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building;
- (6) Any adjacent or entryway walkways, patios, and driveways.

**A licensee is not required to inspect during an exterior home inspection or report in a home inspection report any of the following:**

- (1) Screening, shutters, awnings, or other similar seasonal accessories;
- (2) Fences, boundary walls, or similar structures;
- (3) Geological and soil conditions on the property;
- (4) Any recreational facilities, including but not limited to, spas, saunas, steam baths, swimming pools or exercise, entertainment, playground or other similar equipment;
- (5) Outbuildings, other than garages and carports;
- (6) Seawalls, break-walls or docks;
- (7) Erosion control and earth stabilization measures

#### **Garage Area**

Please see Interior Standards of Practice.

#### **Laundry Area**

Please see Interiors Standards of Practice.

#### **Kitchen Appliances**

Please see Interiors Standards of Practice

#### **Interiors**

##### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect all readily accessible interior areas of a property during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**

- (1) Walls, ceilings and floors;
- (2) Steps, stairways and railings;
- (3) Countertops and a representative sample of installed cabinets;
- (4) A representative sample of doors and windows;
- (5) Garage vehicle doors and garage vehicle door operations;
- (6) Installed appliances, including but not limited to, ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

**A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's:**

- (1) Paint, wallpaper, and other finish treatments.
- (2) Personal floor coverings.
- (3) Window treatments.
- (4) Coatings on and the hermetic seals between panes of window glass.

- (5) Central vacuum systems.
- (6) Shared or common recreational facilities.
- (7) Free-standing household appliances.
- (8) Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timing features and other specialized features of the appliance.
- (9) The operation of every control and feature of an inspected appliance.

### **Fireplaces, and Fuel-Burning Appliances**

#### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect all readily accessible parts of a fireplace or fuel-burning appliances in a property during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**

- (1) Fuel-burning fireplaces, stoves, and fireplace inserts.
- (2) Any fuel-burning accessories installed in fireplaces.
- (3) Chimneys, flues and vent systems.

**A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's fireplace or fuel-burning appliances:**

- (1) Fire screens and doors.
- (2) Seals and gaskets.
- (3) Automatic fuel feed devices;
- (4) Mantles and fireplace surrounds.
- (5) Combustion air components in order to determine their adequacy.
- (6) Heat distribution assistance items.
- (7) Fuel-burning fireplaces or appliances located outside the inspected structures.
- (8) Determining draft characteristics.

### **Insulation and Ventilation**

#### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect insulation and ventilation in a property during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**

- (1) Insulation and vapor retarders in unfinished spaces or the absence of insulation and vapor retarders in unfinished spaces at conditioned surfaces.
- (2) Ventilation of attics and foundation areas.
- (3) Exhaust systems found in the property, including but not limited to exhaust systems in the kitchen, bathroom or laundry room.
- (4) Clothes dryer exhaust systems.

**The licensee is not required to disturb insulation or ventilation during a home inspection.**

### **Electrical**

#### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect a property's readily accessible components of the electrical system during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**



- (1) Service drop;
- (2) Service entrance conductors, cables and raceways;
- (3) Service equipment and main disconnects;
- (4) Service grounding;
- (5) Interior parts or components of a service panels and subpanels;
- (6) Conductors;
- (7) Overcurrent protection devices;
- (8) A representative sample of installed light fixtures, switches and receptacles;
- (9) Ground fault circuit interrupters and arc fault circuit interrupters.
- (10) Report the property's amperage rating service, the location of main disconnects and subpanels, the presence or absence of any smoke or carbon monoxide alarms and the predominant branch of circuit wiring method.

**A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's electrical system:**

- (1) Remote control devices;
- (2) Test smoke and carbon monoxide alarms, security systems and other signaling and warning devices;
- (3) Low voltage wiring systems, components or parts of a system;
- (4) Ancillary wiring systems, components or parts of a system that are not a part of the primary electrical power distribution system;
- (5) Solar, geothermal, wind, and other renewable energy systems;
- (6) Licensees are not required to measure the amperage, voltage or impedance or determine the age or type of smoke or carbon monoxide alarm;
- (7) Test ground fault circuit interrupters (GFCI) or arc fault circuit interrupters (AFCI);
- (8) Test disconnects or breakers.

**Structural Components**

Per the Ohio Standards of Practice (ORC 4764)

**A licensee shall inspect during a home inspection of the structural components of a property, when readily accessible and report on material defects in the home inspection report the licensee's findings related to all of the following:**

- (1) Crawl spaces or attics and the method the licensee used to inspect the crawl spaces or attics;
- (2) Foundation;
- (3) Floor structure;
- (4) Wall structure;
- (5) Ceiling structure;
- (6) Roof structure.

**A licensee is not required to inspect during a home inspection of the structural components of a property or report in a home inspection report any of the following:**

- (1) Engineering or architectural analysis;
- (2) Offer an opinion about the adequacy of structural systems or parts of the system;
- (3) Enter crawl space areas that have less than twenty-four inches of vertical clearance between a property system and the ground or have a crawl space access with an opening smaller than sixteen inches by twenty-four inches;

(4) Navigate load-bearing systems or beams in the attic space of a property that are concealed by insulation or by other materials.

## **Plumbing**

### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect a property's plumbing during a home inspection and report on material defects in the home inspection report the licensee's findings related to all of the following:**

- (1) Interior water supply and distribution systems, including any fixtures or faucets.
- (2) Interior drain, waste, or venting system, including fixtures.
- (3) Any water heating equipment and hot water supply systems.
- (4) Vent systems, flues or chimneys.
- (5) Fuel storage or fuel distribution systems.
- (6) Readily accessible sewage ejectors, sump pumps, or other related piping.
- (7) Energy source(s) utilized and the location of main water and fuel shut-off valves.

**A licensee is not required to inspect during a home inspection or report in a home inspection report any of the following as it relates to a property's plumbing:**

- (1) Clothes washing machine connections.
- (2) Interiors of vent systems, flues or chimneys that are not readily accessible.
- (3) Wells, well pumps or other water storage related equipment.
- (4) Water conditioning systems.
- (5) Any solar, geothermal, and other renewable energy water heating systems.
- (6) Manual or automatic fire extinguishing and sprinkler systems.
- (7) Landscaping irrigation systems.
- (8) Concealed or otherwise inaccessible sewage ejectors, sump pumps and septic or other sewage disposal system.
- (9) Sewage disposal and water supply; whether the system is public or private, the quality of the water, including supply flow, pressure or quantity or the adequacy of combustion air components.
- (10) Licensees are also not required to fill shower pans or fixtures for the purpose of testing for water leaks.

## **HVAC System**

### **Per the Ohio Standards of Practice (ORC 4764)**

**A licensee shall inspect the heating system(s) and observe operation during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**

- (1) Installed heating equipment.
- (2) Vent systems, flues and chimneys.
- (3) Distribution systems.
- (4) Describe the energy source and heating systems.

**A licensee is not required to inspect or operate during a home inspection or report in a home inspection report any of the following as it relates to a property's heating system:**

- (1) Interiors of vent or duct systems, flues and chimneys that are not readily accessible.
- (2) Heat exchangers.
- (3) Humidifiers, dehumidifiers and condensation pumps.
- (4) Electric air cleaning and sanitizing devices.
- (5) heating systems using ground-source, water-source, solar, and renewable energy technologies.

(6) heat-recovery and similar whole-house mechanical ventilation systems.

(7) Comment or offer an opinion regarding the adequacy of the heat supply or materials, distribution balance or the adequacy of combustion air components.

**A licensee shall inspect all readily accessible the air conditioning system(s) and observe operation during a home inspection and report in the home inspection report the licensee's findings related to all of the following:**

(1) Central and permanently installed cooling equipment.

(2) Distribution systems.

(3) Report the energy source(s) and cooling systems.

**A licensee is not required to inspect, report or operate any of the following as it relates to a property's cooling system:**

(1) Electric air cleaning and sanitizing devices.

(2) Cooling units that are not permanently installed or that are installed in windows.

(3) Cooling systems using ground-source, water-source, solar, and renewable energy technologies.

### **Animals/Rodents**

We are not required per the ASHI Standards of Practice to inspect for or report on any type of animal or rodent activity. However, as a common courtesy, if we see animal or rodent activity during the inspection we will note it in the report. Any noted issues of animal or rodent activity should be further evaluated by a qualified pest/animal contractor.

### **Final Checklist**

Final checklist showing the home was left as it was found, and was locked when complete.