Lighthouse Home Inspections, LLC

Home Inspection Report

1234 Happy Street, Cleveland, OH 44000
Inspection prepared for: I.M. Client
Date of Inspection: 1/1/2020 Time: 1:00 PM
Age of Home: 1915 Size: 1020
Order ID: XXX

Inspector: David E. Beck
ASHI # 258463
1759 Taylor's Mill Turn, Westlake, OH 44145
Phone: 216-633-7840
Email: Dave@LighthouseHomeInspect.com
LighthouseHomeInspect.com

Dear I.M. Client,

Thank you for allowing Lighthouse Home Inspections the opportunity to perform your inspection. After you have read the report entirely, please give us a call so we can discuss any questions you may have. Also, please use this inspection report as a guide when doing your final walk through prior to closing as this report is a snapshot in time. Remember, when the inspection is complete and report delivered, we are still available to you for any questions you may have throughout the entire closing process.

This report lists the systems and components inspected as per the American Society of Home Inspectors (ASHI) Standards of Practice. A copy of the ASHI Standards of Practice is available online: www.homeinspector.org/docs.standards.pdf. Items not listed or listed as not applicable (N/A) were not evaluated. When "appears satisfactory" is listed, it means that we did not observe conditions that would lead us to believe problems existed with this system or component at the time of the inspection. Some satisfactory items may still show wear and tear. Also, the appliances present were not crossed checked for recalls or warranty information. No guarantee is given or implied with this inspection.

This is not a "pass" or "fail" inspection. The report is based on an inspection of the visible portion of the structure; items that are hidden from view may limit inspection. This report will focus on safety and function, not current Code or Compliance. This report identifies specific non-code; noncosmetic concerns that the inspector feels may need further investigation or repair. We do not inspect for code violations or proper building permits. We recommend contacting your local building department to obtain any available permits / documents / warranties available from the seller / City building department as applicable.

The report may contain text in RED that highlight areas of concern. A brief summary of any CRITICAL concerns of the inspection, as they relate to safety or function, is also found in the Summary section at the end of the report. Items in green are suggested maintenance items. Note, the items listed are only a partial list of routine home maintenance suggestions. I've also included a subjective rating system to assist you with gauging possible concerns. This rating system is not to be viewed as a stringent limitation as some items may warrant a higher/lower degree of attention depending on the clients view point. The ratings (Good, Fair, Poor, Unsafe, and Not Applicable) are only meant to be a guide. Any discrepancies listed within the document are recommended to be addressed by a qualified, professional contractor prior to closing on the property.

Your report includes photographs. Some pictures are informational and a general view to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. The photos are to help you better understand what is documented in this report and to help you identify items not easily seen. Not all problem areas or conditions will be supported with photos and not all photos have discrepancies.

Again, thank you for allowing Lighthouse Home Inspections to "guide you home.

Sincerely,

Dave Beck
Lighthouse Home Inspections, LLC
216-633-7840
Dave@LighthouseHomeInspect.com
LighthouseHomeInspect.com

"Our goal is to make the inspection process a rewarding part of your real estate transaction by providing a honest, fair and thorough inspection with a detailed report allowing you to make an informed decision."

Inspection Details

1. Attendance:

Client and buyer’s agent present

2. Building type:

Single family home - century old, recently remodeled

3. Approximate age of building:

105 years. Built in 1915 according to MLS.

4. Occupancy:

Vacant

5. Direction of building:

For the purpose of this inspection, the building is facing EAST.

6. Weather at time of the inspection:

Approximate temperature in degree's Fahrenheit: 30 and cloudy with no recent rain.

7. Disclosure:

Seller's Disclosure Agreement was not reviewed by the inspector. Recommend you carefully read the disclosure and fully understanding contents. If there are any questions, recommend seeking clarification before proceeding.

Grounds

1. Driveway and sidewalk conditions

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: Concrete driveway and sidewalk noted.
Observations:

1.1. Driveway and walkways are in fair shape for age and wear. No major deficiencies noted.

1.2. Driveway drain installed. Keep clear of debris. Note, it is not possible to identify performance of drains during the general home inspection.

2. Vegetation

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

2.1. No major safety or function concerns noted at time of inspection. Anticipate regular yard / landscape maintenance requirements.

3. Porch

Good	Fair	Poor	Unsafe	N/A
	✔			

Location: Front and side of building.
Materials: wood
Observations:

3.1. Appears satisfactory with normal wear for its age.


side porch


front porch


Stone walls - view under porch

4. Stairs

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

4.1. Appeared functional at time of inspection.

5. Grading

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. The exterior grading is improperly sloped towards the foundation. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Recommend creating the proper slope away from the foundation to allow for proper drainage.

5.2. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home.

5.3. MAINTENANCE: Ensure grading pushes water away from the home (min 6 feet) and check / clean gutters semi-annually.

6. Basement stairway

Good	Fair	Poor	Unsafe	N/A
	✔			

Observations:

6.1. Appears in satisfactory and functional condition with normal wear for its age.

6.2. Recommend keeping the drain at the base of the exterior stairs clean of debris.

6.3. Missing handrails to basement walkout stairwell. Recommend contacting a qualified carpenter to evaluate and repair / replace as needed.

Rear steps, no handrail

Keep area / drain clear of debris

Exterior Areas

1. Be advised:

• Fences and gates are NOT included as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition.

2. Exterior Cladding

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Structure - wood framed construction. Aluminum siding
Observations:

2.1. The exterior siding appeared in serviceable condition.




3. Eaves & Facia

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

3.1. Soffit trim has vents installed. It was not possible to determine if the wood soffits beneath the trim have holes installed to allow air into the attic.

4. Exterior Paint / Trim

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

4.1. All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

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

4.3. Approximately 3/4 of the homes built before 1978 contain some lead-based paint. Testing for lead-based paint is NOT included in this inspection. For more information, refer to the following EPA Fact Sheet: http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf.

4.4. MAINTENANCE: Recommend caulking around all doors and windows. Sealing/caulking is part of routine maintenance to prevent further deterioration and extend life of siding and trim.

5. GFCI - Exterior

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. GFCI receptacle in is in good condition and function as designed.

6. Exterior Doors

Good	Fair	Poor	Unsafe	N/A
✔				

Location: Front and side entrances
Type: panel with glass and storm doors
Observations:

6.1. Door(s) and hardware appear(s) satisfactory.

7. Exterior Door 1

Good	Fair	Poor	Unsafe	N/A
✔				

Location: rear entrance (walk out basement)
Type: panel door

Basement walkout

EXTERIOR NOTES: Grading and draining are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on a structure / foundation. More damage has likely resulted from moisture and expansion soils than from most natural disasters. Also, gutters and downspouts with splash blocks should discharge water at least six feet away from the building. We recommend that downspouts do not terminate over paved areas such as driveway or walkways as the moisture can contribute to icy slip and fall hazards in winter. Be advised, gutter and subsurface drains are not tested for leakage or blockage.

A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards. A geologist / specialist should be consulted.

Minor settlement or “hairline” cracks in drives, walkways or even foundations are are normal to property of any age. They should, however, be monitored for expansion and sealed as necessary.

Walls and insulation material, hazards and hidden conditions/materials inside the walls are not part of this inspection. Any siding, but especially composition or hardboard siding, must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinkler systems, rain splash back or wet grass / mulch. Swelling / deterioration and pest damage may otherwise result. Poor grading can allow water to infiltrate the foundation. Ensure water drains at least six feet away from foundation.

Vegetation close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and pests into the home. Monitor / remove plants and trees that come close to the house.

Pest / wood destroying insects are NOT part of this inspection unless specifically contracted which requires additional fees. However, I recommend spraying / treating for mice, wasp, yellow jackets and ants annually. The presence or absence of pests and wood destroying inspects are excluded from this inspection. The client is urged to contact a reputable and licensed specialist if identification and extermination of pests is desired.

Out building / storage shed, green houses, fountain, pond, pool, hot tub, jacuzzi and playsets are not part of a general home inspection unless specifically negotiated.

I recommend you visit the regional City Hall / request and review all local / county permits associated with this property prior to closing.

Any comment(s) regarding excluded systems or items are for information only and are not part of this inspection.

Roof

1. Method of Roof Inspection

Method of inspection: Viewed from ground with aid of binoculars and or ladder at eave due to steep slope, not safe to walk

2. Roof Style and Pitch

Style / Pitch: Gable

3. Roof Covering

Good	Fair	Poor	Unsafe	N/A
		✔		

Materials: Fiberglass-based asphalt shingles
• 2 visible layers. NOTE: multiple layers of roof coverings observed. This will shorten the life of the roof covering, stress roof structure and increase costs of replacement.
Observations:

3.1. These shingles appear to be in the last third of their life cycle. Three tab shingles have average age of 15 years, and these are nearing end of life. Check City permit on date of last roof renewal. No prediction of future performance or warranties can be offered.

3.2. Shingles are older and nearing end of life. Common nail pops/lifting sections, exposed nails and holes noted. Recommend contacting a roofing contractor to perform a roofing tune up, evaluate, give remaining life expectancy, and repair / seal all flashings, holes where dish satellite was attached, exposed nail heads and lifting shingles at needed locations.

Aging shingles

front porch roof

Older shingles - large gaps & lifting edges

Dish mount removed, need holes plugged

Lifting sections

Repair work noted

Common nail pop

Multiple layers observed

4. Flashing

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

4.1. Appears satisfactory.

5. Chimney

Good	Fair	Poor	Unsafe	N/A
✔				

Type(s): masonry

Observations:

5.1. Chimney appeared satisfactory with no major deficiencies noted; proper chimney cap installed.

5.2. Be advised due to chimney height / inaccessibility the entire chimney is not visible. Inspection is limited.

6. Roof Penetrations

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Cast iron piping for plumbing vent stack(s)
Observations:

6.1. Appears satisfactory at time of inspection.

Waste vent pipe - should not have cap

7. Skylights

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

7.1. Be advised skylights are prone to leak. Annual maintenance needed.

Appears to be recently installed

Interior of skylight, no staining

8. Roof Drainage System

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: Galvanized/Aluminum
Observations:

8.1. The house roof drainage system was in fair condition with gutter screens installed. Gutters had debris / grass growing in them in several locations. Leaking seams were also noted. Recommend cleaning and routinely monitor to keep gutter from clogging - clean and seal as needed.

Gutters have guards, but still have debris - clogged

Clean out debris

Seal gutter seams

ROOF NOTES: Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof system. Always ask the seller about the age and history of the roof. On any home that is over 5 years old, experts recommend that you obtain a roof "tune-up" from an established local roofing company to determine its serviceability and perform maintenance.

This report is an opinion of the general quality and condition of the roofing system / components. It does not offer an opinion or warranty if the roof has leaked in the past or will leak in the future. Routine maintenance and inspection of the roofing components is necessary to ensure weather tightness.

Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

Attic

1. Attic Access

Good	Fair	Poor	Unsafe	N/A
	✔			

Location of access:

1.1. second floor ceiling. Appeared satisfactory, with insulation over hatch door.

2. Method of Attic Inspection

Viewed - Inspected: Walked/crawled in the attic area

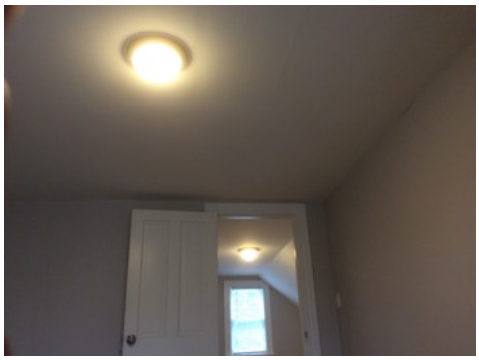
3. Attic Observation

Good	Fair	Poor	Unsafe	N/A
	✔			

Type: Rafter construction design
Materials: 1 by board
Observations:

3.1. Visible areas appear satisfactory.

No visible upper attic



No attic access - finished ceilings

4. Attic Ventilation

Good	Fair	Poor	Unsafe	N/A
		✔		

Observations:

4.1. Attic is improperly vented - no visible exterior venting. Recommend review by a roofing / ventilation contractor to evaluate and repair as needed to ensure proper ventilation.

5. Exhaust Venting - Attic

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. Visible, appears adequate and vents to roof.

6. Attic Plumbing

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

6.1. Cast iron plumbing waste vent. Appears satisfactory.

Waste vent pipe - no visible stains

7. Insulation Condition

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: Cellulose, loose fill
Depth/thickness: Approx. 9-12 inches
Observations:

7.1. Insulation is sparse / missing in some areas. Recommend a qualified contractor repair as needed.

7.2. Insulation that is settled does not perform to the R-Value that it once did. Recommend contacting a qualified professional insulation contractor to evaluate and repair / replace deteriorated insulation to improve home efficiency.

8. Limitations and Observations

Be advised:
• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Foundation

1. Foundation Type

Unfinished basement

2. Foundation Walls

Good	Fair	Poor	Unsafe	N/A
	✔			

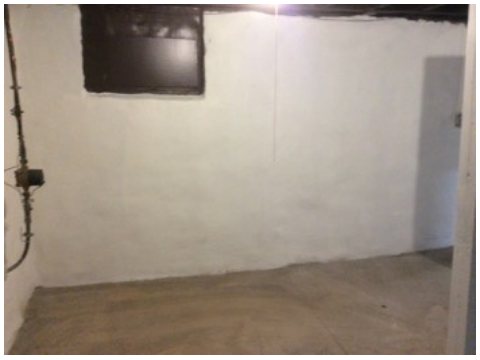
Materials: Stone / rock
Observations:

2.1. There is no way for me to determine the condition or adequacy of the exterior drainage systems (storm or foundation drainage) during a General Home Inspection. Minimize foundation moisture intrusion by re-grading exterior landscape away from the building, keeping the roof drainage system clean and downspouts not connected to drain leaders should be extended out at least six feet, and finally, purchase and run a dehumidifier in the basement / lower level.

2.2. No leaks / moisture stains were observed at the time of the inspection.

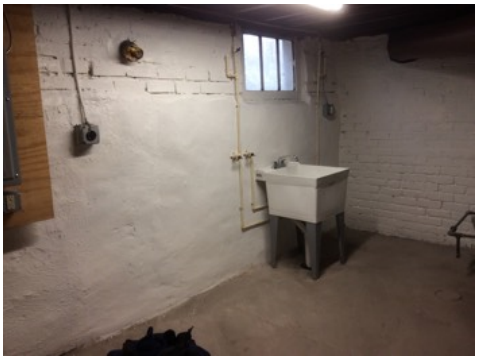
2.3. Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

2.4. Walls have been recently painted. Full evaluation of walls is difficult to assess. Inspection is limited.


Recently painted walls





Water stains on floor suggests water seepage

Excessive amount of dirt

3. Columns and Beams

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: Wood beam and brick column; several 4x4 wood posts / beams added to additional bracing

Observations:

3.1. Additional bracing is not secured / permanent which means it could be moved or shifted. Recommend a professional contractor evaluate and repair / secure.

Bracing added to try to relevel floor

Additional bracing added

4. Foundation Floor

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Concrete slab

Observations:

4.1. Dirty floor but good shape for age. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

4.2. Floor drain present. I recommend obtaining a Drain Backup Rider, often called a Sewage Backup Rider, and discuss proper coverage amounts with your insurance carrier.



This floor drain was not evaluated

5. Ceiling Structure

Good	Fair	Poor	Unsafe	N/A
		✔		

Materials: Dimensional lumber wood joists. With plank subfloor noted.
Observations:

5.1. Damaged or cracked floor joist is in need of repair/replacement by a qualified contractor.

5.2. Paint prevents full evaluation.

Painted everything makes it hard to evaluate

6. Anchor Bolts

Good	Fair	Poor	Unsafe	N/A
				✔

Observations: The anchor bolts are not visible.

7. Sump Pump

Good	Fair	Poor	Unsafe	N/A
	✔			

Observations:

7.1. A sump pump has been installed to augment drainage. The sump is equipped with a backup pump and battery power supply. The system was not evaluated for pump capacity or flooded to confirm operation. Recommend a licensed plumber perform maintenance service now and on annual basis. Service should include evaluation of pump(s), piping, testing back up system if present, cleaning and removing of debris from pit and sealing cover.

8. Stairs & Handrail

Good	Fair	Poor	Unsafe	N/A
		✔		

Observations:

8.1. There are openings on the basement stairs - missing railing / balusters as well as gaps at riser that is greater than 4 inches. These deficiencies can result is accidental fall or injury to small children. Have a professional contractor evaluate and install proper railings and close off gaps.

8.2. The stair wells in the home can be considered narrow / steep by current standards.

Steep with open slots at risers. No balusters

No brackets to hold stairs in place

Steep stairwell

9. Limitations of Structure Inspection

Be advised: No representation can be made to future leaking of foundation structure.. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors

Plumbing

1. Water Supply Source

• Public municipal water supply

2. Waste System

• Public sewage disposal system

3. Service Piping Into The House

Materials: Copper. Visual sections appear satisfactory.

4. Main Water Shut Off

Good	Fair	Poor	Unsafe	N/A
✔				

Location: Basement
Observations:

4.1. Appears satisfactory. Main water shut off valve is the most important valve in the home. Ensure all occupants over the age of 10 are aware of location and how to shut water off to the house. Consider upgrading older gate valve with newer ball valve that is easier to shut off and more reliable.

Most important valve in the house!

5. Supply Branch Piping

Good	Fair	Poor	Unsafe	N/A
✔				

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

5.1. Most of the piping is concealed and cannot be identified. No deficiencies observed at the visible portions of the supply piping.

6. Fuel Supply and Distribution

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Black iron pipe used for gas branch/distribution service.
Main meter / shut off located: In basement
Observations:

6.1. Meter appears satisfactory. No major gas odors detected at meter during inspection. NOTE: detection of gas leaks is not part of a General Home Inspection. Recommend contacting a licensed plumber or utility company if you have concerns regarding gas supply system.

Main gas supply shut-off valve

7. Exterior Hose Bibs/Spigots

Good	Fair	Poor	Unsafe	N/A
	✔			

Style: Standard hose bibs.
Observations:

7.1. Operated properly when tested. Recommend removing hoses prior to first freeze.

7.2. IMPROVE: Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.

7.3. MAINTENANCE: winterize exterior hose bibs / know where shut off valves are to avoid risk of damage / leaks.

Standard hose bib - not winterized

8. Water Flow and Pressure

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

8.1. The water flow observed to be functional. Test was conducted by running water at bath sink while flushing toilet and running bath/shower at same time.

9. Drainage, Wastewater & Vent Piping

Good	Fair	Poor	Unsafe	N/A
✔				

Visible waste piping: Cast Iron, Thermoplastic PVC (Polyvinyl Chloride) - normally white in color
Observations:

9.1. Visible piping appeared serviceable at time of inspection, however majority of piping was not visible. Inspection is limited.

9.2. No leaks observed at the time of the inspection.

9.3. Ran water for ten minutes in basement, drain functioning.

10. Limitations of Plumbing Inspection

Be advised:
• Recommend obtaining a drain backup rider on insurance policy - see notes.
• The house may have one or more of the following: horizontal cast iron piping which may have deteriorated, clay tile sewer piping / orangeburg piping connecting the house to the utility sewer system / on-site septic system thus a qualified, licensed plumbing contractor should evaluate the main sewer line from the house to the street (utility sewer system) or on-site septic system with a video camera to inspect for damage or blockages.

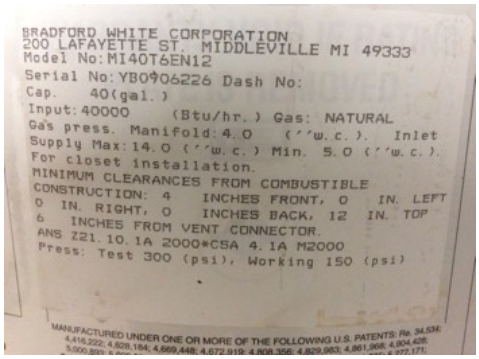
Water Heater

1. Water Heater Condition

Good	Fair	Poor	Unsafe	N/A
		✔		

Heater Type: Natural Gas - Bradford White
The heater is located: in the basement
Observations:

1.1. Tank is older and nearing end of life. Recommend budgeting for replacement.



2002

2. Water Heater Age

Good	Fair	Poor	Unsafe	N/A
		✔		

Age per manufacturer's plate: 18 years old. Water heater is well past the end of its typical service life. Recommend budgeting for replacement.

3. Water Heater Capacity

Good	Fair	Poor	Unsafe	N/A
✔				

Size: 40 gallons

4. Plumbing - Water Heater

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Copper piping. Dielectric coupler present
Observations:

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

5. Gas Valve

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. Gas shut off valve present with dirt leg observed. Appears satisfactory.

6. Combustion Air

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

6.1. The combustion air and venting appear adequate.

7. TPR valve & extension pipe

Good	Fair	Poor	Unsafe	N/A
✔				

Temperature Pressure Relief (TPR) Valve: present. Appears satisfactory.
TPR Extention Pipe: Copper. Appears to be in satisfactory condition.

PLUMBING NOTES: Sewer service and water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems and verification of water quality. If a Septic System is on the property, servicing and pumping is generally recommended prior to purchase, and then every three years.

Be advised that some "polybutylene" and "ABS" plastic piping systems have experienced documented problems. We recommend you contact a licensed plumber for evaluation. Plumbing is an important concern in any structure. Moisture in the air and leaks can cause stains, mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to concealed, or underground, plumbing within walls, flooring, slab or ground. Inspector is not able to determine presence of trap under sink as it is (if present) concealed between subfloor and finished ceilings or slab.

We are not responsible for concealed / hidden piping and plumbing. The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. This includes overflow drains for tubs and sinks. The inspector does not flood or test these drains as they often fail or leak when tested. Future drainage performance is also not determined as part of this inspection. Water supply valves / shut offs are not tested because they tend to leak after operation. Drain lines and water supply lines serving washing machines are not operated, as they may be subject to leaking if turned on. Foundation and floor drains are not visible and cannot be inspected for sizing, restrictions, leaking or blockage. Future drainage performance is not and cannot be determined in a general home inspection. All property owners are encouraged to have the main sewage line inspected by a professional, licensed plumbing contractor as clogs and slow drains can be expensive to repair. These systems are hidden and evaluation of hidden systems / components is not part of a general home inspection.

Detection of gas leaks is not part of this inspection. A licensed plumber or gas utility company employee is best suited to identify and repair gas leaks. If you think you smell gas, leave the home immediately and call your plumber/utility company right away for evaluation and repair.

We highly recommend your insurance policy include a Sewage (Drain) Backup Rider. This coverage is necessary as most insurance companies will not insure water damage caused by flooding from a drain line.

Replacement / repairs of water heaters should be expected that are older than eight years. Be advised that water tank heaters require semi-annual maintenance. Be sure to follow the manufacturer's guidance on how to drain the tank. Draining the tank will disturb the sediment in the tank bottom and may lead to leaking / failed tanks. Be sure to follow your manufacturer guidelines for conducting maintenence. example is linked here:
http://www.rheem.com/docs/FetchDocument.aspx?ID=2c0f9691-a6fc-464e-a346-7636892a99a3

For more information on pros and cons of tankless systems, as well as recommendations for maintenance, please review owners manual and the article found at:
https://structuretech1.com/water-heater-replacement-pros-and-cons-of-tankless-water-heaters/?fbclid=IwAR2gbUTgQSvXUJvMf-fw_FgjaZWfozsgMzOQ1LkXrSWkv6lFoh5r4vCzUUM

Heating and Air Conditioning

1. Thermostats

Good	Fair	Poor	Unsafe	N/A
	✔			

Location:

1.1. Appear satisfactory at the time of inspection. Thermostats are not checked for calibration or timed functions.

1.2. Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.

2. Heating System

Good	Fair	Poor	Unsafe	N/A
			✔	

Gravity warm air furnace (inefficient)
Observations:

2.1. Extremely old furnace which was converted to gas. System is beyond useful life and should be replaced. Seller stated new furnace will go in next week. Be sure to obtain paid invoice from certified/ licensed HVAC contractor for new HVAC. No cooling unit present.

Very, very old heating unit - replace

3. Filters

Good	Fair	Poor	Unsafe	N/A
				✔

Observations:

3.1. The furnace filter screens are dirty / clogged.

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

Good	Fair	Poor	Unsafe	N/A
✔				

Material(s): Metal
Observations:

4.1. The chimney vent flue pipe was not inspected or visible form end to end. Recommend a certified chimney sweep inspect for your safety.

4.2. The visible portions of the vent pipes appeared functional.

5. Heating & Cooling Distribution

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: Galvanized sheetmetal ductwork
Observations:

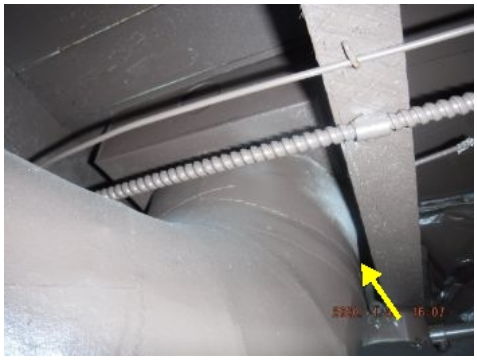
5.1. Visible sections appear satisfactory with exception of the west end return air drop. The duct is disconnected and should be resecured to promote air flow. Keep basement door to this room open so air can be pulled back to furnace. The condition of concealed ductwork can not be determined and is not part of this inspection.

5.2. The return air supply system consists of open drop type ducts typical for the era of construction. If damp conditions exist in the basement, damp basement air will be circulated throughout out the house. Improve: Modify system to a modern closed return air system.

5.3. Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. majority is safely encapsulated with paint. Does not pose a threat unless removed. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed.


Return air drop


Return air drop - needs reconnected


Possible asbestos material on ducts

6. Limitations of Heating and Air Conditioning Inspection

Be advised:
• Recommend purchasing / operating dehumidifier in basement / crawlspace.

Air Condition

1. Refrigerant Lines

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

1.1. Appear satisfactory.

2. AC Compressor Condition

Good	Fair	Poor	Unsafe	N/A
				✔

Location: Cooling unit compressor: (Bryant) is located on the south side of the building.

Observations:

2.1. The cooling system cannot be tested due risk of damage when operating the unit when outdoor temperature is below 55 degrees for the last 24 hours. Inspection of the cooling system is limited. Recommend contacting a professional, licensed HVAC contractor to evaluate and contact Seller to verify disclosure information.

2005

3. Cooling System

Good	Fair	Poor	Unsafe	N/A
		✔		

Age per manufacturer's plate: 15 years. Average air conditioner compressor unit lasts about 15 - 20 years.

Observations:

3.1. Be advised the cooling equipment is older and approaching the end of its life. You should budget for and expect repairs / replacement at any time.

3.2. MAINTENANCE: Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

4. Fuse/Circuit Breaker Protection

Good	Fair	Poor	Unsafe	N/A
✔				

Fuse/Breaker: 60 Amps

Observations:

4.1. Disconnect box present. Appears satisfactory.

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

The inspector will usually test the HVAC using the built in thermostat or other controls. Adequacy or distribution of the HVAC system is not part of this inspection. For a more thorough investigation of the system please contact a licensed HVAC service person. Replacement / repairs should be expected to HVAC systems that are older than 8 years. No warranty is given on the HVAC system. The inspector does not perform pressure testing or validation of condensate (freon) gas of the AC system. Therefore no representation is made regarding coolant charge or line integrity. A-Coils are typically mounted inside the plenium thus cannot evaluated or sized for adequacy / correct size for exterior condensor/ evaporators that are usually on the exterior of the home. Evaluation of system capacity is not part of this inspection. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks / holes as this can only be done by dismantling the unit. The heat exchanger is not visible and not inspected - beyond the scope of a home inspection. The inspector does not typically light pilot lights. Safety and shut off devices are not tested by the inspector. We recommend annual service by a professional HVAC contractor. Routine service calls can improve efficiency and extend the life of the systems.

Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Verification or condition of underground / concealed fuel / storage tanks or subsequent environmental hazards / discharges are not evaluate or considered part of this inspection.

Electronic / UV air cleaners and filters, humidifiers and dehumidifiers are not part of this inspection. Ensure your annual HVAC service contract covers servicing these items found in your building.

Heat gain calculations, adequacy of combustion components, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb, air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.

Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

Backed up sewers can wreak havoc on a home, causing thousands to tens of thousands of dollars in damage to floors, walls, furniture, HVAC and electrical systems. Typical home insurance policies do not cover flooding from drain/sewage backup. Sewer backup coverage is available from most insurers for an additional fee. Ensure you obtain the correct coverage for your basement. For more info go to: http://www.iii.org/article/sewer-backup

Electrical

1. Service Drop

Good	Fair	Poor	Unsafe	N/A
	✔			

Meter location: south side of building. Overhead stranded triplex cable
Observations:

1.1. Meter appears satisfactory.

1.2. Electrical service wires are touching or close contact with tree / branches which is an unsafe condition. Recommend review by the local Utility Company or professional tree service to clear brush / branches.

2. Main Disconnect

Good	Fair	Poor	Unsafe	N/A
✔				

at service equipment panel, also called the Main Panel, in basement
Observations:

2.1. Appears satisfactory. Note, breakers are not tested or pulled.

2.2. Electrical panels are not allowed in a bathroom. Recommend a licensed electrician provide a detailed estimate on removing and installing a new panel before closing.

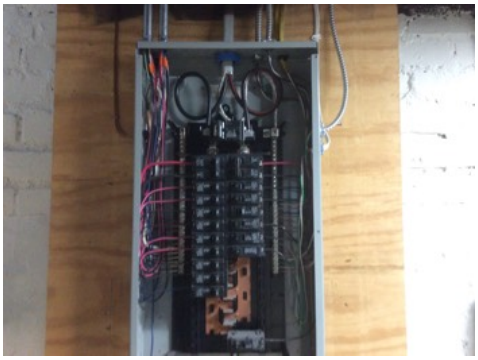
Main electrical disconnect - power shut off

3. Service Panel

Good	Fair	Poor	Unsafe	N/A
✔				

Location: Siemens panel is located in basement
Observations:

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



Interior view of panel

4. Service Entrance Wires

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Aluminum
Observations:

4.1. Visible sections of the entrance wires and service entrance conductors, cables, and raceways appear satisfactory.

5. Electrical Service Rating

Amperage Rating: 100 amps

6. Service Grounding

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Copper
Observations:

6.1. No discrepancies noted.

7. Overcurrent Protection

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Breakers
Observations:

7.1. Appears satisfactory.

8. Distribution Wiring

Good	Fair	Poor	Unsafe	N/A
	✔			

Branch Wire:
• Copper
• Wiring type: non-metallic sheathed cable "Romex"
• Wiring type: metallic sheathed cable "BX" and metal conduit
Observations:

8.1. Visible wiring appeared functional, at time of inspection. Several areas (kitchen, bath, basement and second floor) have grounded outlets / newer wiring. Others parts of home have two-prong / ungrounded knob and tube wiring.

8.2. Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition.

8.3. Knob and tube type wiring. NOTE: Some insurance companies may charge a premium or require certification of wiring by licensed electrician prior to issuing insurance. Recommend contacting your insurer for additional information.

K&T wiring noted in home

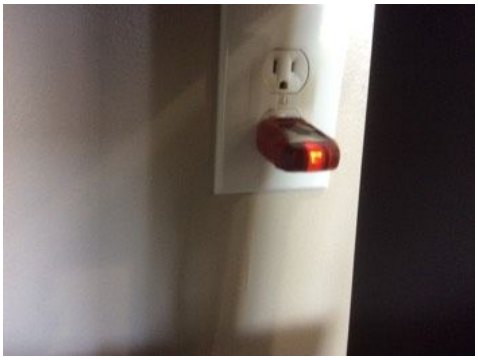
9. Lighting, Fixtures, Switches, Outlets

Good	Fair	Poor	Unsafe	N/A
			✔	

Materials: Grounded and Ungrounded
Observations:

9.1. The home has a partially ungrounded system. It is advised to have a licensed electrician to evaluate for adding grounded outlets for areas that would require ground protection. Areas would be for electronic equipment, TVs, computers, major appliances and tools.

9.2. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as major appliances, tools, computers and electronic devices. Recommend contacting a licensed electrician to evaluate and repair / change back to 2-prong or add GFCI labeled "no equipment ground."



Ungrounded outlet

10. Smoke Detectors

Good	Fair	Poor	Unsafe	N/A
				✔

Observations:

10.1. Smoke detectors/alarms and or carbon monoxide detection devices may be present, however verification of appropriate location or number is not included in this report. Testing of smoke detectors/alarms or carbon monoxide detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. An actual operational check is done by filling the sensor with smoke/heat/carbon monoxide and is beyond the scope of this inspection.

10.2. MAINTENANCE: Periodic testing and changing batteries per manufacturer's guidance to ensure proper Smoke / CO Detection operation is strongly recommended. READ and follow manufacturer's guidance.

11. Limitations of Electrical Inspection

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

ELECTRICAL NOTES: This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s) and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All repairs should be made by a qualified, licensed electrician.

Electrical components concealed behind finished surfaces are not visible to be inspected. Furniture and/or storage can also restrict access to some electrical components which may not be inspected. Only a representative sampling of outlets, switches and light fixtures were tested.

Label of electric circuit locations on main / sub electrical panels are not checked for accuracy. I recommend you verify circuits upon occupancy. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system. Recommend you request owner / seller to provide remote control devices and guidance / owners manuals for systems and components.

The National Fire Protection Association (NFPA) recommends placement of at least one smoke alarm on every level of the home (including basements) and/or in every sleeping area. The NFPA also recommends interconnection of alarms to provide better whole home protection than stand-alone alarms. Be sure to install as per manufacturer's guidance. Photoelectric smoke detectors are recommended. For more information: http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms

The NFPA recommends installing Carbon Monoxide detectors in a central location outside each sleeping area and on every level of the home. All electric homes should have at least one CO detector in the event a vehicle is parked in the garage and left running. Be sure to install as per manufacturer's guidance. For more information: http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/carbon-monoxide

When moving to a new community, it is recommend you look up and record the local police / fire / emergency dispatch number for your community. By dialing the local 10 digit emergency number, your call will go directly to your new community dispatch. This can save precious time over the regional 911 call center.

Be sure to establish a safety plan for all occupants. I recommend you review the safety and evacuation plan with your family at least semi-annually. It is important for small children to know what to do if they hear the smoke alarm, review how to get out of the home and where to meet outside in the event of a fire. Contact your local fire department for additional information.

Security alarm systems and components: due to the specialized nature of security alarm systems, these systems are not part of a general home inspection. If present, I recommend you discuss with seller and or installer. Obtain and read associated operational manuals and guidance for all installed components.

Interior Areas

1. Window Condition

Good	Fair	Poor	Unsafe	N/A
	✔			

Window frame / style: Vinyl, wood and metal framed • Double hung windows noted • Non-insulated glass noted in basement
Observations:

1.1. The interior windows that were tested, are functional.

1.2. Recommend replacing the missing / damaged window screens at needed locations throughout the house.

2. Doors

Good	Fair	Poor	Unsafe	N/A
	✔			

Observations:

2.1. Typical for an older home, several doors swing closed, don't latch properly or rub the jamb. Recommend adjusting / replacing hardware as needed.

3. Door Bell

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

3.1. Operated normally when tested.

4. Floor Condition

Good	Fair	Poor	Unsafe	N/A
	✔			

Materials: hardwood, floating laminate
Observations:

4.1. Flooring appears satisfactory for age. Be advised carpets and rugs are not removed / moved to examine the condition of the floor surfaces below.

4.2. Several floors are not level - dips in house which can cause doors to swing closed or open. House is very old with settled framing, however there are no signs of major deficiencies. I do recommend the added bracing in basement be secured. If the un-level floors are a concern, recommend further evaluation by a licensed contractor.

5. Wall Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Drywall / plaster walls noted.
Observations:

5.1. Be advised minor wall cracks are typical in most homes. These need to be examined by the buyer to determine if they are acceptable to them.

5.2. Recommend repairing minor cracks, damage and stains in the walls and ceiling at needed locations throughout the house.

5.3. Approximately 3/4 of the homes built before 1978 contain some lead-based paint. Testing for lead-based paint is NOT included in this inspection. For more information, refer to the following EPA Fact Sheet: http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf.

6. Ceiling Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: There are drywall / plaster ceilings noted
Observations:

6.1. Be advised minor ceiling cracks and "nail pops" are typical in most homes. These need to be examined by the client to determine if they are acceptable to them.

6.2. Small cracking/ nail pops in the ceiling are noted. Maintain by scraping / mudding / painting as needed.

7. Ceiling Fans

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

7.1. Ceiling fans operated when tested.

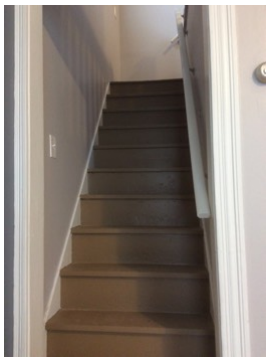
8. Stairs & Handrail

Good	Fair	Poor	Unsafe	N/A
	✔			

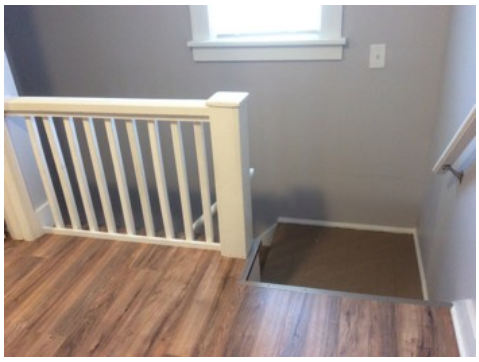
Observations:

8.1. Stairs appear satisfactory.

8.2. The stair wells in the home can be considered narrow / steep by current standards



No handrailing



9. Fireplace

Good	Fair	Poor	Unsafe	N/A
				✔

Location(s): Basement
Type: Decorative electric fireplace noted. This is not inspected.

INTERIOR NOTES: The Interior section covers areas of the house that are not considered part of the Bathrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of bedrooms, hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, major wear and tear, and moisture problems if seen. Personal items, storage or finished floors, walls and ceilings may prevent the inspector from viewing all areas.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing. This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested. Presence of asbestos, lead or other hazardous materials is not part of this inspection. Approximately 3/4 of the homes built before 1978 contain some lead-based paint. Testing for lead-based paint is NOT included in this inspection. For more information, refer to the following EPA Fact Sheet: http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf.

Doors and windows will be investigated for damage and normal operation however due to furniture / personal items, not all windows could be evaluated / operated. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection report will note visible damage, wear and tear, and moisture problems if seen.

Personal / stored items, furniture / insulation and finished walls or flooring in the structure may prevent the inspector from viewing all areas, as the inspector will not move these items. Floor / wall / ceiling damage may be hidden by furniture, appliances, floor/wall covering and other personal items that prevent full evaluation. We cannot evaluate floors / walls / ceilings behind wall paper, paneling, suspended tiles, finished areas, furniture, insulation and other personal / stored items. Inspection will be limited.

Laundry

1. Locations

Location: Basement

2. Washer

Good	Fair	Poor	Unsafe	N/A
				✔

Materials: Grounded 120 Volt circuit for washer appears satisfactory.
Observations:

2.1. No washer present.

3. Dryer

Good	Fair	Poor	Unsafe	N/A
				✔

Materials: Three prong 240 Volt outlet available for electric dryer. There is no visible natural gas connection
Observations:

3.1. No dryer present.

4. Dryer Vent

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

4.1. Appears satisfactory.

5. Wash Basin

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. Wash basin, faucet and drain system appear satisfactory.

6. Limitations

Be advised: The washer and dryer as well as any other portable/ movable appliance performances are not part of this inspection.. The inspector does not disconnect the supply hoses to the washer, nor does he operate the valves. These can leak at any time and should be considered a part of normal maintenance.. Washer and dryer temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

Bathroom

1. Locations

Locations: Main floor - kitchen

2. Window Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: wood, double hung
Observations:

2.1. The window(s) tested functional.

3. Doors

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

3.1. Appear(s) satisfactory.

4. Floor Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Floating laminate type flooring noted.
Observations:

4.1. Flooring appears satisfactory.

5. Wall Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Drywall / plaster walls noted.
Observations:

5.1. Be advised minor wall cracks are typical in most homes. These need to be examined by the buyer to determine if they are acceptable to them.

6. Ceiling Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: There are drywall / plaster ceilings noted
Observations:

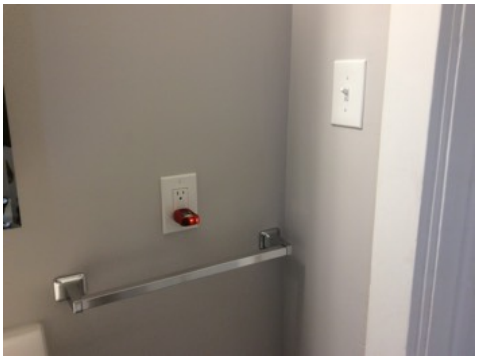
6.1. Be advised minor ceiling cracks and "nail pops" are typical in most homes. These need to be examined by the client to determine if they are acceptable to them.

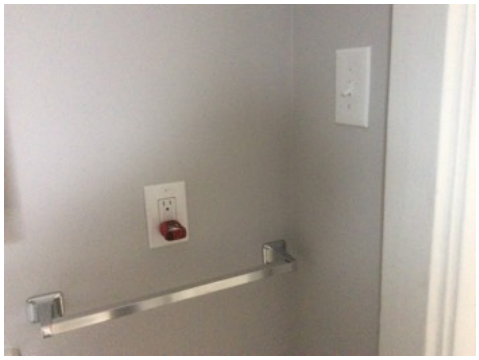
7. Electrical

Good	Fair	Poor	Unsafe	N/A
		✔		

Observations:

7.1. Bathroom GFCI outlet is functional when overhead light is on; poor wiring. Power to outlet goes out when light is turned off. Recommend contacting a licensed electrician to evaluate and repair/ properly wire outlet. Note, outlet did trip when tested.


GFCI outlet functions when light is on


Power to outlet goes out when light is turned off

8. Exhaust Fan(s)

Good	Fair	Poor	Unsafe	N/A
				✔

Observations:

8.1. IMPROVE: There is no exhaust fan in bathroom. Recommend installing exhaust fan to vent to exterior to reduce the risks of moisture.

9. Cabinets

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

9.1. Appear satisfactory.

10. Counters

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

10.1. No discrepancies.

11. Sinks

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

11.1. Sink, faucet and plumbing under sink(s) appear satisfactory.

12. Toilets

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

12.1. Appear satisfactory.

13. Caulking

Observation: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected

14. Bath Tubs

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

14.1. Appears satisfactory.

15. Showers

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

15.1. Appear(s) satisfactory.

16. Enclosure

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Ceramic / Porcelain tile

Observations:

16.1. Appears satisfactory.

BATHROOM NOTES: Determination of watertight integrity of shower pans, tubs, saunas, steam baths, whirl pool or jacuzzi tubs is not part of this inspection. The interior of drains cannot be inspected for blocks and future drainage performance cannot be evaluated. Moisture in the air and leaks can cause mildew, wallpaper / paint to peel and other problems. Some problems may be undetectable due to problems concealed within the walls, ceiling or flooring.

Water intrusion from tubs and shower enclosures are a common cause of damage behind walls, sub floors and ceilings below bathrooms. As such, periodic renewing of caulking and grouting of sink, tub and shower areas is an ongoing task that should not be neglected.

Kitchen

1. Window Condition

Good	Fair	Poor	Unsafe	N/A
		✔		

Materials: Metal framed • casement window(s) noted.
Observations:

1.1. Kitchen windows did not open when tested, stuck or painted closed. Recommend all windows be cleaned and checked for proper operation prior to closing.

2. Floor Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Floating laminate type flooring noted.
Observations:

2.1. Flooring appears satisfactory.

3. Wall Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: Drywall / plaster walls noted.
Observations:

3.1. Be advised minor wall cracks are typical in most homes. These need to be examined by the buyer to determine if they are acceptable to them.

4. Ceiling Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: There are drywall / plaster ceilings noted

5. Electrical

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. Kitchen GFCI protected outlet(s) in place, and tested satisfactory.

6. Cabinets

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

6.1. Cabinets are in typical condition for house this age. Appear satisfactory.

7. Counters

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

7.1. Counters appear satisfactory.

8. Dishwasher

Good	Fair	Poor	Unsafe	N/A
				✔

9. Garbage Disposal

Good	Fair	Poor	Unsafe	N/A
				✔

10. Oven / Stove / Range

Good	Fair	Poor	Unsafe	N/A
✔				

Range: Electric cook top noted. Heating elements operated when tested.
Oven: Electric. Heating elements operated when tested
Observations:

10.1. It appears the stove has an anti-tip bracket.

11. Sinks

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

11.1. The sink, faucet and drainage appears satisfactory.

12. Vent Condition

Good	Fair	Poor	Unsafe	N/A
				✔

Materials: No power ventilation present.

13. Microwave

Good	Fair	Poor	Unsafe	N/A
				✔

14. Refrigerator

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

14.1. The refrigerator appears to be operational. No guarantee / evaluation of this appliance, or any appliance is given.

Garage

1. Attached / Detached

Garage is: detached

2. Roof Condition

Good	Fair	Poor	Unsafe	N/A
		✔		

Inspected from ground level
Materials: Multiple layers of fiberglass / asphalt composite shingles noted.
Observations:

2.1. Some shingles damaged / older shingles observed with multiple layers noted. Recommend contacting a qualified professional roofing contractor to evaluate and repair as needed.

Aging shingles noted

Multiple layers noted

3. Rafters & ceiling

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

3.1. There were no major deficiencies of the roof structure of original garage at the time of inspection. Signs of past / present leaks

3.2. Be advised ceiling/ structure was recently painted. Sections show leaks since painting. Roof is older with multiple layers

Leaking roof section

Minor leak

Paint covers everything

4. Walls

Good	Fair	Poor	Unsafe	N/A
		✔		

Observations:

4.1. Be advised walls have been recently painted. Several OSB boards added to cover up walls / past damage. Water stains on north side of garage.

4.2. Be advised the garage wall / ceiling shows signs of failed roof / actively leaking. Water and pest damage will occur and reduce useful life of structure. Recommend contacting a professional roofing contractor to evaluate and make necessary repairs.

Unclear why these boards are covering areas, may be hidden damage

Water staining on recently painted walls

Walls have boards covering sections

5. Anchor Bolts

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

5.1. The anchor bolts were inspected and appear to be serviceable.

6. Garage Sill Plates:

Good	Fair	Poor	Unsafe	N/A
✔				

Garage sill plates: Elevated sill plates present.
Observations:

6.1. Appear satisfactory.

7. Garage Floor

Good	Fair	Poor	Unsafe	N/A
✔				

Floor materials: concrete
Floor drain: N/A. There is no floor drain so water ponding is possible.
Observations:

7.1. Typical cracking was observed at the concrete garage floor. Additional cracking will occur. Recommend sealing the cracks to prolong the life of the concrete.

Typical cracking and settlement

8. Garage electrical

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

8.1. Appears satisfactory.

8.2. The garage GFCI protected outlet(s) tested satisfactory.

9. Auto Door Condition

Good	Fair	Poor	Unsafe	N/A
✔				

Materials: roll-up doors noted
Observations:

9.1. No major deficiencies observed.

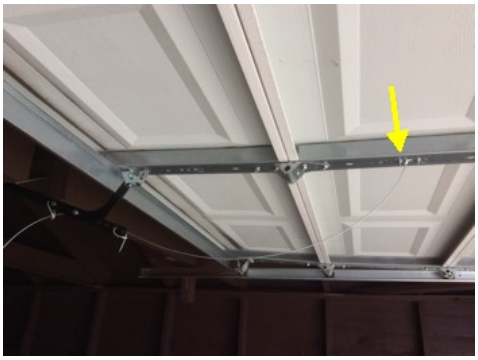
10. Automatic Door Opener

Good	Fair	Poor	Unsafe	N/A
✔				

Observations:

10.1. Both openers functioned using normal controls at the time of the inspection. Safety eye beam(s) operated as designed.

10.2. NOTE: be sure to obtain key for garage door emergency release

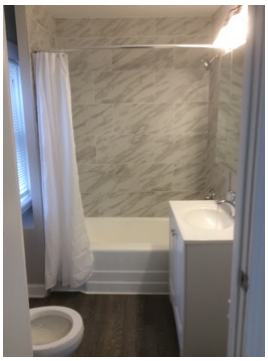


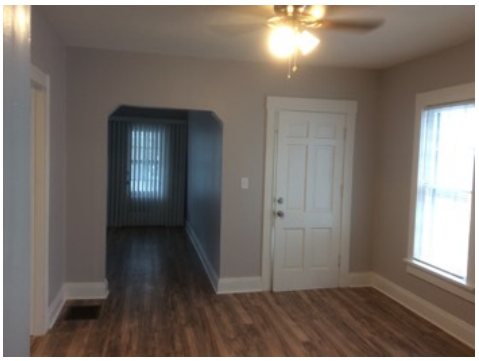
Get key for emergency release

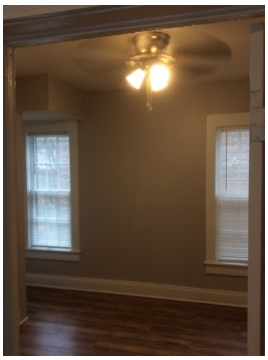
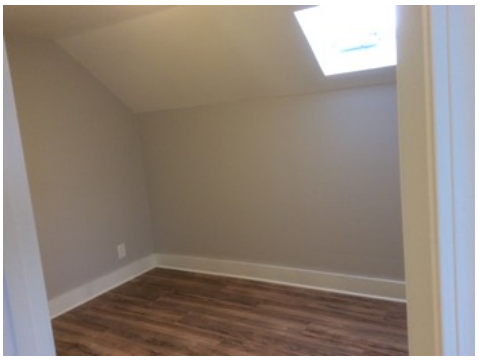
11. Limitations & Suggestions

Be advised: Door opener remote controllers: inquire with sellers regarding availability of remote controls. The garage door has an exterior key pad. Recommend asking sellers for codes at closing. Having the code can assist in reprogramming for new code

Photos






Glossary

Term	Definition
Fair	System or component is operating but may fall short or not fully functioning as designed / may need repaired or upgraded.
GFCI	The ground-fault circuit interrupter, or GFCI, is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are required by today's Code to be GFCI protected. This protection is from electrical shock.
Good	System / component / unit appears to be functioning as designed.
HVAC	Heating Ventilation and Air Condition system
IMPROVE	Denotes upgrades / improvements, which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards or suggestions for improved efficiency of the system / building.
MAINTENANCE	Recommendations for the proper operation and routine maintenance of the home.
N/A	Not Applicable. System or component not present.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Poor	System or component is not functioning as designed, possibly near or at end of life and should be examined for repair or replacement.
Sewage Backup Rider	Backed up sewers can wreak havoc on a home, causing thousands of dollars in damage to floors, walls, furniture and electrical systems. Typical home insurance policies do not cover flooding from drain/sewage backup. Sewer backup coverage is available from most insurers for an additional fee. For more info go to: http://www.iii.org/article/sewer-backup
Unsafe	Unsafe - a condition, system or component that is considered harmful or dangerous due to its presents or absence. These items may have complied with standards at the time of construction, but do not comply with the most current accepted safety standards.

Report Summary

PLEASE READ. The section below reflects a brief summation of significant deficiencies or critical concerns which are highlighted during the inspection on 1/1/2020 as they relate to safety or function at 1234 Happy Street, Cleveland, OH. The summary is not a complete listing of all the findings in this report, and items listed are only provided as a courtesy. Please review the entire report, as this summary alone does not explain all the issues or there may be issues you find more concerning than those listed. The report must be carefully read in its entirety to fully assess all of the findings and benefits from the opinions, maintenance tips and other information. Repair assessments should be prepared by a qualified, professional / licensed contractor(s) prior to closing. Please call us if you have any questions.

DISCLOSURE NOTICE: This Report is the exclusive property of Lighthouse Home Inspection, LLC and I.M. Client. It is not transferable to any third parties, seller or subsequent buyers. The Report is not intended to benefit any person other than the client, including (but not limited to) the seller or the real estate agent(s) involved in this real estate transaction or subsequent transactions. As outlined in the signed contract, if you or your agent directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold Lighthouse Home Inspections, LLC harmless for any claims or actions based on the Services or the Report brought by a third party.

Roof		
Page 8 Item: 3	Roof Covering	3.2. Shingles are older and nearing end of life. Common nail pops/lifting sections, exposed nails and holes noted. Recommend contacting a roofing contractor to perform a roofing tune up, evaluate, give remaining life expectancy, and repair / seal all flashings, holes where dish satellite was attached, exposed nail heads and lifting shingles at needed locations.
Heating and Air Conditioning		
Page 24 Item: 2	Heating System	2.1. Extremely old furnace which was converted to gas. System is beyond useful life and should be replaced. Seller stated new furnace will go in next week. Be sure to obtain paid invoice from certified/ licensed HVAC contractor for new HVAC. No cooling unit present.
Electrical		
Page 30 Item: 9	Lighting, Fixtures, Switches, Outlets	9.2. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as major appliances, tools, computers and electronic devices. Recommend contacting a licensed electrician to evaluate and repair / change back to 2-prong or add GFCI labeled "no equipment ground."
Bathroom		
Page 37 Item: 7	Electrical	7.1. Bathroom GFCI outlet is functional when overhead light is on; poor wiring. Power to outlet goes out when light is turned off. Recommend contacting a licensed electrician to evaluate and repair/ properly wire outlet. Note, outlet did trip when tested.
Garage		

Page 44 Item: 4	Walls	4.2. Be advised the garage wall / ceiling shows signs of failed roof / actively leaking. Water and pest damage will occur and reduce useful life of structure. Recommend contacting a professional roofing contractor to evaluate and make necessary repairs.