



All-Star Inspections

(330) 920-9023

www.allstarinspections.net

joe@allstarinspections.net

Inspected By: Joe Sanzone



All-Star Home Inspection Report

Prepared For:

Sample Report

Property Address:

**123 Easy Street
Cleveland, OH 44102**

Inspected on Wed, Apr 10 2019 at 1:00 PM

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Inspection Information

Inspector: Joe Sanzone
Amount Due: \$350.00
Amount Received: \$350.00
Payment Form: Online Invoice
Client Email Address: email@gmail.com

Buying Agent

Name: John Rogers
Brokerage: Howard Hanna

Listing Agent

Name: Earl Smith
Brokerage: Keller Williams

General

Style: Single Family, Colonial
Approximate Age: 105 years (1914)
Occupied: Yes
Furnished: Yes
People Present: Buying Agent, Tenants
Weather: Sunny
Temperature: 45-50 Degrees
Soil Condition: Dry
Property Faces: East
General Appearance: Satisfactory
Utilities On During Inspection: Electric, Gas, Water

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Driveway:	Concrete, Settling cracks, Settled, Trip Hazards, Safety Hazard, Recommend repairs Condition: Marginal
Service Walks:	Concrete, Flagstone, Settling cracks, Settled, Trip Hazard, Safety Hazard, Recommend repairs Condition: Marginal
Exterior Covering:	Aluminum Siding Condition: Satisfactory
Exterior Trim Material:	Aluminum Condition: Satisfactory
Gutters:	Metal, Need cleaned out , Recommend cleaning out to ensure proper water drainage Condition: Satisfactory
Windows:	Wood, Damaged glazing, Recommend repairs as needed Condition: Satisfactory
Storm Windows:	Installed, Missing panels, Recommend repairs Condition: Marginal
Caulking:	Needed around windows , Needed around trim, Recommend sealing, Recommend monitoring and sealing areas as needed
Front Porch:	Wood, Masonry Condition: Satisfactory
Rear Porch:	Wood, Weathered wood, Recommend painting or staining Condition: Satisfactory
Balcony:	Wood Condition: Satisfactory
Landscaping Affecting Foundation:	Negative grades, Recommend adding additional topsoil, Ensure all sides of soil around house are sloping away from foundation walls
Hose Bibs:	Present, Not properly fastened, Recommend fastening securely Condition: Marginal

(Exterior continued)

Exterior Electrical: Overhead, Service drop satisfactory, No exterior outlets
Condition: Satisfactory



Comment 1:
For Information: General pictures of exterior of house.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Exterior continued)


-  **Comment 2:**
Large settling cracks and settling present at driveway creating potential trip hazards. Safety Hazard. Recommend repairs.



Figure 2-1


-  **Comment 3:**
Settled section of front sidewalk creating a potential trip hazard. Safety Hazard. Recommend contacting the city to see if they will repair this.



Figure 3-1

(Exterior continued)



Comment 4:

Cracking and settling at service walks around house creating potential trip hazards. Safety Hazard. Recommend repairs.



Figure 4-1



Figure 4-2



Comment 5:

Negative soil grades present at several areas around house. Recommend adding additional hard-packed topsoil around the foundation to prevent moisture intrusion along foundation walls.

(Exterior continued)



Figure 5-1



Figure 5-2



Comment 6:

Storm window panes out of place or missing at several of the storm windows. Recommend repairs.



Figure 6-1



Figure 6-2

(Exterior continued)



Figure 6-3



Comment 7:

Rear porch wood is weathered. Recommend painting or staining to prevent further deterioration.



Figure 7-1

(Exterior continued)



Comment 8:

Typical caulking maintenance needed around windows and trim. Recommend sealing areas as needed.



Figure 8-1



Comment 9:

Side storm door is missing lower glass pane. Recommend repairs as needed.



Figure 9-1

(Exterior continued)



Comment 10:

Hose bib at side of house is not securely fastened. Recommend fastening securely.



Figure 10-1



Comment 11:

Gutters need cleaned out. Recommend cleaning out gutters to ensure proper water drainage.



Figure 11-1



Figure 11-2

(Exterior continued)

**Comment 12:**

Cracked and missing window glazing present at several windows. Recommend monitoring and repair or replace as needed.



Figure 12-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Roof Visibility:	All
Inspection Method:	On the roof, From the ground, From the ground with binoculars, Ladder at eaves
Style Of Roof:	Gable
Roof Pitch:	Steep, Medium
Roofing Material:	3 Tab Shingle
Estimated Layers:	3
Estimated Age Of Roof:	15-20 years
Ventilation Present:	None present
Roof Condition:	Marginal, Damaged areas, Previous repairs, Multiple layers present, Deterioration and granule loss present, Moss, algae, and lichen developing at front porch roof shingles, Recommend monitoring and repair areas as needed

(Roofing continued)

Flashing Material: Metal, Deteriorating , Recommend monitoring and repair as needed
Condition: Marginal
Plumbing Vents: Present



Comment 13:
For Information: General pictures of roof.



Figure 13-1



Figure 13-2



Figure 13-3

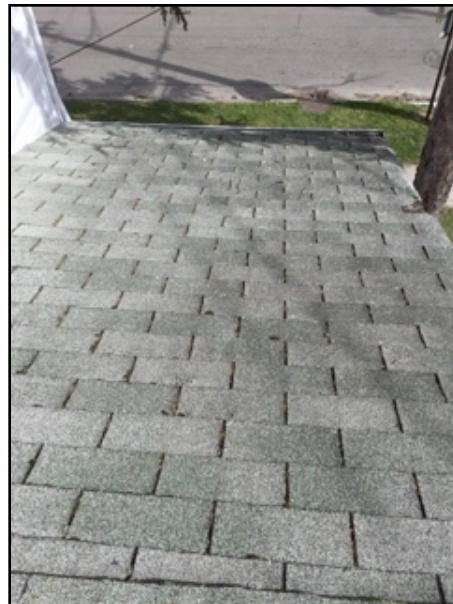


Figure 13-4

(Roofing continued)



Figure 13-5



Figure 13-6



Comment 14:

For Information: 3 layers of roofing material present at roof.



Figure 14-1



Figure 14-2

(Roofing continued)


 **Comment 15:**
Moss, algae, and lichen developing at front porch roof. Recommend treating affected areas to prevent premature deterioration of roofing shingles.



Figure 15-1



Figure 15-2


 **Comment 16:**
Shingle spreading present at front of roof. No structural evidence of the roof spreading. This may have been done during installation. Recommend monitoring and repair or replace as needed.



Figure 16-1

(Roofing continued)



Comment 17:

Previous repair present with damage to shingles at rear roof. Does not appear to be leaking at the moment, but this damaged area should be repaired.



Figure 17-1



Comment 18:

For Information: Previous repaired area of roofing at rear roof.



Figure 18-1

(Roofing continued)

Chimneys

Chase:	Brick, Deteriorated and/or missing mortar joints at rear chimney. Recommend tuck pointing repairs Condition: Marginal
Flue:	Tile, Not visible at front chimney, Missing weather caps, Recommend adding a weather caps
Inspected From:	Roof, Ladder at eaves



Comment 19:
For Information: General pictures of chimneys.



Figure 19-1



Figure 19-2

(Chimneys continued)


 **Comment 20:**
Deteriorated and/or missing mortar joints at rear chimney. Recommend tuck pointing repairs.



Figure 20-1

Attic

Access:	Stairs, Inside bedroom closet
Inspected From:	Inside the attic
Flooring:	Complete
Insulation:	Not visible
Roof Structure:	Wood rafters / joists, Collar ties
Roof Sheathing:	Not visible
Chimney Chase:	Satisfactory
Structural Problems Observed:	None
Electrical:	Satisfactory

(Attic continued)



Comment 21:

For Information: General pictures of finished attic space.



Figure 21-1



Figure 21-2



Comment 22:

Nesting materials present in 3rd floor window sill due to storm window not being fully closed. Recommend cleaning out nesting material and properly closing storm window.



Figure 22-1

Interior Rooms

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors will be inspected.

General Window Condition:	Satisfactory
Window Materials:	Wood
Insulated glass seal failure:	No
Entry Doors:	Satisfactory
Entry Door Materials:	Wood, Glass
Smoke & Carbon Monoxide Detectors:	Smoke detectors present, Missing carbon monoxide detectors, Recommend at least 1 smoke and 1 carbon monoxide detector on each floor, Ensure all smoke and carbon monoxide detectors are working properly at all times



Comment 23:

Spongy section of flooring present at 2nd floor hallway near entrance to bathroom. Recommend repairs as needed.



Figure 23-1

(Interior Rooms continued)

Front Middle Bedroom

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory



Comment 24:
For Information: Front Middle Bedroom.

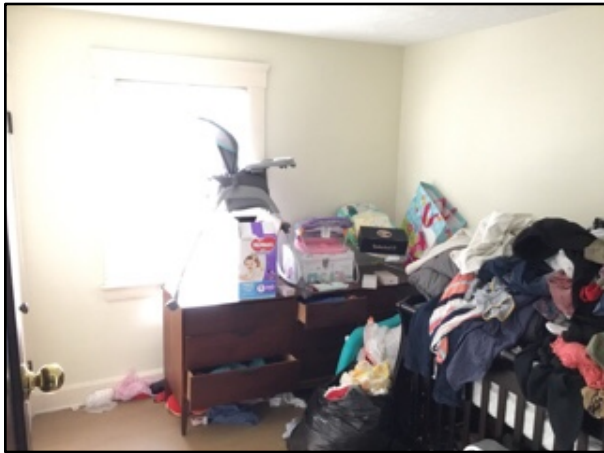


Figure 24-1

Front Corner Bedroom

Walls & Ceilings:	Satisfactory, Typical cracks, Previous repairs made
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Damaged/loose door knob. Recommend repairing or replacing

(Front Corner Bedroom continued)



Comment 25:
For Information: Front Corner Bedroom.



Figure 25-1



Comment 26:
Previous repair made to bedroom ceiling. Recommend monitoring and repair further as needed.



Figure 26-1

(Front Corner Bedroom continued)



Comment 27:

Damaged/loose door knob. Recommend replacing.



Figure 27-1

Rear Corner Bedroom

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Rear Corner Bedroom continued)



Comment 28:
For Information: Rear Corner Bedroom.



Figure 28-1

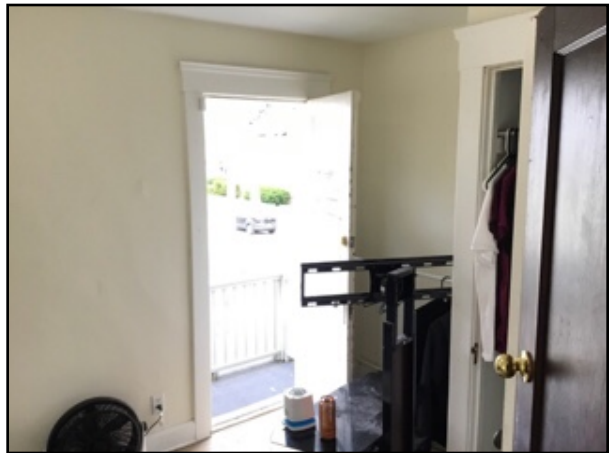


Figure 28-2

Living Room

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Living Room continued)



Comment 29:
For Information: Living Room.



Figure 29-1



Figure 29-2

Dining Room

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Dining Room continued)



Comment 30:
For Information: Dining Room.



Figure 30-1

Kitchen

Countertops:	Satisfactory
Cabinets:	Satisfactory
Plumbing:	Faucet leaks: NO, Drain leaks: NO, Faucet stuck in "spray" mode. Recommend replacing as needed
Drainage:	Satisfactory
Water Pressure:	Satisfactory
Walls & Ceiling:	Satisfactory, Moisture stains present at ceiling, Recommend monitoring and repair as needed
Floor:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate, Ungrounded appliance outlet , Safety Hazard, Recommend repair

(Kitchen continued)



Comment 31:
For Information: Kitchen.



Figure 31-1



Comment 32:
Ungrounded appliance outlet. Safety Hazard. Recommend repair.



Figure 32-1

(Kitchen continued)



Comment 33:

Kitchen sink faucet no longer alternates from stream to spray mode. Stuck in spray mode. Recommend replacing faucet as needed.



Figure 33-1



Comment 34:

Moisture stains present at kitchen drop ceiling panels. No active moisture present at time of inspection. Recommend monitoring and repair as needed.



Figure 34-1

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Disposal:	Not present
Range / Stovetop:	Present, Operates
Oven:	Present, Operates
Gas Shutoff Valve:	Present, Within 6ft
Refrigerator:	Present, Operates
Range Hood/Exhaust Fan:	Not present
Dishwasher:	Not present



Comment 35:

For Information: Appliances present at time of inspection (owned by tenant).



Figure 35-1



Figure 35-2

Bathroom

Bathroom

Sink:	Faucet leaks: NO, Drain leaks: NO
Tub:	No tub faucet present , Drain leaks: NO
Shower:	Faucet leaks: NO, Drain leaks: NO, Shower hose connection leaks at base. Recommend repairing or replacing
Toilet:	Working properly
Drainage:	Satisfactory
Water Pressure:	Satisfactory
Moisture Stains:	Present, Ceiling
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Not present
Heat Source Present:	Yes



Comment 36:
For Information: Bathroom.



Figure 36-1

(Bathroom continued)



Comment 37:

No tub faucet present. Shower hose connection leaks. Recommend repairing or replacing.

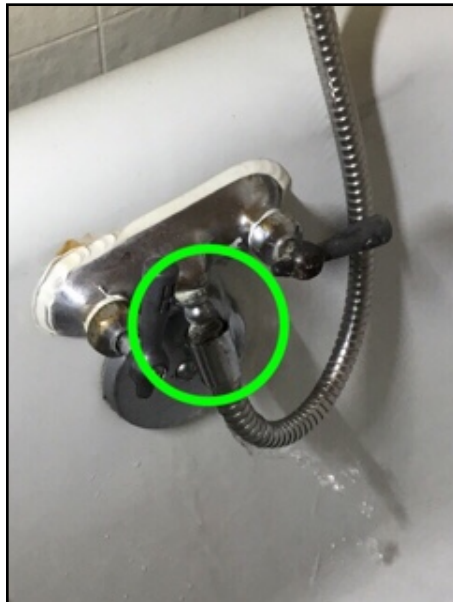


Figure 37-1



Comment 38:

Moisture stains present at bathroom ceiling. Recommend adding an exhaust fan to minimize moisture.



Figure 38-1

Laundry Area

Laundry Sink:	Present, Not secured, Recommend fastening securely, Missing faucet, Recommend repairs as needed
Appliances Present:	Washer, Dryer
Dryer:	Electric, Vented out rim joist
Gas Shutoff Valve:	Not present
Electrical:	Satisfactory



Comment 39:

For Information: Laundry area with washer & dryer (not tested).

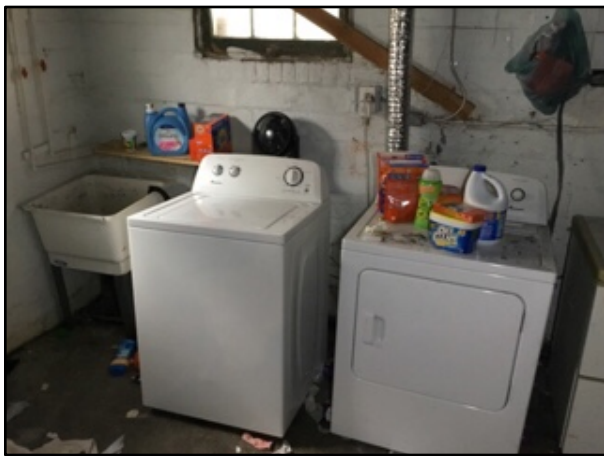


Figure 39-1



Comment 40:

Utility sink is not properly secured and is missing a faucet. Recommend repairs as needed.

(Laundry Area continued)



Figure 40-1



Comment 41:

Excessive amount of laundry lint behind dryer. Dryer vent ducting was secure at time of inspection. Recommend monitoring and repair as needed, as well as cleaning up the lint behind the dryer to prevent a fire hazard.



Figure 41-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Brick
Floor Structure:	Wood Framed
Subflooring:	Solid Wood Plank
Wall Structure:	Wood Framed

Basement

Stairs:	Satisfactory, Steep
Handrail:	Satisfactory
Headway Over Stairs:	Satisfactory
Undercarriage:	Satisfactory



Comment 42:
For Information: General pictures of basement.



Figure 42-1



Figure 42-2

(Basement continued)



Figure 42-3



Figure 42-4

Foundation Walls

Building Material:	Brick
Vertical Cracks:	None observed
Step Cracks:	None observed
Horizontal Cracks:	None observed
Movement Apparent:	None apparent
Covered Walls:	Partially covered by owner's belongings or furniture
Condition:	Satisfactory
Additional Structural Supports:	None present

(Foundation Walls continued)



Comment 43:

For Information: General pictures of interior foundation walls.



Figure 43-1



Figure 43-2



Figure 43-3

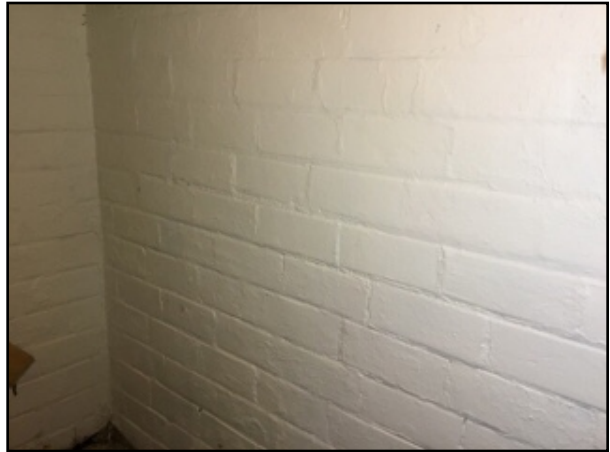


Figure 43-4



Comment 44:

For Information: Interior foundation walls partially covered due to owner's belongings.

(Foundation Walls continued)



Figure 44-1

Floor

Building Material:

Concrete

Condition: Satisfactory

Basement Drainage

Indications of Moisture:

Typical efflorescence and moisture stains present at walls, Recommend monitoring and repair as needed, as well as completing any exterior water control measures as needed

Sump Pump:

Not present

Floor Drains:

Present, Not tested

Basement Waterproofing System:

None present

(Basement Drainage continued)



Comment 45:

Typical efflorescence and moisture staining present at interior foundation walls. Recommend monitoring and repair as needed, as well as any exterior water control measures as needed, such as ensuring the gutters and downspouts are draining properly and the soil grading around the house is sloping away from the foundation walls.



Figure 45-1

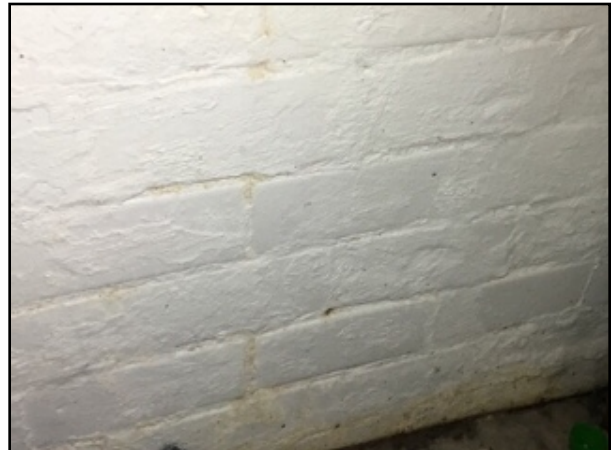


Figure 45-2

Girders & Columns

Building Material:	Steel, Wood
Additional Supports:	Condition: Satisfactory
	None present

Joists / Trusses

Building Material:	Wood, Joists, 2x8, Cracked joist(s), Recommend monitoring and repair as needed
Additional Supports:	Condition: Satisfactory
	Wood
	Condition: Satisfactory

Heating

The heating system is inspected visually and operated by normal controls to determine general condition, not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Manufacturer:	Rheem
Type:	Forced Air
Model Number:	RGDC-07EC1GS
Serial Number:	GN3D202 F5085 0553
Approximate Age:	34 Years (1985)
Energy Source:	Gas
Gas Shutoff Valve:	Present, Within 6ft
Hot Air Systems:	Direct drive
Heat Exchanger:	Not accessible
Type of Distribution:	Metal Ducting
Flue Piping:	Metal, Satisfactory
Filter:	Standard, Paper, Needs replaced, Recommend replacing with a new air filter
Controls:	Disconnect switch, Safety controls
Operation:	Fired, Satisfactory
Thermostat Location:	Living Room

(Heating continued)



Comment 46:

For Information: Furnace and manufacturer's data label.



Figure 46-1



Figure 46-2



Comment 47:

For Information: Air filter size - 16x25x1.

Air filter needs replaced. Recommend replacing with a new air filter.



Figure 47-1

(Heating continued)



 **Comment 48:**
For Information: Furnace operation was satisfactory at time of inspection.



Figure 48-1

 **Comment 49:**
For Information: Recommend having the furnace serviced by an HVAC technician once a year.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition, not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Air cooled
Type of Distribution:	Metal Ducting
Operated:	No, No longer properly connected

(Cooling continued)

A/C Condenser

Manufacturer:	Unknown
Model Number:	Unknown
Serial Number:	Unknown
Approximate Age:	Unknown



 **Comment 50:**
For Information: A/C unit and manufacturer's data labels (not legible).



Figure 50-1



Figure 50-2

 **Comment 51:**
For Information: A/C unit is no longer properly connected to evaporator coil at furnace.

(A/C Condenser continued)



Figure 51-1

Electrical

Service Panel Location:	Basement
Service Panel Manufacturer:	Siemens
Service Voltage:	120/240
Service Amperage:	100 amps
Overcurrent Devices:	Breakers
Main Disconnect Location:	Service Panel
Appears Grounded:	Yes
Main Wire:	Aluminum
Branch Wiring:	Copper, Romex, BX Cable
AFCI Breaker(s):	None present
GFCI Breaker(s):	None present
Panel Condition:	Satisfactory, Not properly labeled, Recommend labeling, Improper panel screws, Safety Hazard, Recommend using the proper panel screws

(Electrical continued)



Comment 52:
For Information: Electrical Panel.



Figure 52-1



Figure 52-2



Comment 53:
Electrical panel is not properly labeled. Recommend properly labeling panel.



Figure 53-1

(Electrical continued)


 **Comment 54:**
Improper screws used at electrical panel cover. Safety Hazard. Recommend replacing with the proper flat-tipped panel screws.



Figure 54-1

Electrical Fixtures

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested.

Overall Condition:

Satisfactory, Ungrounded appliance outlet in kitchen, Safety Hazard, Recommend repair

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Location of Water Shutoff:	In the basement
Water Entry Piping:	Copper
Water Lines:	Copper, Plastic
Water Flow:	Satisfactory
Water Pressure:	Satisfactory
Drain Lines:	Plastic, Cast iron
Water Discharge:	Satisfactory
Gas Lines:	Black iron
Water Source:	Public

Water Heater

Manufacturer:	Rheem
Model Number:	XG40S06EC34U0
Serial Number:	A031900706
Approximate Age:	Less Than 1 Year (2019)
Heat Source:	Gas
Gas Shutoff Valve:	Present, Within 6ft
Capacity:	40 gallons
Relief Valve:	Present, Missing
Vent Pipe:	Metal, Satisfactory

(Water Heater continued)



Comment 55:

For Information: Water heater and manufacturer's data label.



Figure 55-1



Figure 55-2

Main Shutoff Locations

Main Gas Shutoff:

At the gas meter in the basement

Main Electrical Shutoff:

At the main electrical panel, In the basement

Main Water Shutoff:

In the basement

(Main Shutoff Locations continued)



Comment 56:

For Information: Main gas meter and shutoff.



Figure 56-1



Comment 57:

For Information: Main electrical shutoff.



Figure 57-1

(Main Shutoff Locations continued)



Comment 58:

For Information: Main water shutoffs.

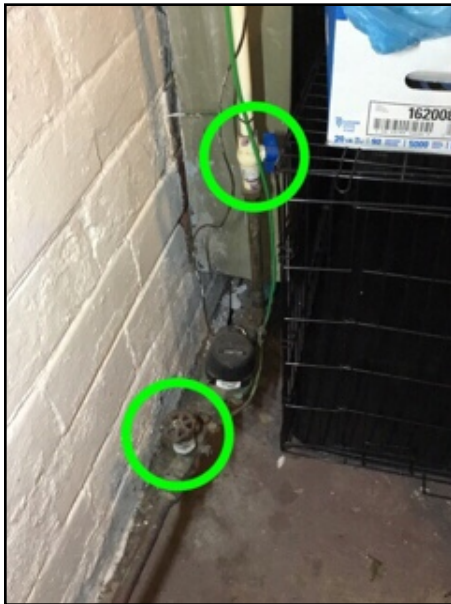


Figure 58-1

Inspection Agreement

(Inspection Agreement continued)

Inspection Agreement

THIS AGREEMENT is made and entered into by and between All Star Inspections LLC and the Client named on this report (hereinafter "Client"). In consideration of the promise and terms of this Agreement, the parties agree as follows:

- 1.) The client will pay for the inspection of the Property.
- 2.) The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
- 3.) The parties agree that the InterNACHI Standards of Practice (the Standards) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection. The InterNACHI Standards of Practice can be obtained by visiting <https://www.nachi.org/sop>
- 4.) The parties understand and agree that All Star Inspections LLC and its employees and its agents, including its affiliated independent contractor inspectors, assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. Client further agrees that the liability of All Star Inspections LLC, its employees and its agents, including its affiliated independent contractor inspectors, for any damages for any claims asserted by Client related to the services provided under this Agreement is limited to the cost of the inspection.
- 5.) The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. All Star Inspections LLC makes no warranty, expressed or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or

(Inspection Agreement continued)

system.

- 6.) If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
- 7.) This Agreement, including terms and conditions, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.
- 8.) Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards, pest infestation, security and fire protection systems, household appliances, humidifiers, paint, wallpaper and other treatments to windows, interior walls, ceilings and floors, recreational equipment or facilities, underground storage tanks, energy efficiency measurements, concealed or private security systems, water wells, heating systems accessories, solar heating systems, sprinkling systems, water softeners, central vacuum systems, telephone, intercom or cable TV systems, antennae, lightning arrestors, trees or plants, governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are exempted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and do not represent an inspection.
- 9.) The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against All Star Inspections LLC, its employees or agents, arising out of the services performed by the Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.
- 10.) The Inspection will not include an appraisal of the value, or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

(Inspection Agreement continued)

11.) In the event of a claim by the Client that an installed system or component of the premises which was inspected by All Star Inspections LLC was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. Furthermore, any legal action must be brought within two (2) years from the date of the Inspection or will be deemed waived and forever barred.

12.) This inspection does not determine whether the property is insurable.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice.

Date: 04/10/19

This Agreement becomes the exclusive agreement between the parties subject to the terms and conditions herein. Any of the following shall constitute Client's acceptance of this Agreement: (a) signing and/or returning a signed copy of the Agreement; (b) completion of the Inspection by the Inspector; (c) acceptance of any payment by the Inspector; or (d) commencement of performance of the inspection by the Inspector. Additional or differing terms or conditions proposed by Client in any format or included in Client's acknowledgment hereof shall be deemed a material alteration of this Agreement, are hereby objected to and rejected, and this Agreement shall be deemed accepted by all parties without said additional or different terms.

Summary

Items Not Operating:	Air Conditioner (no longer connected)
Major Concerns:	None apparent
Potential Safety Hazards:	Trip hazards, Ungrounded appliance outlet in kitchen , Improper screws at electrical panel
Deferred Cost Items (Budget To Potentially Repair Or Replace In Next 5 Years Due To Age):	Roof that is 15+ years, Furnace that is 13+ years
Items Not Tested:	Washer & Dryer

(Summary continued)

Items listed in this report may have inadvertently been left off the summary list.
Please review the entire report, including the remarks.

Report Summary

Exterior

1) Large settling cracks and settling present at driveway creating potential trip hazards. Safety Hazard. Recommend repairs.



Figure 2-1

2) Settled section of front sidewalk creating a potential trip hazard. Safety Hazard. Recommend contacting the city to see if they will repair this.



Figure 3-1

3) Cracking and settling at service walks around house creating potential trip hazards. Safety Hazard. Recommend repairs.

(Report Summary continued)



Figure 4-1



Figure 4-2

4) Negative soil grades present at several areas around house. Recommend adding additional hard-packed topsoil around the foundation to prevent moisture intrusion along foundation walls.



Figure 5-1



Figure 5-2

5) Storm window panes out of place or missing at several of the storm windows. Recommend repairs.

(Report Summary continued)



Figure 6-1



Figure 6-2



Figure 6-3

6) Rear porch wood is weathered. Recommend painting or staining to prevent further deterioration.

(Report Summary continued)



Figure 7-1

7) Typical caulking maintenance needed around windows and trim. Recommend sealing areas as needed.



Figure 8-1

8) Side storm door is missing lower glass pane. Recommend repairs as needed.

(Report Summary continued)



Figure 9-1

9) Hose bib at side of house is not securely fastened. Recommend fastening securely.



Figure 10-1

10) Gutters need cleaned out. Recommend cleaning out gutters to ensure proper water drainage.

(Report Summary continued)



Figure 11-1



Figure 11-2

11) Cracked and missing window glazing present at several windows. Recommend monitoring and repair or replace as needed.



Figure 12-1

(Report Summary continued)

Roofing

12) Moss, algae, and lichen developing at front porch roof. Recommend treating affected areas to prevent premature deterioration of roofing shingles.



Figure 15-1



Figure 15-2

13) Shingle spreading present at front of roof. No structural evidence of the roof spreading. This may have been done during installation. Recommend monitoring and repair or replace as needed.



Figure 16-1

14) Previous repair present with damage to shingles at rear roof. Does not appear to be leaking at the moment, but this damaged area should be repaired.

(Report Summary continued)



Figure 17-1

Roofing: Chimneys

15) Deteriorated and/or missing mortar joints at rear chimney. Recommend tuck pointing repairs.



Figure 20-1

(Report Summary continued)

Attic

16) Nesting materials present in 3rd floor window sill due to storm window not being fully closed. Recommend cleaning out nesting material and properly closing storm window.



Figure 22-1

Interior Rooms

17) Spongy section of flooring present at 2nd floor hallway near entrance to bathroom. Recommend repairs as needed.



Figure 23-1

(Report Summary continued)

Interior Rooms: Front Corner Bedroom

18) Previous repair made to bedroom ceiling. Recommend monitoring and repair further as needed.



Figure 26-1

19) Damaged/loose door knob. Recommend replacing.



Figure 27-1

(Report Summary continued)

Kitchen

20) Ungrounded appliance outlet. Safety Hazard. Recommend repair.



Figure 32-1

21) Kitchen sink faucet no longer alternates from stream to spray mode. Stuck in spray mode. Recommend replacing faucet as needed.



Figure 33-1

22) Moisture stains present at kitchen drop ceiling panels. No active moisture present at time of inspection. Recommend monitoring and repair as needed.

(Report Summary continued)



Figure 34-1

Bathroom: Bathroom

23) No tub faucet present. Shower hose connection leaks. Recommend repairing or replacing.

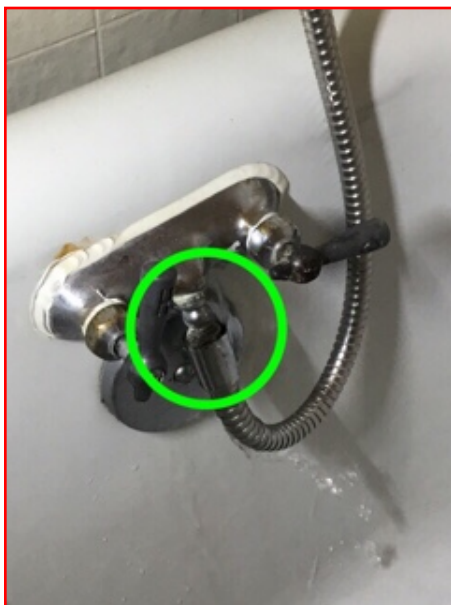


Figure 37-1

24) Moisture stains present at bathroom ceiling. Recommend adding an exhaust fan to minimize moisture.

(Report Summary continued)



Figure 38-1

Laundry Area

25) Utility sink is not properly secured and is missing a faucet. Recommend repairs as needed.



Figure 40-1

26) Excessive amount of laundry lint behind dryer. Dryer vent ducting was secure at time of inspection. Recommend monitoring and repair as needed, as well as cleaning up the lint behind the dryer to prevent a fire hazard.

(Report Summary continued)



Figure 41-1

Basement: Basement Drainage

27) Typical efflorescence and moisture staining present at interior foundation walls. Recommend monitoring and repair as needed, as well as any exterior water control measures as needed, such as ensuring the gutters and downspouts are draining properly and the soil grading around the house is sloping away from the foundation walls.



Figure 45-1

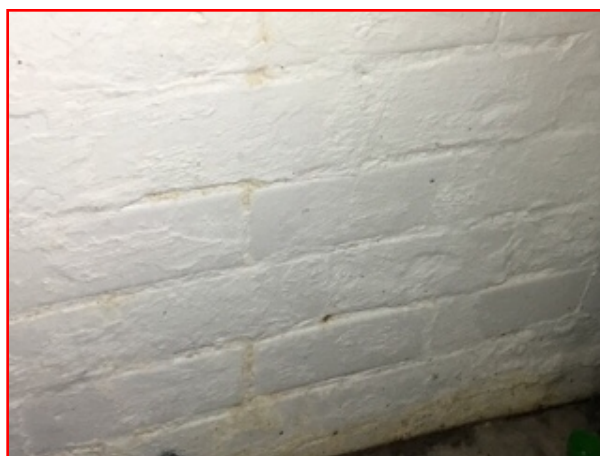


Figure 45-2

(Report Summary continued)

Electrical

28) Electrical panel is not properly labeled. Recommend properly labeling panel.



Figure 53-1

29) Improper screws used at electrical panel cover. Safety Hazard. Recommend replacing with the proper flat-tipped panel screws.



Figure 54-1