

# Cleveland OH 44113

This report is prepared exclusively for **Removed** Inspected On: **12-12-2022** 

Company Information EBC Inspections, LLC 2162135555 pnrochette@ebcinspections.com ebcinspections.com Published Report



#### From Zillo

Located in the historic Tremont neighborhood. Home was built in 1908 but 100% renovated in 2006. Original hardwood floors, stainless steel appliances, maple cabinets, first floor laundry, and beautiful 3rd floor master bedroom with skylights, walk in closet, and slate master bath. Wonderful back patio with landscaping, great for entertaining. 3 car driveway for off street parking.









**Inspected By:** 

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Paul N. Esel

2026

# The Scope and Purpose of a Home Inspection

### Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

#### A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

# A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

# This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

### This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

## The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

#### Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

### Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

# How to Read This Report

## Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

### **Chapters and Sections**

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

#### **Observation Labels**

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

⚠ **Significant Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

**Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

**Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

**Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

Monitor: Items that should be watched to see if correction may be needed in the future.

**Efficiency:** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.

 $\nearrow$  **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

**Description:** Detailed description of various aspects of the property noted during the inspection.

## Pest Inspection

All items with the bug logo ( ) are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the

items that are part of a pest inspection.

## Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

# Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimiter Survey Master Dual Function was used.

# Summary

# Significant Concerns

⚠ E-11 EXTERIOR: Bonding was not located

⚠ A-3 ATTIC: The handrail was missing on the attic stairs recommend adding a handrail for safety.

⚠ **I-2 INTERIOR:** The handrail was missing on the stairs, which is a safety concern. Recommend a qualified/licensed contractor install a handrail.

No hand rails on first to second floors

#### Repairs

#### **E-7** EXTERIOR:

#### **P** E-10 EXTERIOR:

**B1-1 BATHROOM(S):** Flex tubing is being used as part of the drain system in the bathroom, which is a nonqualified/licensed installation of drain piping. Recommend a qualified/licensed plumber repair.

■1-2 BATHROOM(S): The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Consult a qualified/licensed contractor as needed.

Toilet rocks left to right.

**B-5 BASEMENT:** Extension cord is twist tied to gas line. Could become energized should be redirected.

**P-5 PLUMBING:** Missing bonding

#### Recommended Maintenance Items

**K-1 KITCHEN:** The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified/licensed contractor repair.

#### **Improves**

**LR-2 LAUNDRY ROOM:** Access to rear of dryer was limited. Appears the dryer vent has several bends. Bends, long lengths can allow lint to get caught in loops. This can be a fire hazard. Be careful where dryer vent line attaches to the dryer. If not fully seated, it can eventually fall off.

#### **Monitors**

- <u>I-3</u> INTERIOR: Left corner of first to second floor stairs appears to have old water damage.

  Using a moisture meter, did not see any current wet spots.
- **B-7 BASEMENT:** Bracing of ceiling structure, where steel beam is located appears to only support a portion of the structure. When adding a brace, it should be the same size, height and width as the wood its connected to. It should also be properly connected to both sides of structure.
- ➡ HAC-2 HEATING AND COOLING: Due to the age of the air conditioner it's marginal and is a
  deferred cost item and may need repair or replacement ANYTIME within the next 5 years.

#### **Efficiencies**

- **G-3 GROUNDS:** There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed."
- MAC-4 HEATING AND COOLING: Proper clearance AMI "According to Manufacture Instructions" determines the allowable clearances surrounding the furnace. The standard is 30" away from wall. This is determined by the AMI, located in the installation manual. Insufficient combustible air reduces efficiency and life of the unit.

#### **Notes**

## **Descriptions**

- **G-1** GROUNDS:
- **G-2 GROUNDS:** Service walks should always pitch away from the building so any water is directed away from the structure.
- **G-4 GROUNDS:** Service walks should always pitch away from the building so any water is directed away from the structure.
- **G-5 GROUNDS:** Service walks should always pitch away from the building so any water is directed away from the structure.

- **G-6** GROUNDS:
- **D-1** DECK/PORCH/BALCONY:
- **E-1** EXTERIOR:
- **E-2 EXTERIOR:** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.
- **E-3 EXTERIOR:** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.
- **E-4 EXTERIOR:** Periodically check the fascia for any loose or damaged areas and repair or replace as needed.
- **E-5 EXTERIOR:** If there are any areas above doors and windows that are missing a flashing, it is recommended that a flashing be installed to help prevent water penetration into the building structure. If installing flashing(s) isn't feasible than keep the areas around windows and doors properly caulked/sealed.
- **E-6 EXTERIOR:** Building framing/structure not visible due to wall cladding, not evaluated.
- **E-8 EXTERIOR:** Any cracks in the foundation (if present) should be repaired as needed and monitored.
- **E-9 EXTERIOR:** Any wood windows should be monitored for peeling paint and wood deterioration and repaired and/or painted as needed.
- **R-1 ROOF:** To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.
- **R-2** ROOF:
- **R-3** ROOF:
- **R-4** ROOF:
- **R-5 ROOF:** Periodically check the roof flashing(s) for damage or if they are lifting off the roof and seal or repair them as needed.
- **R-6 ROOF:** Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

**R-7 ROOF:** Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection

and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

**R-8 ROOF:** Recommend monitoring skylights for any indications of moisture intrusion after it rains or snows and repair as needed.

**GE-1 GARAGE (Exterior):** Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

**GE-2 GARAGE (Exterior):** To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.

**GE-3 GARAGE (Exterior):** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

**GE-4 GARAGE (Exterior):** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

**GE-5 GARAGE (Exterior):** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

**GI-1 GARAGE (Interior):** Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature.

**GI-2 GARAGE (Interior):** Any extension cords or amateur wiring should be removed/repaired by a qualified electrician.

#### **B2-1** BEDROOMS:

**A-1 ATTIC:** If the home has recessed light fixtures, it is recommended to keep thermal insulation at least 3" away from the light fixtures unless the fixtures are IC rated. To determine if they are IC rated, either remove the light bulbs and look at the sticker on the inside of the fixture, or on the back of the fixture if visible in the attic for an IC rating which wasn't done during the home inspection.

A-2 ATTIC: If the attic was viewed from the scuttlehole or opening, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion, the chimney and any other areas which would be difficult to observe from the scuttlehole. Any electrical wires that are covered by insulation are not evaluated.

A-4 ATTIC: If the home has recessed light fixtures, it is recommended to keep thermal insulation at least 3" away from the light fixtures unless the fixtures are IC rated. To determine if they are IC rated, either remove the light bulbs and look at the sticker on the inside of the fixture, or on the back of the

fixture if visible in the attic for an IC rating which wasn't done during the home inspection.

A-5 ATTIC: If the attic was viewed from the scuttlehole or opening, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion, the chimney and any other areas which would be difficult to observe from the scuttlehole. Any electrical wires that are covered by insulation are not evaluated.

**L-1 INTERIOR:** The interior flue liner was not evaluated during the home inspection due to limited visibility.

L4 INTERIOR: For enhanced safety, it is recommended installing a smoke detector in each sleeping room, outside of each sleeping room, and on each floor. It is also recommended to have a carbon monoxide detector outside of each sleeping room. All homes and duplexes in Wisconsin are required by law to have carbon monoxide detectors on every level, including the basement, but not the attic or storage areas.

**L5 INTERIOR:** The age of the smoke and carbon monoxide detectors could not be determined at the time of the home inspection. If the smoke/ carbon monoxide detectors were tested, only the audible alarm was tested, we still don't know if the actual detectors will detect smoke or carbon monoxide. **It is recommended that when you take ownership of the home to replace all the smoke detectors and carbon monoxide detectors in the home. Smoke and carbon monoxide detectors should be tested on a regular basis. Also, it is recommended to change the batteries in these devices if applicable per the manufacturer's recommendations.** 

**I-6 INTERIOR:** A random sample of windows were observed and the condition described in the report. Per the WI standards of practice, a home inspector is only required to operate one window per side of a dwelling unit. Wood deterioration on windows may not be visible to the home inspector at the time of the inspection especially with wood casement windows recommend monitoring for any wood deterioration (if applicable) and repairing as needed.

**L-7 INTERIOR:** A random sample of outlets and switches were tested per the WI standards of practice. Outlet/switch covers are not removed during the home inspection. It is recommended to verify with the seller that all outlets and switches/ fixtures operate as some may not have been accessible or tested during the home inspection.

**LR-1 LAUNDRY ROOM:** It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used. It is recommended to clean the dryer exhaust at least once a year.

**B-1 BASEMENT:** If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off or storage makes these areas inaccessible. No representation is made as to the condition of these areas.

**B-2 BASEMENT:** If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.

**B-3** BASEMENT: Moisture: No representation is made to future moisture that may appear in the basement after the home inspection is performed. It is recommended that any cracks be repaired

(if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.

- **B-6 BASEMENT:** If temporary columns are noted, it is recommended that the columns be evaluated and properly installed by a qualified contractor.
- **B-8 BASEMENT:** If any floor joists are improperly notched or cut, it is recommended to repair them as needed.
- **B-9 BASEMENT:** It is recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed. Ceiling tiles are not removed during the home inspection.
- **CS-1 CRAWL SPACE:** If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off, or storage makes these areas inaccessible. No representation is made as to the condition of these areas.
- **CS-2 CRAWL SPACE:** If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.
- **CS-3** CRAWL SPACE: Moisture: No representation is made to future moisture that may appear in the crawl space after the home inspection is performed. It is recommended that any cracks be repaired (if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.
- **CS-4 CRAWL SPACE:** It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.
- P-1 PLUMBING: Plumbing leaks can occur at any time. Periodically look under your sink or under the tub/shower and check water distribution lines, drain, waste and vent pipes for any indications of corrosion and signs of leaking and repair as needed. Galvanized water distribution lines and cast iron and galvanized drain, waste and vent piping are considered MARGINAL due to their age and may require repair or replacement anytime within the next 5 years.
- P-2 PLUMBING: If a gas leak test was performed, it was performed as a courtesy only and is not part of the WI standards of practice. A gas leak can occur at any time.
- P-3 PLUMBING: Floor drain(s), palmer valve, and drain tiles were not tested (if present). If the home is older it could have a palmer valve. These valves along with drain tiles are not included or tested per the WI home inspetion standards of practice and such testing should be done by a qualified plumber or a basement contractor.
- P-4 PLUMBING: If the home has a sump pump and it's plugged into a GFCI protected outlet, it's recommended to change the outlet to a non-GFCI to prevent nuisance tripping of the outlet. Submersible sump pump float mechanisms are not operated. It is recommended to test the sump pump per the manufacturer recommendations to make sure it is properly operating.

- **HAC-3 HEATING AND COOLING:** To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations.
- **HAC-5 HEATING AND COOLING:** To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations.
- HAC-6 HEATING AND COOLING: If the home has electric baseboard heaters and there are any electrical outlets above the heaters, it is recommended to relocate the outlets so they are away from the heating elements. Keep any combustible materials away from electric baseboard heaters.
- **EP-1 ELECTRIC PANEL(S):** It is recommended to verify with the seller that all switches, outlets and lights/fixtures are properly working as some may not have been accessible or may not have been tested. Any junction boxes, outlets and switches should have cover plates. Any amateur wiring should be repaired if found and any extensions cords should be removed and additional outlets should be installed as needed.

# The Full Report

OVERVIEW OF THE HOME	p. 17
Overview of the Home	p. 17
GROUNDS	p. 17
Driveway/Parking	•
Service Walks 1	'
Service Walks 2	•
Service Walks 3	'
Patio	p. 18
Grading	p. 19
Hose Bibb/In Yard	p. 19
DECK/PORCH/BALCONY	p. 19
Porch	'
EXTERIOR	p. 20
Hose Bibb/Attached 1	p. 20
Siding	p. 20
Trim	p. 21
Soffit	p. 21
Fascia	p. 21
Flashing (Windows/Doors)	p. 21
Building(s) Exterior Wall Construction	p. 22
Caulking	p. 22
Foundation (Visible portion of foundation wall on exterior)	p. 22
Windows (As viewed from the exterior)	p. 23
Exterior Electrical	p. 23
Main Fuel Shutoff	p. 23
Exterior Doors	n. 24

ROOF	p. 24
Gutters	p. 24
Visibility/Inspected From	p. 24
Roof	
Roof 2	p. 25
Roof 3	p. 25
Ventilation System	p. 26
Flashing	p. 26
Valleys	p. 26
Condition of Roof	p. 26
Condition of Roof 2	
Condition of Roof 3	·
Skylights/Solatube	
Plumbing Vents	
GARAGE (Exterior)	p. 27
Condition of Roof Coverings - Garage Roof	
Gutters - Garage	
Trim - Garage	p. 28
Soffit -Garage	p. 28
Fascia -Garage	•
GARAGE (Interior)	p. 28
Safety Reverse	
Electrical	p. 29
BEDROOMS	p. 29
Bedroom 1	
Bedroom 2	
Bedroom 3	
Bedroom 4	
BATHROOM(S)	p. 31
Master Bathroom	
Bathroom 2	
Bathroom 3	p. 33
ATTIC	
Attic/Structure/Framing/Insulation 1	p. 34
Attic/Structure/Framing/Insulation 2	p. 35

LIVING ROOM(s)	p. 35
Living Room	
KITCHEN	p. 36
Countertops/ Cabinets	
Plumbing	·
Walls and Ceiling	р. 36
Floor	p. 36
Doors/ Windows	p. 36
Heating/ Cooling Source	p. 36
Electrical	p. 37
Appliances	p. 37
INTERIOR	p. 37
Fireplace	p. 37
Stairs/ Steps	p. 38
Hallway	p. 39
Smoke and Carbon Monoxide Detectors	
Windows/ Outlets/ Switches	p. 40
LAUNDRY ROOM	p. 40
Laundry	p. 40
BASEMENT	p. 41
Stairs	
Foundation	p. 41
Floor	p. 43
Beams	
Columns	p. 43
Joists	p. 44
Subfloor	p. 44
CRAWL SPACE	p. 44
Foundation Walls	p. 44
Subfloor	p. 45
PLUMBING	p. 45
Water Distribution/Drainage	
Drainage	
Water Heater	p. 46

HEATING AND COOLING	p. 47
A/C (Condensing unit) 1	p. 47
A/C (Condensing unit) 2	p. 47
Evaporator/Air Handler (Interior) 1	
Evaporator/Air Handler (Interior) 2	p. 48
Heating System 1 Attic	p. 49
Heating System 2	p. 49
Other Systems	p. 50
ELECTRIC PANEL(S)	p. 50
Main Panel	p. 50
Basement Outlets/Switches/Wiring	p. 51

# OVERVIEW OF THE HOME

#### Overview of the Home

**State of Occupancy:** Occupied

**Weather Conditions:** ✓ Cloudy

Temperature: 38

**Recent Rain or Snow:** Yes

**Ground Cover:** Wet

Approximate Age of the Home: (1908) 114 years

**Client Present:** ✓ Yes

# **GROUNDS**

## Driveway/Parking

**Material:** ✓ Concrete

**Condition:** Satisfactory

(G-1) Description:



Driveway

## Service Walks 1

**Direction:** Front

Material: ✓ Concrete

**Condition:** ✓ Trip hazard ✓ Uneven slabs

**Recommendation:** Recommend mudjacking as needed

**General Comments:** 

**(G-2) Description:** Service walks should always pitch away from the building so any water is directed away from the structure.





Tripping hazards

(G-3) Efficiency: There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed."

### Service Walks 2

#### **General Comments:**

**(***G-4***)** *Description:* Service walks should always pitch away from the building so any water is directed away from the structure.

# Service Walks 3

#### **General Comments:**

**(***G-5***) Description:** Service walks should always pitch away from the building so any water is directed away from the structure.

#### **Patio**

Material: ✓ Pavers

**Condition:** Satisfactory

(G-6) Description:



# Grading

**Negative Grade: M** No

### Hose Bibb/In Yard

**Direction:** Side

Operable: ✓ Not tested

Condition: ✓ Satisfactory

# DECK/PORCH/BALCONY

### Porch

Support Pier: Wood

**Porch Flooring:** Satisfactory

**Condition:** Satisfactory The underside of the porch wasn't accessible and wasn't visible

(D-1) Description:



Porch and Front entry



Porch and Front entry





Sidewalk and entry



# **EXTERIOR**

## Hose Bibb/Attached 1

**Direction:** Side

**Condition:** Satisfactory

# Siding

Material: ✓ Wood

**Condition:** ✓ Satisfactory ✓ Peeling paint ✓ Typical cracks

**Recommendation:** Seal the ledges as needed



Appears to be peeling paint



Appears to be peeling paint

#### Trim

**Material:** Wood

**Condition:** ✓ Satisfactory ✓ Peeling paint

**Recommendation:** Paint the trim as needed Repair/replace any damaged trim as needed

**General Comments:** 

**E** (E-2) Description: Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

#### Soffit

Material: 🗹 Wood

**Soffit Vents:** ✓ Yes

**Condition:** Satisfactory

**General comments:** 

**(E-3) Description:** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

#### Fascia

Material: Wood

**Condition:** Satisfactory

**Recommendation: Recommend** painting as needed

**General Comments:** 

**(E-4) Description:** Periodically check the fascia for any loose or damaged areas and repair or replace as needed.

## Flashing (Windows/Doors)

Material: ✓ Aluminum/steel

**Condition:** Satisfactory

**General Comments:** 

(E-5) Description: If there are any areas above doors and windows that are missing a flashing,

it is recommended that a flashing be installed to help prevent water penetration into the building structure. If installing flashing(s) isn't feasible than keep the areas around windows and doors properly caulked/sealed.

### Building(s) Exterior Wall Construction

**Type:** Framed

**Condition:** Satisfactory

**General Comments:** 

**(E-6) Description:** Building framing/structure not visible due to wall cladding, not evaluated.

## Caulking

**Condition:** Satisfactory

Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed

**?** (E-7) Repair:



One example of caulking missing

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: Concrete block

**Condition:** Satisfactory

**General Comments:** 

**(E-8) Description:** Any cracks in the foundation (if present) should be repaired as needed and monitored.

## Windows (As viewed from the exterior)

**Material:** ✓ Metal

**Condition:** Satisfactory

**General comments:** 

**(E-9) Description:** Any wood windows should be monitored for peeling paint and wood deterioration and repaired and/or painted as needed.

#### **Exterior Electrical**

**Location:** ✓ Overhead

**Service Condition:** Satisfactory

**Exterior Receptacles:** ✓ Yes

**Exterior Receptacle Condition:** Satisfactory

**GFCI Present:** ✓ Yes **GFCI Operable:** ✓ Yes

**?** (E-10) Repair:



Appears to be open to inside



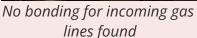
No caulking between siding and window trim

### Main Fuel Shutoff

**Location:** At the gas meter (basement)

#### ⚠ (E-11) Significant Concern: Bonding was not located









#### **Exterior Doors**

**Main Entrance Door Condition:** Satisfactory

**Patio Door Condition:** ✓ Satisfactory **Rear Door Condition:** ✓ Satisfactory

# **ROOF**

#### **Gutters**

Material: Metal

**Condition:** ✓ Satisfactory ✓ Gutter guards on the gutters, inside of gutters not visible

✓ Full of debris ✓ Loose/missing strap(s) on the downspout(s)

**Recommendation: A** Repair as needed

**General Comments:** ✓ Remove Debris

#### (R-1) Description:

To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.



### Visibility/Inspected From

**Visibility:** Partial visibility due to neighbors property/ lot lines/fence

**Inspected From:** Ground

#### Roof

**Type:** Gable

Pitch: Steep

**Material:** ✓ Asphalt

Layers: 2 1

**Approx Age of Roof:** ✓ 15-20+ years





### Roof 2

**Type:** Gable

Pitch: Medium

**Material:** Asphalt

Layers: **2** 1

**Approx Age of Roof: ☑** 15-20 years

**Location:** Porch

(R-3) Description:



# Roof 3

**Type:** Gable

Pitch: Medium

**Material:** ✓ Asphalt

Layers: 🗹 1

**Approx Age of Roof: ☑** 15-20 years

**Location:** Porch

#### (R-4) Description:



## **Ventilation System**

**Type: Z** Ridge

## Flashing

#### **General Comments:**

(R-5) Description: Periodically check the roof flashing(s) for damage or if they are lifting off the roof and seal or repair them as needed.

## Valleys

**Material:** Metal

**Condition:** Satisfactory

### **Condition of Roof**

Satisfactory

#### **General Comments:**

(R-6) Description: Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

## Condition of Roof 2

Satisfactory

#### **General Comments:**

(R-7) Description: Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

#### Condition of Roof 3

Satisfactory

### Skylights/Solatube

**Condition:** Satisfactory

**General Comments:** 

(R-8) Description: Recommend monitoring skylights for any indications of moisture intrusion after it rains or snows and repair as needed.

### Plumbing Vents

**Condition:** Satisfactory

# GARAGE (Exterior)

Condition of Roof Coverings - Garage Roof

#### **General Comments:**

(GE-1) Description: Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the home inspection.

### Gutters - Garage

#### **General Comments:**

**(GE-2) Description:** To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.

### Trim - Garage

#### **General Comments:**

**(GE-3) Description:** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

### Soffit -Garage

#### **General comments:**

**(GE-4) Description:** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

## Fascia -Garage

#### **General comments:**

(GE-5) Description: Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

# GARAGE (Interior)

## Safety Reverse

#### **General Comments:**

**(GI-1) Description:** Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature.

#### Electrical

#### **General Comments:**

**(GI-2) Description:** Any extension cords or amateur wiring should be removed/repaired by a qualified electrician.

# **BEDROOMS**

#### Bedroom 1

**Location:** 2nd Floor SW

**Walls and Ceiling:** Satisfactory

**Moisture stains: M**o

**Closet(s):** ✓ Satisfactory

**Floor:** ✓ Satisfactory ✓ Squeaks

**Ceiling fan:** Mone

**Electrical Switches:** Yes

Smoke Detector: No

**Heating source present:** Yes

**Cooling source present:** Yes

**Bedroom egress restricted**: **☑** No

**Doors:** ✓ Satisfactory

**Window(s) Condition:** ✓ Satisfactory

### Bedroom 2

**Location:** ✓ 2nd Floor ✓ NW

Walls and Ceiling: Satisfactory

**Moisture stains: M**o

**Closet(s):** ✓ Full of sellers personal property, walls/ceiling/floor not visible ✓ Satisfactory

**Floor:** ✓ Satisfactory ✓ Squeaks

Ceiling fan: <a> None</a>

**Electrical Switches:** ✓ Yes ✓ Operable

**Smoke Detector**: **✓** Yes

**Heating source present: Y**es

**Cooling source present: Y**es

**Bedroom egress restricted :**  No

**Doors:** Satisfactory

**Window(s) Condition:** ✓ Satisfactory

#### Bedroom 3

**Location:** ✓ 2nd Floor ✓ NE

**Walls and Ceiling:** Satisfactory

**Moisture stains:** • No

**Closet(s):** Satisfactory

**Floor:** ✓ Satisfactory **Ceiling fan:** ✓ None

**Electrical Switches:** ✓ Yes ✓ Operable

Smoke Detector: ✓ No

**Heating source present:** ✓ Yes **Cooling source present:** ✓ Yes

**Bedroom egress restricted:** No

**Doors:** Satisfactory

**Window(s) Condition:** ✓ Satisfactory

## Bedroom 4

**Location:** ✓ 3rd Floor ✓ N ✓ S ✓ Primary

Walls and Ceiling: ✓ Satisfactory

**Moisture stains:** ✓ No

**Floor:** ✓ Satisfactory **Ceiling fan:** ✓ None

**Electrical Switches:** ✓ Yes ✓ Operable

**Smoke Detector:** Yes

**Heating source present:** ✓ Yes **Cooling source present:** ✓ Yes

**Doors:** Satisfactory

**Window(s) Condition:** ✓ Satisfactory

## (B2-1) Description:



Finished attic space

# BATHROOM(S)

#### Master Bathroom

**Location:** ✓ 3rd Floor ✓ S

**Sinks:** Amateur plumbing under the sink, repair or replace as needed

**Showers:** The drain piping wasn't visible and wasn't inspected

☑ Pipes weren't leaking at the time of the home inspection

**Toilet:** ✓ Bowl wasn't loose at the time of the inspection ✓ Toilet was operable

**Whirlpool:** ✓ Present ✓ Not tested

Shower/ Tub Area: ✓ Ceramic/ Plastic

**Shower/ Tub Area Condition:** Satisfactory

Water Flow: Satisfactory

**Hot Water at Faucet(s):** ✓ Yes

**Doors:** Satisfactory

**Walls/Ceiling:** Satisfactory

Moisture Stains Present: 🗹 No

Floor: Satisfactory

**Receptacles Present:** Yes

**Open Ground/ Reverse Polarity: 2** No

**GFCI:** Yes

**Heat Source:** Yes

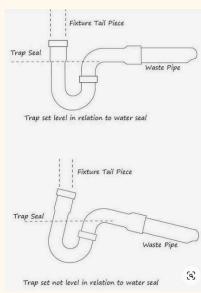
**Cooling Source:** Yes

**Exhaust Fan:** Yes

**?** (B1-1) Repair: Flex tubing is being used as part of the drain system in the bathroom, which is a nonqualified/licensed installation of drain piping. Recommend a qualified/licensed plumber repair.







### Bathroom 2

**Location:** ✓ 1st Floor ✓ S ✓ Half Bath

**Sinks:** In Drain pipe(s) not leaking at the time of the home inspection

**Toilet:** Bowl is loose Toilet was operable

Recommend a qualified plumber evaluate and repair/replace

**Water Flow:** Satisfactory

**Hot Water at Faucet(s):** Yes

**Doors:** Satisfactory

**Walls/Ceiling:** Satisfactory

Moisture Stains Present: ✓ No

**Receptacles Present: Y**es **O**perable

**GFCI:** ✓ Yes ✓ Operable

**Heat Source:** No

**Cooling Source: M** No

**Exhaust Fan:** Yes

#### **?** (B1-2) Repair:

The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Consult a qualified/licensed contractor as needed. Toilet rocks left to right.



### Bathroom 3

**Location:** ✓ 2nd Floor ✓ S

**Tubs:** I Drain piping was not leaking at the time of the home inspection

**Showers:** Faucet wasn't leaking at the time of the home inspection

**Bidet: ☑** N/A

Shower/ Tub Area: 🗹 Ceramic/ Plastic 🔽 N/A

**Shower/ Tub Area Condition:** Satisfactory

Caulking: N/A

**Water Flow:** Satisfactory

**Hot Water at Faucet(s): Y**es

**Doors:** Satisfactory

Closet: None

**Walls/Ceiling:** ✓ Satisfactory

**Moisture Stains Present: No** 

Window: Vone

**Floor:** Satisfactory

**Receptacles Present:** Yes

**Open Ground/ Reverse Polarity: I** No

**GFCI:** ✓ Yes

**Heat Source:** ✓ Yes

**Cooling Source:** Yes

**Exhaust Fan:** Yes Operable

# **ATTIC**

# Attic/Structure/Framing/Insulation 1

**✓** Finished attic

**Access:** Stairs Missing handrail, recommend installing

**Inspected From:** In the attic

**Location:** ✓ Hallway **Flooring:** ✓ Complete

**Insulation Installed In: Not** visible

**Vapor Barriers: Vapor Barriers:** Not visible

**Fans Exhausted to the Attic:** No

**Fans Exhausted to the Outside: Not visible** 

**HVAC Duct:** Satisfactory

**Plumbing Vent Stack:** Satisfactory

Flue Pipe: ✓ Satisfactory

Chimney Chase: ✓ N/A

Structural Problems Observed: None apparent

**Roof Structure:** ✓ Not visible **Ceiling Joists:** ✓ Not visible

**Sheathing:** • Not visible

**Window(s):** ✓ Satisfactory

**Evidence of Moisture: M**o

**Evidence of Leaking: M** No

**General Comments:** 

(A-1) Description: If the home has recessed light fixtures, it is recommended to keep thermal insulation at least 3" away from the light fixtures unless the fixtures are IC rated. To determine if they are IC rated, either remove the light bulbs and look at the sticker on the inside of the fixture, or on the back of the fixture if visible in the attic for an IC rating which wasn't done during the home inspection.

(A-2) Description: If the attic was viewed from the scuttlehole or opening, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion,

the chimney and any other areas which would be difficult to observe from the scuttlehole. Any electrical wires that are covered by insulation are not evaluated.

(A-3) **Significant Concern:** The handrail was missing on the attic stairs recommend adding a handrail for safety.

## Attic/Structure/Framing/Insulation 2

#### **General Comments:**

(A-4) **Description:** If the home has recessed light fixtures, it is recommended to keep thermal insulation at least 3" away from the light fixtures unless the fixtures are IC rated. To determine if they are IC rated, either remove the light bulbs and look at the sticker on the inside of the fixture, or on the back of the fixture if visible in the attic for an IC rating which wasn't done during the home inspection.

(A-5) Description: If the attic was viewed from the scuttlehole or opening, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion, the chimney and any other areas which would be difficult to observe from the scuttlehole. Any electrical wires that are covered by insulation are not evaluated.

# LIVING ROOM(s)

# Living Room

**Walls and Ceiling:** ✓ Satisfactory

Moisture Stains: ✓ No ✓ Wall(s) ✓ Ceiling

**Floor:** ✓ Satisfactory **Ceiling Fan:** ✓ None

**Electrical Switches:** ✓ Yes ✓ Operable

**Electrical Receptacles:** ✓ Yes **Heating Source Present:** ✓ Yes **Cooling Source Present:** ✓ Yes

Closet: N/A

**Doors:** Satisfactory

**Window(s) Condition:** ✓ Satisfactory

# **KITCHEN**

# Countertops/ Cabinets

**Countertops:** Satisfactory

**Cabinets:** Satisfactory

## **Plumbing**

Faucet Leaks: ✓ No

Pipes Leak/ Corroded: ✓ No

**Sink/ Faucet:** ✓ Satisfactory

**Functional Drainage:** Satisfactory

**Functional Flow:** Satisfactory

**Hot Water at Faucet:** Yes

# Walls and Ceiling

**Condition:** Satisfactory

#### Floor

**Condition:** Satisfactory

### Doors/ Windows

**Doors:** Satisfactory

**Windows:** Satisfactory

## Heating/ Cooling Source

**Heating Source:** Yes

**Cooling Source:** Yes

### Electrical

**Receptacles Present:** ✓ Yes ✓ Operable

**Open Ground/ Reverse Polarity: No** 

**GFCI:** ✓ Yes

## **Appliances**

**Disposal: O**perable

**Dishwasher:** ✓ Not tested **Exhaust Fan:** ✓ Operable

**Dishwasher Drain Line Looped:** No

**(K-1) Recommended Maintenance:** The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified/licensed contractor repair.





# **INTERIOR**

## **Fireplace**

#### **General Comments:**

(I-1) Description: The interior flue liner was not evaluated during the home inspection due to

# Stairs/ Steps

**Handrail:** ✓ Safety hazard ✓ Missing handrail on the interior stairs, recommend installing

**Risers/ Treads:** ✓ Satisfactory

**Window(s):** ✓ Satisfactory

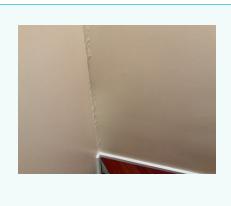
(I-2) Significant Concern: The handrail was missing on the stairs, which is a safety concern. Recommend a qualified/licensed contractor install a handrail.

No hand rails on first to second floors





(I-3) Monitor: Left corner of first to second floor stairs appears to have old water damage. Using a moisture meter, did not see any current wet spots.





### Hallway

**Walls/Ceiling:** Satisfactory

### Smoke and Carbon Monoxide Detectors

Smoke Detectors: <a>Present</a> Recommend additional

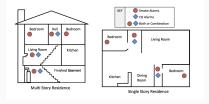
Recommend replacing the smoke detectors upon moving into the home

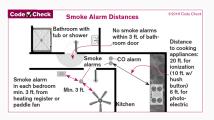
**Carbon Monoxide Detectors:** ✓ Present ✓ Recommend additional

Recommend replacing the CO detector(s) upon moving into the home

#### **General Comments:**

(I-4) Description: For enhanced safety, it is recommended installing a smoke detector in each sleeping room, outside of each sleeping room, and on each floor. It is also recommended to have a carbon monoxide detector outside of each sleeping room. All homes and duplexes in Wisconsin are required by law to have carbon monoxide detectors on every level, including the basement, but not the attic or storage areas.





(I-5) Description: The age of the smoke and carbon monoxide detectors could not be determined at the time of the home inspection. If the smoke/ carbon monoxide detectors were

tested, only the audible alarm was tested, we still don't know if the actual detectors will detect smoke or carbon monoxide. It is recommended that when you take ownership of the home to replace all the smoke detectors and carbon monoxide detectors in the home. Smoke and carbon monoxide detectors should be tested on a regular basis. Also, it is recommended to change the batteries in these devices if applicable per the manufacturer's recommendations.

### Windows/ Outlets/ Switches

#### **General Comments:**

(I-6) Description: A random sample of windows were observed and the condition described in the report. Per the WI standards of practice, a home inspector is only required to operate one window per side of a dwelling unit. Wood deterioration on windows may not be visible to the home inspector at the time of the inspection especially with wood casement windows recommend monitoring for any wood deterioration (if applicable) and repairing as needed.

(I-7) **Description:** A random sample of outlets and switches were tested per the WI standards of practice. Outlet/switch covers are not removed during the home inspection. It is recommended to verify with the seller that all outlets and switches/ fixtures operate as some may not have been accessible or tested during the home inspection.

# LAUNDRY ROOM

## Laundry

Laundry Sink: N/A

Faucet Leaks: ✓ N/A

Pipes Leak: 🗹 No

**Cross Connections:** No

**Heat Source Present:** No

**Cooling Source Present:** No

**Walls, Ceiling, Floor:** ✓ Satisfactory

Window(s): Vone

**Door:** Satisfactory

**Dryer Vent:** Wall

**GFCI Present:** Not visible

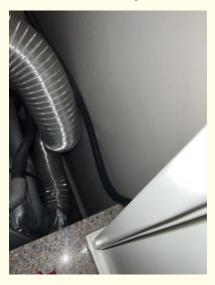
Washer Hook-up Lines/ Valves: ✓ Satisfactory

**Gas Shut-off Valve:** Not visible

**General Comments:** 

**LR-1) Description:** It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used. It is recommended to clean the dryer exhaust at least once a year.

(LR-2) Improve: Access to rear of dryer was limited. Appears the dryer vent has several bends. Bends, long lengths can allow lint to get caught in loops. This can be a fire hazard. Be careful where dryer vent line attaches to the dryer. If not fully seated, it can eventually fall off.





# **BASEMENT**

## **Stairs**

**Handrail:** ✓ Yes ✓ Loose handrail recommend securing

**Headway Over Stairs:** Satisfactory

**Condition:** Satisfactory Typical wear and tear on the steps

### **Foundation**

Material: Brick Concrete block

**Cracks:** None apparent

**Covered Walls:** ✓ Yes ✓ South

**Movement Apparent: M** No

**Condition:** Satisfactory

**Indication of Moisture: No** 

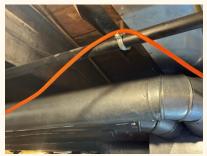
**General Comments:** 

(B-1) Description: If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off or storage makes these areas inaccessible. No representation is made as to the condition of these areas.

**(B-2) Description:** If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.

(B-3) Description: Moisture: No representation is made to future moisture that may appear in the basement after the home inspection is performed. It is recommended that any cracks be repaired (if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.

**(B-5) Repair:** Extension cord is twist tied to gas line. Could become energized should be redirected.









 $\cancel{S}$  (B-4) **Note:** Foundation walls were covered with paneling/drywall/insulation/storage and were not visible.

## Floor

Material: ✓ Concrete ✓ Carpet

**Condition:** Satisfactory

### **Beams**

**Material:** Wood

**Condition:** Satisfactory

### Columns

Material: ✓ Steel ✓ Brick

**Condition:** Satisfactory

**General Comments:** 

**(B-6) Description:** If temporary columns are noted, it is recommended that the columns be evaluated and properly installed by a qualified contractor.

**◎ (B-7) Monitor:** Bracing of ceiling structure, where steel beam is located appears to only support a portion of the structure. When adding a brace, it should be the same size, height and width as the wood its connected to. It should also be properly connected to both sides of structure.









### Joists

Material: Wood

**Condition:** Satisfactory

**General Comments:** 

**(B-8) Description:** If any floor joists are improperly notched or cut, it is recommended to repair them as needed.

### Subfloor

**Condition:** Satisfactory

**General Comments:** 

(B-9) Description: It is recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed. Ceiling tiles are not removed during the home inspection.

# **CRAWL SPACE**

## **Foundation Walls**

#### **General Comments:**

**(CS-1) Description:** If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off, or storage makes these areas inaccessible. No representation is made as to the condition of these areas.

**(CS-2) Description:** If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.

(CS-3) Description: Moisture: No representation is made to future moisture that may appear in the crawl space after the home inspection is performed. It is recommended that any cracks be repaired (if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.

### Subfloor

#### **General Comments:**

(CS-4) Description: It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.

# **PLUMBING**

## Water Distribution/Drainage

Main Shut-off Location: ■ Basement

Water Entry Piping: Not visible

**Visible Water Distribution Piping:** Not visible

**Drain/Waste/Vent Pipe:** ✓ Cast iron

**Condition:** ✓ Satisfactory **Support:** ✓ Not visible

General Comments:

(P-1) Description: Plumbing leaks can occur at any time. Periodically look under your sink or under the tub/shower and check water distribution lines, drain, waste and vent pipes for any indications of corrosion and signs of leaking and repair as needed. Galvanized water distribution lines and cast iron and galvanized drain, waste and vent piping are considered MARGINAL due to their age and may require repair or replacement anytime within the next 5 years.

(P-2) Description: If a gas leak test was performed, it was performed as a courtesy only and is not part of the WI standards of practice. A gas leak can occur at any time.

### Drainage

**Sump Pump:** ✓ No **General Comments:** 

(P-3) Description: Floor drain(s), palmer valve, and drain tiles were not tested (if present). If the home is older it could have a palmer valve. These valves along with drain tiles are not included or tested per the WI home inspetion standards of practice and such testing should be done by a qualified plumber or a basement contractor.

(P-4) Description: If the home has a sump pump and it's plugged into a GFCI protected outlet, it's recommended to change the outlet to a non-GFCI to prevent nuisance tripping of the outlet. Submersible sump pump float mechanisms are not operated. It is recommended to test the sump pump per the manufacturer recommendations to make sure it is properly operating.

### Water Heater

Lockinvar

**Approximate Age: 2**019

**Capacity: 2** 50 Gallons

**Type:** Gas

**Gas shut off valve:** Yes

**Combustion Air Venting Present:** Yes

**Relief Valve:** Yes

**Relief Valve Extension Proper:** Yes

**Vent Pipe:** ✓ Satisfactory

**Condition:** ✓ Satisfactory ✓ Tank wasn't leaking at the time of inspection

(P-5) Repair: Missing bonding



# HEATING AND COOLING

## A/C (Condensing unit) 1

**Location:** A Back of the home

**Brand Name:** Ducane

**Approximate Age: 2**005

**Condition:** Marginal (due to age)

☑ Unit wasn't operated due to the exterior temperature being below 60 degrees F for the last 24

hours

**Energy Source: E**lectric

**Unit Type:** Air cooled

**Outside Disconnect :** Yes

**Maximum Rating Amps on Data Tag: 2**6

Minimum Rating Amps on Data Tag: 2 14.4

**Level:** Yes

**Condenser Fins:** ✓ Satisfactory ✓ Dirty

**Insulation:** 🔽 No

**Proper Clearance (air flow):** Yes

**(HAC-1) Monitor:** Due to the age of the air conditioner it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within the next 5 years.





## A/C (Condensing unit) 2

**Location: Z** Back of the home

**Brand Name:** Ducane

**Approximate Age: 2**005

**Condition:** Marginal (due to age)

☑ Unit wasn't operated due to the exterior temperature being below 60 degrees F for the last 24

hours

**Unit Type:** Air cooled

**Outside Disconnect :** Yes

**Maximum Rating Amps on Data Tag: 2**6

Minimum Rating Amps on Data Tag: **☑** 14.4

**Condenser Fins:** ✓ Satisfactory ✓ Dirty

**Insulation: Insulation** No

**Proper Clearance (air flow):** ✓ Yes

**Recommendations:** Clean condenser fins

**(HAC-2) Monitor:** Due to the age of the air conditioner it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within the next 5 years.





# Evaporator/Air Handler (Interior) 1

**General:** ✓ Central system ✓ Package unit

**Evaporator Coil:** Not visible

**Refrigerant Lines:** Satisfactory

Condensate Line/Drain: Floor drain

**Operation:** 

Not operated due to the temperature being below 60 degrees F anytime in the last 24 hours

# Evaporator/Air Handler (Interior) 2

**General:** ✓ Central system ✓ Package unit

**Evaporator Coil:** Not visible

**Refrigerant Lines:** Satisfactory

**Condensate Line/Drain:** Floor drain

**Operation:** 

Not operated due to the temperature being below 60 degrees F anytime in the last 24 hours

## Heating System 1 Attic

**Brand Name:** Ducane

**Approximate Age:** 2012

**Energy Source:** Gas

**Gas Shut Off Valve:** Yes

**Heat Exchanger:** Sealed

**Combustion Air Venting Present: Y**es

**Controls Disconnect:** Yes

**Distribution:** Insulated flex duct

**Flue/Exhaust Piping:** Satisfactory

**Condensate Line/Drain:** Floor drain

**Filter:** Standard

**Condition:** Satisfactory

When Turned on by Thermostat: ✓ Operated

**General Comments:** 

(HAC-3) Description: To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations.

### (HAC-4) Efficiency:

Proper clearance AMI "According to Manufacture Instructions" determines the allowable clearances surrounding the furnace. The standard is 30" away from wall. This is determined by the AMI, located in the installation manual. Insufficient combustible air reduces efficiency and life of the unit.

## Heating System 2

**Brand Name:** Ducane

**Approximate Age: 2**012

**Energy Source:** Gas

Gas Shut Off Valve: Yes

**Heat Exchanger:** Sealed

**Combustion Air Venting Present:** Yes

**Controls Disconnect:** Yes

**Distribution:** Metal duct

**Flue/Exhaust Piping:** ✓ Satisfactory

Condensate Line/Drain: Pump

Filter: Standard

**Condition:** Satisfactory

**General Comments:** 

**(HAC-5) Description:** To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations.

## Other Systems

#### **General Comments:**

### (HAC-6) Description:

If the home has electric baseboard heaters and there are any electrical outlets above the heaters, it is recommended to relocate the outlets so they are away from the heating elements. Keep any combustible materials away from electric baseboard heaters.



# ELECTRIC PANEL(S)

### Main Panel

**Location:** Basement

Adequate Clearance to Panel: Exercise equipment in front

**Amperage/Voltage:** ■ 100 amp ■ 120V/240V

**Panel Condition:** Satisfactory

✓ The panel cover is missing screws recommend adding proper screws

**Overcurrent Protection Type and Condition: Preakers** 

**Breakers are Labeled:** Yes

**Appears grounded:** Yes

**Neutral wires are separated from other neutral wires: Y**es

**GFCI breaker:** ✓ No

**GFCI Breaker Operable: M** N/A

**AFCI Breakers: Y**es

**AFCI Breaker Tested:** No

**Main Wire:** Copper

**Main Wire Condition:** Satisfactory

**Branch Wire:** Copper

**Branch Wire Methods: C**onduit

**Branch Wire Condition:** Satisfactory

Air Conditioner Breaker Size: 2 30 Amps

**General Comments:** 

(EP-1) Description: It is recommended to verify with the seller that all switches, outlets and lights/fixtures are properly working as some may not have been accessible or may not have been tested. Any junction boxes, outlets and switches should have cover plates. Any amateur wiring should be repaired if found and any extensions cords should be removed and additional outlets should be installed as needed.

**(EP-2) Monitor:** Initial examination of main panel service feed appears to be copper AWG #4. Number 4 gouge wire services a 85-90amp max service. Entrance to the home should be be adequate for a 100 amp main service panel.

# Basement Outlets/Switches/Wiring

**Electrical:** Satisfactory

# Invoice -- The Full Report

**Report #** 250605A

Inspection Date: 2022-12-12

### **Property inspected for:**

Removed Cleveland OH 44113

Inspection for training only

\$0.00

\$0.00 DUE

### Thank you for your business!

EBC Inspections, LLC 8584 E Washington ST PMB B302 Chagrin Falls, OH 44023 2162135555



### Inspected by:

#### Paul N Rochette

OH State Inspector License No. 2023002229 iss. 04/12/2023 exp. 04/12/2026







