

FINEGAN INSPECTION SERVICES, INC.
TERRY FINEGAN
27 LAURELWOOD DRIVE
MILFORD, OHIO 45150
683-0733-PHONE



CLIENT

RESIDENCE



GENERAL:

As in all inspections, this report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, ***FINEGAN INSPECTION SERVICES, INC.*** assumes no liability in those areas.

All observations are noted as the inspector **faces the front of the house** for purposes of mutual orientation.

This is a **Pre-Sale inspection report**. The purpose of a pre-sale inspect report is to review the information observed at the inspection on _____
_____. This constitutes the entire report and serves as an informational report for the Seller(s) only. The purpose of which is to define for the seller(s) those areas that may need future or present repairs or modifications so as to prepare the home sale.

This report should **not be considered a full home inspection** nor should it be construed as a guarantee that all conditions in the home are in perfect working order. The report identifies only those conditions that were observed during the two-hour inspection. There may be more items that need repair that are undiscovered. The inspector is not responsible for and has no liability for any undiscovered items.

This report is written for the seller only. The buyer, if made privy to this information, is encouraged to contact this or any other professional inspection service for a full home inspection.

This report is not intended as a substitution of a full home inspection, which is more detailed in scope and in written format. This inspection is intended as informational only to the sellers for the purpose of their edification.

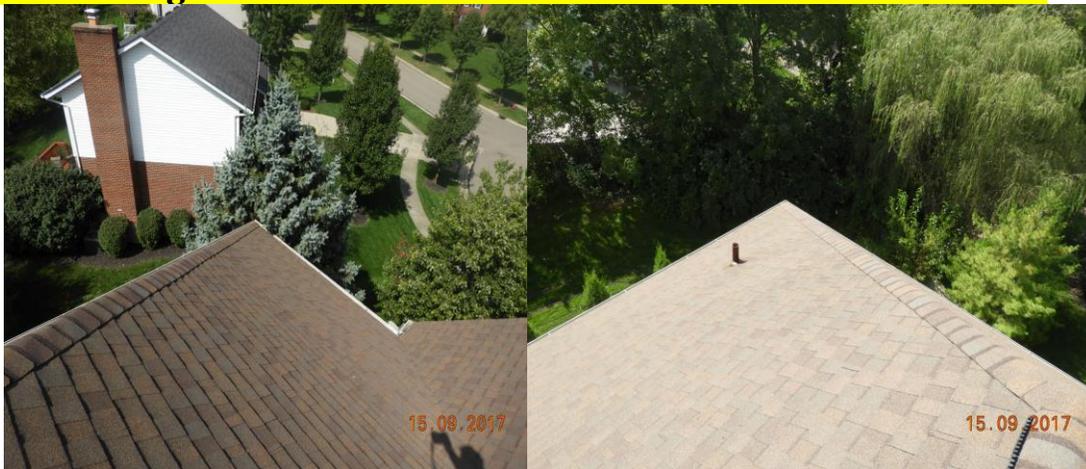
This information is for the use of the persons involved with the sale of the real estate so as to **identify the potential problems or deficiencies in the property**. The information is **not prioritized** and should **not** be construed by any individuals as a **mandatory** set of repairs or modifications, only the opinion of the inspector. It should be reviewed by the interested persons as a basis for making **sound and informed** decisions.

The weather conditions were noted to be sunny and the temperature was 75 degrees F. at the start of the inspection. The residence was noted to be a frame structure, with a full basement and a 2-car garage.

EXTERIOR CONDITIONS

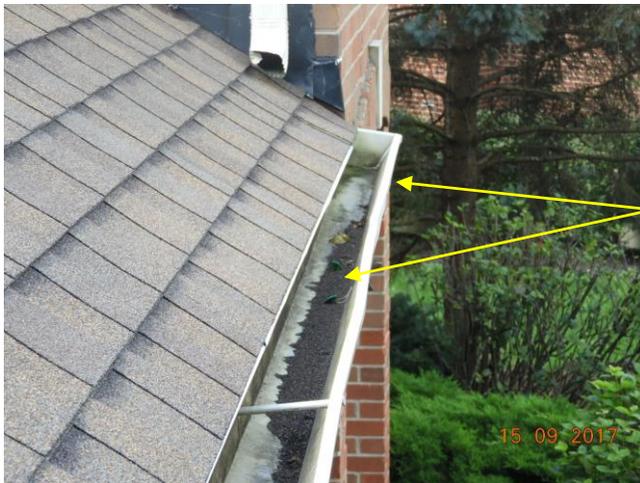
1). The **roof surface** was composed of fiberglass composition shingles. There were no missing shingles nor damaged shingles and no problems noted with the installation of these shingles. The front right and the front left trees are starting to encroach on the roof surfaces.

****Trimming back the branches in contact with the roof is advised**



2). The gutters are in good general condition with a small volume of shingle granulate noted at the bottom of the gutter located on the front center area above the garage. **Flush out the debris is recommended.**

**** The gutter on the front of the garage and at the rear right second story house corner need to be better secured. Have gutter clips installed where there are none at this time.**



Install a few gutter clips here

3). The roof flashings appear to be in good condition. Seal all gaps on the roof where past vermin entry had occurred. **It appears that there may be a gap where the soffit of the upper roof intersects with the garage roof.**



4). The bricks that compose the exterior walls are noted in good condition on all the walls of this home. There is no movement cracking and no evidence of and because these walls are structural, this is a good indication of a solid structure and no foundation instability.

There are some **gaps in the mortar joints noted on the various walls and window sills. Tuck pointing those gaps is recommended** so that water access is not possible. The windows shown in the photos are on the rear walls of the breakfast area.

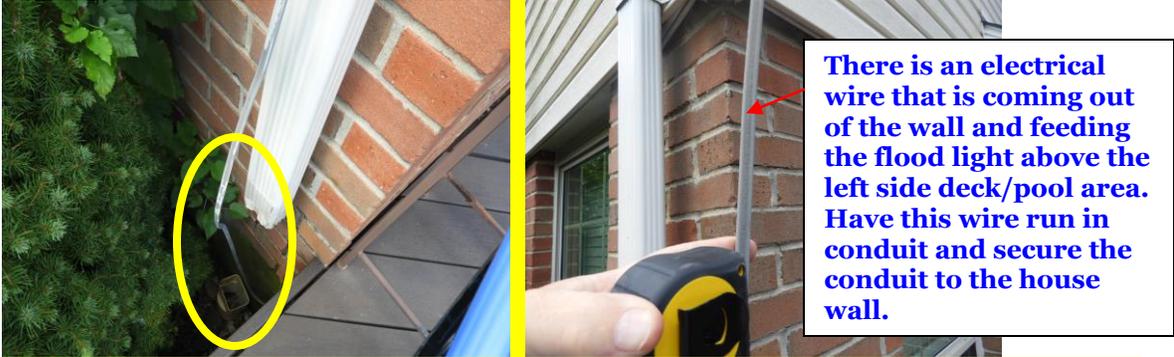
Tuck points these and all gaps



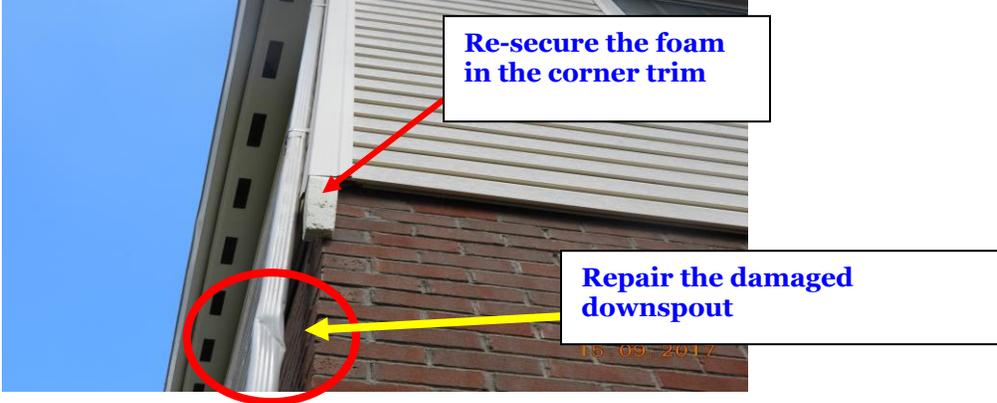
5). On the rear of the home there is a deck. There are several balusters that are loose or cracked. Have all replaced and the securement with deck screws is advised. There is a weak handrail at the top of the deck stairs. A 4" by 4" newel bolted into the deck joists is advised in these locations.



6). **The re-connection of the rear left downspout is needed near the rear deck corner and rear familyroom corner of the house.**



7). At the corner trim of the upper siding, there is some EPS foam that has slipped down out of the corner trim. Have the foam re-secured into the corner trim section. Repair the damaged downspout below the corner trim on the rear right house corner



SITE CONDITIONS

8). The concrete driveway and sidewalk system are in good condition with only normal wear and tear on the surfaces.

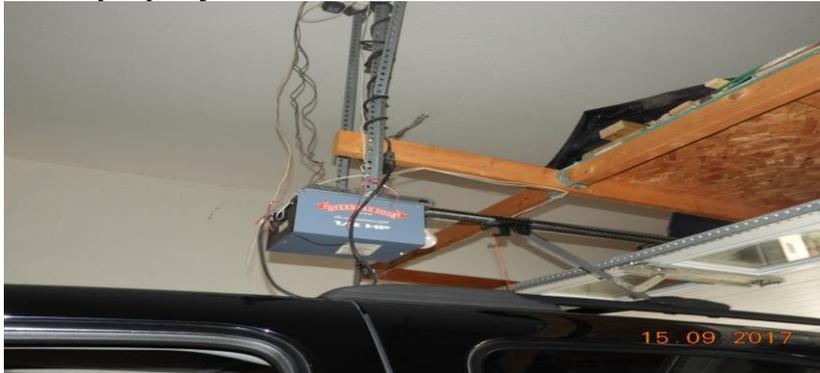
9). At the left walkway the tree root has pushed the brick paver sidewalk upward. This has made the surface uneven and the root should be cut out.



10). **The trimming back of all trees and bushes away from the exterior walls is advised.**

GARAGE

11). The **overhead garage door** was tested and functioned. The door ****automatic reverse did not function properly** and should be adjusted so that it properly functions.



a). There is a **loft constructed using the garage door opener brackets as supports**. Because these brackets are attached to the bottom cords of the truss system and the trusses are not intended to support any additional imposed load other than that of the truss members, the disassembly of the loft is advised.

ATTIC

12). The **attic** was not accessed from the garage ceiling because of stored materials. There were no problems noted with the access panel from the interior of the garage.

a). **In the attic, if there are stored items, have all removed so that an inspector can see the interior components of the roof, insulation and ceiling joists.**

The **upper truss network** shows no issues and the roof deck is in good condition. There were no areas where any re-infestation of the vermin was observed.

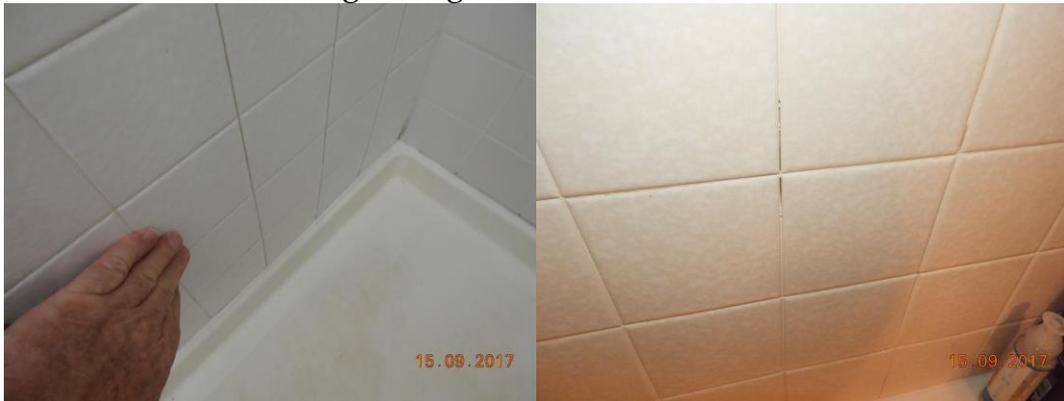


INTERIOR

13). The bathrooms and all kitchen plumbing items were checked and found to be functioning properly with normal wear and tear, but no evidence of failure of the function. There are a few minor issues noted here:

a). There is **movement of the back wall board of the master shower** and missing grouting. The replacement of the bottom 1/3 of the tile and wall board may be considered

b). The **hall bathroom of the second story** also has **missing grouting** in the shower area. The re-grouting of the wall is advised.



14). All smoke detectors should be replaced and new ion based photo electric types installed.

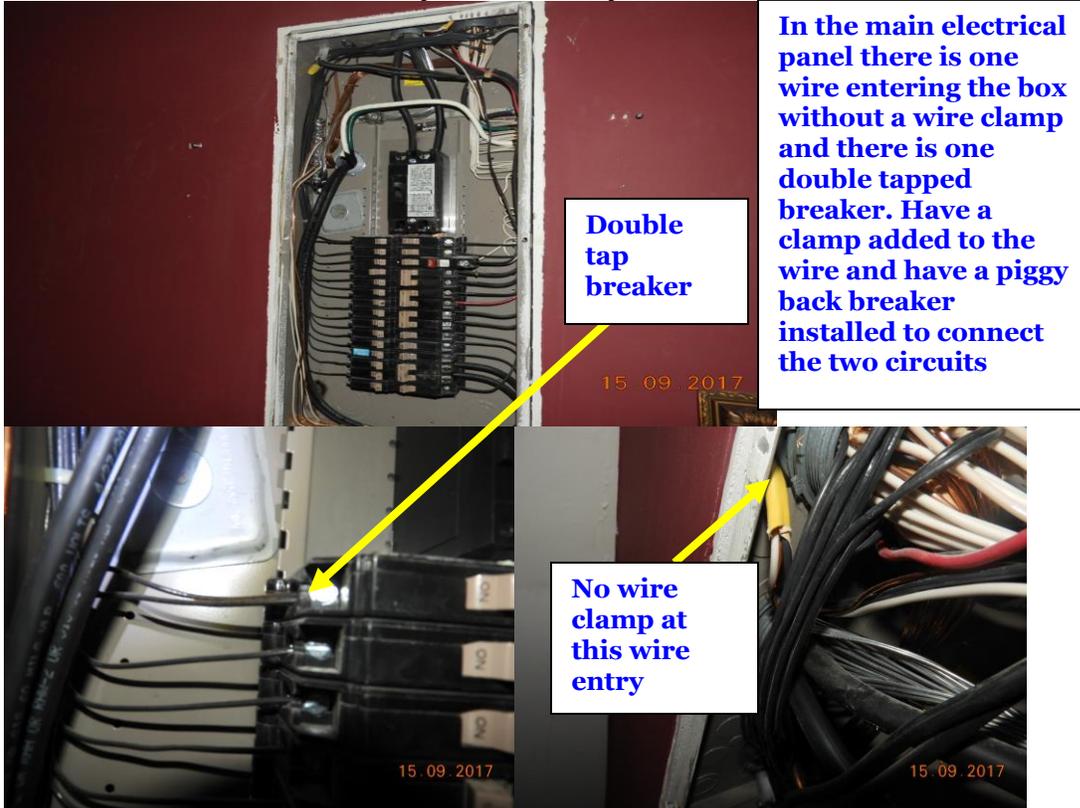
15). The **kitchen** appliances and plumbing and electrical are all in good functional condition with normal wear on the various items but there is no modifications needed at this time to any of these components. All electrical outlets are typical to the time period in which the home was constructed

16). The **familyroom fireplace** was inspected and there are no problems with the interior firebox. It is a gas fireplace but the gas was turned off at the time of the inspection. **Have it made operational and clean the burners before listing the home.**



MECHANICALS

17). The **electrical panel** is inside of the basement. The dead front cover was removed and inside the main panel was inspected.



There were no major observed errors in the wiring technique. No water access was observed and the circuits showed no evidence of overload or overheating.

Plumbing

****18). In the basement** there is a thermal pressure tank installed above the water heater. This tank has failed and needs to be replaced.



19). The gas water heater needs to have **sheet metal screws added** to each connection point of the vent pipe. There are missing screws on the vent pipe connections at this time.



20). Have **the sump pump crotch cleaned out**. All gravel at the bottom of the crotch should be removed with a Shop Vac.



21). The **air conditioning** was noted to have a temperature drop of 17 degrees at the time of the inspection. This is in the “normal range” for the temperature drop expected from an air conditioning unit

22). There is a **significant volume of debris on the exterior condensing coils** on this air conditioning system. Have the coils cleaned prior to listing the home.



***FINEGAN INSPECTION
SERVICES INC.
ASHI CERTIFIED
INSPECTOR #033511
EDI OH-17
Professional inspections
for 26+ years
Terrence P. Finegan***