

# Finegan Inspection Services, Inc

27 Laurelwood Drive Milford Ohio 45150  
Tel: 513-683-0733 Fax: 513-332-9059 Mobile: 513-340-5762 : President  
fineganinspectionsservices.com terry@fineganinspectionsservices.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Mr. and Mrs. Person**

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### INSPECTION ADDRESS

1234 Example Street, Anywhere, Ohio

### INSPECTION DATE

2/6/2019 10:00 am to 1:00 pm



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## SUMMARY REPORT

**Client:** Mr. and Mrs. Person  
**Inspection Address:** 1234 Example Street, Anywhere, Ohio  
**Inspection Date:** 2/6/2019 Start: 10:00 am End: 1:00 pm  
**Inspected by:** Terrence P Finegan

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Narrative Color Legend: - Informational items    ✓ Conditions found to need repairs/service  
mFunctional Conditions    q Items needing eventual attention

### *Components and Conditions Needing Service*

## Exterior

### Trim and Eaves - Type and Condition

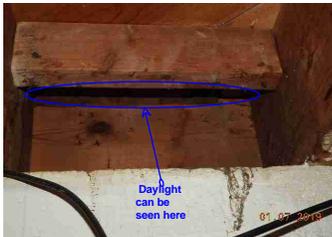
#### Aluminum Surfaces

- q The aluminum trim was noted to be installed on the eave and rake boards. It is secured and shows no loose or damaged areas. The normal maintenance of re-securing these nails every few years will always be needed in the future. It is a normal part of home maintenance.

### Exterior Door Types and Conditions

#### Wood Doors

- q There was a need for the application of caulking to the bottom of the threshold at the intersection with the sill at the front door to the front porch at the sill. The existing condition gives a higher potential for water penetrations to the sub floor. No water was noted at this time.



## Step and Handrails Types and Condition

### Wood Steps

- q There was no observed concrete pad under the bottom of the stair stringers on the rear right stairs to the carport. The soil has compressed in this area near the stringer and caused the steps to twist. It is recommended that a pad be installed under the bottom of the stairs to keep the stair system risers at the proper level.



## Roof

### Style of Venting Type

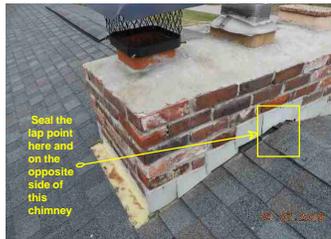
#### Individual Passive Vents

- q Typical to the time period in which this home was constructed, attic venting was not recognized as being as important as it is today. It is recommended that additional air vents be added to this roof system . A continuous ridge vent or 6 additional roof "box vents" are all recommended on this roof system at this time

### Flashing Materials Used

#### Aluminum Flashing

- q On the right and left of the chimney are 2 lap points that need to be re-secured and sealed with roofing sealant.



### Style of Gutters

#### Aluminum Continous Gutters

- q The gutter of the front roof of the house there is a significant volume of balls and debris inside the gutter blocking water flow. All of which needs to be flushed out so that water flow is not restricted. Better water drainage in the gutter system toward the downspouts will keep the house walls and foundation less prone to leakage.

The gutters were noted to have some debris and granulate material - *Continued*



### **Downspout Termination Sub-Surface Drain Tile**

- q All downspouts need to properly terminate into the underground drain tile. These are called "conductor lines" and they drain all of the roof water away from the home. The exact termination point was not observed.  
In the case of this house there are a few of the downspouts that are not completely connected into the drain tile. This condition will allow water to drain out of the downspout/drain tile intersection and next to the foundation. This condition should be corrected as soon as possible.



### **Type of Chimney Crown-Cap Concrete**

- q There were some small gaps at the intersection point of the concrete crown and the top most brick course at the center fireplace chimney. Have the gaps sealed to keep out future moisture. The replacement of this crown wash is recommended.



## **Site**

### **Lot Grade Gentle Slope**

- q There is a low area of the soil grade at the left side of the house close to the foundation of the home. There is surface water that is now draining toward the house foundation given the existing soil conditions. Have the situation modified so that the soil grade will direct the surface water away from the house foundation. The installation of a collection box is advised and then connected to the existing conductor lines for the

downspout.



## Sidewalk Materials and Conditions

### Concrete

- q There are areas of deterioration and uneven surfaces noted on this sidewalk system. Patching the cracks is suggested. The periodic application of a quality water sealant is suggested on the new surfaces. Weather X and Enviro Seal are suggested.



## Interior

### Interior Door Types and Conditions

#### Wood

- q There are a few interior doors that need latch/striker adjusted to allow it to latch. .

### Smoke Detector Conditions

#### Smoke Detectors - Old and Need Replaced

- q There were smoke detectors in this house that were functional when tested and were wired together so that all went off when one was tested. The smoke detectors are older and recommended for replacement. After 8 years, the detector sensor tips begin to fail in most units. At this time the replacement of the detectors is suggested as a safety precaution. The new photoelectric types are superior to the old types.. When replacing the existing detectors, adding a few is suggested. The best would be to install one in each bedroom, and two per floor in common areas, ( one on each side of the house floor level ).

## Bathrooms

### 1st Floor Full Bathroom

#### Combination Shower and Tub Condition

- v The tub drain stopper for the tub was not functional in the hall bathroom. Recommend this be repaired so that it will operate or an alternative stopper system be incorporated.
- v The shower/tub faucet on the first floor bathroom needs repair or replacement. It is not diverting water to the shower head at this time

The shower-tub faucet needs repairs - *Continued*



**Sink Faucet and Plumbing Connections**

- There was observed to be a loose faucet handle that leaks at the first floor hall bathroom sink at the connection to the faucet base. Have the faucet replaced.



## Garage

**Firedoor Type and Condition**  
**Wood With Window**

- A fire door is the door between the garage and the house living area. It is intended to block fire from burning through the wall in a short time. The modern fire code requires that a solid core wood door or approved steel door with no glass, be installed between the garage and the living area. The installation of a wood door with a window was noted. This is not a recommended door between the garage and the house. A "fire door" should be installed to meet local and national building codes.

**Floor Surface Type**  
**Concrete**

- There is an old cistern located under the garage floor. It is no used as a water source and is now a storage area. There is an access lid in the floor to the cistern. Have this bolted to the floor.



**Overhead Door Opener Types and Condition**  
**Chain Drive**

- The overhead garage door opener was not properly functional.

## Attics

### Insulation Type

#### Loose Fill

- q The attic insulation in the original house attic area was noted to be about 3" thick which is lower than recommended levels of thickness to provide a proper R value for thermal resistance at today's standards. The attic was noted with compressed loose fiberglass insulation. The addition of 10 " of insulation on top of the existing is recommended at the following locations:
  - 1). Over the entire attic of the house.



### Insulation Thickness and Condition

#### 4-8 Inches

- q Insulation levels are low in the following locations:  
Lower attic next to the garage.  
Additional 8" of insulation is recommended in the attic to a minimum level of an R-40 at all areas where there is low insulation at this time.

### Other attic Conditions

#### electrical

- v Have the electrical wiring that is in the attic above the hallway area properly connected. Have an electrician review the splices and place these in proper junction boxes above the insulation level.



#### other

- q There are some buckets inside the attic. There is no water or water stains in this area .Possibly there was a past leak that was corrected by the installation of the new roof

There is a plastic bowl in the attic - *Continued*



## Basement

### Basement Conditions Current Active Leaks

- ✓ There is a small amount of water noted to be leaking into the basement at the left side wall area and at the front corner near the porch. The drain for the downspout and the negative soil grade on the exterior side of the foundation are contributory. The old foundation has no drain tile around the perimeter like modern foundations so the water that builds up outside . These areas are allowing water to access at the bottom of the foundation near the laundry area.

It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage.

Please refer to the Roofing and Exterior sections of the report for more information.

Please beware of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.



- ✓ There is mold in this basement due to water leaking into the basement on the center wall. The conditions are encouraging mold growth to propagate. Have the wall material removed.



## Stair System Conditions

### Interior Stairs

- q The building codes of the time period in which these basement stairs were installed differ from the modern codes in areas concerning head height, tread width and other items. These stairs are not safe but access is possible with care. The stairs are steep, tread width is narrow, the handrail is not continuous and the head height is low.

## Drainage System Type and Conditions

### Sump Pump

- q Improvement of the sump system is recommended. The following modifications are recommended:
  - 1). The sump is noted to collect sanitary water from the washer. Have it drained into the sanitary drain line instead

## Drainage Termination

### To Exterior

- q The termination point of the sump pump was not observed but it is somewhere near the front drainage ditch near the road. Have the drain line termination located and be sure that there are no roots or mud blocking the water flow of this sump pump.

## Foundation Type and Conditions

### Concrete Block

- q There were noted some stair step types of cracks in the concrete block wall of the home on the front left walls in the corner. These types of cracks are caused by water freezing and lifting the blocks at the frost line. The improvement of the water drainage on the exterior is necessary and tuck-point the horizontal cracks.

There is no significant bulge observed in the left wall portions of the basement. There appears to be no structural problems with the wall in this foundation as a result of the cracks. Drain all the exterior downspouts away from this wall. If more movement develops in the future, a structural engineer might be consulted on this matter to obtain His/Her opinion.

## Plumbing

### Interior Supply Line Type and Conditions

#### Copper Pipe

- q The home was constructed during a time when lead solder was used to connect the copper water supply lines. The use of a good water filter system is recommended for all water that may be ingested.

## Structure

### Floor Structure Type and Condition

#### Joist

- v The observable floor joist system in this was noted with a knots and a cracks in 2 of the floor joists below the first floor. When the knots in the joist are at the bottoms of a joist and the location of the knot is near the center point of the span of the floor joist, the joist has a higher propensity to crack in that location. The probability is increased even more if there are electric or plumbing lines or pipes that are cut into the joist in these same locations.

The repair of these cracked joist is recommended to insure the overall structural integrity of the floor joist system. A 6' to 8' long "sister" added to the side of these joists is necessary. The sister may not be cut or notched. It should be set on one bearing point at minimum. It must be as wide as the dimensional lumber to which it is attached.



## Beams - Columns Condition

### Steel Post

- √ The installation of a steel bolt into the wood beam at the top of the post intersection is needed in the basement area.



## Electrical

### Main Service Type and Condition

#### Overhead Aluminum

- √ The main cable of the electrical service that is connected to the wall of the home is called the Service Entrance cable. The cable on this home is deteriorated and loose. The cable must be replaced.

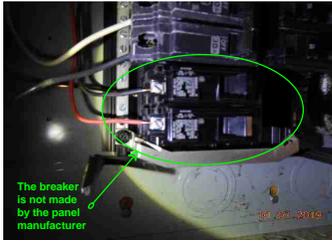


### Main Service Panel Location & Condition

#### Garage

- √ All electrical panels must have the proper types, sizes and manufacturer of breakers connected to the interior bus bars. The electrical codes require that the manufacturer of the electrical main panel box is the same and only manufacturer of the breakers that is compatible. (Although some breakers do interchange). In the case of this electrical panel there was a 240 volt breaker manufactured by a different manufacturer from the panel box that was noted to be connected to the bus bar. It is recommended that this breaker be removed and a proper breaker be installed.

There was noted to be a breaker of a different manufacturer in the garage electrical panel - *Continued*



## Distribution Wiring Type and Condition

### Copper

- ✓ There are electrical modification items found in this home. They are as follows:
  - 1). The electrical receptacles in the kitchen nearest the phone is missing grounding. Any circuits that are connected to these receptacles should be connected to GFCI breakers.
  - 2). The kitchen and the bath are recommended to be updated to a GFCI circuit .
  - 3). There are several exterior wiring items that should be modified so that they are within the accepted methods of residential wiring requirements. Things like the wiring in the car port area and in the garage need modifications like adding conduit to the wiring. There are some junction boxes with wires entering without proper clamps
  - 4). In the attic there are wiring modification needed at the splices and some frayed wiring near the access panel.



## Outlets Conditions

### Good Condition

- ✓ The door bell did not chime when the exterior button was engaged.

### Damaged Outlets

- ✓ As the outlets age, the prongs that are inside the receptacle begin to loose tensile strength and become loose at the connections with the plugs. When the plug becomes loose poor connections are made and resistance develops. This is not a recommended condition.  
There were receptacles noted in this house in several locations such as in the hallway that are not only fatigued but also wired in reverse polarity. This means that the black wire and white wire that connect to the receptacle are in reverse position. This needs to be corrected for safety of the equipment that may be plugged into this outlet. The re-wire of this outlet is necessary at this time.

Inspection Address: 1234 Example Street, Anywhere, Ohio  
Inspection Date/Time: 2/6/2019 10:00 am to 1:00 pm

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There was found to be some reverse polarity outlets in the house - *Continued*



### Switches Conditions

#### Good Condition

- q Some of the switches were tested but the operation of which light or outlet was not determined. Ask the homeowner for information

### GFCI Conditions

#### Needed at Some Locations

- q A GFCI circuit for the kitchen counter area was suggested. Presently there is no GFCI circuit. This is typical for the time period that this house was constructed.
- q The addition of GFCI circuits to the first floor hall bathroom is important to the safe use of the outlets in the future. It is recommended as a safety upgrade.
- v The addition of GFCI circuits to the rear enclosed entertainment area is necessary as a safety upgrade.

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### INSPECTION DATE

2/6/2019 10:00 am to 1:00 pm



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## GENERAL INFORMATION

**Inspection Address:** 1234 Example Street, Anywhere, Ohio  
**Inspection Date:** 2/6/2019 Time: 10:00 am to 1:00 pm  
**Weather:** Partly Cloudy - Temperature at time of inspection: 30-40 Degrees  
Humidity at time of inspection: 55%

**Inspected by:** Terrence P Finegan

**Client Information:** Mr. and Mrs. Person  
1234 Example Street, Anywhere, Ohio

**Furnished:** Yes

**Structure Style:** Ranch

**Structure Orientation:** North

### General Property Conditions

#### PLEASE NOTE:

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**The observations and opinions expressed within this report are those of Finegan Inspection Services Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: Example report

## SCOPE OF WORK

You have contracted with Finegan Inspection Services Inc. to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Narrative Color Legend: – Informational items    ✓ Conditions found to need repairs/service  
m Functional Conditions    □ Items needing eventual attention

## Exterior

### Type of Exterior Wall Surface

#### Brick Surface

##### *Functional Components and Conditions*

- m The exterior walls on this home are constructed with two layers of masonry. There is no wood stud system behind the exterior brick, rather there is an exterior surface of brick that is tied into a interior layer of masonry that composes the wall structure. The brick walls on this home are in good general condition with no evidence of significant structural movement or deterioration. Note that with this type of wall system there is no insulation in the walls as is the case with a stud wall system and brick facade. The walls in this type of home have no voids where to install insulation. This is typical to most homes that were built during this era.

##### *Other Conditions*

- q There are steel lintels that are installed above the windows and doors of this home. This is a typical construction technique and all steel lintels on this home appear to be properly installed and of the correct size to bear the weight of the brick facade materials above. The steel is noted, however, to be unpainted. Sanding, primer coats and painting the steel with a rust inhibiting paint is advised in all locations where the steel is located at this time on the exterior walls of this home.



- q The brick facade on this house is constructed with brick that were at one time on another building. When the building was torn down, the brick were cleaned and re-purposed and were installed on this home. This was a popular architectural look of the late 60's and 70's. The brick are, therefore around 125 years old or more. While many show no issues, some are starting to deteriorate. In those locations, removal and replacement is the best course of action. It is also recommended to apply a high quality water repellent on the surfaces of the brick and mortar so that the brick will repel rain rather than absorbing the water.

### Trim and Eaves - Type and Condition

#### Aluminum Surfaces

##### *Components and Conditions Needing Service*

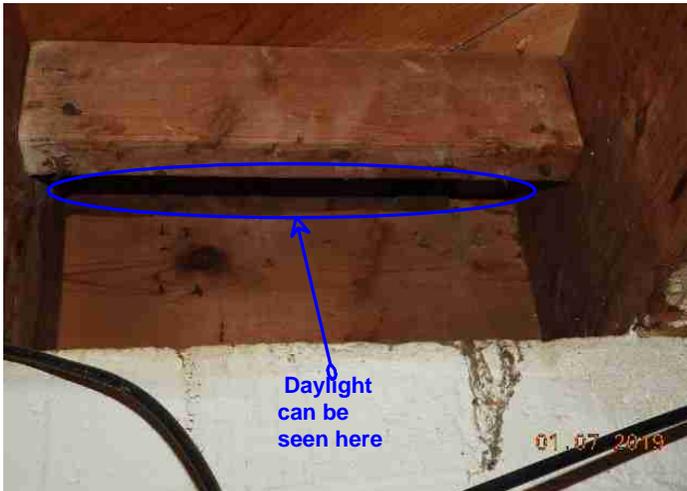
- q The aluminum trim was noted to be installed on the eave and rake boards. It is secured and shows no loose or damaged areas. The normal maintenance of re-securing these nails every few years will always be needed in the future. It is a normal part of home maintenance.

## Exterior Door Types and Conditions

### Wood Doors

#### Components and Conditions Needing Service

- q There was a need for the application of caulking to the bottom of the threshold at the intersection with the sill at the front door to the front porch at the sill. The existing condition gives a higher potential for water penetrations to the sub floor. No water was noted at this time.



## Exterior Window Types and Conditions

### Vinyl Windows

#### Functional Components and Conditions

- m The exterior components on the windows were noted in good general condition. There were no damaged or loose sections observed on the sashes or frames. Caulk application at the brick/siding intersection with the window frames is good at this time. In the future it should be accomplished as needed. There was no evidence of leakage around the units at this time.

## Deck Materials and Conditions

### Pressure Treated Yellow Pine

#### Functional Components and Conditions

- m The rear wood deck landing surface was noted to be in good condition with no observed problems at this time. The periodic maintenance of the deck surfaces is recommended. The materials that compose the deck system were all in normal condition without issues with the building components.

## Deck Location

### Rear of the House

#### Informational Conditions

- The landing system was noted on the rear of the house.

## Guardrail Condition

### Secure

#### Functional Components and Conditions

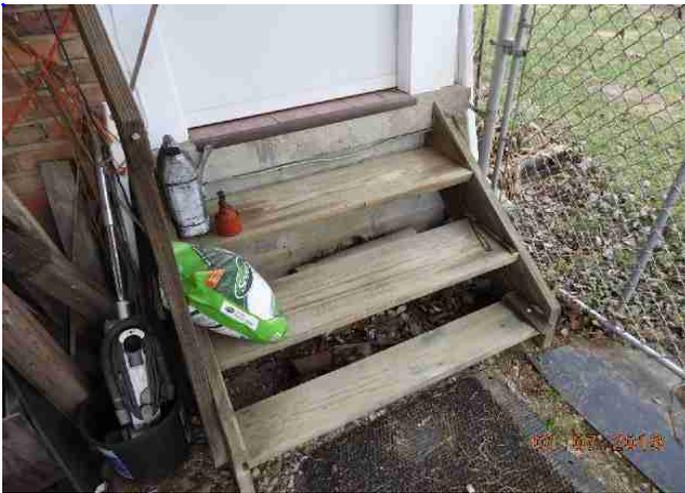
- m The guardrails for the rear landing and steps are secure.

## Step and Handrails Types and Condition

### Wood Steps

#### Components and Conditions Needing Service

- q There was no observed concrete pad under the bottom of the stair stringers on the rear right stairs to the carport. The soil has compressed in this area near the stringer and caused the steps to twist. It is recommended that a pad be installed under the bottom of the stairs to keep the stair system risers at the proper level.



## Hosebib Condition and Water Pressure

### Good Condition

#### Other Conditions

- q The existing exterior faucets are not a "frost free" types. The installation of a frost free is advised so that water drains out of the line every time the faucet is shut off. That way water can not freeze inside the faucet and burst the line. Remember that the faucet should never be left connected to a hose in cold weather. This will damage even a "frost free" type of faucet.

Frost free hose bibs recommended - *Continued*



## Patio Type and Condition

### Concrete Surfaces

#### *Functional Components and Conditions*

- m There is a concrete surface behind the house. The concrete was in good condition with a few cracks but no significant surface damage.

## Porch Type and Condition

### Concrete Surface

#### *Functional Components and Conditions*

- m The concrete front porch on this house was noted be installed without problems with the concrete or at the intersection with the house wall.

# Roof

## Roof Surface Type and Conditions

### Composition Shingle Roof Surface

#### *Functional Components and Conditions*

- m The shingles on the house roof have a life span of 20 years depending on the manufacturer. The observable shingles were noted to be in good general condition with average amount of wear on the surfaces. The shingles appear to be properly functioning on the roof surface. The periodic inspection and repair of the roof shingle surfaces will need to be accomplished every other year in the future.

## Number of Layers

### 1 Layers

#### *Informational Conditions*

- A dimensional style of shingles was noted to be applied to the roof sheathing surface. Because of the type of shingles, there can be no additional layers applied to the roof surface in the future. The number of layers should never exceed 1 layer on any dimensional shingle application to any roof surface.

## Age of Roof

### 1 - 5 Years Old

#### *Informational Conditions*

- The shingles on this roof system are estimated to be between 2 and 5 years old. The exact age is not known.

## Style of Roof Design

### Gable System

#### *Informational Conditions*

- A gable roof was noted on the exterior of the house. Gable roof design is a functional and common roof system. The slope was of a moderate pitch in excess of 12' height to 8' fall. This pitch will allow the roof surface to shed water and snow without difficulty.

## Style of Venting Type

### Individual Passive Vents

#### *Functional Components and Conditions*

- m All attics should be properly vented. There is a cubic feet ratio that should be followed on all new buildings. This same ratio should be followed on older buildings if possible. The attic should be properly vented to allow reduction of the moisture content that rises upward through the ceilings. The venting will also reduce the heat build up. This will provide a better the structure and will also increase the overall energy efficiency of the house.  
This attic seems to have proper ventilation by a visual account. Further details will be noted on the attic portion of this report. The individual passive vents were properly secured to the roof surface and the nails were correctly sealed to keep water out of the attic area.



*Components and Conditions Needing Service*

- q Typical to the time period in which this home was constructed, attic venting was not recognized as being as important as it is today. It is recommended that additional air vents be added to this roof system . A continuous ridge vent or 6 additional roof "box vents" are all recommended on this roof system at this time

## Flashing Materials Used

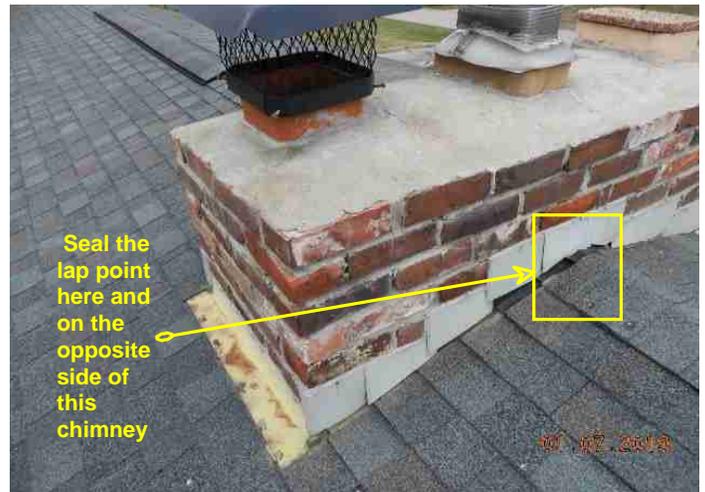
### Aluminum Flashing

*Functional Components and Conditions*

- m Flashings are metal sections that are intended to seal all roof penetrations. The flashings can take various forms such as valley flashing chimney flashings, step flashings, wall flashings and vent stack flashings. The flashings on this roof system is in good general condition with no evidence of active leaking from roof top observation. The periodic examination of the flashings is recommended. Caulk application to nail heads and intersection points is necessary.

*Components and Conditions Needing Service*

- q On the right and left of the chimney are 2 lap points that need to be re-secured and sealed with roofing sealant.



## Style of Gutters

### Aluminum Continous Gutters

*Functional Components and Conditions*

- m The gutters on the main body of the home were noted to show no water overflow conditions. Keep the gutters clear of any debris in the future.

*Components and Conditions Needing Service*

- q The gutter of the front roof of the house there is a significant volume of balls and debris inside the gutter blocking water flow. All of which needs to be flushed out so that water flow is not restricted. Better water drainage in the gutter system toward the downspouts will keep the house walls and foundation less prone to leakage.

The gutters were noted to have some debris and granulate material - *Continued*



## Type of Downspout

### Aluminum Downspout

#### Functional Components and Conditions

m There were no noted problems with the strapping or securing of the downspouts around the home.

## Downspout Termination

### Sub-Surface Drain tile

#### Components and Conditions Needing Service

q All downspouts need to properly terminate into the underground drain tile. These are called "conductor lines" and they drain all of the roof water away from the home. The exact termination point was not observed.

In the case of this house there are a few of the downspouts that are not completely connected into the drain tile. This condition will allow water to drain out of the downspout/drain tile intersection and next to the foundation. This condition should be corrected as soon as possible.



## Chimney Construction

### Masonry Brick with Clay Flue

#### Functional Components and Conditions

- m There were no observed problems with the right side masonry chimney structure or composition of the brick materials or mortar. The "draw" of the various chimney systems was not tested. The occasional water seal of the brick surface, especially above the roof line is suggested for this chimney.

## Number of Chimneys

### 1 Unit

#### Informational Conditions

- There was noted to be 1 chimney unit on the roof system.

## Type of Chimney Crown-Cap

### Concrete

#### Components and Conditions Needing Service

- q There were some small gaps at the intersection point of the concrete crown and the top most brick course at the center fireplace chimney. Have the gaps sealed to keep out future moisture. The replacement of this crown wash is recommended.



## Site

Note that the term "lot grading" only is in reference to those soil conditions that are within the 5 to 8' vicinity of the structure of the house. Keeping in mind that a large majority of water penetrations to a crawlspaces or basements are caused by surface water accessing the foundation, the grade around the house can play an important factor in the dryness of the crawlspaces and the basements. There is no inspection of the entire lot site, nor are there any claims made relative to the ability of the soil to drain surface water. The existence of any high or low areas on the site and/or water drainage ability of the site are not within the scope of this inspection service.

As with site conditions, any fences on acreage are not considered part of the inspection process

## Lot Grade

### Gentle Slope

#### Components and Conditions Needing Service

- q There is a low area of the soil grade at the left side of the house close to the foundation of the home. There is surface water that is now draining toward the house foundation given the existing soil conditions. Have the situation modified so that the soil grade will direct the surface water away from the house foundation. The installation of a collection box is advised and then connected to the existing conductor lines for the downspout.



## Landscaping

### Appears Satisfactory

#### Functional Components and Conditions

- m The landscaping was noted to be in good general condition with no observed areas where there is excessive bush overgrowth. The rule of thumb is to keep all trees away from the walls and eave lines by at least 5' from the tip of the nearest tree branch, and all shrubs/bushes should have the limbs 12" away from all wall surfaces.

## Fence - Gate Types and Conditions

### Chain Link

#### Informational Conditions

- Fence systems are not a part of the home inspection

## Driveway Materials and Conditions

### Asphalt

#### Other Conditions

- q Most of the asphalt driveway was noted in good general condition at this time. There were no significant cracks or pot holes noted. There were two surfaces that were sunken slightly at the intersection point with the garage slab. Cut these out and compact the asphalt at these locations. Keep a coat of sealant on the surface in the future.



## Sidewalk Materials and Conditions

### Concrete

#### *Components and Conditions Needing Service*

- q There areas of deterioration and uneven surfaces noted on this sidewalk system. Patching the cracks is suggested. The periodic application of a quality water sealant is suggested on the new surfaces. Weather X and Enviro Seal are suggested.



## Retaining Wall Materials and Conditions

### Man Made Stone

#### *Functional Components and Conditions*

- m The individual masonry unit retaining wall was noted to be in good general condition. There were no locations where modifications are believed to be necessary at this time.

# Kitchen

## Cabinet Type and Condition

### Wood

#### *Functional Components and Conditions*

- m The cabinets in the kitchen were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition. Some of the doors need some adjustment of the hinges. Typical of mid aged cabinets.

## Counter Type and Condition

### Formica

#### *Functional Components and Conditions*

- m The counter tops in the kitchen were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition.



## Cooking Surface Type and Condition

### Electric

#### *Functional Components and Conditions*

- m All burners on the electric stove were tested and appeared to be properly functional. There was no evidence of scorching or overheating on any component. All were properly operational.

#### *Other Conditions*

- q There is a metal clip that screws into the floor at the back leg of any free standing range that is know as an "anti tip clip". The purpose of the clip is to prevent the range from flipping forward if weight were to be applied to an open oven door. An anti tip clip is advised for installation on the rear leg of this range.

## Oven Type and Condition

### Range Unit

#### Informational Conditions

- The oven was not tested.

## Dishwasher

### No Test Performed

#### Informational Conditions

- There was no test of the dishwasher.

## Disposal

### Proper Operation

#### Informational Conditions

- There is no disposal in this kitchen.



## Sink Component Conditions

### Proper Operation

#### Informational Conditions

- The volume of storage under the kitchen sink cabinet inhibited complete observation of the plumbing lines.

#### Other Conditions

- q There were no problems noted with the installation or the function of the kitchen sink, the sink faucet or the sprayer at this time. There is no test on any additional sink equipment such as water purifiers or instant hot water units as this falls outside the scope of the standard home inspection. The installation of a plug at the disposal port is needed if no disposal is to be installed.

## Vent Fan Type and Condition

### Re circulating Fan Unit

#### Functional Components and Conditions

- m There was not noted to be any problems in the operation of the re-circulating vent fan unit. The re circulation type needs to have the filters cleaned often.

## Interior

If there was furniture and/or stored items in the way of some window units, no claims are made that all windows are functional. The only windows that are discussed in this report are those that could be accessed without reaching over or around furnishings or moving materials. This is not a complete test of every unit.

## Ceiling Material and Type and Conditions

### Plaster - Drywall Combination

#### Functional Components and Conditions

- m The plaster/drywall ceilings in the house were noted to be without evidence of past water leaking. The surfaces showed no signs of structural damage or deterioration. Small cracks in the surfaces are common in many houses.

## Wall Material and Types anmd Condtions

### Plaster - Drywall Combination

#### Informational Conditions

- Note that with a house of this age, the probability that there is lead based paint on some of the interior walls and trim is high. The abatement of lead paint is not necessary unless it is in a state of deterioration and peeling off the wall surfaces.  
The only way to properly determine the existence of lead paint is to have a proper lead analysis of the home wall and trim surfaces utilizing a X-ray florescence meter or massspectromiter. The lead analysis is costly but will provide a picture of the levels of lead in this house.  
This firm does not test for the existence of lead in homes. If desired, a lead test can be performed in the house by a specialized firm for environmental testing. Contact the Ohio EPA for approved firms in this line of work.

#### Other Conditions

- q There are some cracks in the plaster walls/ceilings in a few places. The cracks are noted to be caused by interior compression which is not uncommon in an older structure

## Floor Surface Types and Conditions

### Tile

#### Functional Components and Conditions

- m The tile floor finishes were observed to be in good condition. There was no evidence of damage to the surface or excessive wear and the grout was in good condition with no signs of broken grout at the time of the inspection. No observations were able to be made in relation to the materials used under the tiles for proper support. There was no observation under furniture or stored materials.

### Hardwood

#### Functional Components and Conditions

- m The hardwood floor finishes were observed to be in good condition. There was no evidence of damage to the surface or excessive wear. There was no observation under furniture or stored materials.

## Interior Window Types and Conditions

### Vinyl Single Hung Windows

#### Functional Components and Conditions

- m All windows were tested and noted to be functional with no broken tension springs or failure of the hardware or components of the sashes.

## Window Glass Types and Conditions

### Dual Glass Pane

#### Functional Components and Conditions

- m There were no cracks observed in the window glass and no failed seals noted in most of the windows in this house at this time. All the window glass appears to be in good condition at this time in most units. Note that atmospheric conditions can impact the observation of failed seal in some windows. There are some windows that may not appear to have a failed seal under certain lighting or during some times of day. There is no warranty that the seals in any dual pane windows will not fail at some time in the future.

## Interior Door Types and Conditions

### Wood

#### Functional Components and Conditions

- m The interior doors were tested to properly function with no excessive drag or any significant repairs necessary at this time. The doors were noted to latch and operate smoothly.

#### Components and Conditions Needing Service

- q There are a few interior doors that need latch/striker adjusted to allow it to latch. .

## Interior Trim Condition

### Good Condition

#### Functional Components and Conditions

- The interior trim at the baseboards, casings and other trim installation was of good quality materials and workmanship.

## Smoke Detector Conditions

### Add Carbon Monoxide Detectors

#### Informational Conditions

- q The addition of a few carbon monoxide detectors on each floor level of the house is recommended. One on each floor is suggested. Follow the manufacturers suggested protocols for installation. Change the batteries at least once per year. Check the battery and function of all detectors with the test button on the outside cover every other month.

### Smoke Detectors - Old and Need Replaced

#### Components and Conditions Needing Service

- q There were smoke detectors in this house that were functional when tested and were wired together so that all went off when one was tested. The smoke detectors are older and recommended for replacement. After 8 years, the detector sensor tips begin to fail in most units. At this time the replacement of the detectors is suggested as a safety precaution. The new photoelectric types are superior to the old types.. When replacing the existing detectors, adding a few is suggested. The best would be to install one in each bedroom, and two per floor in common areas, ( one on each side of the house floor level ).

## Fireplaces

### Family Room

#### Firebox Type and Condition

##### Functional Components and Conditions

- m There is a masonry firebox in the familyroom fireplace. It is in good condition.



#### Damper Condition

##### Functional Components and Conditions

- m The manual damper was tested and operated smoothly with no problems noted with function.

##### Other Conditions

- q The fireplace damper was blocked. by the wood stove.

#### Hearth Condition

##### Functional Components and Conditions

- m No settlement or cracks were noted in the hearth at the time of the inspection.

#### Flue Condition

##### Informational Conditions

- Because of the sealed system observation was not possible of the flues in the fireplace chimney.

##### Other Conditions

- q There was light soot noted in the chimney flues at this time. The cleaning in the next few years is suggested. Have a professional clean the flues and check the liners for cracks at that time. None were observed at the time of the inspection and there are no observed gaps in the flue liners.

## Bathrooms

### 1st Floor Full Bathroom

#### Commode Condition

##### Functional Components and Conditions

- m The commode in this bathroom was properly functioning as intended. There were no observed problems with installation or the materials used in the bathroom.

#### Combination Shower and Tub Condition

##### Components and Conditions Needing Service

- ✓ The tub drain stopper for the tub was not functional in the hall bathroom. Recommend this be repaired so that it will operate or an alternative stopper system be incorporated.
- ✓ The shower/tub faucet on the first floor bathroom needs repair or replacement. It is not diverting water to the shower head at this time



#### **Sink Type and Condition**

##### *Functional Components and Conditions*

- m The Formica top counter and drop in sink were noted to be in good condition. Monitor the underside of the sink occasionally for any leaks that may develop in the future.

#### **Sink Faucet and Plumbing Connections**

##### *Components and Conditions Needing Service*

- q There was observed to be a loose faucet handle that leaks at the first floor hall bathroom sink at the connection to the faucet base. Have the faucet replaced.



#### **Bathroom Vent Type and Condition**

##### *Other Conditions*

- q A bath fan is recommended in this bathroom. Any added fan unit needs to be vented to the exterior and not into the attic.

### **Bathroom Heating Type and Condition**

#### *Functional Components and Conditions*

- m This bathroom was observed to be heated and cooled by the central furnace system. There was noted to be good air flow to the bathroom vent register.

## **Garage**

### **Interior Wall Finish**

#### **Block Wall**

##### *Informational Conditions*

- The masonry walls of the detached garage were inspected and there were no locations where there are any signs of significant structural movement.

#### **Plaster**

##### *Functional Components and Conditions*

- m These plaster board walls were inspected and found with a few minor cracks but no structural concerns were suspected from the cracks.

### **Firedoor Type and Condition**

#### **Wood With Window**

##### *Components and Conditions Needing Service*

- √ A fire door is the door between the garage and the house living area. It is intended to block fire from burning through the wall in a short time. The modern fire code requires that a solid core wood door or approved steel door with no glass, be installed between the garage and the living area. The installation of a wood door with a window was noted. This is not a recommended door between the garage and the house. A "fire door" should be installed to meet local and national building codes.

### **Steps to Interior**

#### **Wood**

##### *Informational Conditions*

- Because the design of the home there are no stairs inside the garage up to the first floor.

### **Floor Surface Type**

#### **Concrete**

##### *Components and Conditions Needing Service*

- √ There is an old cistern located under the garage floor. It is no used as a water source and is now a storage area. There is an access lid in the floor to the cistern. Have this bolted to the floor.

**Cistern under the garage - Continued**



*Other Conditions*

- q The garage floor was noted to be in good general condition with no settlement or surface damage to the slab . It was recommended that a slab cleaning with a oil stain remover be accomplished then a sealant of the concrete be applied to the surface. This will seal the concrete.

**Overhead Door Opener Types and Condition**

**Chain Drive**

*Components and Conditions Needing Service*

- v The overhead garage door opener was not properly functional.

**Overhead Door #1 Type and Condition**

**Single - Composite and Wood**

*Informational Conditions*

- There was a composite type of door on this overhead garage door opening. These types of composite materials must be kept sealed to function properly over the long term. The glue and fibers will delaminate if moisture can access the surface materials.  
Have this door painted as needed in the future. Doors that face West or South will need more frequent paint than will doors that face North or East. The eventual replacement with a steel insulated door is advised.

Wood and composite single garage overhead door - general notes - *Continued*



## Attics

### Access Location

#### Garage

##### *Functional Components and Conditions*

m The garage attic access panel was in good condition at this time , with no damage to the frame or panel.

### Insulation Type

#### Loose Fill

##### *Components and Conditions Needing Service*

q The attic insulation in the original house attic area was noted to be about 3" thick which is lower than recommended levels of thickness to provide a proper R value for thermal resistance at today's standards. The attic was noted with compressed loose fiberglass insulation. The addition of 10 " of insulation on top of the existing is recommended at the following locations:

- 1). Over the entire attic of the house.

The loose fill insulation was noted to be below modern acceptable levels - *Continued*



## Insulation Thickness and Condition

### 4-8 Inches

#### *Components and Conditions Needing Service*

- q Insulation levels are low in the following locations:
  - Lower attic next to the garage.
  - Additional 8" of insulation is recommended in the attic to a minimum level of an R-40 at all areas where there is low insulation at this time.

## Roof Construction Type and Condition

### Rafter

#### *Functional Components and Conditions*

- m There were no noted structural movements in the observable rafter system above the main part of the home from the attic observation of this house. The installation of the rafters appears to be consistent with proper methods used during the time period in which the construction of this home was accomplished. The collar ties were in place, the plum and pitch cuts were proper. The ridge appears to be properly supported.  
NOTE: All surfaces of all rafters could not be observed due to the design of the roof and insulation levels.

## Roof Sheathing Type and Condition

### Boards

#### *Functional Components and Conditions*

- m The yellow pine boards that make up this roof sheathing over the original house are in good general condition. There were no locations where added support is needed at this time

#### *Other Conditions*

- q There was some stained wood on the roof area near the chimney from the attic observation. The roof above may have leaked in the past at the chimney flashings. There is no evidence of active leaking observed at this time.

Evidence of past leaking - *Continued*



### Attic Ventilation Condition

#### Passive

#### Functional Components and Conditions

- m There appears to be sufficient venting of the attic space given the number and size of the attic vents on this roof system.

### Other attic Conditions

#### electrical

#### Components and Conditions Needing Service

- √ Have the electrical wiring that is in the attic above the hallway area properly connected. Have an electrician review the splices and place these in proper junction boxes above the insulation level.

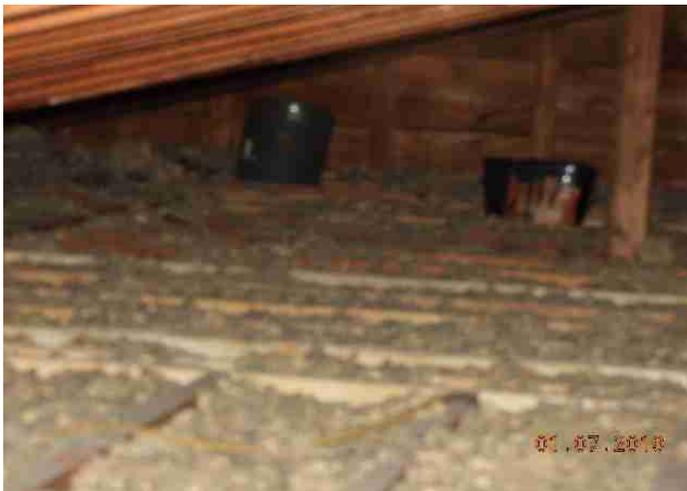


Open splices - *Continued*



**other**  
*Components and Conditions Needing Service*

- q There are some buckets inside the attic. There is no water or water stains in this area .Possibly there was a past leak that was corrected by the installation of the new roof



## Heating

**Number of Unit(s)**

2

*Informational Conditions*

- m There were two heating units in the home.

## Location of Unit(s)

### Basement

#### *Informational Conditions*

- There is a heating system is located in the basement in this house.

## Heating System Types

### Forced Air

#### *Informational Conditions*

- There is a middle level efficiency gas furnace unit in the home. There is no induction system on this type of furnace. The furnace should be serviced each year to maintain efficiency. This type of furnace is not very efficient and is as old as the home,(26 years).
- There is a heat pump system that does the heating and cooling on this house. When the exterior temperature is below 40 degrees, an oil furnace is the back up heat. This is a very efficient system and was tested on both heat,( the heat pump system) and on emergency heat,( the oil furnace). Both functioned properly.

### Heat Pump

#### *Informational Conditions*

- In the case of this house there is a heat pump system for heating and cooling part of the home. In this type of system there is a heat transfer between the interior and exterior air temperatures that will allow for heating and cooling of the house. As there is more limited use of heating elements this can be a efficient form of heating. There was noted a exterior compressing unit and an interior air handler. The "Air Conditioning" section of this report will deal with the exterior compressing unit. The " Furnace" section of this report will deal with the interior air handler.

## Age of System(s)

### 1-5 Yrs - Newer

#### *Informational Conditions*

- The furnace is only a few years old and in good condition. Keep the unit serviced on a regular basis to allow the unit to work most efficiently and provide a long lifetime. When tested there were no problems detected with the installation or the operation of the unit.

### 6-13 Yrs - Mid Life

#### *Other Conditions*

- q As a unit, the heat pump system includes the exterior compressor, interior air handler and the two coil systems. The components in these units that normally fail first are the blower motors, and the compressor units. Both can be replaced You should expect another 5 to 9 years of operation of the current heat pump system

## Fuel Type(s)

### Oil

#### *Functional Components and Conditions*

- m The oil furnace was inspected. There were no observed distortions to the exterior cabinet. No carbon monoxide was detected in the interior air flow while the furnace unit was in operation. The interior of the burner chamber was observed with a mirror and no significant cracks were observed inside the fire chamber or in the firebrick. The barometric draft was functional and there was no excessive soot build up in the flue.  
The output and input temperatures were consistent with most oil furnaces. The blower fan was functional and there appeared to be sufficient air flow across the heat exchanger. The oil orifice should be checked every year for function.

## Heating System Venting Type(s)

### Chimney - Gravity

#### *Functional Components and Conditions*

- m During the test of the oil furnace there was a draft test and carbon monoxide test performed on the unit(s). There was no evidence of impairment of the venting and no carbon monoxide leaking into the basement . Keep the flues clear of debris.

## Heating System Burner - Elements

### Proper Operation

#### *Functional Components and Conditions*

- m The furnace was tested for monoxide leaks and function. All components show no visual signs of failure .There were no elevated monoxide readings detected in the air flow around the exchanger. Add some monoxide meters as a secondary back up. These will alert you if there were to be a malfunction in the heating and some monoxide were to be released into the interior air flow.  
The invasive testing of the furnace was not attempted. All inspection information is collected through visual non invasive techniques. Meters and mirrors and common access panels were the only method of inspection. With those methods the components were noted in good condition.

## Heating System Control(s)

### Electronic System

#### *Functional Components and Conditions*

- m The digital thermostat(s) was tested and properly operated the H.V.A.C. unit(s). Thermostat temperature calibration tests are not conducted as part of this inspection service.

## Heating System Distribution Type(s)

### Ductwork

#### *Functional Components and Conditions*

- m Sufficient air flow was noted on the various supply ducts in the house at this time. There appears to be normal volume of supply ducts to the various rooms in the house.

**A/C**

## Number of Unit(s)

1

#### *Informational Conditions*

- The heat pump provides both heat and cooling. It is a single system on this home.

## Location of Unit(s)

### Rear of the House

#### Functional Components and Conditions

- m There was no problems noted with the location of the unit relative to other landscaping or stationary objects. It was recommended that any future plantings be kept a minimum of 4' away from the compressor. The air flow across the coils is imperative to proper function and inhibiting the air flow can ultimately damage the unit.

## AC System Type(s) & Condition(s)

### Central Electric

#### Informational Conditions

- The unit is a 36,000 BTU unit,( known as a three ton unit),. The only sure method of quantifying the condition of this or any air conditioner would be via a compression test by a professional H.V.A.C. contractor.  
At 36,000 BTU the unit should be moderately adequate to cool the residence, but may need to be larger or supplemental cooling added in the second story. If additional finished space is desired, a split system is advised.  
This is a estimate and no load calculations were made to arrive at this estimate. It is based on past experience only. Load calculation are beyond the scope of this inspection service.



## Age of AC System(s)

### 5-8 Years

#### Other Conditions

- q The professional service on a yearly basis is recommended. As the system gets older, it will need increased service. The unit should be cleaned and compression checked within this year. This unit appears to be 8 years old

## AC Installation Type(s) & Condition(s)

### Ground Pad

#### *Functional Components and Conditions*

- m There was no problems with the unit in terms of installation technique. Note that the lower a A/C is to the ground, the more dirt it can pull into the cooling fins of the condensing coils. The future location of any bushes, plantings or fences should be at least 4' from the exterior unit. Clean the fins often. Have them washed from inside out.

#### *Informational Conditions*

- The air conditioner was mounted on a "ground pad". This is a concrete or plastic base that is placed on the ground and the air conditioner is set on top of the pad. The pad should be maintained in a level position so that the air conditioner stays level. Keep all bushes and vines and any other vegetation from blocking the air flow across the exterior coils in the future.

## AC Condensation Line Type(s)

### Floor Drain

#### *Informational Conditions*

- The floor drain for the unit was noted to be functional as was the condensate drain line. Keep the drain line functioning properly all year. Pour some bleach down the line every year to kill bacteria that may form on the interior of the drain pipe. Monitor the floor drain for any signs of water back up. There are sensors that can be glued to the floor area around the drain that will set off an alarm if water were to back up and touch the sensor. These are effective in monitoring the floor drain and water flow in these areas.

## AC Freon Line Type(s) & Condition(s)

### No Problems

#### *Functional Components and Conditions*

- m The exterior copper line that connects the air conditioner exterior unit with the interior furnace/air handler is known as the "suction line". It carries the compressed refrigerant gas in to the evaporator coil that is inside the furnace/air handler. It should be insulated so that the cold refrigerant gas can be transferred in cold form, into the interior evaporator coils with minimum cooling loss of the refrigerant.  
In the case of this suction line, there were no apparent problems noted with the line set condition in terms of missing insulation, or restriction of flow of the refrigerant gas.

## AC Electrical Condition(s)

### Good Condtion

#### *Functional Components and Conditions*

- m The sub panel disconnect for the air conditioning was noted to be in good condition with no problems observed inside the panel box.

## Exterior Compressor

### Operation Satisfactory

#### *Functional Components and Conditions*

- m When the compressor was tested there was no odd or unusual noises and no excessive rust on the compressor or compression components noted during the test operation. There was moderate dirt on the exterior coils, but this can be easily cleaned off the exterior surfaces.  
The temperature "drop" measurement was within normal temperature levels( between 15 degrees F. and 20 degrees F.), and this information provides a general picture of a properly functioning air conditioning unit. Have the unit compression tested and serviced this and every Spring.

## Basement

Termites can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a termite problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

Conditions that are attractive to wood boring insects should be avoided. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).

Wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity.

### Floor Type and Conditions

#### Concrete

##### *Functional Components and Conditions*

- m Typical slab cracks were noted in the basement floor. Slab cracks are normally of no structural consequence. The slab in a basement or crawlspace is independent from the foundation. Cracks are normally a result of stress caused by moisture or typical concrete shrinkage. The grouting of the cracks was suggested to seal the openings. A quality concrete grouting compound was suggested.

##### *Informational Conditions*

- There is stored material on the basement floor at this time. This condition did obscure the observation of the entire floor system.

### Basement Conditions

#### Current Active Leaks

##### *Components and Conditions Needing Service*

- v There is a small amount of water noted to be leaking into the basement at the left side wall area and at the front corner near the porch. The drain for the downspout and the negative soil grade on the exterior side of the foundation are contributory. The old foundation has no drain tile around the perimeter like modern foundations so the water that builds up outside . These areas are allowing water to access at the bottom of the foundation near the laundry area.

It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage.

Please refer to the Roofing and Exterior sections of the report for more information.

Please beware of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

There was noted to be an active leak in the basement - recommend repairs - *Continued*



- ✓ There is mold in this basement due to water leaking into the basement on the center wall. The conditions are encouraging mold growth to propagate. Have the wall material removed.



## Stair System Conditions

### Interior Stairs

#### Functional Components and Conditions

- m The interior stairs and handrails were in good condition with no problems observed with the rise or height or lighting of the stair system or other related components.

#### Components and Conditions Needing Service

- q The building codes of the time period in which these basement stairs were installed differ from the modern codes in areas concerning head height, tread width and other items. These stairs are not safe but access is possible with care.. The stairs are steep, tread width is narrow, the handrail is not continuous and the head height is low.

## Foundation Insulation Type

### None

#### *Other Conditions*

- q There was no insulation observed on the exterior foundation walls in the basement area of the foundation. Adding insulation in between the joist at the rim joist and down the walls by about 4' will help with the thermal resistance and better energy savings.

## Drainage System Type and Conditions

### Sump Pump

#### *Components and Conditions Needing Service*

- q Improvement of the sump system is recommended.  
The following modifications are recommended:  
1). The sump is noted to collect sanitary water from the washer. Have it drained into the sanitary drain line instead

#### *Other Conditions*

- q The sump pump in the basement was noted without a battery backup. In the present condition, the failure of the main sump would allow surface water to drain into the basement. There should be a battery back up sump pump and properly installed drain system inclusive of a check valve installation in this sump pump system. Once installed the battery on the unit is recommended to be removed and tested at an auto parts store once a year to ensure the battery holds a proper charge.

## Drainage Termination

### To Exterior

#### *Components and Conditions Needing Service*

- q The termination point of the sump pump was not observed but it is somewhere near the front drainage ditch near the road. Have the drain line termination located and be sure that there are no roots or mud blocking the water flow of this sump pump.

## Ventilation Type and Conditions

### Basement Windows

#### *Other Conditions*

- q The basement windows were noted to be standard old wood foundation windows at this time. Most law enforcement professionals state that a replacement with glass block windows will lower access potential by criminals. There are also thermal benefits from a glass block window system. There are several types of glass block units with or without vent panels.  
This type of window modification may be encouraged when the basement finishing is accomplished. If any area is to be used as a sleeping area, do not use glass block windows in that area. Be sure that those windows meet minimum opening requirements.

## Foundation Type and Conditions

### Concrete Block

#### *Components and Conditions Needing Service*

- q There were noted some stair step types of cracks in the concrete block wall of the home on the front left walls in the corner. These types of cracks are caused by water freezing and lifting the blocks at the frost line. The improvement of the water drainage on the exterior is necessary and tuck-point the horizontal cracks.  
There is no significant bulge observed in the left wall portions of the basement. There appears to be no structural problems with the wall in this foundation as a result of the cracks. Drain all the exterior

downspouts away from this wall. If more movement develops in the future, a structural engineer might be consulted on this matter to obtain His/Her opinion.

## Plumbing

### Main Supply Line Type and Condition

#### Copper Pipe

##### *Functional Components and Conditions*

- m There were no observed problems with the main water supply line as it enters into the house. There were no observations of any other part of the main water supply and no information can be offered as to the condition of the supply line between the street and the house.

### Main Supply Line Location

#### Basement Wall

##### *Informational Conditions*

- The main water shut off valve was located on the front wall of the basement .

### Main Supply Line Shut Off Size

#### 3-4 Inch

##### *Functional Components and Conditions*

- The main incoming water line appears to be 3/4" pipe where it can be observed.

### Interior Supply Line Type and Conditions

#### Copper Pipe

##### *Functional Components and Conditions*

- m There were no areas where there was water leaking. The observable section of the supply plumbing system were in operating condition at this time.

##### *Components and Conditions Needing Service*

- q The home was constructed during a time when lead solder was used to connect the copper water supply lines. The use of a good water filter system is recommended for all water that may be ingested.

### Waste Line Type and Conditions

#### Combination of Pipes

##### *Functional Components and Conditions*

- m The waste lines in this house appear to be in functioning condition at this time. There was no water leaks in the tested drain lines at the time of the inspection. Note that there is only limited observation of the waste lines in this house due to finished walls.  
The waste lines in this home were noted to be cast iron, copper but mostly PVC.

## Water Heater Type and Conditions

### Electric

#### *Functional Components and Conditions*

- m The electric water heater at the area near the stair system was noted to be functioning properly with no evidence of water leaking or excessive corrosion on the supply fittings. The bottom element was checked and determined that it was in functioning condition. The installation of a timer is suggested as a energy savings device on all electric water heaters.  
The flushing of the water heater is important to accomplish every year. This draining of the tank yearly will reduce harmful mineral deposits that build up in the bottom of the water tank.

## Laundry

### Location

#### Basement

#### *Informational Conditions*

- There was a laundry located in the basement of this house

### Laundry Tub Type

#### Concrete

#### *Functional Components and Conditions*

- m The laundry tub was tested and there were no leaks from the waste line or the supply lines. The unit was properly mounted and was in good condition with no observed cracks or damage to the surface.

### Dryer Type and Connections

#### Electric - 3 Prong Cord

#### *Informational Conditions*

- q There was a 240 electric clothes dryer electric box in this house. The new dryers have a different plug & receptacle from the past. There are now four prong connectors on the new 220 lines rather than 3 the older prong connectors that are provided. If a new dryer needs to be purchased, be sure that the connector or receptacle are updated to fit the new configuration.

### Washer Connection Conditions

#### Appears Functional

#### *Informational Conditions*

- Note that there is no testing of the water supply valves or waste line of any wall box type of supply/waste system in any laundry. The valves are often open for very long periods of time and tend to "freeze" in open position and/or tend to drip/leak when the washer is removed by the Sellers. There is no guarantee that the valves will not have problems in the future. The replacement of any older valves, ( more than 10 years) is recommended.

#### *Other Conditions*

- q Recommend to install the steel braided water supply hoses on any washing machine. The new steel sleeved hoses are superior to the old rubber types because they are much less likely to rupture.

## Structure

### Wall Framing Type and Condition

#### Double Masonry

##### Informational Conditions

- With masonry construction, there are no wood studs or timbers in the exterior wall structure. Instead there is a brick exterior wall that is tied together with a masonry block wall on the interior side of the structure. This type of double masonry construction makes for a very strong exterior wall system. It does, however have less R value than a wood frame structure with standard insulation between the studs.  
The application of caulking to any wall penetration, mortar tuck pointing of gaps or holes in the brick mortar and the installation of a quality window system are the best ways to reduce air infiltration and maintain good R value in a double masonry house.  
Attic insulation is also very important to energy efficiency in a double masonry home. Maintain a R-35 minimum in the attic areas over the living areas of the house.

### Floor Structure Type and Condition

#### Joist

##### Components and Conditions Needing Service

- √ The observable floor joist system in this was noted with a knots and a cracks in 2 of the floor joists below the first floor. When the knots in the joist are at the bottoms of a joist and the location of the knot is near the center point of the span of the floor joist, the joist has a higher propensity to crack in that location. The probability is increased even more if there are electric or plumbing lines or pipes that are cut into the joist in these same locations.  
The repair of these cracked joist is recommended to insure the overall structural integrity of the floor joist system. A 6' to 8' long "sister" added to the side of these joists is necessary. The sister may not be cut or notched. It should be set on one bearing point at minimum. It must be as wide as the dimensional lumber to which it is attached.



## Sub-Floor Type and Condition

### Boards

#### Functional Components and Conditions

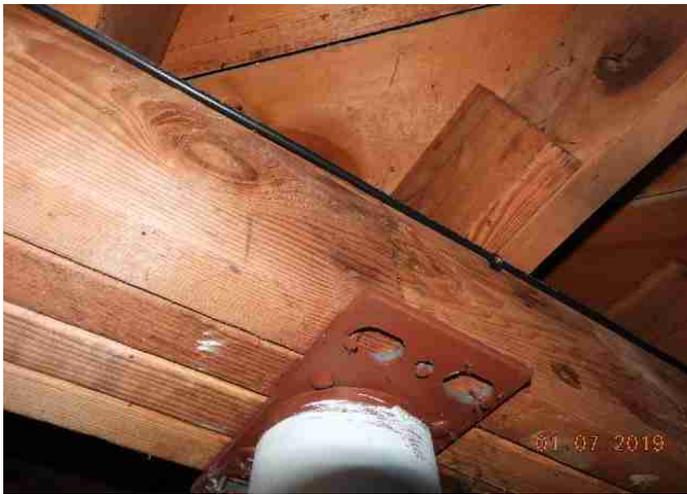
- m The boards that make up this sub floor were noted with no evidence of damage or deterioration. The sub floor was composed of boards of 3/4" thickness.  
If ever the sub floor begins to squeak, try placing shims between the sub floor and the floor joist. This will often time silence the squeak.

## Beams - Columns Condition

### Steel Post

#### Components and Conditions Needing Service

- √ The installation of a steel bolt into the wood beam at the top of the post intersection is needed in the basement area.



## Sill Plate - Rim Joist Condition

### None

#### Informational Conditions

- In this type of house, there are no "rim joist" due to construction technique. The double masonry house has the floor joist set into the concrete block foundation walls.

# Electrical

## Main Service Type and Condition

### Overhead Aluminum

#### Functional Components and Conditions

- m There were no problems noted with the aluminum overhead electrical service. There was good connection of the service drop cable to the house wall, the weather head was secure, the service drop was safely away from any tree limbs, there was proper clearance from the grade, driveway and buildings noted, and the service entrance cable was in good condition and secure to the house wall.

*Components and Conditions Needing Service*

- √ The main cable of the electrical service that is connected to the wall of the home is called the Service Entrance cable. The cable on this home is deteriorated and loose. The cable must be replaced.



## Main Service Size

100 Amp 240V

*Functional Components and Conditions*

- m The service appears to be adequate for the existing demand of the house at the present time. Any moderate future demands on the existing electrical service should be able to be accomplished. The service is functioning properly at this time as could be determined without amperage draw tests.

## Main Service Panel Location & Condition

Garage

*Functional Components and Conditions*

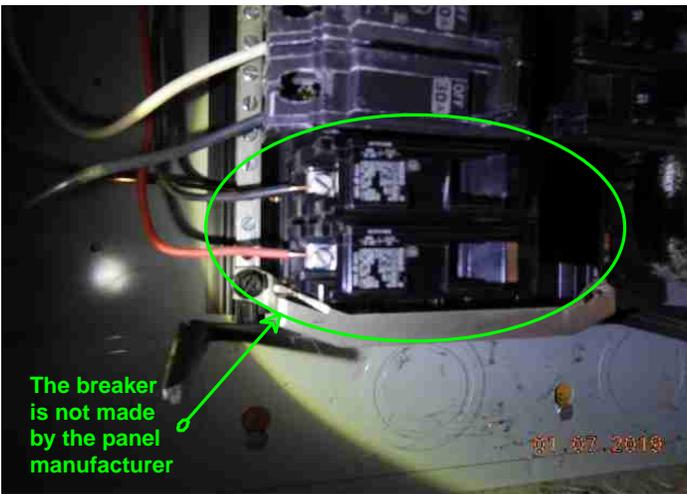
- m The interior of the electrical panel was accessed by removing the "dead front cover" and observing the wiring conditions inside the electrical panel. The wiring conditions inside the panel were observed to be in good condition. The circuit breakers were secure, the load wires were connected tightly to the breakers and without error in size or method of connection. The neutral and ground wiring was also inspected and found to be properly installed.

The main panel in the garage was noted to be in good condition - *Continued*



**Components and Conditions Needing Service**

- √ All electrical panels must have the proper types, sizes and manufacturer of breakers connected to the interior bus bars. The electrical codes require that the manufacturer of the electrical main panel box is the same and only manufacturer of the breakers that is compatible. (Although some breakers do interchange). In the case of this electrical panel there was a 240 volt breaker manufactured by a different manufacturer from the panel box that was noted to be connected to the bus bar. It is recommended that this breaker be removed and a proper breaker be installed.



**Sub Panel Location & Condition**

**Exterior Wall Surface**

*Functional Components and Conditions*

- m The air conditioning/heat pump sub panel was properly mounted without rust in the box. There was proper wiring in the sub panel and there is no fuse or breaker in the panel.

The AC-heat pump sub panel was in good condition - there was no breakers or fuses - *Continued*



## Service Grounding Location & Condition

**Not Observed**

*Other Conditions*

- q The location of the ground bond was not determined during the inspection because the ground rod was buried in the earth.

## Distribution Wiring Type and Condition

**Copper**

*Components and Conditions Needing Service*

- v There are electrical modification items found in this home. They are as follows:
  - 1). The electrical receptacles in the kitchen nearest the phone is missing grounding. Any circuits that are connected to these receptacles should be connected to GFCI breakers.
  - 2). The kitchen and the bath are recommended to be updated to a GFCI circuit .
  - 3). There are several exterior wiring items that should be modified so that they are within the accepted methods of residential wiring requirements. Things like the wiring in the car port area and in the garage need modifications like adding conduit to the wiring. There are some junction boxes with wires entering without proper clamps
  - 4). In the attic there are wiring modification needed at the splices and some frayed wiring near the access panel.

There were some modifications needed in branch circuit wiring in the house - *Continued*



## Lights Conditions

### Good Condition

#### Functional Components and Conditions

- m The main house interior lights were tested during the inspection. There were no major problems noted with the function of the light fixture or the securing of the fixtures in most of the house.

## Outlets Conditions

### Good Condition

#### Informational Conditions

- There was some stored material and furniture in the various rooms of the house that there was limited observation of wall and floor and many electrical outlets in this house. There may be items in the house that were not observed during the inspection as they were blocked from view.

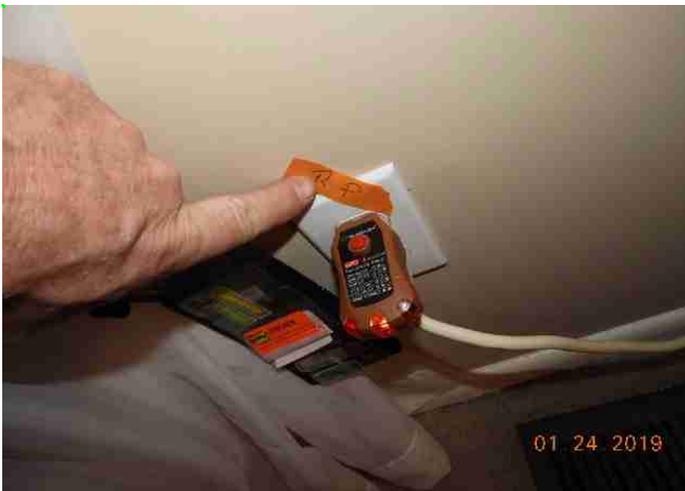
#### Components and Conditions Needing Service

- ✓ The door bell did not chime when the exterior button was engaged.

### Damaged Outlets

#### Components and Conditions Needing Service

- ✓ As the outlets age, the prongs that are inside the receptacle begin to lose tensile strength and become loose at the connections with the plugs. When the plug becomes loose poor connections are made and resistance develops. This is not a recommended condition.  
There were receptacles noted in this house in several locations such as in the hallway that are not only fatigued but also wired in reverse polarity. This means that the black wire and white wire that connect to the receptacle are in reverse position. This needs to be corrected for safety of the equipment that may be plugged into this outlet. The re-wire of this outlet is necessary at this time.



## Switches Conditions

### Good Condition

#### Functional Components and Conditions

- q A representative sample of the wall switches that were tested. At the time of the inspection most were in good operating condition at this time. There were many switches in this home. The home owner should be contacted to aid in the identification of all the switches.

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*Components and Conditions Needing Service*

- q Some of the switches were tested but the operation of which light or outlet was not determined. Ask the homeowner for information

## **GFCI Conditions**

### **Needed at Some Locations**

*Components and Conditions Needing Service*

- q A GFCI circuit for the kitchen counter area was suggested. Presently there is no GFCI circuit. This is typical for the time period that this house was constructed.
- q The addition of GFCI circuits to the first floor hall bathroom is important to the safe use of the outlets in the future. It is recommended as a safety upgrade.
- ✓ **The addition of GFCI circuits to the rear enclosed entertainment area is necessary as a safety upgrade.**

*Other Conditions*

- q In the pole barn there is a chance of water and electric coming together. Have the wall outlets in the barn upgraded to a GFCI outlet in the near future.

## AFFILIATIONS AND CERTIFICATIONS

American Society of Home Inspectors Member since 1994.

Home inspection certification that identifies Terrence Finegan as a inspector who has passed all examinations on all aspects of residential construction. A member in good standing who as passed all examinations on all continuing education requirements. As of 2010 Terrence Finegan has preformed over 8,000 fee paid inspections.

Exterior Design Institute Member since 1999.

Certification of Terrence Finegan as a member in good standing that has passed all examinations to be certified as a Level II inspector. In regard to the residential and commercial application of the exterior material known as EIFS,( also known as synthetic Stucco or Dryvit), Terrence Finegan holds a high level of understanding. Having passed examinations to prove competence in many other exterior envelope materials and the application of those materials in residential construction, Terrence Finegan has been certified by EDI. Over 1000 EIFS inspections have been preformed by Terrence Finegan as of 2010

## REPORT CONCLUSION

1234 Example Street, Anywhere, Ohio

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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