

# INSPECTION REPORT



For the Property at:  
**202 SAMARITAN AVENUE**  
ASHLAND, OH 44805

Inspection Date: Wednesday, November 27, 2024

Prepared by: Joshua Wendling



Elite1 Home Inspections, LLC  
1996 Kings Corners Rd. East  
Lexington, OH 44904  
419-571-5838

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)  
[Josh@elite1homeinspections.com](mailto:Josh@elite1homeinspections.com)



November 28, 2024

RE: Report No. 3858  
202 Samaritan Avenue  
Ashland, OH  
44805

#### SCOPE OF INSPECTION:

Thank you for choosing Elite1 Home Inspections, LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of The American Society of Home Inspectors (ASHI). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Elite1 Home Inspections, LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the ASHI Standards except as may be noted in the Limitations of Inspection sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the ASHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the ASHI Standards of Practice is available at:  
[www.homeinspector.org/docs/standards.pdf](http://www.homeinspector.org/docs/standards.pdf)

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including

but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice. Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components. Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves. Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank for choosing Elite1 Home Inspections, LLC.

Sincerely,

Joshua Wendling  
on behalf of  
Elite1 Home Inspections, LLC

Elite1 Home Inspections, LLC  
1996 Kings Corners Rd. East  
Lexington, OH 44904  
419-571-5838  
[www.elite1homeinspections.com](http://www.elite1homeinspections.com)  
[Josh@elite1homeinspections.com](mailto:Josh@elite1homeinspections.com)



## INVOICE

November 28, 2024

Report No. 3858

For inspection at:

202 Samaritan Avenue

Ashland, OH

44805

on: Wednesday, November 27, 2024

Home inspection Under 2,000 SQ FT

\$375.00

Discount - Military/Police/Fire/EMS

(\$50.00)

Total

\$325.00

PAID IN FULL - THANK YOU!

Elite1 Home Inspections, LLC  
1996 Kings Corners Rd. East  
Lexington, OH 44904  
419-571-5838  
[www.elite1homeinspections.com](http://www.elite1homeinspections.com)  
[Josh@elite1homeinspections.com](mailto:Josh@elite1homeinspections.com)

# SUMMARY

Report No. 3858

202 Samaritan Avenue, Ashland, OH November 27, 2024

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

For directional purposes, all indications are as if we are standing at the curb looking at the home from the street. You will find that throughout the report we will refer to defect locations as left front, right front, left rear and right rear.

At your request, a visual inspection of was conducted of the following home. An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, guarantee nor a warranty service.

## SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major cost or life safety defects that need further evaluation or repair by appropriately qualified professionals .

[Priority Maintenance Items](#)

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

**Condition:** • Corrosion noted. Recommend further review by a licensed electrician.

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • Past life expectancy

Routine maintenance can help extend the service life

**Implication(s):** Equipment failure | No heat for building

# SUMMARY

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • The air conditioning unit is past its expected life expectancy. Because the inspector could not test the unit due to the cold outdoor temperatures, we recommend servicing before use and annually thereafter.

## Plumbing

### WASTE PLUMBING \ Sump pump

**Condition:** • The sump pit was dry. This may be due to having the basement waterproofed. The pump was operational. Not having any water in the pit could damage the pump. Make repairs as needed.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for trusting Elite1 Home Inspections, LLC to conduct this home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at 419-571-5838 or e-mail [Josh@elite1homeinspections.com](mailto:Josh@elite1homeinspections.com).

[Home Improvement - ballpark costs](#)

# ROOFING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**The home is considered to face:** • South

**Sloped roofing material:** • [Asphalt shingles](#)

**Approximate age:** • Not determined.

**Typical life expectancy:** • 25-30 years

**Roof Shape:** • Gable • Hip • Gambrel

## Limitations

**General:** • Roof leaks can appear at anytime. This inspection is a snapshot of the roof condition at the time of the inspection and should not be considered a warranty of any kind.

**Inspection limited/prevented by:**

- Wet roof surface hides flaws
- Lack of access (too high/steep)

Upper Roof

**Inspection performed:**

- By walking on roof
- With binoculars from the ground
- From roof edge

Lower Roof

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish • Roof and gutter de-icing systems.

## Recommendations

### RECOMMENDATIONS \ General

**1. Condition:** • The roof appeared to be in good condition at the time of inspection.



1. The roof appeared to be in good condition a...

# ROOFING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## SLOPED ROOFING \ Asphalt shingles

**2. Condition:** • Vulnerable area for water ponding. Install flashing diversion as needed.

**Location:** Right Front



2.

**3. Condition:** • Minor granule loss and moss/mildew in areas.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

### General:

- Temperature at time of inspection  
44 Degrees
- Time of Inspection  
1:00pm
- Weather at time of inspection was overcast
- Home occupied at time of inspection
- Year home was built  
1929
- Square Feet  
1452

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Gutter & downspout discharge:** • [Below grade](#) • [Above grade](#)

**Lot slope:** • [Away from building](#) • [Towards building](#) • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum/Vinyl

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Concrete

**Walkway:** • Concrete

**Exterior steps:** • Concrete

**Patio:** • Pavers

**Fence:** • Wood • Chain link

**Garage:** • 2 Car Detached

## Limitations

**General:** • The garage tension is not tested during the home inspection. We recommend following the garage door opener manufacture's guideline on correct tension and set it as required. • Sheds, storage buildings or any detached structure are not inspected unless specified. • Recommend keeping a positive grade away from the home to prevent water from entering the basement.

**Inspection limited/prevented by:** • Landscaping / Trees/ Shrubs • New finishes/paint/trim • Storage in garage

**Not included as part of a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Erosion control, earth stabilization measures • Exterior Grills / Fire Pits • Pools/Spas/Hot Tubs • Seawalls, breakwalls, docks

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Recommendations

### OPTIONAL \ Exterior

**4. Condition:** • Vent close to grade. This could easily be covered by snow in the winter months. Relocate if desired.

**Location:** Rear



*3. Vent close to grade. This could easily be...*

### ROOF DRAINAGE \ Gutters and Downspouts

**5. Condition:** • The weather was dry at the time of the inspection. Monitor the flow of the water during a rain storm to ensure the water is diverting properly.

### ROOF DRAINAGE \ Gutters

**6. Condition:** • Monitor for overflowing water and install splash guards as needed

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Monitor for overflowing water and install...



5. Monitor for overflowing water and install...

**7. Condition:** • No gutter system at the left rear. Water likely overflows at this area.

**Task:** Repair as needed



6.

**8. Condition:** • Evidence of overflowing water in areas. Possible past bird nesting also noted. Monitor and make repairs

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

as needed.

**Location:** Front



7.



8.

## ROOF DRAINAGE \ Downspouts

**9. Condition:** • Downspout is not directed into its proper drain. Should discharge 6 ft away from the building to prevent water from coming back toward the foundation. Recommend extending the downspout or run the downspout below the grade away from the structure.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



9. Downspout is not directed into its proper...



10. Downspout is not directed into its proper...

## WALLS \ Trim

10. **Condition:** • Dents/damage

**Location:** Rear

**Task:** Repair as desired



11.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## WALLS \ Vinyl siding

**11. Condition:** • Moss, mildew, or dirt noted in areas. Recommend cleaning the siding.

**12. Condition:** • Typical mechanical damage noted in areas. Repair or replace sections as needed.

**Location:** Minor in areas



12. Typical mechanical damage noted in areas....



13. Typical mechanical damage noted in areas....



14. Typical mechanical damage noted in areas....

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## EXTERIOR GLASS/WINDOWS \ General notes

**13. Condition:** • Too close to grade. This is a vulnerable area for water intrusion. Re-grade.

**Location:** Rear and Left Side



**15.** Too close to grade. This is a vulnerable...



**16.** Too close to grade. This is a vulnerable...

## EXTERIOR GLASS/WINDOWS \ Exterior trim

**14. Condition:** • Paint and caulking needed on window(s).

Minor

**Location:** Upper Fixed Windows

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



17. Paint and caulking needed on window(s).



18. Paint and caulking needed on window(s).

15. **Condition:** • Minor damage

**Location:** Left Rear



19.

## DOORS \ General notes

16. **Condition:** • Self closer missing. Install to prevent damage from high winds.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Location:** Front Storm Door

## DOORS \ Exterior trim

**17. Condition:** • Paint needed on exterior door trim. Paint to prevent damage from rain and pests.

Animal damage on door and trim

**Location:** Rear



**20.** Paint needed on exterior door trim. Paint t...

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**18. Condition:** • Damaged/cracked

**Location:** Front Porch

**Task:** Repair

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



21. Damaged/cracked



22. Damaged/cracked

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

19. Condition: • Typical mechanical damage. Repair as needed.

Location: Front Porche



23.

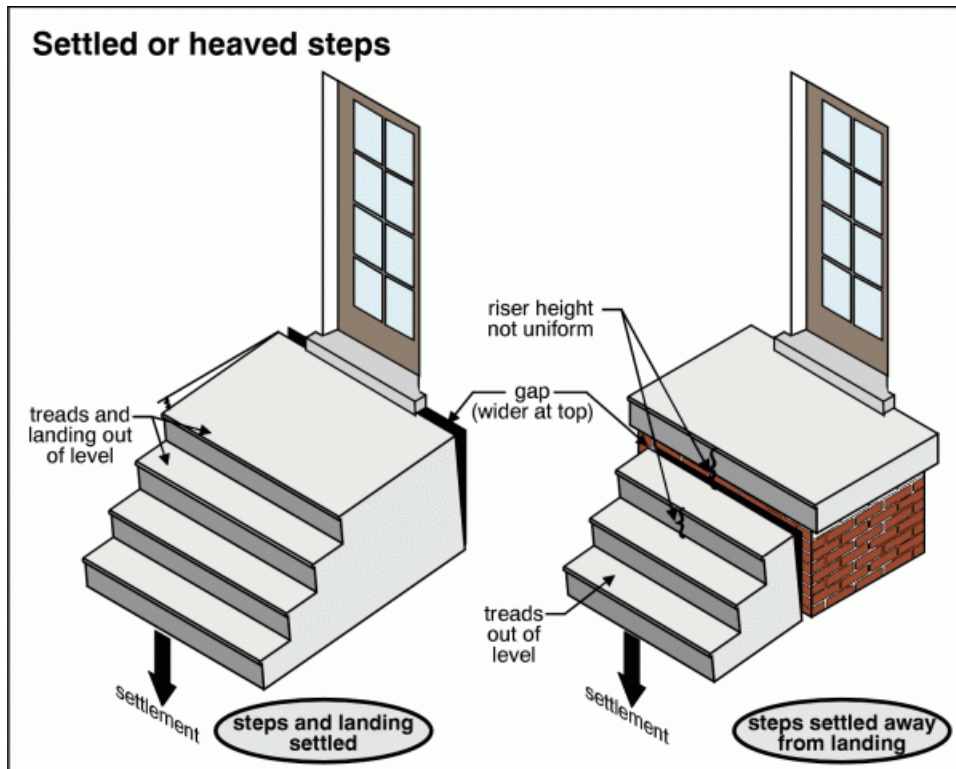
## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

20. Condition: • [Steps or landings settling or heaving](#)

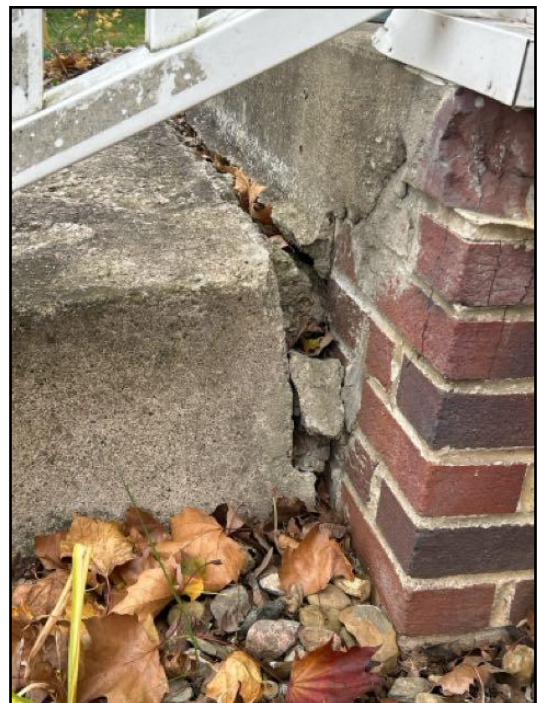
Implication(s): Weakened structure | Trip or fall hazard

Location: Front

Task: Repair



24. Steps or landings settling or heaving



25. Steps or landings settling or heaving

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## LANDSCAPING \ General notes

- 21. Condition:** • Recommend trimming bushes at least ten inches from the siding to prevent damage.
- 22. Condition:** • Large trees next to the home. Monitor for falling branches and root intrusion and remove/trim as desired.

## LANDSCAPING \ Lot grading

- 23. Condition:** • Recommend keeping positive drainage of 1 inch of slope for every 1 foot for at least 6 feet to reduce the chance of water intrusion at the foundation of the property. In order to reduce moisture intrusion and insect infestation, keep mulch/dirt 6 to 8 inches below the siding/wall coverings. Grading should be improved to promote the flow of storm water away from the property.

## LANDSCAPING \ Walkway

- 24. Condition:** • Cracked or damaged surfaces. Repair or replace as needed.

**Implication(s):** Trip or fall hazard

**Location:** Front



**26.** *Cracked or damaged surfaces. Repair or...*

## LANDSCAPING \ Driveway

- 25. Condition:** • Recommend sealing the expansion joint at the home to driveway intersection to prevent water from entering the space.

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



27. Recommend sealing the expansion joint at th...

## GARAGE \ General notes

**26. Condition:** • The following are defects that were found on the detached garage. Repair or replace listed items as needed or desired.

- Mechanical damage on doors and trim
- Remove debris from exterior walls
- Typical mechanical damage on siding
- Siding too close to grade in areas
- Large trees next to structure
- Minor damage on screen
- Paint needed on man door trim
- Storage blocked the left side garage sensor. The right side door was unplugged.
- Possible water intrusion
- Storage limited the inspection

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



28. The following are defects that were found o...



29. The following are defects that were found o...



30. The following are defects that were found o...



31. The following are defects that were found o...

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

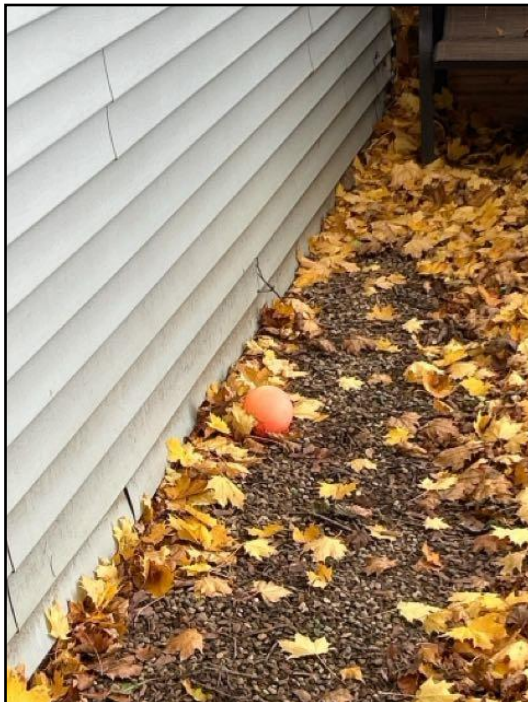
INTERIOR



32. The following are defects that were found o...



33. The following are defects that were found o...



34. The following are defects that were found o...



35. The following are defects that were found o...

# EXTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



36. The following are defects that were found o...



37. The following are defects that were found o...



38. The following are defects that were found o...

## Description

**Configuration:** • [Basement](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters

## Limitations

**General:** • This property is older than 50 years old, and the inspector considers this while inspecting. It is common to have areas that no longer comply with current codes and cannot be expected to meet current code standards. It is common for properties this age to have prior repairs that may be done in a less than workmanlike manner, old plumbing or mixed materials, past or present signs of water in the basement or crawlspace, and outdated electrical wiring and panels.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

**Percent of foundation not visible:**

• 99 %

The walls were covered by waterproofing material. Unable to identify any cracks or deficiencies.

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### FOUNDATIONS \ General notes

**27. Condition:** • Crack(s) noted on the basement foundation. Monitor for worsening cracking and repair as needed. If cracks widen overtime we recommend further evaluation by a licensed contractor. Seal crack(s) as needed to prevent water from entering the space.

# STRUCTURE

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

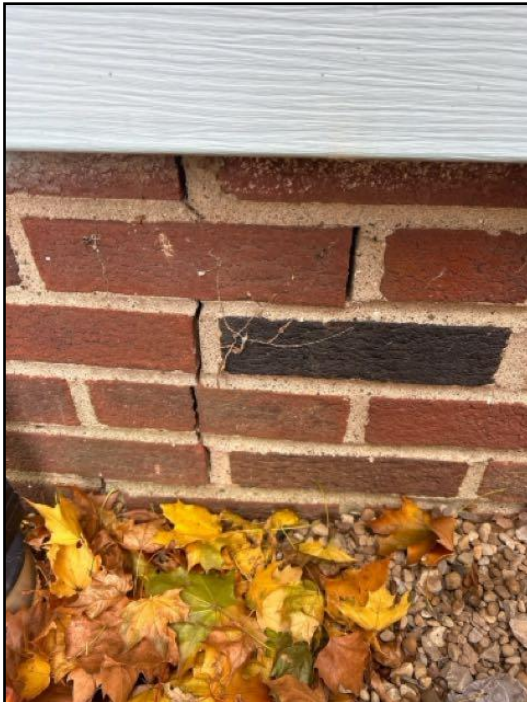
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



39. Crack(s) noted on the basement foundation....



40. Crack(s) noted on the basement foundation....



41. Crack(s) noted on the basement foundation....



42. Crack(s) noted on the basement foundation....

# STRUCTURE

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

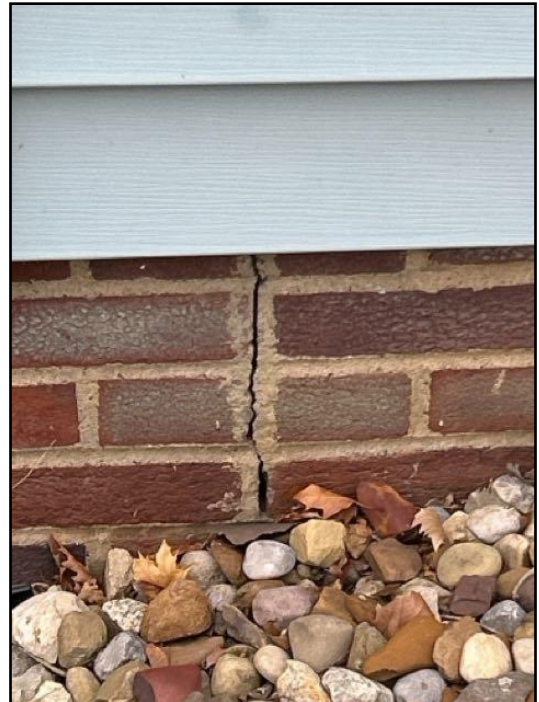
INSULATION

PLUMBING

INTERIOR



43. Crack(s) noted on the basement foundation....



44. Crack(s) noted on the basement foundation....



45. Crack(s) noted on the basement foundation....

## FLOORS \ Joists

28. **Condition:** • Possible microbial growth noted on the floor joists. Recommend cleaning or further testing to verify.

# STRUCTURE

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



46. Possible microbial growth noted on the floo...



47. Possible microbial growth noted on the floo...

## FLOORS \ Sheathing/Subflooring

**29. Condition:** • Old sink was removed. Repair floor as needed.

**Location:** Basement



48.

## COMMENTS \ Additional

**30. Condition:** • As most of the upper level (attic) is taken up by living area and/or storage, the actual attic ventilation is minimal. Any water penetration from the roof area most likely would show up as water spots on the ceilings. Due to this limited accessibility, we were unable to perform a visual inspection of the complete attic space. As such we advise you be alert to any signs of moisture infiltration and if signs appear have them reviewed by a qualified professional.

# ELECTRICAL

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Service entrance cable and location:** • [Overhead](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • [Copper - water pipe](#)

**Electrical panel manufacturers:** • Square D

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#) • [Ungrounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCIs present](#) • No AFCI

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

**Fire Extinguishers:** • None

## Limitations

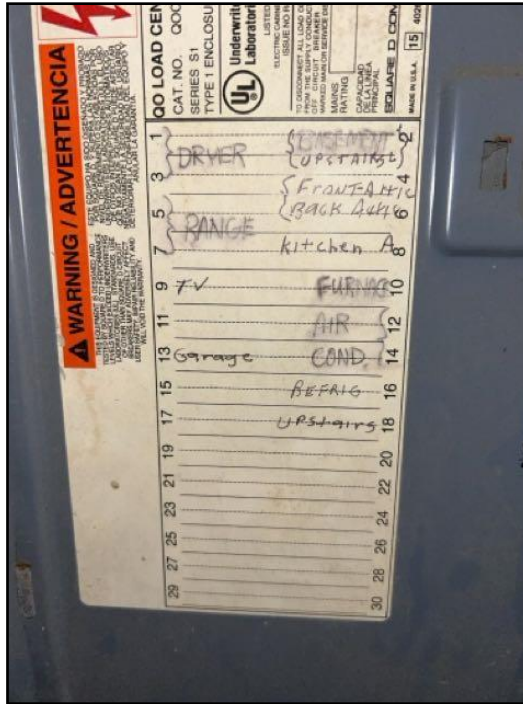
**General:** • Visual inspection of the wiring is limited. Inspectors cannot determine if there are any hidden Aluminum wiring in the home. • Low voltage systems such as telephone wiring, intercoms, alarm systems, TV wiring, timers and smoke detectors are not included in the inspection. • Power saving panels and systems are excluded from the home inspection

**Inspection limited/prevented by:** • Restricted access

**System ground:** • Quality of ground not determined

**Circuit labels:**

- The accuracy of the circuit index (labels) was not verified.
- Some of the circuit labels are not labeled in the panel.



49. Some of the circuit labels are not labeled...

**Not included as part of a building inspection:** • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

## Recommendations

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

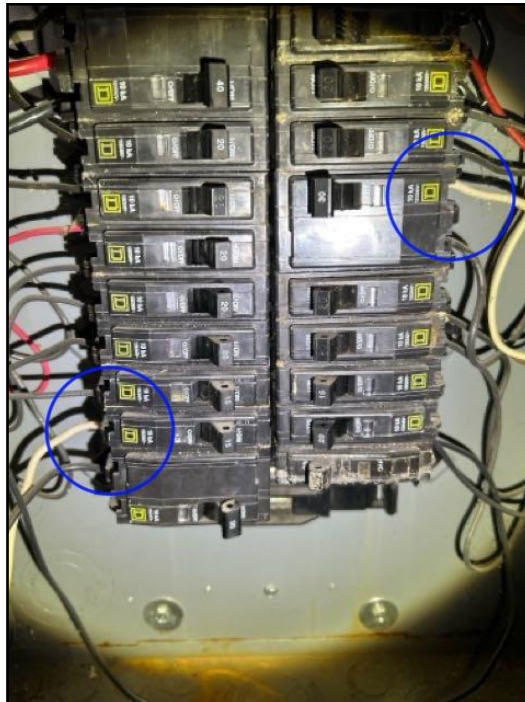
**31. Condition:** • The service wire is in contact with tree branches. Recommend trimming or removing the tree so that high winds don't damage the service line. Also, this is dangerous if a child is climbing the tree and doesn't see the wire.



50. The service wire is in contact with tree...

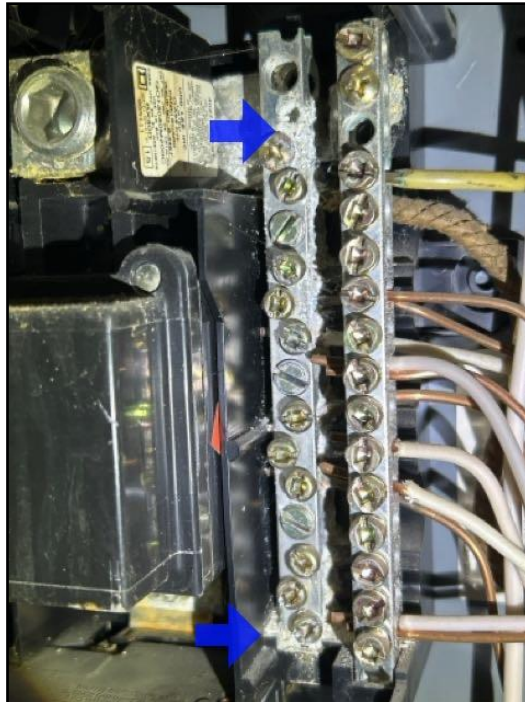
## SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

32. **Condition:** • Neutrals going into breakers should be marked with black tape showing that the wire is hot



51. Neutrals going into breakers should be...

33. **Condition:** • Corrosion noted. Recommend further review by a licensed electrician.



52. Corrosion noted. Recommend further review b...

## DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

34. **Condition:** • Spliced/damaged wires. Replace or install proper junction box for safety.

**Location:** Rear Bedroom



53. Spliced/damaged wires. Replace or install...

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**35. Condition:** • Missing

**Implication(s):** Safety issue

**Location:** Attic

**Task:** Install



**54. Missing**

# HEATING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

### General:

- Thermostat location  
Dining Room

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

### Furnace manufacturer:

- Armstrong Air



55. Armstrong Air

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Combustion air source: • Interior of building

Approximate age: • [23 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter • Exterior wall

Condensate system: • Discharges through a condensate pump to the waste drain piping.

## Limitations

**General:** • Not tested as part of the home inspection: Whole house fans, heat recovery ventilators, energy recovery ventilator. • Humidifier operation/ effectiveness not tested as part of a home inspection • Space heaters, portable heaters, and aftermarket bedroom heating units are not tested during the home inspection. Pilot lights are not lit by the inspector during a home inspection. • Heating unit's for garages are not covered in the scope of this inspection. If the garage has a heating unit, the flame must be 16 inches above floor level. • Pilot lights are not lit by the inspector for things such as gas fireplaces or gas logs • Pellet or wood fireplace inserts are not tested as part of a home inspection • Parging on the chimney can conceal defects • Pellet stoves are not tested as part of the home inspection

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds • Condensate pump operation is not verified as part of a home inspection. • The inspector does not determine what zone each furnace operates. Contact a licensed HVAC contractor to determine as desired. • Electrically controlled damper controls • Electrically controlled duct booster fans • Air purification systems

## Recommendations

### OPTIONAL \ Heating

**36. Condition:** • Recommend replacing furnace filters according to manufacturers guidelines

**37. Condition:** • Note: No visible bonding on gas lines. Ensure proper bonding.

### GAS FURNACE \ Life expectancy

**38. Condition:** • Past life expectancy

Routine maintenance can help extend the service life

**Implication(s):** Equipment failure | No heat for building

### GAS FURNACE \ Ducts, registers and grilles

**39. Condition:** • As with all real estate transactions we recommend having the ducts cleaned in the home before you move in.

**40. Condition:** • The white tape covering some of the joints in the ductwork may be asbestos. This was commonly used at the time the home/property was built. Only laboratory testing can determine the presence of asbestos. If the tape is in good condition the EPA recommends doing nothing. If it is slightly damaged, we recommend covering with furnace tape.

# HEATING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

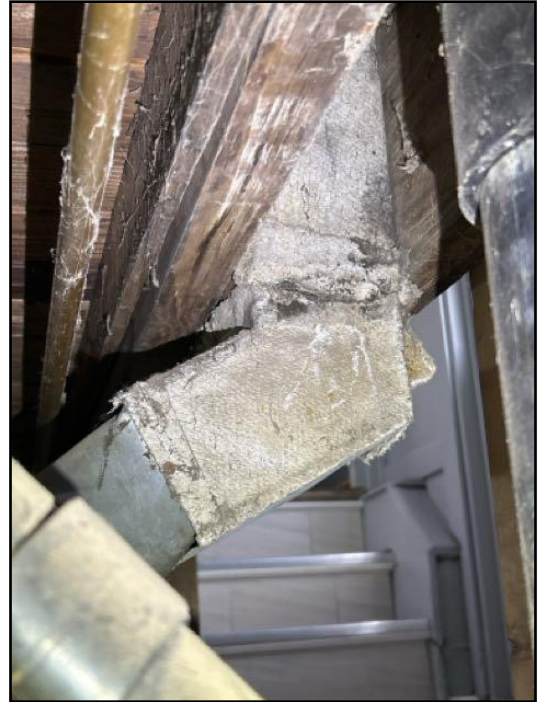
INSULATION

PLUMBING

INTERIOR



56. The white tape covering some of the joints...



57. The white tape covering some of the joints...

**41. Condition:** • No grilles or return ducts. Install as needed.

**Location:** Attic

# COOLING & HEAT PUMP

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:**

• Armstrong



58. Armstrong

**Cooling capacity:** • [2.5 Tons](#)

**Compressor type:** • Electric

**Compressor approximate age:** • 23 years

**Typical life expectancy:** • 12 to 15 years

**Refrigerant type:** • HCFC-22

## Limitations

**Inspection limited/prevented by:** • Due to the low outdoor air temperature (under 65 degrees) and/or heating system running, the AC unit was not operated at the time of the inspection. We recommend the air conditioner serviced before use and annually thereafter. Annual service can help extend the typical life expectancy.

**Heat gain/loss calculations:** • Not done as part of a building inspection

**Not part of a home inspection:** • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

**Not included as part of a building inspection:** • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations • Condensate pump operation is not verified as part of a home inspection. • Issues

such as asbestos

## Recommendations

### AIR CONDITIONING \ General notes

**42. Condition:** • This air conditioner uses R22 refrigerant which is being phased out and will no longer be produced after 2020. New air conditioners are required to use a more environmentally friendly R-410A refrigerant which would not be compatible with this unit. This change has led to a lowering supply and an increase in cost of the R22 refrigerant. Due to this, servicing of this unit will possibly be cost prohibitive. Anticipate increased repair costs and/or costly replacement of this unit whenever repairs or replacement is deemed necessary.

### AIR CONDITIONING \ Life expectancy

**43. Condition:** • The air conditioning unit is past its expected life expectancy. Because the inspector could not test the unit due to the cold outdoor temperatures, we recommend servicing before use and annually thereafter.

### AIR CONDITIONING \ Refrigerant lines

**44. Condition:** • Damaged Insulation on the refrigerant line. Recommend repairing or replacing the insulation.



**59.** *Damaged Insulation on the refrigerant line....*

# INSULATION AND VENTILATION

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Attic/roof insulation material:** • Not visible

**Attic/roof insulation amount/value:** • Not determined

**Attic/roof air/vapor barrier:** • [Not visible](#)

**Attic/roof ventilation:** • Ridge and Soffit Vents • [Gable vent](#)

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not determined

## Limitations

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Insulation cannot be disturbed

# PLUMBING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow and pressure: • [Typical for neighborhood](#)

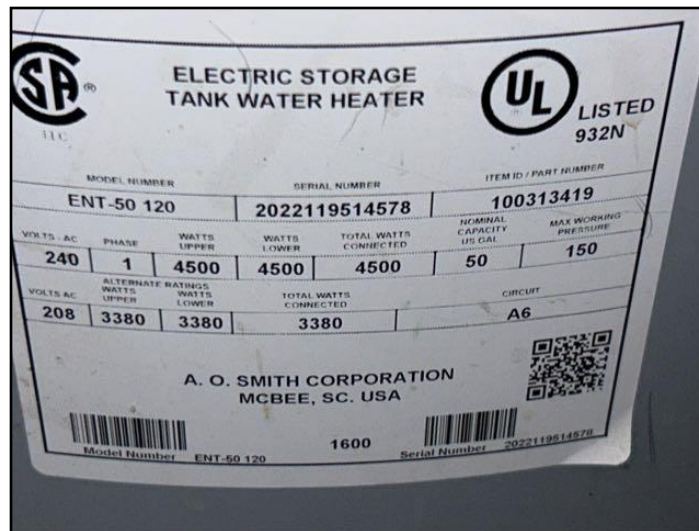
Water heater type: • [Conventional](#)

Water heater location: • Basement

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• A.O. Smith



60. A.O. Smith

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#) • [PVC plastic](#)

Pumps: • Sump Pump: Not operational

Exterior hose bibb (outdoor faucet): • Present

## Limitations

**General:** • Issues such as leaks and/or malfunctioning systems and components can occur at any time after the inspection. Concerns should be addressed by a qualified, licensed contractor.

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system • Geothermal Units • Reverse osmosis systems • Hot tub • Water pressure regulating valves or systems • Water pipe heating elements

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems • Outdoor wood burning furnace water heating systems

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

**45. Condition:** • Corrosion/Calcium buildup noted on some supply lines. Monitor for leaks and repair/replace as needed.

**Location:** Basement



61. Corrosion/Calcium buildup noted on some...



62. Corrosion/Calcium buildup noted on some...

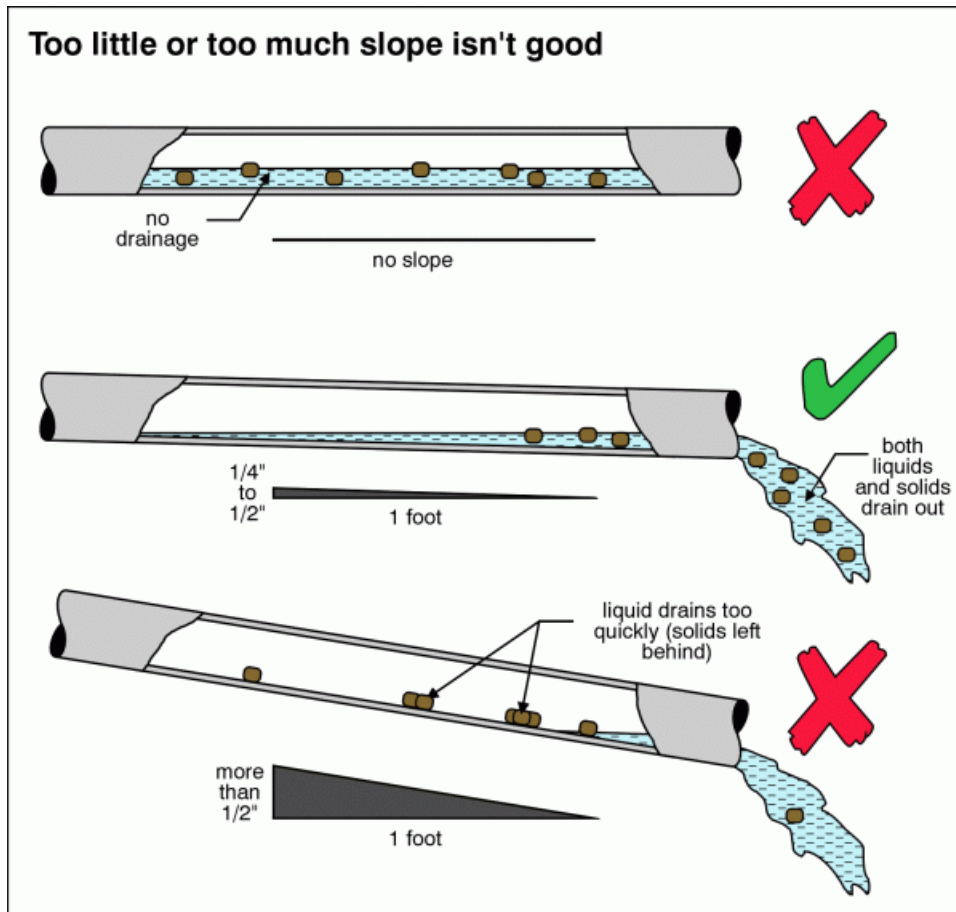
### WATER HEATER \ Hot/cold piping

**46. Condition:** • No bonding jumper/strap noted. Recommend installing a bonding jumper/strap with approved clamps between the water lines above the water heater. This is an additional safety feature of the electrical system. The bonding jumper/strap could prevent any stray electrical current from traveling through the system.

## WASTE PLUMBING \ Drain piping - performance

47. Condition: • [Poor slope](#)

Implication(s): Sewage entering the building



63. Poor slope

## WASTE PLUMBING \ Sump pump

**48. Condition:** • The sump pit was dry. This may be due to having the basement waterproofed. The pump was operational. Not having any water in the pit could damage the pump. Make repairs as needed.



64.

## FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

**49. Condition:** • Recommend installing frost free hose bibs to prevent freezing in cold temperatures.



65. Recommend installing frost free hose bibs t...

## FIXTURES AND FAUCETS \ Bathtub

**50. Condition:** • The shower diverter leaks while the shower head is on. Although common, this wastes usable water. Recommend cleaning or replacing the diverter as needed.

**Location:** Upstairs Bathroom



**66.** *The shower diverter leaks while the shower...*

**51. Condition:** • Surface defects. Clean or replace as needed.

Minor

**Implication(s):** Physical injury

**Location:** Upstairs Bathroom

# PLUMBING

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



67. Surface defects. Clean or replace as needed.

## FIXTURES AND FAUCETS \ Toilet

52. **Condition:** • Loose at the base. Check that the wax ring is on correctly and secure/tighten.

**Location:** Upstairs Bathroom Toilet

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Tile

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

**Glazing:** • Single/Double

**Exterior doors - type/material:** • Hinged

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Kitchen ventilation:**

- Exhaust fan, recirculating type. This does not vent to the exterior. Operational, but minimal air flow

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • None

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

**Inventory Range:**

- Whirlpool Operational

**Inventory Dishwasher:**

- Frigidaire Operational

**Inventory Refrigerator:**

- GE Operational

**Inventory Garbage disposal (food waste grinder):** • None: Install as desired.

## Limitations

**General:** • Ceiling tiles are not moved during an inspection. The spaces above the ceiling tiles are not inspected. • The inspector does not test or look for Lead paint during the general inspection. • Check with the current owner regarding any warranties, manuals, permits, drawings or other information pertaining to the property. • This home was built before 1978 and therefore stands the risk of having lead based paint present. Due to the age, the first coats of paint could possibly contain lead. Keeping the intact paint covered is considered safe in most cases. If renovations are to be done, proper methods should be explored for removal and disposal of the paint. Testing for lead based paint is beyond the scope of this inspection.

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets

/ cupboards • Curtains/Drapes/Blinds

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass • Lead based paint inspection/testing is not part of the home inspection. • Radon mitigation systems • Smoke detectors • Central vacuum systems • Security systems and intercoms • Carbon monoxide alarms (detectors)

**Basement leakage:** • Cannot predict how often or how badly basement will leak'

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

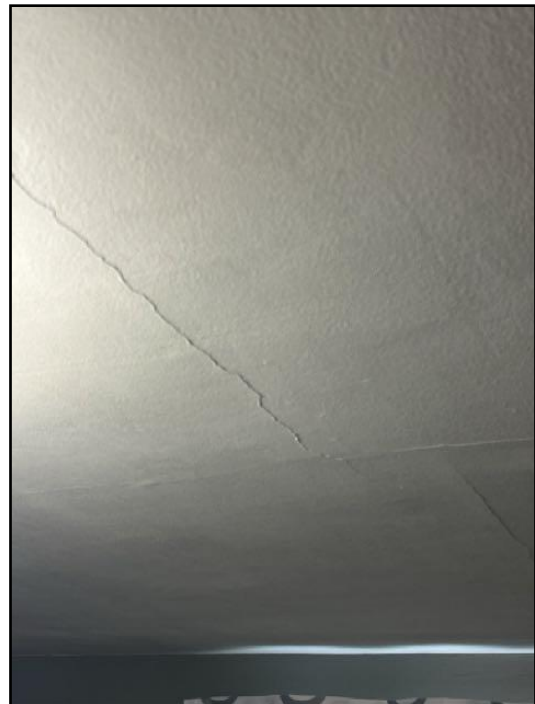
### CEILINGS \ Plaster or drywall

**53. Condition:** • Cracked areas. Prior repairs noted. Monitor for future cracking and repair as needed. If cracks worsen overtime we recommend further review and repair by a licensed contractor.

**Location:** Areas Throughout



68. Cracked areas. Prior repairs noted. Monitor...



69. Cracked areas. Prior repairs noted. Monitor...

# INTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



70. Cracked areas. Prior repairs noted. Monitor...



71. Cracked areas. Prior repairs noted. Monitor...

**54. Condition:** • Prior repair/patch noted. This area tested dry with the moisture meter at the time of the inspection. Ask sellers what was repaired in this area and make further repairs as needed.

Minor sag

**Location:** Front Living Room

**Task:** Repair as needed



72. Prior repair/patch noted. This area tested...

**55. Condition:** • Typical flaws

**Location:** Attic

# INTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



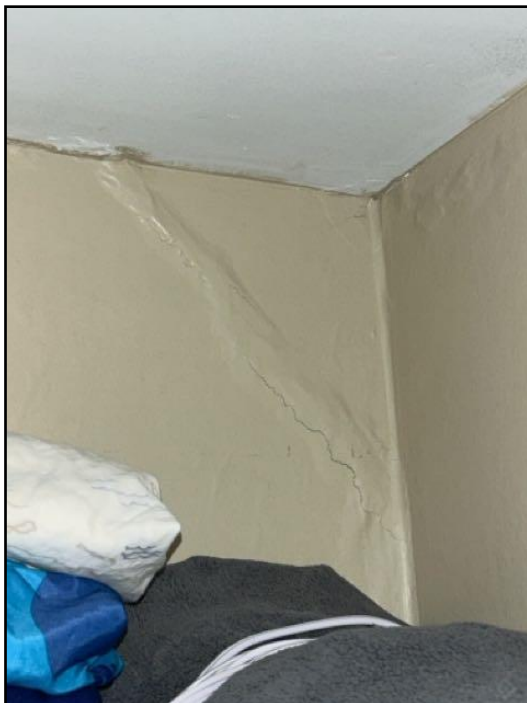
73.



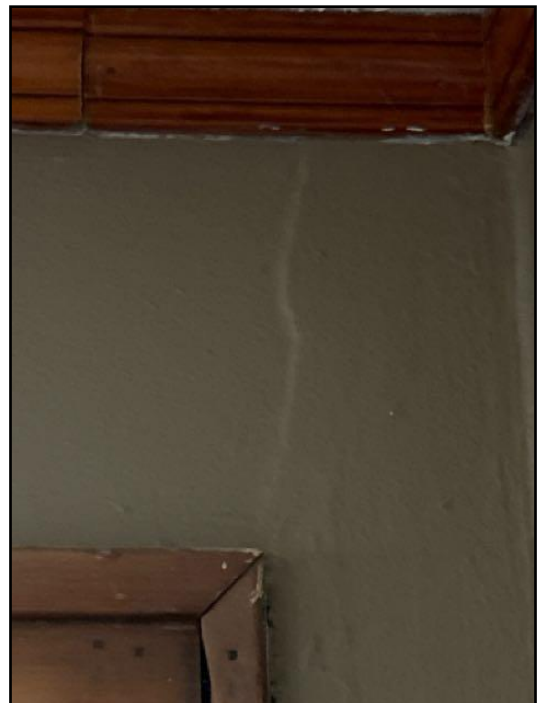
74.

## WALLS \ Plaster or drywall

**56. Condition:** • Cracked/damaged in areas. Monitor for future cracking and repair as needed. If cracks worsen overtime we recommend further review and repair by a licensed contractor.



75. Cracked/damaged in areas. Monitor for futur...



76. Cracked/damaged in areas. Monitor for futur...

## FLOORS \ General notes

**57. Condition:** • Typical squeaks on the flooring in areas. Shim or brace areas as desired.

**58. Condition:** • Some of the floors appear to be uneven/settled in areas. Homes of this age settle over time. Monitor for future movement and brace/add columns or supports as needed.

The house is settled toward the middle. This is typical with a home this age. Make repairs as needed.

## FLOORS \ Wood/laminate floors

**59. Condition:** • Typical stains/flaws for a home this age. Repair as needed.



*77. Typical stains/flaws for a home this age....*

**60. Condition:** • Ghosting noted on the floor. Repair area as needed.

**Location:** Minor in Front Family Room

# INTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



78. Ghosting noted on the floor. Repair area as...

## FLOORS \ Ceramic tile, stone, marble, etc

61. Condition: • [Tiles cracked](#)

Implication(s): Trip or fall hazard

Location: Main Floor Bathroom

Task: Replace as desired



79. Tiles cracked

## FLOORS \ Carpet on floors

**62. Condition:** • Typical flaws/stains noted in areas throughout. Repair/Clean/Replace as needed.

**63. Condition:** • Buckled in areas. Stretch or replace as needed.

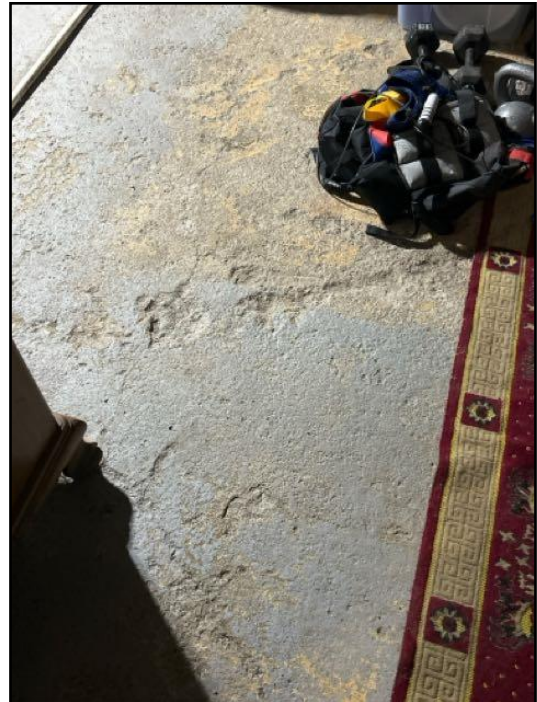
## FLOORS \ Concrete floors

**64. Condition:** • The basement floor is cracked in areas. Monitor for future cracking and water intrusion and make repairs as needed.

Spalling also noted



**80.** The basement floor is cracked in areas....



**81.** The basement floor is cracked in areas....

## DOORS \ General notes

**65. Condition:** • The door to the basement swings over the stairs. Anyone opening the door from the basement will have to step backwards down the stairs to allow room for the door to swing open. They could lose their balance and fall. Recommend hinging the door from the other side.



82. The door to the basement swings over the...

**66. Condition:** • Poor fit. The door rubs the floor. The door does not properly latch/lock.

**Location:** Upstairs Bathroom Door

**Task:** Repair



83.

## CARPENTRY \ Cabinets

**67. Condition:** • Typical flaws in areas

**68. Condition:** • Missing Handles

**Location:** Upstairs Hallway

**Task:** Install



84.

## STAIRS \ General notes

**69. Condition:** • Damage/out of level

**Location:** Basement steps

**Task:** Repair as needed



85. Damage/out of level

## STAIRS \ Handrails and guards

**70. Condition:** • Recommend installing handrails for safety.

**Location:** Basement



86. Recommend installing handrails for safety.

# INTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

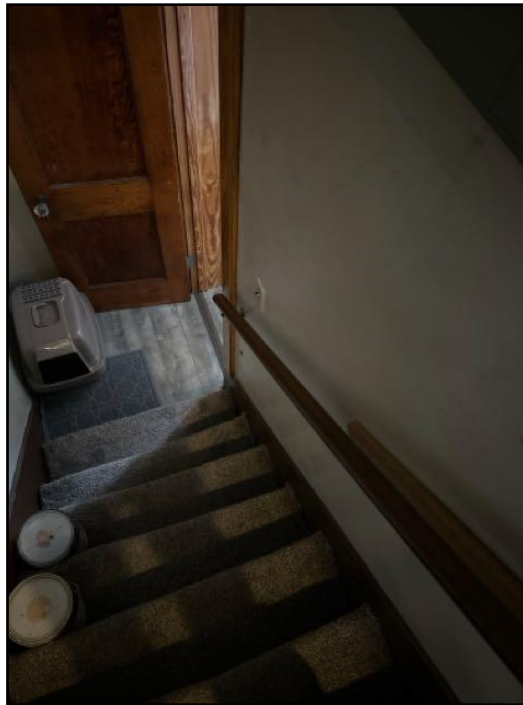
PLUMBING

INTERIOR

71. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Attic



87. Loose

## BASEMENT \ Wet basements - corrective action noted

72. Condition: • Prior B-Dry type repair noted along the basement wall. Monitor the basement for any water intrusion and repair as needed. Recommend asking sellers if there is a warranty for the repairs that were made.

# INTERIOR

202 Samaritan Avenue, Ashland, OH November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



88. Prior B-Dry type repair noted along the...

## APPLIANCES \ Oven

73. **Condition:** • Stains between glass

**Task:** Clean



89.

INTERIOR

202 Samaritan Avenue, Ashland, OH    November 27, 2024

Report No. 3858

[www.elite1homeinspections.com](http://www.elite1homeinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
---------	---------	----------	-----------	------------	---------	---------	------------	----------	----------

END OF REPORT