



# Home Inspection Report



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**Inspection Date:**  
November 13th, 2022

**Prepared For:**  
[REDACTED]

**Prepared By:**  
Clearview Inspections LLC  
3454 Oak Alley Court Suite 505  
Toledo OH 43606  
567-218-1304  
Office@clearview-inspect.com

**Report Number:**  
111322CR6

**Inspector:**  
Curtis Reineck

**License/Certification #:**  
OHI.2022006819

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "C.R.", positioned below the "Inspector Signature:" label.

# Report Overview

## Scope of Inspection

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1. The inspection is a detailed visual inspection that is not technically exhaustive. "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
2. The inspection was completed in accordance with the Standards of Practice. The client was made aware of these standards, and the standards were made available to the client.
3. All areas of visible suspected wood deterioration, in: siding, trim work, soffit, fascia, decking components, etc., and visible, accessible structural components were probed to determine areas of actual wood deterioration. The results of these findings are included in the report. In the majority of cases, wood deterioration, and the cause of the deterioration, require a more invasive inspection to determine the extent of damage, the required repair, and resulting cost.
4. You are advised to seek two professional opinions and acquire estimates of repair for any defects and recommendations documented in this report. We also recommend that all professionals making any repair to the home inspect the defects documented in this report further and conduct a more invasive inspection in order to discover and repair related problems that may be revealed during a more invasive inspection. It is recommended that all repairs, corrections, and cost estimates be completed and documented prior to purchasing the property.
5. This report was designed to be viewed from a computer, tablet, or smart phone. When printing the report, picture quality will be lost. The report is color coded, and, if printed, should be printed in color.
6. Reporting of fogged windows is not a requirement of the standards of practice. However, our inspectors make every effort to determine if sealed windows are fogged, which is an indication of a broken seal. In some instances, depending on the time of day, weather conditions, or cleanliness of the windows, it may be difficult to determine if a window is fogged or has a broken seal. Some windows may not show signs of fogging or moisture between panes of glass under some conditions. If you are concerned about the possibility of fogged windows, you should conduct a final walk through of the property prior to purchase to ensure you are satisfied with the condition of the windows. We make every effort to disclose fogged windows to a client, but cannot be held responsible for fogged windows that were not indicated in this report, because it is not a requirement of the SOP.
7. All directional indications noted in the report are given as if facing the main entry, unless otherwise noted.
8. An indication that an item/component/system or visible portion of an item/component/system were noted in the report as satisfactory indicates that the item/component/system was operating as intended at the time of the inspection, that the visible portions of the item/component/system were free of visible defects, and that the item/component/system did not appear to be reaching the end of its serviceable life. The item/component/system may still have cosmetic defects and defects that were concealed/covered that were not visible. The inspector is not responsible for defects that were concealed/covered and were not visible at the time of the inspection.
9. In cases of homes that were fully occupied, contained stored household goods or staged furniture on the day of the inspection, a walk-through of the home is recommended prior to purchase, to determine if any concealed/covered defects are present that would not have been visible to the inspector on the day of the inspection.
10. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.
11. Read the entire report, as something may have been inadvertently left off the summary. We also strive to include informational comments and descriptions in the body of the report that may be of interest to you, these informational comments and descriptions are not included in the summary.

## State of Occupancy

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Occupied

## Weather Conditions

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35 Degrees Fahrenheit windy with wet snow showers

# Report Summary

## Summary

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This summary is not the entire report. The complete report may include additional information of interest or concerns to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or attorney.

## Further Evaluation Items

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There is an area of cracking in the exterior brick wall cladding. **Further evaluation is needed.** It is difficult to determine during a limited visual inspection if further damage or movement will occur if left in this condition. In some cases, this may be evidence of structural movement or other concealed defects. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is an area of missing metal wrap on the fascia on the exterior of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an area of detached metal wrap on the fascia on the exterior of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

The roof coverings and associated components have the following conditions including, but not limited to, and **further evaluation is needed:**

The roof coverings on the Roof of the Detached Garage appear to be 15-20 years old, and **further evaluation is needed.** The roof coverings may be nearing the end of their serviceable life. Recommend a qualified roofing contractor evaluate the roof to determine an appropriate course of action.

There are worn roof coverings on the Roof of the Detached Garage. **Further evaluation is needed.** The roof coverings appear to be reaching the end of their serviceable life. Recommend a qualified roofing contractor evaluate the roof to determine the appropriate course of action and all necessary repairs.

The exterior chimney chase has the following conditions including, but not limited to, and **further evaluation is needed;**

There is a crack in the exterior chimney chase. **Further evaluation is needed.** Further damage may occur if left in this condition.

Recommend a qualified contractor evaluate the chimney chase to determine an appropriate course of action and all the necessary repairs.

There is a crack in a wall in the Kitchen. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

Several windows throughout the home had an issue with staying open. Recommend a qualified contractor to **evaluate further** to repair all that is necessary.

There is a moisture stain on an interior wall in the Laundry Area. **Further evaluation is needed.** This area was tested with a surface moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. This appears to be an active leak/moisture intrusion. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is a crack in a wall in the Bedroom at the Rear of the Home. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is sagging in the ceiling in the Bedroom at the Top of the Stairs. **Further evaluation is needed.** It is difficult to determine if further movement or other damage will occur during a limited visual inspection. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is a crack in a wall in the Hallway. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is damage/deterioration in a window sill in the Office. **Further evaluation is needed.** Further deterioration will occur if left in this condition. There may be defects present that were not visible. Recommend a qualified contractor/skilled professional evaluate this condition to determine the extent of the damage and all necessary repairs.

There is sagging in the ceiling in the Sun Room. **Further evaluation is needed.** It is difficult to determine if further movement or other damage will occur during a limited visual inspection. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

A plumbing drain waste vent pipe has an improper connection in the crawlspace. This is not a typical installation method, and leaks may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Plumbing drain waste pipes are improperly sloped in the basement. Poor drainage can occur when plumbing drain waste pipes are not properly sloped. Recommend a qualified plumber make all necessary repairs.

There are makeshift/unprofessional repairs to the exhaust pipe for the Gas Water Heater in the. This is not a proper repair. Recommend a qualified plumber make all necessary repairs.

There are areas of deteriorated sub-floor in the Basement. **Further evaluation is needed.** Further deterioration/damage and failure of the sub-floor will occur if left in this condition. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all the necessary repairs.

There are damaged floor joists in the Basement. **Further evaluation is needed.** Further damage/deterioration will occur if left in this condition. Recommend a skilled qualified contractor evaluate this condition and make all necessary repairs.

There is a moisture stain on a sill plate in the Basement. **Further evaluation is needed.** This area was tested with a probe type moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. This appears to be an active leak/moisture intrusion. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all necessary repairs.

There are areas of fungal growth on wood surfaces in the Basement. **Further evaluation is needed.** Further growth may occur if left in this condition. Recommend a qualified contractor evaluate this condition to determine an appropriate course of action.

There are areas of efflorescence on foundation wall(s) in the Basement. Efflorescence is a salt/mineral deposit, that typically results from moisture intrusion in mortar/concrete materials. Further deterioration could occur if left in this condition. Recommend a skilled professional/qualified contractor make all necessary repairs.

There are moisture stains on interior wall(s) in the Basement. **Further evaluation is needed.** These areas were tested with a surface moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. These appear to be active leaks/moisture intrusion. Recommend a qualified contractor evaluate these conditions to determine the appropriate course of action and all necessary repairs.

## Components/Systems Not Operating or Requiring Service

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## Safety Concerns

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There is no GFCI protection on an electrical outlet in the Detached Garage. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There are no returns installed on the handrail for the stairs, and **this is a safety concern.** A person's clothing can catch on railings without proper returns, and a person can fall and be injured. Recommend a skilled professional make all necessary repairs.

There is no GFCI protection on an electrical outlet in the Laundry Area. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

An electrical outlet has an open ground in the Full Bathroom off the Hallway. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

Balusters are spaced far enough apart for a child to get their head stuck between the balusters in a railing on the interior of the home. **This is a safety concern.** Recommend a skilled professional make all necessary repairs.

There is no GFCI protection on an electrical outlet in the Basement. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There is a trip hazard in the concrete slab/floor in the Basement, and **this is a safety concern.** A person could trip and be injured. Recommend a qualified contractor/skilled professional make all necessary repairs.

Throughout the home several outlets have open grounds. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

There is improperly sloped intake/exhaust piping on the furnace HVAC system, and **this is a safety concern.** This can allow exhaust gases from the furnace to enter the home. Furnace exhaust gases contain carbon monoxide which is a potentially deadly gas when found in high enough concentrations. Recommend a qualified HVAC technician make all necessary repairs.

There are makeshift/unprofessional repairs to the exhaust pipe for the Gas Water Heater in the. This is not a proper repair. **This is a Safety Concern,** recommend a qualified plumber make all necessary repairs.

## Items to Monitor

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There is detached drywall seam tape on an interior wall(s) in the Kitchen. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is what appears to be a typical crack in an interior wall in the Bedroom at the Top of the Stairs. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

There is a crack in the ceiling in the Hallway. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

There is an area of noticeable repair to an interior wall in the Hallway. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains additional information concerning areas of noticeable repair that are found in the home. Corrosion was found on water distribution piping/lines in this home. Further corrosion and leaks may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Support strap(s) are deteriorated/detached for plumbing drain waste pipes. Leaks and improper drainage could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

There is corrosion on a circuit breaker in the Main Electrical Panel Board Enclosure in the. Further deterioration could occur if left in this condition. Recommend a qualified electrician make all necessary repairs.

There is corrosion/damage to the main wires/lugs in the Main Electrical Panel Board Enclosure in the. Further deterioration/damage could occur if left in this condition. Recommend a qualified electrician make all necessary repairs.

The Gas Water Heater in the is rusted and appears to be over 10 years old. **This is a deferred cost item, and monitoring is recommended.** The water heater may be nearing the end of its serviceable life. Recommend monitoring and budgeting for replacement in the near future. The client may wish to replace the water heater now.

## Limited Access Areas and Items not Evaluated

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1. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.

There was limited access below the Deck. Non-removable lattice work was installed around the perimeter of the Deck that limited the ability of the inspector to enter, or view the components below the Deck. There may be defects present that were not visible/identified.

Roof pitch(es) on the Roof of the Home were too steep to walk on safely. This limited the roof inspection. There may be defects present that were not identified.

## Deferred Cost Items

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The Gas Water Heater in the is rusted and appears to be over 10 years old. **This is a deferred cost item, and monitoring is recommended.** The water heater may be nearing the end of its serviceable life. Recommend monitoring and budgeting for replacement in the near future. The client may wish to replace the water heater now.

# Receipt/Invoice

Clearview Inspections LLC  
3454 Oak Alley Court Suite 505  
Toledo OH 43606  
567-218-1304  
**Date:** November 13th, 2022  
**Inspected By:** Curtis Reineck  
**Client:** [REDACTED]

**Property Address**  
[REDACTED]  
[REDACTED]  
**Inspection Number:** 111322CR6  
**Payment Method:**  
**Payment Status:** Paid

Inspection	Fee
Home Inspection	[REDACTED]
Home Inspection Discount	[REDACTED]
<b>Total</b>	[REDACTED]

## Components visible on Exterior

### Concrete Slab and Foundation Walls

**Foundation Walls**  Satisfactory  Only partially visible  Concrete block

### Wall Structure on Exterior

**Type of Exterior Wall Structure**  Not visible  Framed

**Wall Structure**  Not visible

### Wall Cladding/Trim/Soffit/Eaves/Fascia/Rake

**Status/Recommendation**  Some repairs/modifications are needed  Recommend a general contractor evaluate the adhered masonry stone veneer

**Type(s) of Exterior Wall Cladding**  Brick  Brick Veneer  Vinyl

**Exterior Wall Cladding**  Crack(s) in brick work

**Trim Work**  Metal wrap covering trim. Wood components not visible.  Metal wrap detaching  Missing trim

**Soffit/Eaves**  None

**Fascia/Rake**  Gutters installed on fascia. Fascia is only partially visible.  Metal wrap detached  Metal wrap missing



There is an area of cracking in the exterior brick wall cladding.



There is an area of cracking in the exterior brick wall cladding.



There is an area of cracking in the exterior brick wall cladding.



There is an area of cracking in the exterior brick wall cladding.



There is an area of cracking in the exterior brick wall cladding.



There is an area of cracking in the exterior brick wall cladding.



There is an area of missing metal wrap on the fascia on the exterior of the home.



There is an area of detached metal wrap on the fascia on the exterior of the home.

**Comments:** The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and verify that the stone cladding is installed to the specific installation requirements of the stone manufacturer and/or Masonry Veneer Manufacturer's Association (MVMA). <http://www.masonryveneer.org/>

There is an area of cracking in the exterior brick wall cladding. **Further evaluation is needed.** It is difficult to determine during a limited visual inspection if further damage or movement will occur if left in this condition. In some cases, this may be evidence of structural movement or other concealed defects. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There are areas of missing trim on the exterior of the home. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an area of detached metal wrap on trim work on the exterior of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an area of missing metal wrap on the fascia on the exterior of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an area of detached metal wrap on the fascia on the exterior of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

### Flashing on Exterior

**Flashing**  Satisfactory  Only partially visible

### Caulking on Exterior

**Caulking**  Deteriorated caulking



There are areas of deteriorated caulking on the exterior of the home.



There are areas of deteriorated caulking on the exterior of the home.

**Comments:** There are areas of deteriorated caulking on the exterior of the home. Moisture intrusion and damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

### Exterior Windows & Doors

**Exterior Windows**  The condition/operation of windows is reported on in each interior room in the report  The condition of screens on the exterior windows is not reported on.  The condition of storm windows is not reported on.  The energy efficiency of windows and is not calculated or reported on.  Lintel(s) rusted

**Exterior Doors**  Satisfactory  The condition/operation of doors is reported on in each interior room in the report  The condition of storm and screen doors is not reported on  The energy efficiency of doors is not calculated or reported on.



A lintel above a window is rusted on the exterior of the home. Further damage and cracking in associated wall cladding may occur if left in this condition. Recommend a skilled professional make all necessary repairs.



A lintel above a window is rusted on the exterior of the home. Further damage and cracking in associated wall cladding may occur if left in this condition. Recommend a skilled professional make all necessary repairs.



A lintel above a window is rusted on the exterior of the home. Further damage and cracking in associated wall cladding may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

**Comments:** A lintel above a window is rusted on the exterior of the home. Further damage and cracking in associated wall cladding may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

### Exterior Vent(s)

**Exterior Vent(s)**  Satisfactory  See laundry room for comment(s) concerning dryer vent

### Exterior Electrical

**Outlet(s)**  No visible outlet(s)

**Switch(es)**  No visible switches  Wiring connections outside proper junction box(es)

**Lighting**  Satisfactory

**Wiring**  No visible exterior wiring

## Components visible on Exterior

### Grading/Landscaping

**Condition**  Evidence water pools in yard



There is evidence that water pools in the yard on the exterior of the home.

**Comments:** There is evidence that water pools in the yard on the exterior of the home. In some cases, water that pools near a home can adversely affect the foundation of the home. The client may wish to consult with a qualified contractor to determine the appropriate course of action.

### Service Walk(s)

**Condition**  Crack(s) that appear to be typical





There are cracks that appear to be typical in an exterior service walk.



There are cracks that appear to be typical in an exterior service walk.

**Comments:** There are cracks that appear to be typical in an exterior service walk. This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

### Driveway

**Condition**  Crack(s) that appear to be typical



There are what appear to be typical cracks in the driveway.

**Comments:** There are what appear to be typical cracks in the driveway. This is a typical condition that occurs in driveways. Further damage may occur if left in this condition. Recommend the cracks be sealed.

### Deck

**Status/Recommendation**  Satisfactory

**Access Below Deck**  Non-removable lattice work limited access

**Pier(s)/Column(s)**  None  Not visible  Wood

**Post(s)**  Satisfactory  Only partially visible

**Beam(s)**  Not visible

**Joists**  Not visible

**Decking**  Deteriorated paint

**Railing(s)/Baluster(s)**  Satisfactory

**Step(s)**  Deteriorated paint



There was limited access below the Deck.



There is deteriorated paint on the decking boards on the Deck.



There is deteriorated paint on the steps for the Deck.

**Comments:** There was limited access below the Deck. Non-removable lattice work was installed around the perimeter of the Deck that limited the ability of the inspector to enter, or view the components below the Deck. There may be defects present that were not visible/identified.

There is deteriorated paint on the decking boards on the Deck. Further deterioration may occur if left in this condition. Recommend painting the flooring.

There is deteriorated paint on the steps for the Deck. Further deterioration may occur if left in this condition. Recommend painting the steps with non-skid paint.

### Hose Faucet(s)

**Condition**  Satisfactory

## Roof of the Home

**Status/Recommendation**  Satisfactory

**Roof coverings were viewed from/with:**  Binoculars were used to view the roof coverings  Ground

**Visibility/Limitations of the roof inspection**  All of the roof coverings were visible  Roof pitch(es) was too steep to walk on

**Roof Structure Description**  Gable

**Roof Pitch(es)**  Medium  Steep

**Type(s) of Coverings**  1-2 Layers of asphalt shingles

**Approximate Age in Years**  Not determined  5-10

**Condition of Roof Coverings**  Satisfactory

**Roof Flashing**  Satisfactory  Only partially visible

**Roof Plumbing Vent Pipe Boot(s)**  Satisfactory

**Roof Vent(s)**  Satisfactory

**Skylight(s)**  None

**Roof Drainage System(s)**  No splash blocks installed



Roof of the Home



Roof of the Home



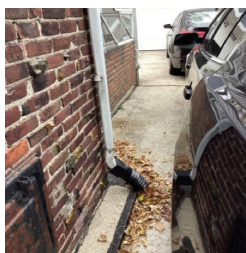
There are no splash blocks installed on some of the gutter downspouts for the roof drainage system for the Roof of the Home.



There are no splash blocks installed on some of the gutter downspouts for the roof drainage system for the Roof of the Home.



There are no splash blocks installed on some of the gutter downspouts for the roof drainage system for the Roof of the Home.



There are no splash blocks installed on some of the gutter downspouts for the roof drainage system for the Roof of the Home.

**Comments:** Roof pitch(es) on the Roof of the Home were too steep to walk on safely. This limited the roof inspection. There may be defects present that were not identified.

There are no splash blocks installed on some of the gutter downspouts for the roof drainage system for the Roof of the Home. In some cases, water may not be diverted far enough away from the home, washouts may occur, and it could adversely affect the foundation of the home. Recommend installing proper splash blocks.

## Roof of the Detached Garage

<b>Status/Recommendation</b>	<input checked="" type="checkbox"/> Multiple defects are present
<b>Roof coverings were viewed from:</b>	<input checked="" type="checkbox"/> Ground
<b>Visibility/Limitations of the roof inspection</b>	<input checked="" type="checkbox"/> All of the roof coverings were visible
<b>Roof Structure Description</b>	<input checked="" type="checkbox"/> Gable
<b>Roof Pitch(es)</b>	<input checked="" type="checkbox"/> Medium
<b>Type(s) of Coverings</b>	<input checked="" type="checkbox"/> 1-2 Layers of asphalt shingles
<b>Approximate Age in Years</b>	<input checked="" type="checkbox"/> Not determined <input checked="" type="checkbox"/> 15-20
<b>Condition of Roof Coverings</b>	<input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Worn shingle(s)
<b>Roof Flashing</b>	<input checked="" type="checkbox"/> Only partially visible
<b>Roof Plumbing Vent Pipe Boot(s)</b>	<input checked="" type="checkbox"/> None installed
<b>Roof Vent(s)</b>	<input checked="" type="checkbox"/> None installed

Skylight(s)  None

Roof Drainage System(s)  Downspout(s) crushed



There are worn roof coverings on the Roof of the Detached Garage.



**Comments:** The roof coverings and associated components have the following conditions including, but not limited to, and **further evaluation is needed:**

The roof coverings on the Roof of the Detached Garage appear to be 15-20 years old, and **further evaluation is needed.** The roof coverings may be nearing the end of their serviceable life. Recommend a qualified roofing contractor evaluate the roof to determine an appropriate course of action.

There are worn roof coverings on the Roof of the Detached Garage. **Further evaluation is needed.** The roof coverings appear to be reaching the end of their serviceable life. Recommend a qualified roofing contractor evaluate the roof to determine the appropriate course of action and all necessary repairs.

## Chimney(s)

Status/Recommendation  Some repairs/maintenance are needed  Multiple defects are present

Inspected/Viewed From  Ground (inspection limited)

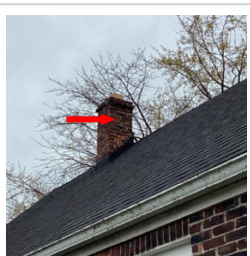
Chase(s)  Bricks have spalling  Crack(s)

Flashing  Satisfactory

Rain Cap(s)  None

Chase Cap(s)  None  Only partially visible

Flue  Satisfactory  Only partially visible



There is a crack in the exterior chimney chase.

**Comments:** The exterior chimney chase has the following conditions including, but not limited to, and **further evaluation is needed;**

The chimney was inspected from the ground. This is a limited inspection. There may be defects present that were not visible. Recommend the chimney and associated components be inspected by a qualified chimney sweep.

There is spalling in bricks on the exterior chimney chase. Further damage will occur if left in this condition. Recommend a qualified contractor make all necessary repairs.

There is a crack in the exterior chimney chase. **Further evaluation is needed.** Further damage may occur if left in this condition. Recommend a qualified contractor evaluate the chimney chase to determine an appropriate course of action and all the necessary repairs.

## Detached Garage

<b>Foundation Wall(s)</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Poured concrete
<b>Sill Plates</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
<b>Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Walls</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Floor/Concrete Slab</b>	<input checked="" type="checkbox"/> Vehicle in garage limited access. Only partially visible. <input checked="" type="checkbox"/> Crack(s) that appear to be typical
<b>HVAC Register Vent(s)</b>	<input checked="" type="checkbox"/> No HVAC register vent(s) present
<b>Window(s)</b>	<input checked="" type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
<b>Exterior Door(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Interior Door(s)</b>	<input checked="" type="checkbox"/> None
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> No GFCI protection on outlet(s). Recommend GFCI protection be installed.
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Electrical Wiring</b>	<input checked="" type="checkbox"/> Only partially visible
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> None
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Deep Sink(s)</b>	<input checked="" type="checkbox"/> None



Detached Garage



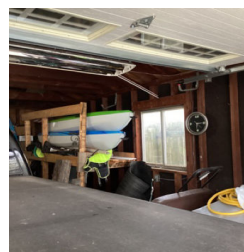
There is what appears to be a typical crack in the concrete slab/floor in the Detached Garage.



There was limited access to windows in the Detached Garage.

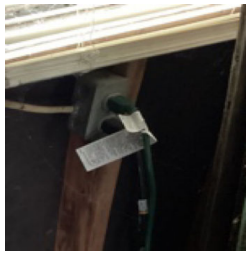


There was limited access to windows in the Detached Garage.



There was limited access to windows in the Detached Garage.





There is no GFCI protection on an electrical outlet in the Detached Garage.



Detached Garage on the exterior the aluminum siding is missing corners, and is detached from the bottom of the exterior wall. Recommend a certified contractor for further evaluation and repair all that is necessary.



Detached Garage on the exterior the aluminum siding is missing corners, and is detached from the bottom of the exterior wall. Recommend a certified contractor for further evaluation and repair all that is necessary.



There was limited access to the floor/concrete slab and the associated components in the Detached Garage.

**Comments:** There is what appears to be a typical crack in the concrete slab/floor in the Detached Garage. Recommend sealing the crack and monitoring. If the crack gets larger, or if more cracks appear, the client should consult with a qualified contractor/structural engineer to determine an appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

There was limited access to windows in the Detached Garage. The windows could not be evaluated. There may be defects present that were not visible/identified.

There is no GFCI protection on an electrical outlet in the Detached Garage. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There was limited access to the floor/concrete slab and the associated components in the Detached Garage. A vehicle was parked in the Detached Garage that limited access. The floor/concrete slab and other associated components could not be fully evaluated. There may be defects present that were not visible. Recommend viewing the floor/concrete slab and the associated components when the garage is empty and prior to closing/purchasing the property.

### Overhead Door Components

Trim Work/Header above Overhead Door  Satisfactory

Overhead Door(s)  Satisfactory

Automatic Opener(s)  Satisfactory

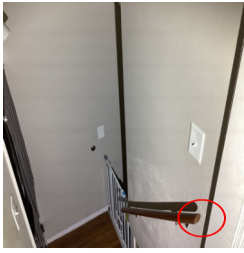
Safety Reverse(s)  Satisfactory

### Stairs/Steps/Balconies on Interior

Handrail(s)/Guard Rail(s)  No returns on handrail(s)

Balusters  Baluster(s) more than 4 inches apart

Risers/Treads  Satisfactory



There are no returns installed on the handrail for the stairs, and **this is a safety concern.**



There are no returns installed on the handrail for the stairs, and **this is a safety concern.**



Balusters are spaced far enough apart for a child to get their head stuck between the balusters in a railing on the interior of the home.

**Comments:** There are no returns installed on the handrail for the stairs, and **this is a safety concern.** A person's clothing can catch on railings without proper returns, and a person can fall and be injured. Recommend a skilled professional make all necessary repairs.

Balusters are spaced far enough apart for a child to get their head stuck between the balusters in a railing on the interior of the home. **This is a safety concern.** Recommend a skilled professional make all necessary repairs.

## Kitchen

<b>Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Walls</b>	<input checked="" type="checkbox"/> Crack(s) <input checked="" type="checkbox"/> Detached drywall seam tape
<b>Flooring</b>	<input checked="" type="checkbox"/> Satisfactory
<b>HVAC Register Vent(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Window(s)</b>	<input checked="" type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
<b>Door(s)</b>	<input checked="" type="checkbox"/> None
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> Limited access in room. Not all outlet(s) were tested. <input checked="" type="checkbox"/> Open ground(s)
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> None
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Counter(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Cabinet(s)</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> If the home was occupied the interior of the cabinets were likely only partially visible
<b>Sink(s)</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Plumbing below sink was not visible, or was only partially visible



Kitchen has wood vinyl flooring, drywall ceilings and walls.



There is detached drywall seam tape on an interior wall(s) in the Kitchen.



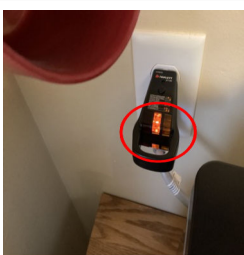
There is a crack in a wall in the Kitchen.



Under the sink in the kitchen, there appears to be an active water issue causing some water damage. **Further Evaluation is Needed** to help prevent more issues, recommend a certified plumber to repair all that is necessary.



Under the sink in the kitchen there appears to be an open pipe, recommend a certified plumber to repair all that is necessary.



An electrical outlet has an open ground in the Kitchen.

**Comments:** There is detached drywall seam tape on an interior wall(s) in the Kitchen. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is a crack in a wall in the Kitchen. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

Several windows throughout the home had an issue with staying open. Recommend a qualified contractor to **evaluate further** to repair all that is necessary.

There was limited access to windows throughout the home. The windows could not be evaluated. There may be defects present that were not visible/identified.

The plumbing was only partially visible below the sink in the Kitchen. Household goods limited access. Home inspectors are not required to move household goods. There may be defects or leaks present that were not visible. This area should be inspected prior to closing/purchasing the property.

Throughout the home several outlets have open grounds. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

### Kitchen Appliances

Dishwasher  Satisfactory

Range(s)  Satisfactory

Oven(s)  Satisfactory

Microwave(s)  Satisfactory

Exhaust Fan(s)  Satisfactory

Disposal(s)  Satisfactory

Trash Compactor  None



Refrigerator(s)  Not required to evaluate

Ice Maker  None

## Laundry Area

Ceiling  Satisfactory

Walls  Only partially visible  Moisture stain(s) on wall(s). Appears to be active leak(s)/moisture intrusion.

Flooring  Satisfactory  Only partially visible

Window(s)  None

Electrical Outlet(s)  No GFCI protection on outlet(s). Recommend GFCI protection be installed.

Electrical Switch(es)  Satisfactory

Lighting  Satisfactory



There is a moisture stain on an interior wall in the Laundry Area.



Laundry Area located in the basement.



There is no GFCI protection on an electrical outlet in the Laundry Area. A knockout is missing on top of the outlet box, recommend a certified electrician to repair all that is necessary.

**Comments:** There is a moisture stain on an interior wall in the Laundry Area. **Further evaluation is needed.** This area was tested with a surface moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. This appears to be an active leak/moisture intrusion. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is no GFCI protection on an electrical outlet in the Laundry Area. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

### Washer Plumbing/Dryer Venting

Washer Plumbing  Satisfactory  Only partially visible  Washer drain and water supply not evaluated

Dryer Venting  Satisfactory  Dryer exhaust ductwork is not fully evaluated. The ductwork must be cleaned regularly.

**Comments:** 1. The inside of the the ductwork for the dryer exhaust could only inspected from the ductwork openings on the interior and exterior of the home, if the openings were accessible. Dryer ductwork must be maintained/cleaned at least once a year. It is impossible to determine if the entire length of ductwork is free of lint buildup during a limited visual inspection. According to the standards of practice, washers and dryers are not considered built in appliances and are not operated during a home inspection. The client should have a skilled professional clean the ductwork routinely, and the client may wish to have it cleaned now, or consult with the current owner to determine when the ductwork was last cleaned.

## Full Bathroom off the Hallway

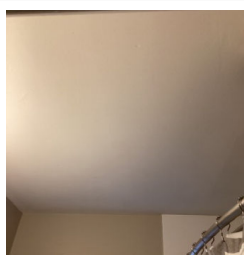
Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Open ground(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Exhaust Fan(s)	<input checked="" type="checkbox"/> No exhaust fan installed in bathroom
Lighting	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None



The bathroom has wood vinyl flooring, drywall ceilings and wall.



An electrical outlet has an open ground in the Full Bathroom off the Hallway.



There is no bathroom exhaust fan installed in the Full Bathroom off the Hallway.

**Comments:** An electrical outlet has an open ground in the Full Bathroom off the Hallway. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

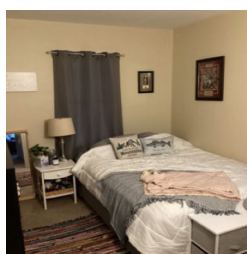
There is no bathroom exhaust fan installed in the Full Bathroom off the Hallway. In some cases, this can promote fungal growth on surfaces in the bathroom. The client may wish to consult with a qualified contractor to determine the feasibility of installing a proper fan.

### Cabinets/Plumbing

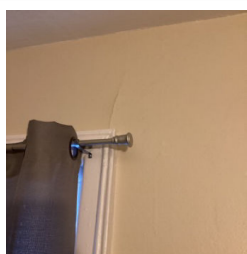
Counter(s)	<input checked="" type="checkbox"/> Satisfactory
Cabinets	<input checked="" type="checkbox"/> Satisfactory
Sink(s)	<input checked="" type="checkbox"/> Satisfactory
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory
Shower(s)	<input checked="" type="checkbox"/> Satisfactory
Tub(s)	<input checked="" type="checkbox"/> Satisfactory
Whirlpool/Jet Tub	<input checked="" type="checkbox"/> None

## Bedroom at the Rear of the Home

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Crack(s)
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Bedroom at the Rear of the Home has carpet flooring, and the walls and ceilings are drywall.



There is a crack in a wall in the Bedroom at the Rear of the Home.

**Comments:** There is a crack in a wall in the Bedroom at the Rear of the Home. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

There was limited access to windows in the Bedroom at the Rear of the Home. The windows could not be evaluated. There may be defects present that were not visible/identified.

## Bedroom at the Top of the Stairs

Ceiling	<input checked="" type="checkbox"/> Sagging in ceiling
Walls	<input checked="" type="checkbox"/> Crack(s) that appear to be typical
Flooring	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
Door(s)	<input type="checkbox"/> None
Electrical Outlet(s)	<input type="checkbox"/> Limited access in room. Not all outlet(s) were tested.
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory

**Ceiling Fan(s)**

None

**Lighting**

Satisfactory



Bedroom at the Top of the Stairs has carpet for flooring, the walls are made up of drywall and paneling, the ceiling is tile.



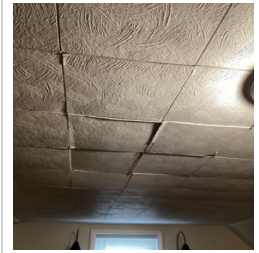
Bedroom at the Top of the Stairs



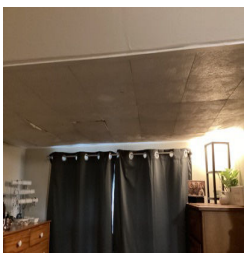
Bedroom at the Top of the Stairs



There is sagging in the ceiling in the Bedroom at the Top of the Stairs.



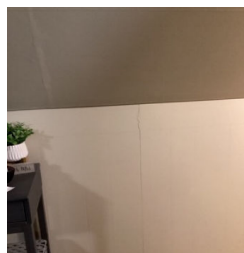
There is sagging in the ceiling in the Bedroom at the Top of the Stairs.



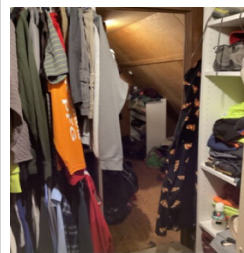
There is sagging in the ceiling in the Bedroom at the Top of the Stairs.



There is what appears to be a typical crack in an interior wall in the Bedroom at the Top of the Stairs.



There is what appears to be a typical crack in an interior wall in the Bedroom at the Top of the Stairs.



The closet in the Bedroom at the Top of the Stairs has unfinished subfloor installed with wood paneling walls and ceiling. Some of the wall did not have paneling and exposing the studs and in some insulation.

**Comments:** There is sagging in the ceiling in the Bedroom at the Top of the Stairs. **Further evaluation is needed.** It is difficult to determine if further movement or other damage will occur during a limited visual inspection. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is what appears to be a typical crack in an interior wall in the Bedroom at the Top of the Stairs. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

There was limited access to windows in the Bedroom at the Top of the Stairs. The windows could not be evaluated. There may be defects present that were not visible/identified.

**Living Room**

**Ceiling**

Satisfactory

**Walls**

Satisfactory

**Flooring**

Satisfactory

**HVAC Register Vent(s)**

Satisfactory

**Window(s)**

Satisfactory

<b>Door(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> Limited access in room. Not all outlet(s) were tested.
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> None
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory



The Living Room has carpet for flooring and drywall walls and ceilings.

## Dining Room

<b>Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Walls</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Flooring</b>	<input checked="" type="checkbox"/> Satisfactory
<b>HVAC Register Vent(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Window(s)</b>	<input checked="" type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
<b>Door(s)</b>	<input checked="" type="checkbox"/> None
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> Limited access in room. Not all outlet(s) were tested.
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory

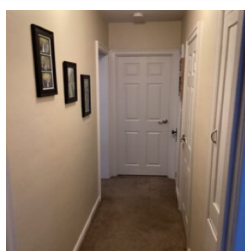


The Dining Room has carpet for flooring and drywall walls and ceilings.

**Comments:** There was limited access to windows in the Dining Room. The windows could not be evaluated. There may be defects present that were not visible/identified.

## Hallway

Ceiling	<input checked="" type="checkbox"/> Crack(s)
Walls	<input checked="" type="checkbox"/> Areas(s) of noticeable repair <input checked="" type="checkbox"/> Crack(s)
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> No visible outlet(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



The Hallway has carpet for flooring and drywall for the ceilings and walls.



There is an area of noticeable repair to an interior wall in the Hallway.



There is a crack in the ceiling working it's way up from the wall in the Hallway.



There is an area of noticeable repair to an interior wall in the Hallway.



There is a crack in a wall in the Hallway.

**Comments:** There is a crack in the ceiling in the Hallway. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

There is a crack in a wall in the Hallway. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

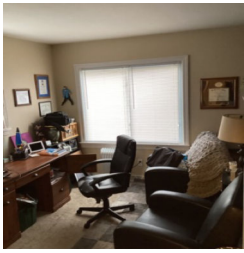
There is an area of noticeable repair to an interior wall in the Hallway. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains additional information concerning areas of noticeable repair that are found in the home.

## Office

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory



<b>Window(s)</b>	<input checked="" type="checkbox"/> Sill(s) damaged/deteriorated. Possible concealed deterioration.
<b>Door(s)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> Limited access in room. Not all outlet(s) were tested.
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> None
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory



The Office has carpet for the flooring and the walls and ceilings are drywall.



There is damage/deterioration in a window sill in the Office.



There is damage/deterioration in a window sill in the Office.

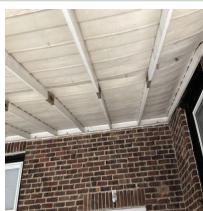
**Comments:** There is damage/deterioration in a window sill in the Office. **Further evaluation is needed.** Further deterioration will occur if left in this condition. There may be defects present that were not visible. Recommend a qualified contractor/skilled professional evaluate this condition to determine the extent of the damage and all necessary repairs.

## Sun Room

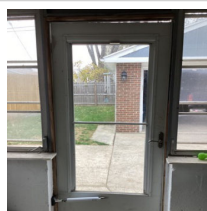
<b>Ceiling</b>	<input checked="" type="checkbox"/> Sagging in ceiling
<b>Walls</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Flooring</b>	<input checked="" type="checkbox"/> Area rug(s) covering flooring. Only partially visible.
<b>HVAC Register Vent(s)</b>	<input checked="" type="checkbox"/> No HVAC register vent(s) present
<b>Window(s)</b>	<input checked="" type="checkbox"/> Limited Access. Window(s) not operated or fully evaluated.
<b>Door(s)</b>	<input checked="" type="checkbox"/> Casing(s) detached/loose
<b>Electrical Outlet(s)</b>	<input checked="" type="checkbox"/> Not tested <input checked="" type="checkbox"/> No visible outlet(s)
<b>Electrical Switch(es)</b>	<input checked="" type="checkbox"/> No visible switch(es)
<b>Ceiling Fan(s)</b>	<input checked="" type="checkbox"/> None
<b>Lighting</b>	<input checked="" type="checkbox"/> Satisfactory



Sun Room



There is sagging in the ceiling in the Sun Room.



A door casing is detached/loose in the Sun Room.

**Comments:** The Sun Room has glass windows all around with aluminum roof rafters and aluminum roof paneling. The sun room sits on a concrete slab covered by area rug, the door is a storm door. The glass windows sit on concrete block the outside is cased by a brick veneer

There is sagging in the ceiling in the Sun Room. **Further evaluation is needed.** It is difficult to determine if further movement or other damage will occur during a limited visual inspection. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There were large area rugs in the Sun Room. The flooring was not visible in these areas. There may be defects present that were not visible.

There was limited access to windows in the Sun Room. The windows could not be evaluated. There may be defects present that were not visible/identified.

A door casing is detached/loose in the Sun Room. The casing may fully detach, and further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There are no light fixtures in the Sun Room. The room may not be properly illuminated. The client may wish to consult with a qualified contractor to determine the feasibility of installing light fixture(s).

## Plumbing

### Water & Fuel Supply Dist./Drain Waste Piping

**Main Water Shutoff Location**  At meter

**Main Water Supply Line**  Satisfactory  Copper

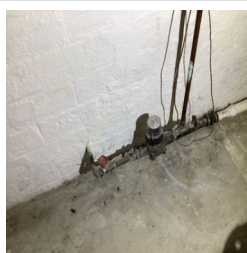
**Water Supply/Distribution Lines**  Only partially visible  Copper  Only visible piping/lines can be evaluated  Corrosion on line(s)

**Drain Waste and Vent Piping (DWV)**  Only partially visible  Only visible piping can be evaluated  Septic/sewer system was not evaluated.  Improper connection in crawlspace  Improper slope in basement  Support strap(s) for drain pipe deteriorated/broken

**Main Gas/Fuel Shutoff Location**  At gas meter, no others were found, special tool required to turn off gas

**Gas/Fuel Lines**  Satisfactory  Only partially visible  Black iron  Only visible piping/lines can be evaluated

**Interior Fuel Storage**  None installed



A water shutoff valve appears to be located at the meter, and no others were found by the inspector.



Corrosion was found on water distribution piping/lines in this home.



Corrosion was found on water distribution piping/lines in this home.



Corrosion was found on water distribution piping/lines in this home.



Support strap(s) are deteriorated/detached for plumbing drain waste pipes.





Support strap(s) are deteriorated/detached for plumbing drain waste pipes.



A plumbing drain waste vent pipe has an improper connection in the crawlspace. Electrical tape was used as a cap, with a clamp around it.



Plumbing drain waste pipes are improperly sloped in the basement. On the left of this picture is going to the main sewer connection, and on the left of this picture is the sump pump is.

**Comments:** A water shutoff valve appears to be located at the meter, and no others were found by the inspector. The client should still consult with the current owner to determine if any other water shutoff valves are located at the property or in the home. A special tool is required to shut the water off at the meter. The tool can typically be purchased at home improvement stores, and it is recommended the client keep the tool on hand in case of water leaks.

Corrosion was found on water distribution piping/lines in this home. Further corrosion and leaks may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Support strap(s) are deteriorated/detached for plumbing drain waste pipes. Leaks and improper drainage could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

A plumbing drain waste vent pipe has an improper connection in the crawlspace. This is not a typical installation method, and leaks may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Plumbing drain waste pipes are improperly sloped in the basement. Poor drainage can occur when plumbing drain waste pipes are not properly sloped. Recommend a qualified plumber make all necessary repairs.

The only gas shutoff located by the inspector was the gas shutoff as the gas meter. A special tool is required to shutoff the gas at the meter. Recommend consulting with the current owner to determine if another shutoff valve exists. If one does not exist, a qualified plumber should install one.

### Gas Water Heater in the

**Description**

<b>Manufacturer:</b>	Security water heater company
<b>Approximate age in years:</b>	35
<b>Capacity in Gallons:</b>	50
<b>On demand water heater flow rate:</b>	N/A

**Condition**  Age of water heater and rusted (recommend monitoring and budegeting for replacment)

**Temperature Pressure Relief Valve (TPR)**  Satisfactory

**TPR Extension**  Satisfactory

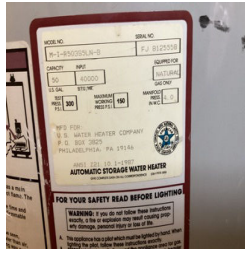
**Combustion Air Venting**  Makeshift repairs to vent pipe

**Gas Pipe/Line**  Satisfactory

**Expansion tank**  None installed



There are makeshift/unprofessional repairs to the exhaust pipe for the Gas Water Heater in the basement



The Gas Water Heater in the is rusted and appears to be over 10 years old.

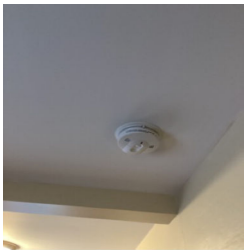
**Comments:** There are makeshift/unprofessional repairs to the exhaust pipe for the Gas Water Heater in the. This is not a proper repair. **This is a Safety Concern**, recommend a qualified plumber make all necessary repairs.

The Gas Water Heater in the is rusted and appears to be over 10 years old. **This is a deferred cost item, and monitoring is recommended.** The water heater may be nearing the end of its serviceable life. Recommend monitoring and budgeting for replacement in the near future. The client may wish to replace the water heater now.

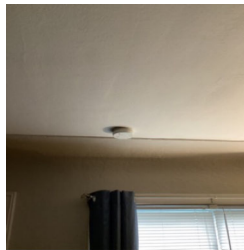
## Smoke and Carbon Monoxide Alarm(s)

**Smoke Alarm(s)**  Satisfactory  Recommend adding additional detectors

**Carbon Monoxide (CO) Detector(s)**  Satisfactory  Recommend adding additional detectors



Smoke and alarm in kitchen



Smoke alarm in living room



Smoke alarm in hallway

## HVAC System Furnace/Air Conditioner/Cooling Unit

### HVAC System Furnace/Air Conditioner/Cooling Unit

**Status/Recommendation**  Satisfactory

**Furnace Description**

**Brand:** Goodman Manufacturing Company

**Approx. age in years:** 7

**Location of Furnace:** Baasement

**Fuel Source for Furnace:** Natural Gas

**Air Conditioner Description**

**Brand:** Couldnt find Tag on unit

**Location of air conditioner:** On exterior

Age not determined

### Cooling Unit Description

Overall Condition & Operation  Satisfactory

Approx. Temp. Differential:

Didnt test difference

The HVAC system was operated in the heating mode only.

Controls/Thermostat  Satisfactory  Responded to normal operating controls

Furnace Heat Exchanger  Satisfactory

Combustion Air Intake/Exhaust  Improper slope

Carbon Monoxide (CO)  Not tested

Gas Line/Pipe  Satisfactory

Furnace Elec. Disconnect  Satisfactory

Air Conditioner Coil  Not visible

Air Conditioner Refrigerant Lines  Satisfactory  Only partially visible

Air Conditioner Elec. Disconnect  Satisfactory

Air Conditioner Base  Satisfactory

Air Conditioner Clearance  Satisfactory

Cooling Unit Coil  Not visible

Cooling Unit Refrigerant Lines  Satisfactory  Only partially visible

Cooling Unit Condensate Drainage  Satisfactory  To pump

Condensate drains to:

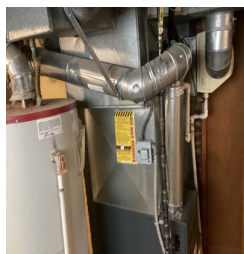
Sump pump

Filter(s)  Satisfactory

HVAC Ductwork Type & Condition  Satisfactory  Only partially visible  Metal ductwork



HVAC System  
Furnace/Air  
Conditioner/Cooling  
Unit



There is improperly sloped intake/exhaust piping on the furnace HVAC system, and **this is a safety concern.**

**Comments:** There is improperly sloped intake/exhaust piping on the furnace HVAC system, and **this is a safety concern.** This can allow exhaust gases from the furnace to enter the home. Furnace exhaust gases contain carbon monoxide which is a potentially deadly gas when found in high enough concentrations. Recommend a qualified HVAC technician make all necessary repairs.

The furnace, air conditioner, and cooling unit HVAC system was operated in the heating mode only. Operating the system in the cooling mode, given the exterior outside temperatures at the time of the inspection, may have damaged the system and would not have been operating the system as it was designed.

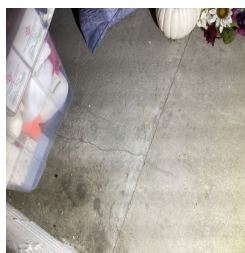
## Basement

### Basement Structure

<b>Status/Recommendation</b>	<input checked="" type="checkbox"/> Satisfactory
<b>Foundation Wall(s)</b>	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Concrete block <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Damaged area(s) in foundation wall(s) <input checked="" type="checkbox"/> Deterioration in foundation wall(s) <input checked="" type="checkbox"/> Efflorescence present
<b>Beam(s)/Girder(s)</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Steel
<b>Sill Plates</b>	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Stain(s) that appear to be active
<b>Floor Joists</b>	<input checked="" type="checkbox"/> 2x6 joists <input checked="" type="checkbox"/> Damaged floor joist(s) <input checked="" type="checkbox"/> Fungal growth on floor joist(s)
<b>Sub-Floor of Room(s) above Basement</b>	<input checked="" type="checkbox"/> Planking <input checked="" type="checkbox"/> Deteriorated/damaged wood in several areas
<b>Column(s)/Pier(s)/Post(s)/Pillar(s)</b>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Steel
<b>Floor/Concrete Slab</b>	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Area rug(s) covering flooring. Only partially visible. <input checked="" type="checkbox"/> Crack(s) that appear to be typical <input checked="" type="checkbox"/> Tripping concern
<b>Sump Pump(s)</b>	<input checked="" type="checkbox"/> Satisfactory



There is what appears to be a typical crack in the concrete slab/floor in the Basement.



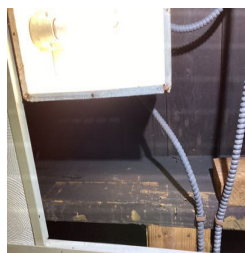
There is what appears to be a typical crack in the concrete slab/floor in the Basement.



There are areas of deteriorated sub-floor in the Basement.



There are areas of deteriorated sub-floor in the Basement.



There are areas of deteriorated sub-floor in the Basement.



There are damaged floor joists in the Basement.



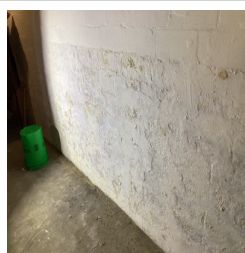
There is a moisture stain on a sill plate in the Basement.



There are areas of fungal growth on wood surfaces in the Basement.



There are areas of fungal growth on wood surfaces in the Basement.



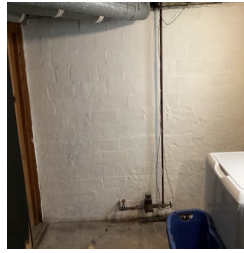
There are areas of efflorescence on foundation wall(s) in the Basement.



There are areas of efflorescence on foundation wall(s) in the Basement.



There is an area of noticeable repair to a foundation wall in the Basement.



There is an area of deterioration in a foundation wall on the exterior of the home.



There is an area of damage in the foundation wall in the Basement.



There is a trip hazard in the concrete slab/floor in the Basement, and **this is a safety concern.**

#### Comments:

There were large area rugs in the Basement. The flooring was not visible in these areas. There may be defects present that were not visible.

There is what appears to be a typical crack in the concrete slab/floor in the Basement. Recommend sealing the crack and monitoring. If the crack gets larger, or if more cracks appear, the client should consult with a qualified contractor/structural engineer to determine an appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

There are areas of deteriorated sub-floor in the Basement. **Further evaluation is needed.** Further deterioration/damage and failure of the sub-floor will occur if left in this condition. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all the necessary repairs.

There are damaged floor joists in the Basement. **Further evaluation is needed.** Further damage/deterioration will occur if left in this condition. Recommend a skilled qualified contractor evaluate this condition and make all necessary repairs.

There is a moisture stain on a sill plate in the Basement. **Further evaluation is needed.** This area was tested with a probe type moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. This appears to be an active leak/moisture intrusion. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action and all necessary repairs.

There are areas of fungal growth on wood surfaces in the Basement. **Further evaluation is needed.** Further growth may occur if left in this condition. Recommend a qualified contractor evaluate this condition to determine an appropriate course of action.

There are areas of efflorescence on foundation wall(s) in the Basement. Efflorescence is a salt/mineral deposit, that typically results from moisture intrusion in mortar/concrete materials. Further deterioration could occur if left in this condition. Recommend a skilled professional/qualified contractor make all necessary repairs.

There is an area of deterioration in a foundation wall on the exterior of the home. Further deterioration will occur if left in this condition, and structural movement in the home may occur. Recommend a qualified contractor make all necessary repairs.

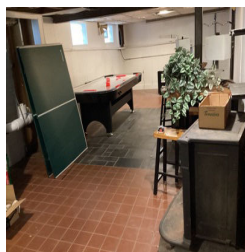
There is an area of damage in the foundation wall in the Basement. Further damage may occur if left in this condition, and this could result in structural movement in the home. Recommend a qualified contractor make all necessary repairs.

There is a trip hazard in the concrete slab/floor in the Basement, and **this is a safety concern.** A person could trip and be injured. Recommend a qualified contractor/skilled professional make all necessary repairs.

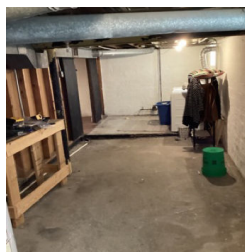
#### General Basement/Room Components

Ceiling	<input checked="" type="checkbox"/> Damage to ceiling
Interior Walls	<input checked="" type="checkbox"/> Moisture stain(s) on wall(s). Appears to be active leak(s)/moisture intrusion.
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Exterior Door(s)	<input checked="" type="checkbox"/> None
Interior Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Limited access in room. Not all outlet(s) were tested. <input checked="" type="checkbox"/> No GFCI protection on outlet(s). Recommend GFCI protection be installed.
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory

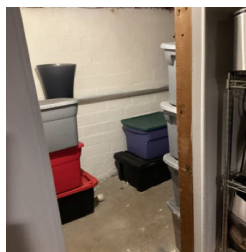


**Electrical Wiring** Satisfactory**Ceiling Fan(s)** None**Lighting** Satisfactory**Deep Sink(s)** None

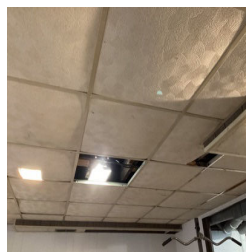
General  
Basement/Room  
Components



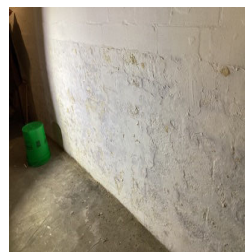
General  
Basement/Room  
Components



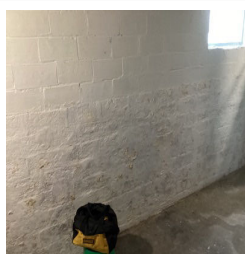
General  
Basement/Room  
Components



There is an area of  
damage to the ceiling  
in the Basement.



There are moisture  
stains on interior  
wall(s) in the  
Basement.



There are moisture  
stains on interior  
wall(s) in the  
Basement.

**Comments:** The basement has many different areas all of a combination of materials that were present at the time of the inspection. The home was occupied there was home goods present that limited the inspectors visual inspection.

The materials included but not limited to; concrete was majority of the the floor, tile flooring, and a floormat. For the ceiling most of the ceiling was open and grid style ceiling tile was present. The walls were mainly concrete block the one side had wood paneling present.

There is an area of damage to the ceiling in the Basement. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There are moisture stains on interior wall(s) in the Basement. **Further evaluation is needed.** These areas were tested with a surface moisture meter, and the meter indicated elevated levels of moisture when compared to surrounding areas. These appear to be active leaks/moisture intrusion. Recommend a qualified contractor evaluate these conditions to determine the appropriate course of action and all necessary repairs.

There is no GFCI protection on an electrical outlet in the Basement. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

## Electrical Service Entry/Electrical Panel Enclosure(s)

### Electrical Service Entry

**Description** Overhead electrical service entry**Condition** Satisfactory



Electrical Service Entry

### Main Electrical Panel Board Enclosure in the

**Status/Recommendation**  Satisfactory

**General Condition of Panel**  Satisfactory  Panel is full. There is no room to add additional circuit breakers.

**Clearance**  Satisfactory

**Amps/Volts**  100 amps

**Breakers/Fuses**  Breakers  Corroded breaker(s)

**Grounding**  Not visible

**AFCI(s)**  None  Not required to test

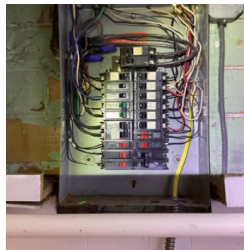
**GFCI(s)**  None

**Main Wire Type/Condition**  Only partially visible  Copper  Corrosion/damage to main wire or lug(s)

**Branch Wire Type/Condition**  Satisfactory  Only partially visible  Copper



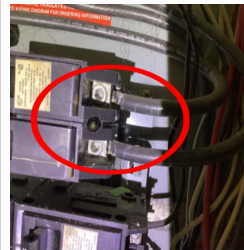
Main Electrical Panel Board Enclosure in the



Main Electrical Panel Board Enclosure in the



There is corrosion on a circuit breaker in the Main Electrical Panel Board Enclosure in the.



There is corrosion/damage to the main wires/lugs in the Main Electrical Panel Board Enclosure in the.

**Comments:** The Main Electrical Panel Board Enclosure in the is full and no breakers can be added to this panel. This information was provided as a courtesy to the client. If the client plans to add circuits to the electrical system in the home, the client should consult with a licensed electrical contractor.

There is corrosion on a circuit breaker in the Main Electrical Panel Board Enclosure in the. Further deterioration could occur if left in this condition. Recommend a qualified electrician make all necessary repairs.

There is corrosion/damage to the main wires/lugs in the Main Electrical Panel Board Enclosure in the. Further deterioration/damage could occur if left in this condition. Recommend a qualified electrician make all necessary repairs.