



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item may not be fully functional and requires repair or servicing.
NF	Not Functional	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Somewhere
City Columbus State Ohio Zip 43211
Contact Name Buyers Agent
Phone 614-555-1234 Fax n/a

Client Information

Client Name Informed Buyer
Client Address 234 Overthere
City Columbus State Ohio Zip 43211
Phone 614-555-1234 Fax n/a
E-Mail informedbuyer@abc.com

Inspection Company

Inspector Name Rick A. Harrington
Company Name Ohio Association of Home Inspectors, LLC
Company Address 13514 Falmouth Ave
City Pickerington State OH Zip 43147
Phone 614-565-4962 Fax 614-768-1190
E-Mail Rick@oahi.net
File Number 200710xx
Amount Received x00.00

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Estimated Age 68 years per Franklin County Auditor site Entrance Faces South
Inspection Date November 1, 200x
Start Time 3:00 PM End Time 5:15 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 62 degree 35% relative humidity
Weather Partly sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal Public How Verified Multiple Listing Service
Water Source Public How Verified Multiple Listing Service
Additions/Modifications None per the Franklin County Auditor site



Lots and Grounds

- | F | NP | NI | M | NF | |
|----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete Front step is cracked between the top and the first step. Suggest maintenance to prevent moisture from penetration and monitor for further movement. see picture 11. |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grading: Flat Grading around the structure appears to be flat. Front flower beds are surrounded by wood timbers and plastic anti weed covering is present. Suggest removing the plastic and the addition of top soil to improve the grading. Recommend grading is 1 inch drop for every 1 linear foot, for 4-6 feet away from structure. |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale: Adequate slope and depth for drainage |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vegetation: Shrubs/Weeds Multiple areas of small tree or shrub growth noted around the foundation. Recommend removing the growth and killing the root system. This type of growth left unattended may possibly damage the foundation and affect the drainage. see picture 7. |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fences: Chain link Chain Link fences surround the rear of the property. Fences are not inspected as part of this inspection. |

Exterior Surface and Components

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

- | F | NP | NI | M | NF | |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| Main Exterior Surface | | | | | |
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type: Vinyl siding Vinyl siding - Caulking has deteriorated around many of the windows between the windows between the window trim and the siding. This will allow moisture to seep behind the siding and window trim. The left side front window trim has been damaged and has a small opening that will allow water to penetrate under the siding and trim. Recommend replacing caulking by a qualified contractor. Moisture penetrating under the siding can cause deterioration of the substructure and may enable mold growth. see picture 12. |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia: Aluminum |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Door Bell: Hard wired |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Wood Paint peeling or missing on both door thresholds and trim. Unpainted non treated wood can rot. Both entry doors have multiple areas of support braces suggesting previous door joint failure. Side entry storm door is missing closure and door is damaged. Suggest evaluation for repair by a qualified contractor. Reference |



Exterior Surface and Components (Continued)

Entry Doors: (continued)

[pictures 2, 3 and 10](#)

5. Windows: Vinyl double hung
6. Window Screens: Vinyl mesh Multiple windows are missing screens. No screens were noticed in storage. 2 rear screens and the side entry storm door screen are torn. Suggest client inquire from seller if there are screens in storage. Screens prevent pests from entering when windows are open.
7. Basement Windows: Vinyl hopper
8. Exterior Lighting: Surface mount Front lamp only. No light on side entrance. This could be a safety concern. Porch is raised and main not been seen in the dark.
9. Exterior Electric Outlets: None No exterior outlets are present.
10. Hose Bibs: Rotary Frost free - not anti siphon.
11. Gas Meter: Basement
12. Main Gas Valve: Located at gas meter Gas Shut off valves are not tested as part of this inspection.

Roof

F NP NI M NF

Main Roof Surface

1. Method of Inspection: Ladder at eaves and ground level with binoculars
2. Unable to Inspect: 5%
3. Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: Unable to determine age of roofing material.
6. Flashing: Aluminum
7. Valleys: Preformed metal
8. Plumbing Vents: Cast Iron
9. Electrical Mast: Surface mount
10. Gutters: Aluminum Rear gutter loose on driveway side of structure and may allow moisture behind the gutters. Moisture penetrating to the substructure can cause damage and is conducive to mold growth. Recommend evaluation for repair by a qualified contractor. See picture 6.
11. Downspouts: Aluminum Rear downspout has been improperly repaired. Improper screws installed may cause debris to collect inside and clog downspout. The repaired upper section is connected over the lower section. For water flow and to reduce areas for debris to catch inside the downspout the upper section must be installed inside the lower section. Recommend repair. see picture 9.
12. Leader/Extension: Aluminum and Plastic

Center of Structure Chimney

13. Chimney: Brick
14. Flue/Flue Cap: Clay tile with metal cap Chimney clean out in basement is not properly sealed. This may allow unwanted gases or pests into the structure. Recommend evaluation for repair by a qualified contractor. see picture 28.



Roof (Continued)

15. Chimney Flashing: Aluminum

Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

F NP NI M NF

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Service: #2 Aluminum Service entry cable bracket is loose. see picture 8.
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring:
6. Conductor Type: Romex and armored cable
7. Ground: Plumbing ground only Copper plumbing lines.
8. Smoke Detectors: Battery operated Cannot verify age of smoke detectors. Recommend adding new detectors on each level including outside bedrooms. Also recommend that carbon monoxide alarms be placed in bedrooms, utility closets (laundry, furnace, water heater), and garages; that they be tested monthly; and that batteries be changed when clocks are changed in Spring and Fall. I also recommend using only the most sensitive alarms with no time delay.

Basement Electric Panel

9. Manufacturer: Push-O-Matic Legend is not completely marked. This may cause a delay in shutting off the proper breaker in an emergency. Recommend evaluation for repair by a qualified contractor. see picture 40.
10. Maximum Capacity: 100 Amps
11. Main Breaker Size: 100 Amps Visible corrosion exists on main breaker right terminal. Recommend evaluation for repair by a qualified contractor. Corrosion could be a sign of a bad connection or moisture entering the panel. This is a potential fire hazard. see picture 38.
12. Breakers: Copper and Aluminum
13. AFCI:
14. GFCI: No ground fault circuit interrupter (GFCI) protected receptacles installed. GFCI protected receptacles help prevent electric shocks in areas that may have water present, Kitchens, Baths, exterior outlets and unfinished basements. Recommend having a qualified electrician install one or more GFCI receptacles.
15. Is the panel bonded? Yes No



Electrical (Continued)

16. Some areas in house are 2 prong ungrounded outlets. Some outlet covers are missing. Missing outlet covers leave exposure to live wiring and potential for shock. Multiple 3 prong outlets tested as ungrounded outlets or reverse Hot/Neutral. Multiple wire connectors exist in service panel. These are noted throughout the report as to the location where found. Recommend panel and all outlets be evaluated for repair by a qualified electrician. This could be a safety concern as some of the above conditions leave a potential for shock.

Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.



Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

- | | F | NP | NI | M | NF | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Block |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Differential Movement: Crack with displacement Multiple areas of cracks noticed with some displacement. Mortar missing from block joints in some areas. Mortar is designed to stabilize the placement of block and seal the joints. Missing mortar may allow the blocks to move and moisture to penetrate the structure more easily. Recommend evaluation for repair by a qualified contractor. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Steel I-Beam |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Block and wood frame |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x10 solid wood |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Steel posts |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured concrete slab |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Subfloor: solid wood planks Chase for kitchen and bath water supply is open missing a firebreak. Firebreaks are required to slow the spread of fire from floor to floor. MDF (Medium Density Fibreboard) used to repair area under toilet. MDF has a tendency to break down quickly when wet. Recommend evaluation for repair by a qualified contractor. Subfloor in rear left corner under rear bedroom has been drilled in numerous areas to create what appears to have been a cold air return. This area is covered with hardwood flooring and may need to be replaced if hardwood flooring is removed. Multiple areas shown signs of previous moisture penetration but all appear inactive using moisture meter. |

Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

F NP NI M NF
Main Attic _____

1. Method of Inspection: In the attic
2. Unable to Inspect: 10% Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.
3. Roof Framing: 2x6 solid wood rafter



Attic (Continued)

4. Sheathing: solid wood planks 2 areas noted that have been damaged and may cause the shingles to be damaged and may cause personal injury if walking on the roof. Recommend evaluation for repair by a qualified contractor.
5. Ventilation: Ridge vent only Ridge vent only installed. Gable vents on each end have been covered with vinyl siding. With no soffit vents the flow through ventilation has been eliminated. Recommend evaluation for repair by a qualified contractor. See pictures 4 and 5.
6. Insulation: Rockwool
7. Insulation Depth: 4-6 inches 4-6 inches in most areas. Insulation has been moved in some areas. Improper insulation can result in heat loss and condensation in the attic. Recommend evaluation for repair by a qualified contractor.
8. Vapor Barrier:
9. Attic Fan: unable to determine type Attic fan installed at one gable is covered by insulation board and cannot be completely viewed or tested. Appears that the fan is not properly wired as there is an extension cord leading from the unit. It is currently not functioning or being used.
10. Wiring/Lighting: Loose extension cord laying in attic. Previously used for attic fan.
11. Moisture Penetration: Previous water penetration noted Area of sheathing near ridge on front just behind the attic access, is not completely attached to the rafter due to some previous moisture penetration. The penetration appears inactive using a moisture meter. Recommend evaluation for repair by a qualified contractor.
12. Bathroom Fan Venting: None
13. Attic access is located in 1st floor hall closet. The closet has been modified to accept a pull down ladder. The ladder does not function in a safe fashion. The rear framing and wall covering of the closet wall has been removed and is open to the framing above the basement staircase. The pull down ladder was not properly tied into all the ceiling joists. The ceiling opening was not completely covered or insulated leaving a large gap for air transfer between the spaces. Recommend evaluation for repair by a qualified contractor. see picture 39.



Basement

F NP NI M NF

Utility area Basement

1. Unable to Inspect: 10%
2. Ceiling: Exposed framing see notes below in this section
3. Walls: Block See notes below in this section
4. Floor: Poured concrete
5. Floor Drain: Surface drain
6. Windows: Vinyl hopper
7. Electrical: Non-GFCI 110 VAC outlets and lighting circuits 1 ceiling junction light box has 7 connections to the box. 1 splice with non matching wire is not in a junction box. These could be considered a safety concern for risk of shock or fire. Recommend all electrical outlets and connections in the basement be evaluated by a qualified electrician. see pictures 29, 30 and 31.
8. Smoke Detector: None Recommend adding new detectors on each level including outside bedrooms. Also recommend that carbon monoxide alarms be placed in bedrooms, utility closets (laundry, furnace, water heater), and garages; that they be tested monthly; and that batteries be changed when clocks are changed in Spring and Fall. I also recommend using only the most sensitive alarms with no time delay.
9. HVAC Source: Heating system register
10. Vapor Barrier: None
11. Insulation: None
12. Ventilation: Windows
13. Sump Pump: None
14. Moisture Location: Under the entire home see note below in this section
15. Basement Stairs/Railings: Wood stairs with wood handrails Wood handrail is loose and may not provide proper support. A qualified contractor is recommended to evaluate and estimate repairs

Finished Area Basement

16. Unable to Inspect: 50% Portions of the walls and ceilings are covered with stucco or drywall.
17. Ceiling: Partial Stucco see notes below in this section
18. Walls: Partial Stucco see notes below in this section
19. Floor: Poured concrete
20. Doors: Solid wood Door is severely cracked and not secured to one hinge. Recommend removal or replacement.
21. Windows: Vinyl hopper
22. Electrical: Non-GFCI 110 VAC outlets and lighting circuits see notes in Utility Area above.
23. Smoke Detector: None Recommend adding new detectors on each level including outside bedrooms. Also recommend that carbon monoxide alarms be placed in bedrooms, utility closets (laundry, furnace, water heater), and garages; that they be tested monthly; and that batteries be changed when clocks are changed in Spring and Fall. I also recommend using only the most sensitive alarms with no time delay.
24. HVAC Source: Heating system register
25. Vapor Barrier: None
26. Insulation: None



Basement (Continued)

27. Ventilation: Windows
28. Sump Pump: None
29. Moisture Location: Under the entire home
30. Evidence of previous moisture penetration exist on many walls in the basement. Walls and stucco have been removed that may have been damaged by the water penetration. Some block joints have cracks or missing mortar. No current moisture penetration noted. Recommend correcting grading around the exterior of the structure, repairing the mortar joints and evaluation of foundation by a qualified contractor. see picture 33, 34, 35 and 37.
31. Evidence on subfloor under the area by the side entrance door of mildew growth. Recommend this area be evaluated by a qualified contractor specializing in mold identification, removal and evaluate whether other areas may be affected. see picture 32.

Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

F NP NI M NF

Main AC System

1. A/C System Operation: Functional
2. Condensate Removal: PVC piping
3. Exterior Unit: Pad mounted
4. Manufacturer: Armstrong
5. Model Number: SCU01E18A Serial Number: SN1603G11562
6. Area Served: Whole building Approximate Age: 4 years - based on serial number
7. Fuel Type: 220-240 VAC Temperature Differential: 17 degrees at kitchen floor vent
8. Type: Central A/C Capacity: 1.5 Ton based on model number
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Serviceable condition
11. Electrical Disconnect: Blade connection



Heating System

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

F NP NI M NF

Basement Heating System

1. Heating System Operation: Functional at time of inspection Note - Model number tag is partially blocked due to electrical box. Unable to determine age due to missing numbers and Capacity is input BTU. Last service date more than one year ago or unable to be determined. Recommend that furnace be serviced by a qualified heating and cooling technician. Recommend that this system be serviced annually.
2. Manufacturer: Armstrong
3. Model Number: **80AT050D12D-1A partially blocked Serial Number: 1603B31675
4. Type: Forced air Capacity: 40,000 BTU
5. Area Served: Whole building Approximate Age: N/A due to blocked Model number
6. Fuel Type: Natural gas
7. Heat Exchanger: High efficiency furnaces are constructed as such the heat exchange and burners are not visible without dismantling the unit.
8. Unable to Inspect: 100%
9. Blower Fan/Filter: Direct drive with disposable filter Filter Clean. Size 16x25x1. see picture 27.
10. Distribution: Metal duct
11. Flue Pipe: PVC piping
12. Thermostats: Individual
13. Suspected Asbestos: No

Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

F NP NI M NF

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper



Plumbing (Continued)

4. Drain Pipes: PVC, Cast Iron and galvanized
5. Service Caps: Accessible Service cap to clean out in basement next to main stack is not properly/completely sealed and may allow harmful gases into the structure. Recommend evaluation for repair by a qualified contractor. see picture 36.
6. Vent Pipes: Cast iron
7. Gas Service Lines: Black iron pipe
- Basement Water Heater
8. Water Heater Operation: Functional at time of inspection Gas fired water heaters average life is 10-13 years but some function well past this. This unit is over 15 years old per the serial number and is currently functioning. Recovery capacity was not measured. With some older units the ability to recover and provide adequate supply of hot water for normal use may be restricted.
9. Manufacturer: Richmond
10. Model Number: F40T Serial Number: 1092130286
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 15 years per the serial number Area Served: Whole building
13. Flue Pipe: single wall to brick chimney
14. TPRV and Drain Tube: copper with black iron drain tube

Bathroom

F NP NI M NF

1st floor main Bathroom

1. Ceiling: Painted drywall
2. Walls: Painted drywall
3. Floor: Vinyl floor covering Vinyl floor covering is damage and seal at bathtub has deteriorated and could allow moisture to the subfloor. Baseboards missing right side of vanity. Recommend evaluation for repair by a qualified contractor. see picture 19 and 20.
4. Doors: Solid wood
5. Windows: Vinyl double hung
6. Electrical: 110 VAC outlets and lighting circuits No ground fault circuit interrupter (GFCI) protected receptacles installed. GFCI protected receptacles help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI receptacles.
7. Counter/Cabinet: Wood
8. Sink/Basin: Molded single bowl
9. Faucets/Traps: Functional with metal trap
10. Tub/Surround: Porcelain tub and fiberglass surround Tub stopper did not function properly. Cosmetic only -tub is stained and may need to be reglazed to cover the stains and rust around the drain cap. Caulking has deteriorated around the tub/surround joint and caulk is missing around the spigot. Missing and deteriorated caulk may allow moisture to penetrate to structure. Recommend evaluation for repair by a qualified contractor. see picture 20 and 21.



Bathroom (Continued)

11. Toilets: Functional Toilet is loose and may need wax seal to be replaced to prevent leaking under the bowl. As noted in the subfloor notes, the subfloor under the toilet is MDF board and will deteriorate quickly with water contact. Recommend evaluation for repair by a qualified contractor.
12. HVAC Source: Heating system register
13. Ventilation: Window

Kitchen

F NP NI M NF

1st Floor Kitchen

1. Cooking Appliances: Magic Chef Rear burner did not light with normal controls. This is a gas appliance and burners that do not light properly pose a safety concern as the gas may build up in the house. Recommend evaluation for repair by a qualified contractor.
2. Ventilator: No Vent
3. Disposal: None
4. Dishwasher: None
5. Refrigerator: None
6. Microwave: None
7. Sink: Stainless Steel
8. Electrical: 110 VAC outlets and lighting circuits Outlet over sink is a non grounded non-GFCI - 3 prong outlet. 1 outlet is wired with Hot/Neutral reversed by oven. Switch with unknown use over counter appears to have been burnt. Switch plate is missing. Missing plates are considered a safety hazard due to the open wiring. Recommend evaluation for repair by a qualified electrician.
9. Plumbing/Fixtures: Functional with metal trap Plumbing under sink is currently not leaking. Evidence of previous leaks on sink base bottom. Sub standard repairs exist on plumbing under sink as plumbers putty was pushed into joints as leak stops. Recommend evaluation for repair by a qualified plumber.
10. Counter Tops: Laminate Counter top left side splash block is missing and a small hole is not caulked just under the left corner of the window. Recommend adding splash block and caulk to prevent items and moisture from penetrating countertop, walls, and cabinets. see picture 23 an 24.
11. Cabinets: Wood Evidence of previous water penetration in sink base. Appears inactive per moisture meter and no leaks noticed during faucet operation into both sides of sink.
12. Ceiling: Painted drywall Thin cracks noted in ceiling near basement door. Recommend repair and monitor area.
13. Walls: Painted drywall
14. Floor: Vinyl floor covering Flooring surface damaged near rear door and tiles lifting next to living room. Recommend attaching loose tiles to prevent tripping. The damaged surface is cosmetic only. see picture 25.
15. Windows: Vinyl double hung
16. HVAC Source: Heating system register



Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

F NP NI M NF

Front Bedroom

1. Closet: Single
2. Ceiling: Painted drywall **Noted 2 areas of previous water penetration. Recommend repair and monitoring. Appears inactive per moisture meter. see picture 17.**
3. Walls: Painted drywall **Noted crack at right side of side window. Recommend repairing crack and monitor area. see picture 16.**
4. Floor: Hardwood
5. Doors: None **Entry door is missing. see picture 14.**
6. Windows: Vinyl double hung
7. Electrical: 110 VAC outlets and lighting circuits **2 prong outlets exist with missing covers. Missing outlet plates are considered a safety hazard. see picture 15.**
8. HVAC Source: Heating system register
9. Smoke Detector: None

Rear Bedroom

10. Closet: Single
11. Ceiling: Painted drywall
12. Walls: Painted drywall
13. Floor: Hardwood **Note - gap between hardwood floor and baseboard trim is about 1 inch along rear wall. Side rear corner is location of subfloor with multiple holes being drilled for air return that is no longer present. see picture 18 and 26.**
14. Doors: Solid wood
15. Windows: Vinyl double hung **As noted in exterior section. Window screen is torn.**
16. Electrical: 110 VAC outlets and lighting circuits **2 prong outlets exist with missing covers. Missing outlet plates are considered a safety hazard.**
17. HVAC Source: Heating system register
18. Smoke Detector: None



Living Space

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

F NP NI M NF

- Living Room Living Space _____
1. Ceiling: Painted drywall
 2. Walls: Painted drywall
 3. Floor: Hardwood
 4. Windows: Vinyl double hung
 5. Electrical: 110 VAC outlets and lighting circuits 1 outlet is open ground and outlet under front window is wired with hot/neutral reversed. This condition could be a shock hazard and is a safety concern. Recommend evaluation for repair by a qualified contractor. see picture 13.
 6. HVAC Source: Heating system register
 7. Smoke Detector: None Cannot verify age of smoke detectors. 1 detector in hall and 1 in kitchen. Recommend adding new detectors on each level including outside bedrooms. Also recommend that carbon monoxide alarms be placed in bedrooms, utility closets (laundry, furnace, water heater), and garages; that they be tested monthly; and that batteries be changed when clocks are changed in Spring and Fall. I also recommend using only the most sensitive alarms with no time delay.

Laundry Room/Area

F NP NI M NF

- Basement Laundry Room/Area _____
1. Washer Hose Bib: Rotary
 2. Washer and Dryer Electrical: 110-240 VAC
 3. Dryer Vent: Rigid metal
 4. Dryer Gas Line: Black iron pipe
 5. Washer Drain: PVC piping to floor drain



Marginal Summary

This 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.

Lots and Grounds

1. Driveway: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor
2. Grading: Flat Grading around the structure appears to be flat. Front flower beds are surrounded by wood timbers and plastic anti weed covering is present. Suggest removing the plastic and the addition of top soil to improve the grading. Recommend grading is 1 inch drop for every 1 linear foot, for 4-6 feet away from structure.

Exterior Surface and Components

3. Entry Doors: Wood Paint peeling or missing on both door thresholds and trim. Unpainted non treated wood can rot. Both entry doors have multiple areas of support braces suggesting previous door joint failure. Side entry storm door is missing closure and door is damaged. Suggest evaluation for repair by a qualified contractor. Reference pictures 2, 3 and 10

Roof

4. Gutters: Aluminum Rear gutter loose on driveway side of structure and may allow moisture behind the gutters. Moisture penetrating to the substructure can cause damage and is conducive to mold growth. Recommend evaluation for repair by a qualified contractor. See picture 6.
5. Downspouts: Aluminum Rear downspout has been improperly repaired. Improper screws installed may cause debris to collect inside and clog downspout. The repaired upper section is connected over the lower section. For water flow and to reduce areas for debris to catch inside the downspout the upper section must be installed inside the lower section. Recommend repair. see picture 9.
6. Center of Structure Chimney Flue/Flue Cap: Clay tile with metal cap Chimney clean out in basement is not properly sealed. This may allow unwanted gases or pests into the structure. Recommend evaluation for repair by a qualified contractor. see picture 28.

Structure

7. Differential Movement: Crack with displacement Multiple areas of cracks noticed with some displacement. Mortar missing from block joints in some areas. Mortar is designed to stabilize the placement of block and seal the joints. Missing mortar may allow the blocks to move and moisture to penetrate the structure more easily. Recommend evaluation for repair by a qualified contractor.

Attic

8. Main Attic Sheathing: solid wood planks 2 areas noted that have been damaged and may cause the shingles to be damaged and may cause personal injury if walking on the roof. Recommend evaluation for repair by a qualified contractor.
9. Main Attic Insulation Depth: 4-6 inches 4-6 inches in most areas. Insulation has been moved in some areas. Improper insulation can result in heat loss and condensation in the attic. Recommend evaluation for repair by a qualified contractor.

Bathroom

10. 1st floor main Bathroom Toilets: Functional Toilet is loose and may need wax seal to be replaced to prevent leaking under the bowl. As noted in the subfloor notes, the subfloor under the toilet is MDF board and will deteriorate quickly with water



Marginal Summary (Continued)

Toilets: (continued)

contact. Recommend evaluation for repair by a qualified contractor.

Kitchen

-
11. 1st Floor Kitchen Plumbing/Fixtures: Functional with metal trap Plumbing under sink is currently not leaking. Evidence of previous leaks on sink base bottom. Sub standard repairs exist on plumbing under sink as plumbers putty was pushed into joints as leak stops. Recommend evaluation for repair by a qualified plumber.



Not Functional Summary

This 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.

Lots and Grounds

1. **Vegetation:** Shrubs/Weeds Multiple areas of small tree or shrub growth noted around the foundation. Recommend removing the growth and killing the root system. This type of growth left unattended may possibly damage the foundation and affect the drainage. see picture 7.

Exterior Surface and Components

2. **Main Exterior Surface Type:** Vinyl siding Vinyl siding - Caulking has deteriorated around many of the windows between the windows between the window trim and the siding. This will allow moisture to seep behind the siding and window trim. The left side front window trim has been damaged and has a small opening that will allow water to penetrate under the siding and trim. Recommend replacing caulking by a qualified contractor. Moisture penetrating under the siding can cause deterioration of the substructure and may enable mold growth. see picture 12.
3. **Window Screens:** Vinyl mesh Multiple windows are missing screens. No screens were noticed in storage. 2 rear screens and the side entry storm door screen are torn. Suggest client inquire from seller if there are screens in storage. Screens prevent pests from entering when windows are open.
4. **Exterior Lighting:** Surface mount Front lamp only. No light on side entrance. This could be a safety concern. Porch is raised and main not been seen in the dark.

Electrical

5. **Basement Electric Panel Main Breaker Size:** 100 Amps Visible corrosion exists on main breaker right terminal. Recommend evaluation for repair by a qualified contractor. Corrosion could be a sign of a bad connection or moisture entering the panel. This is a potential fire hazard. see picture 38.
6. Some areas in house are 2 prong ungrounded outlets. Some outlet covers are missing. Missing outlet covers leave exposure to live wiring and potential for shock. Multiple 3 prong outlets tested as ungrounded outlets or reverse Hot/Neutral. Multiple wire connectors exist in service panel. These are noted throughout the report as to the location where found. Recommend panel and all outlets be evaluated for repair by a qualified electrician. This could be a safety concern as some of the above conditions leave a potential for shock.

Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers



Not Functional Summary (Continued)

50 (continued)

- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.

Structure

7. **Subfloor:** solid wood planks Chase for kitchen and bath water supply is open missing a firebreak. Firebreaks are required to slow the spread of fire from floor to floor. MDF (Medium Density Fibreboard) used to repair area under toilet. MDF has a tendency to break down quickly when wet. Recommend evaluation for repair by a qualified contractor. Subfloor in rear left corner under rear bedroom has been drilled in numerous areas to create what appears to have been a cold air return. This area is covered with hardwood flooring and may need to be replaced if hardwood flooring is removed. Multiple areas shown signs of previous moisture penetration but all appear inactive using moisture meter.

Attic

8. **Main Attic Ventilation:** Ridge vent only Ridge vent only installed. Gable vents on each end have been covered with vinyl siding. With no soffit vents the flow through ventilation has been eliminated. Recommend evaluation for repair by a qualified contractor. See pictures 4 and 5.
9. Attic access is located in 1st floor hall closet. The closet has been modified to accept a pull down ladder. The ladder does not function in a safe fashion. The rear framing and wall covering of the closet wall has been removed and is open to the framing above the basement staircase. The pull down ladder was not properly tied into all the ceiling joists. The ceiling opening was not completely covered or insulated leaving a large gap for air transfer between the spaces. Recommend evaluation for repair by a qualified contractor. see picture 39.



Not Functional Summary (Continued)

Basement

10. Utility area Basement Electrical: Non-GFCI 110 VAC outlets and lighting circuits 1 ceiling junction light box has 7 connections to the box. 1 splice with non matching wire is not in a junction box. These could be considered a safety concern for risk of shock or fire. Recommend all electrical outlets and connections in the basement be evaluated by a qualified electrician. see pictures 29, 30 and 31.
11. Utility area Basement Basement Stairs/Railings: Wood stairs with wood handrails Wood handrail is loose and may not provide proper support. A qualified contractor is recommended to evaluate and estimate repairs
12. Finished Area Basement Doors: Solid wood Door is severely cracked and not secured to one hinge. Recommend removal or replacement.
13. Finished Area Basement Electrical: Non-GFCI 110 VAC outlets and lighting circuits see notes in Utility Area above.
14. Evidence of previous moisture penetration exist on many walls in the basement. Walls and stucco have been removed that may have been damaged by the water penetration. Some block joints have cracks or missing mortar. No current moisture penetration noted. Recommend correcting grading around the exterior of the structure, repairing the mortar joints and evaluation of foundation by a qualified contractor. see picture 33, 34, 35 and 37.
15. Evidence on subfloor under the area by the side entrance door of mildew growth. Recommend this area be evaluated by a qualified contractor specializing in mold identification, removal and evaluate whether other areas may be affected. see picture 32.

Plumbing

16. Service Caps: Accessible Service cap to clean out in basement next to main stack is not properly/completely sealed and may allow harmful gases into the structure. Recommend evaluation for repair by a qualified contractor. see picture 36.

Bathroom

17. 1st floor main Bathroom Floor: Vinyl floor covering Vinyl floor covering is damage and seal at bathtub has deteriorated and could allow moisture to the subfloor. Baseboards missing right side of vanity. Recommend evaluation for repair by a qualified contractor. see picture 19 and 20.
18. 1st floor main Bathroom Electrical: 110 VAC outlets and lighting circuits No ground fault circuit interrupter (GFCI) protected receptacles installed. GFCI protected receptacles help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI receptacles.
19. 1st floor main Bathroom Tub/Surround: Porcelain tub and fiberglass surround Tub stopper did not function properly. Cosmetic only -tub is stained and may need to be reglazed to cover the stains and rust around the drain cap. Caulking has deteriorated around the tub/surround joint and caulk is missing around the spigot. Missing and deteriorated caulk may allow moisture to penetrate to structure. Recommend evaluation for repair by a qualified contractor. see picture 20 and 21.



Not Functional Summary (Continued)

Kitchen

20. 1st Floor Kitchen Cooking Appliances: Magic Chef Rear burner did not light with normal controls. This is a gas appliance and burners that do not light properly pose a safety concern as the gas may build up in the house. Recommend evaluation for repair by a qualified contractor.
21. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits Outlet over sink is a non grounded non-GFCI - 3 prong outlet. 1 outlet is wired with Hot/Neutral reversed by oven. Switch with unknown use over counter appears to have been burnt. Switch plate is missing. Missing plates are considered a safety hazard due to the open wiring. Recommend evaluation for repair by a qualified electrician.

Bedroom

22. Front Bedroom Doors: None Entry door is missing. see picture 14.
23. Front Bedroom Electrical: 110 VAC outlets and lighting circuits 2 prong outlets exist with missing covers. Missing outlet plates are considered a safety hazard. see picture 15.
24. Rear Bedroom Electrical: 110 VAC outlets and lighting circuits 2 prong outlets exist with missing covers. Missing outlet plates are considered a safety hazard.

Living Space

25. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits 1 outlet is open ground and outlet under front window is wired with hot/neutral reversed. This condition could be a shock hazard and is a safety concern. Recommend evaluation for repair by a qualified contractor. see picture 13.