



BUILDING INSPECTION REPORT

1234 Main St.
Olmsted Falls OH 44138

Buyer Name
02/10/2018 9:00AM



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SUMMARY



MAINTENANCE ITEMS



RECOMMENDATIONS



SAFETY HAZARDS

- Fuel - Type: Unused gas valve not plugged.
- Chimney - Masonry chimney : Severely deteriorated
- Chimney - Masonry chimney : Crown worn, cracked or missing
- Bathroom - Toilets: Toilet loose
- Bathroom - Sink: Sink Drains Slowly
- Basement - Support post(s): Not secured
- Basement - Stairway: Guardrail
- Basement - Sump pump: Battery backup not working
- Interior, Doors, Windows - Windows: Double hung window installed wrong
- Interior, Doors, Windows - Windows: Fogging
- Interior, Doors, Windows - Doors: Trip hazard
- Interior, Doors, Windows - Doors: Won't Latch
- Interior, Doors, Windows - Doors: Closet door out of track.
- Laundry - Laundry: Gas shutoff valve not present
- Kitchen - Dishwasher: Drain line substandard
- Attic, Insulation & Ventilation - Attic Insulation: Uneven
- Garage - Floor, Walls, Ceiling: Attic pull down steps damaged
- Garage - Floor, Walls, Ceiling: Attic pull down steps
- Garage - Floor, Walls, Ceiling: Cracking Major
- HVAC - Equipment: Furnace cover safety switch
- HVAC - Equipment: Gas flame
- Electrical - Bonding : Bonding jumper missing at water meter
- Electrical - Bonding : Bonding jumper at hot water tank and metal gas line not present.
- Electrical - Doorbell & Smoke Detectors: Smoke detectors more than 10 years
- Electrical - Doorbell & Smoke Detectors: Smoke Detectors Needed
- Electrical - Doorbell & Smoke Detectors: CO Gas Appliance
- Electrical - Receptacles: Loose Wall Boxes
- Electrical - Receptacles: Missing GFCI General
- Electrical - Receptacles: Damaged
- Electrical - Receptacles: 3 Prong Ungrounded 3 Wire

-
- Electrical - Wiring: Exposed NM cable
 - Electrical - Panels: One or more slots where circuit breakers are normally installed were open in panel
 - Electrical - Panels: Legend Substandard
 - Plumbing - Hot Water Heater: TPR Too Short
 - Plumbing - Hot Water Heater: LifeSpan At, Near or beyond
 - Plumbing - Drain, Waste, & Vent Systems: Corrosion P trap
 - Exterior - Shutters: Shutters loose
 - Exterior - Shutters: Failing paint
 - Exterior - Exterior Walls/Trim: Siding/Trim Damaged/Loose
 - Exterior - Exterior Walls/Trim: Paint Failing Some
 - Roof - Gutters: Extensions Damaged/Missing
 - Roof - Gutters: Leaking
 - Roof - Flashings: Loose
 - Roof - Flashings: Chimney Cricket Missing
 - Roof - Shingles: Not laying flat
 - Roof - Shingles: Loose
 - Roof - Shingles: Installed On <3/12 Slope
 - Roof - Shingles: Nail Heads Exposed
 - Grounds - Front porch and steps/guardrail: Guardrail loose
 - Grounds - Front porch and steps/guardrail: Uneven risers
 - Grounds - Grading & Vegetation: Vegetation Contact Frame House
 - Grounds - Driveways, Sidewalks, Patios: Driveway/Sidewalk Trip Hazard

1: INSPECTION DETAILS

Information

General Information: In Attendance

Client, Buyers Agent

General Information: Building Type

Single Family

General Information: Occupancy

Vacant

General Information: Utilities

All Utilities On

General Information: Weather Conditions

Cold, Cloudy

2: GROUNDS

		IN	NI	NP	D
2.1	Grading & Vegetation	X			X
2.2	Driveways, Sidewalks, Patios	X			X
2.3	Front porch and steps/guardrail	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Grading & Vegetation: Lawn disturbed

I found out from a neighbor that the main sewer line to the street was damaged. It was dug up and repaired approximately 2 years ago.



Deficiencies

2.1.1 Grading & Vegetation

VEGETATION CONTACT FRAME HOUSE

NORTH SIDE OF HOUSE

 Recommendation

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified lawn care professional.

2.2.1 Driveways, Sidewalks, Patios

 Recommendation

DRIVEWAY/SIDEWALK TRIP HAZARD

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified masonry professional.



2.3.1 Front porch and steps/guardrail

 Recommendation

GUARDRAIL LOOSE

The front porch guardrail is loose in one or more areas. The porch is not more than 30" above grade, so it's not a major safety issue, however it needs to be repaired.

Recommendation

Contact a handyman or DIY project



2.3.2 Front porch and steps/guardrail

**UNEVEN RISERS**

Front porch steps do not have even riser heights which is a trip hazard. They appear to have been built that way vs. any heaving or settling

3: EXTERIOR

		IN	NI	NP	D
3.1	Exterior Walls/Trim	X			X
3.2	Shutters	X			X
3.3	Window wells	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exterior Walls/Trim: Wall Covering

Metal, Stone veneer

Exterior Walls/Trim: Dwelling Construction

Wood Frame

Dwelling construction is selected from public records. Inspector is not liable for determining structure components behind wall claddings or coverings due to this being a visual inspection or readily accessible areas. Client understands the limitations of the inspection and our reliance on public record information. If client is concerned regarding type of construction, sellers disclosures should be obtained or further invasive testing will be necessary at additional cost.

Window wells: Keep drains clear, window wells

As a maintenance item, it's important to keep the window well drains clear to prevent backups. A backup would allow water to accumulate around the bottom of the window and possibly enter the structure.



Deficiencies

3.1.1 Exterior Walls/Trim

**PAINT FAILING SOME**

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painter.



3.1.2 Exterior Walls/Trim

**SIDING/TRIM DAMAGED/LOOSE**

SOUTH SIDE OF HOUSE

One or more sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace, or install siding or trim as necessary.

Recommendation

Contact a qualified siding specialist.



3.2.1 Shutters

**SHUTTERS LOOSE**

One or more shutters were loose. This is generally a simple fix by a qualified handyman. Note however, if the screws are relocated to a different spot be sure to seal the old holds in the siding with a high grade silicone sealant to prevent water infiltration.

Recommendation

Contact a handyman or DIY project



3.2.2 Shutters

 Recommendation

FAILING PAINT

Failing paint on one or more shutters was noted. Recommend repair/painting by a qualified person or simply replace them.

Note: seal any holes through the siding that are no longer used.

Recommendation

Contact a qualified professional.



4: ROOF

		IN	NI	NP	D
4.1	Coverings	X			
4.2	Shingles	X			X
4.3	Flashings	X			X
4.4	Gutters	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Coverings: Inspection Method

Traversed

Coverings: Materials

Asphalt/Fiberglass Shingles

Shingles: Layers Visible

One Layer

Shingles: Representative Shingle Condition



Deficiencies

4.2.1 Shingles

INSTALLED ON <3/12 SLOPE



BOTH SHED ROOFS ON THE BACK OF THE HOUSE

Composition shingles were installed on a slope with less than 3/12 (3 inches rise for every 12 inches run). Such low-slope shingle installations are prone to leaks due to the slow rate at which water runs off the shingles. Roof decking can also be prone to sagging. Most shingle manufacturers won't warranty shingles if installed on a roof with a slope less than 3/12. Consult with a qualified contractor regarding this and monitor these roof area(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur, recommend that a qualified contractor repair per standard building practices. Such repairs may involve installing a new roof surface approved for low slopes.

Recommendation

Contact a qualified roofing professional.



4.2.2 Shingles

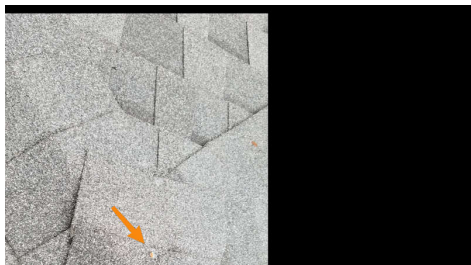
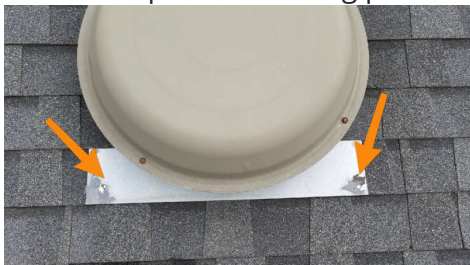
 Recommendation

NAIL HEADS EXPOSED

Nail heads were exposed at one or more shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation

Contact a qualified roofing professional.



Loose, nail heads exposed

4.2.3 Shingles

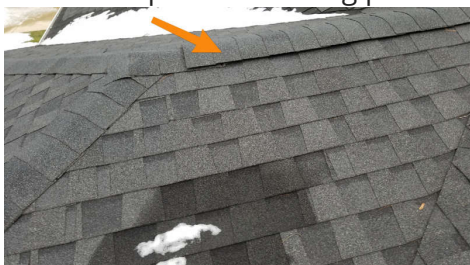
 Recommendation

LOOSE

Shingles were loose in one or more areas. This will make them very susceptible to being damaged by wind. Recommend qualified roofer to rena and seal as needed.

Recommendation

Contact a qualified roofing professional.



4.2.4 Shingles

 Recommendation

NOT LAYING FLAT

In one or more areas the shingles are being pushed up by the drip edge. Recommend qualified roofer to further evaluate and repair as needed so the water runs off unimpeded.

Recommendation

Contact a qualified roofing professional.



Example location.



Example location

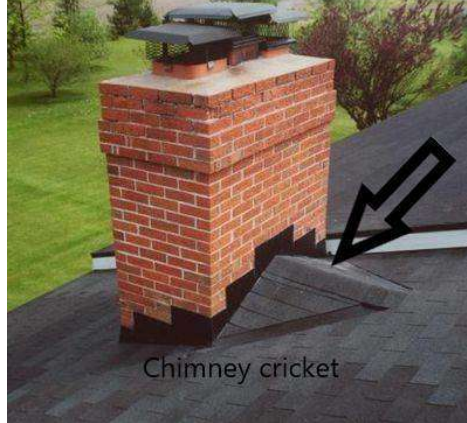
4.3.1 Flashings

**CHIMNEY CRICKET MISSING**

Chimney cricket flashing was missing at one or more chimneys greater than 30" wide. Crickets provide an angular surface to divert water away from behind the chimney where it is prone to collect water and leak. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.3.2 Flashings

**LOOSE**

One or more flashings were loose.

See: exposed nail heads

Recommendation

Contact a qualified roofing professional.

4.4.1 Gutters

**EXTENSIONS DAMAGED/MISSING**

Extensions such as splash blocks or drain pipes for one or more downspouts were damaged or missing. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure. Ideally the rain water should drain at least 6ft away from the foundation.

Recommendation

Contact a qualified professional.



4.4.2 Gutters

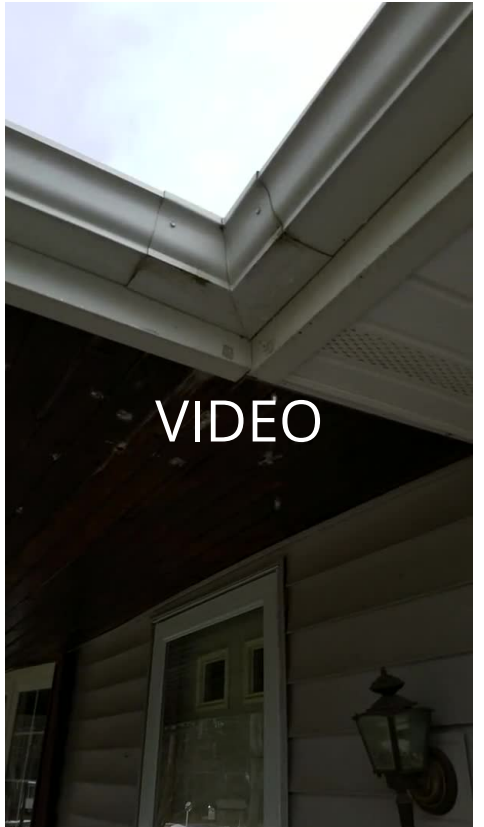
LEAKING

 Recommendation

One or more portion of the gutters are actively leaking. Recommend repair by a qualified gutter company.

Recommendation

Contact a qualified professional.



Mildew from leaking gutter

5: CHIMNEY

		IN	NI	NP	D
5.1	Masonry chimney	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

5.1.1 Masonry chimney

 Recommendation

CROWN WORN, CRACKED OR MISSING

The crown on top of the chimney allows rain water to be shed off and away from the chimney masonry. A worn or cracked crown will allow water to penetrate into the mortar joints and cause deterioration of the chimney. Recommend mason to repair/replace crown as needed.

Here's a video on how the repair can be done: <https://www.youtube.com/watch?v=naFw5pMKZZI>

Recommendation

Contact a qualified professional.



5.1.2 Masonry chimney

 Recommendation

SEVERELY DETERIORATED

For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.





6: FOUNDATION

		IN	NI	NP	D
6.1	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Foundation Type
Concrete

Foundation: No defects noted

7: BASEMENT

		IN	NI	NP	D
7.1	Sump pump	X			X
7.2	Stairway	X			X
7.3	Support post(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

7.1.1 Sump pump

 Recommendation

BATTERY BACKUP NOT WORKING

The backup battery system that provides power to the backup pump was not functional at time of inspection. This setup allows for a limited time a way to remove water from the sump pit during a power failure.

Recommendation

Contact a qualified professional.



7.2.1 Stairway

 Safety Hazard

GUARDRAIL

No guardrail was present at the stairway that will prevent a little human from falling off and causing bodily harm. Further the stairway also has open risers which is also a hazard to said little human. Recommend a qualified carpenter to close the risers and install a guardrail.

Recommendation

Contact a qualified carpenter.



7.3.1 Support post(s)

 Recommendation

NOT SECURED

The top of the steel support posts are not secured to the steel support beam as required to prevent movement should a seismic event occur. Recommend repair by a qualified handyman.

Recommendation

Contact a handyman or DIY project



8: PLUMBING

		IN	NI	NP	D
8.1	Service	X			
8.2	Supply Lines	X			
8.3	Drain, Waste, & Vent Systems	X			X
8.4	Hot Water Heater	X			X
8.5	Water Supply Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service: Location

Basement

Supply Lines: Materials Observed

Copper

Drain, Waste, & Vent Systems: Waste Materials Observed

Copper Waste

Drain, Waste, & Vent Systems: Vent Materials Observed

Copper

Hot Water Heater: Estimated Water Heater Age

12

Hot Water Heater: Power Source/Type

Tank, Gas

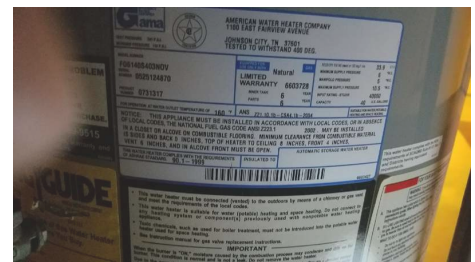
Hot Water Heater: Capacity

40 Gallon

Hot Water Heater: Location

Basement

Hot Water Heater: Equipment Photo



Drain, Waste, & Vent Systems: Waste line to street

Assuming the waste line from the house runs to the street, with the trees present in the front yard recommend, either having the line snaked out or better, to have the drain line scoped with a camera to determine it's condition.

Deficiencies

8.3.1 Drain, Waste, & Vent Systems

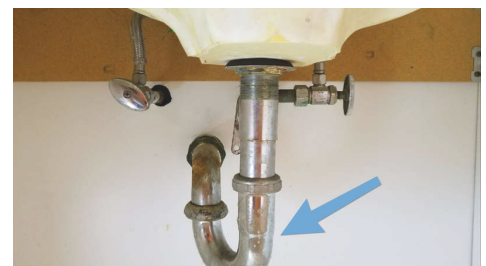
Maintenance Item

CORROSION P TRAP

Corrosion was noted on one or more chrome plated brass drain line P-traps under sinks. Recommend monitoring for leaks, or be proactive and replace with pvc.

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Hot Water Heater

**LIFESPAN AT, NEAR OR BEYOND**

The water heater appeared to be at or near its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Hot water tank life expectancy is 8 - 12 years.

Recommendation

Contact a qualified plumbing contractor.

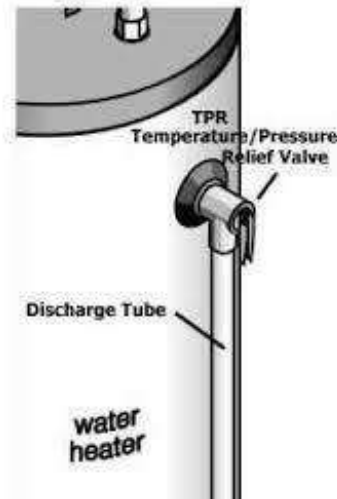
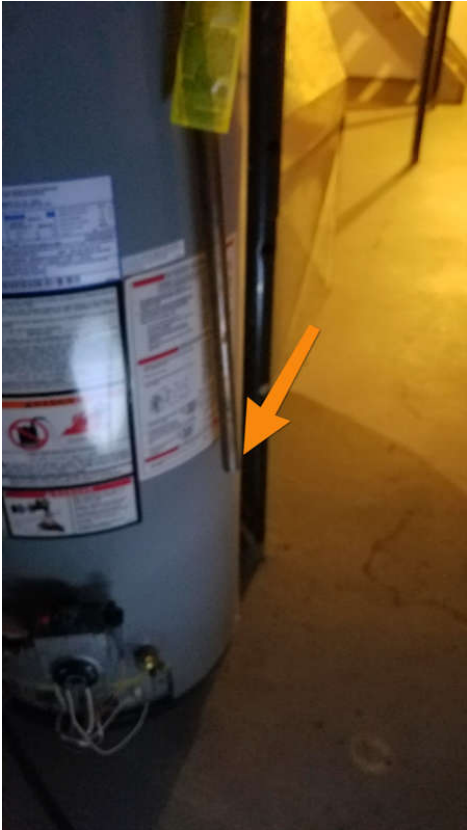
8.4.2 Hot Water Heater

**TPR TOO SHORT**

The TPR (temperature-pressure relief) valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor for indoor hot water heaters.

Recommendation

Contact a qualified plumbing contractor.



9: ELECTRICAL

		IN	NI	NP	D
9.1	Service	X			
9.2	Panels	X			X
9.3	Panel Wiring & Breakers	X			X
9.4	Wiring	X			X
9.5	Receptacles	X			X
9.6	Lighting & Fans	X			
9.7	Doorbell & Smoke Detectors	X			X
9.8	Bonding	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service: Service Information

Overhead, Sub 200 Amp Service

Panels: Main Panel Location

Basement

Panels: Panel Capacity

100 AMP

Panels: Sub Panel Location(s)

Basement

Wiring: Wiring Type

Non Metallic Sheathed

Deficiencies

9.2.1 Panels



LEGEND SUBSTANDARD

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.

9.2.2 Panels



ONE OR MORE SLOTS WHERE CIRCUIT BREAKERS ARE NORMALLY INSTALLED WERE OPEN IN PANEL

One or more slots where circuit breakers are normally installed were open in panel. While they have been covered with duct tape, it is recommend that a more permanent solution be implemented for safety.



9.4.1 Wiring

EXPOSED NM CABLE

BASEMENT LAUNDRY AREA



p. Exposed NM was noted in the basement. All NM cable must be protected from damage. Also note the missing cable clamp. Recommend licensed electrician to repair as needed.

Recommendation

Contact a qualified electrical contractor.





Also note missing cable clamp

9.5.1 Receptacles

3 PRONG UNGROUNDED 3 WIRE

3-slot receptacles (outlets) were installed in one or more areas and tested as not having a ground wire hooked up. As this electric system appears mostly or all grounded, it is likely the wire could be loose, or not hooked up, or a splice somewhere is loose. Recommend a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.





9.5.2 Receptacles

DAMAGED

GARAGE, RIGHT SIDE OF HOUSE DOOR

One or more receptacles (outlets) were broken or damaged. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



Garage, right of house door

9.5.3 Receptacles

LOOSE WALL BOXES

FRONT OF HOUSE

One or more electric receptacles wall boxes in which they were installed were loose and/or not securely anchored. Recommend that an electrician secure properly.

Recommendation

Contact a qualified electrical contractor.



9.5.4 Receptacles

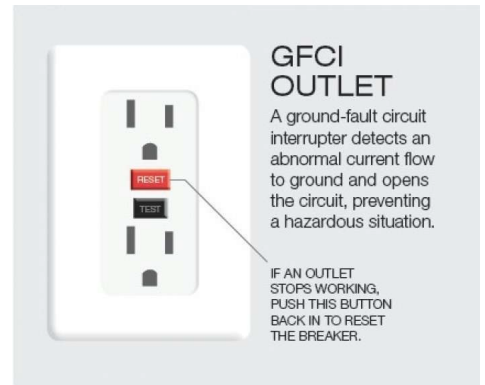
MISSING GFCI GENERAL

BATHROOM, KITCHEN COUNTER. GARAGE, EXTERIOR

Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

Recommendation

Contact a qualified electrical contractor.



GFCI Example

9.7.1 Doorbell & Smoke Detectors

CO GAS APPLIANCE

One or more natural gas burning appliances were present at this property location. The inspector was not able to readily identify any CO2 detectors at required places inside the property. Recommend a qualified person install.

Recommendation

Contact a qualified professional.



9.7.2 Doorbell & Smoke Detectors

SMOKE DETECTORS NEEDED

Smoke detectors should be installed in bedrooms, hallways leading to sleeping areas, at one or more levels. Client should add additional smoke detectors as needed.

Recommendation

Recommended DIY Project



9.7.3 Doorbell & Smoke Detectors

SMOKE DETECTORS MORE THAN 10 YEARS

Based on the age of the structure and the appearance of the existing smoke alarms, they may have been installed more than 10 years ago. Smoke detectors lose their ability to function properly with age. Recommend replacement by a qualified electrician when moving in.



Recommendation

Contact a qualified professional.

9.8.1 Bonding



Safety Hazard

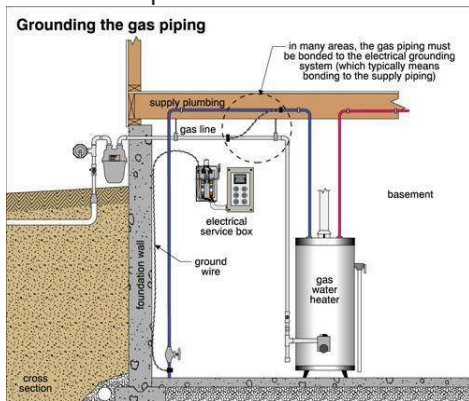
BONDING JUMPER AT HOT WATER TANK AND METAL GAS LINE NOT PRESENT.

Today's standards require a bonding jumper to be placed across the copper cold water supply and the hot water return. This provides a grounding path to remain in place if the hot water tank is removed. In addition, the bonding jumper is extended to the metal gas line. Should the gas line become energized, the electrical charge will be directed to ground.

The **gas** piping system shall be considered to be direct-**bonded** when permanently and directly connected to one of the following: the electrical service equipment enclosure, the grounded conductor at the electrical service, the grounding electrode conductor.

Recommendation

Contact a qualified electrical contractor.



9.8.2 Bonding



Safety Hazard

BONDING JUMPER MISSING AT WATER METER

A bonding jumper is not present at the water meter. This jumper allows the water meter to be removed and still provide a grounding path for the electrical system. Recommend installation by a qualified electrician.



Example of a bonding jumper at the water meter

10: HVAC

		IN	NI	NP	D
10.1	Equipment	X			X
10.2	Ducts and Registers	X			
10.3	Filter & Thermostat	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Condenser Estimated Age
5

Equipment: Condenser Location
East side of house

Equipment: Furnace Estimated Age
12

Equipment: HVAC system serviced before closing

The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Deficiencies

10.1.1 Equipment

 Recommendation

FURNACE COVER SAFETY SWITCH

The safety switch that will shut the furnace off if the cover is removed is not functioning properly or is missing. Recommend repair by a qualified HVAC tech next time the furnace is serviced.

Recommendation

Contact a qualified HVAC professional.



Wrong place for safety switch.

10.1.2 Equipment

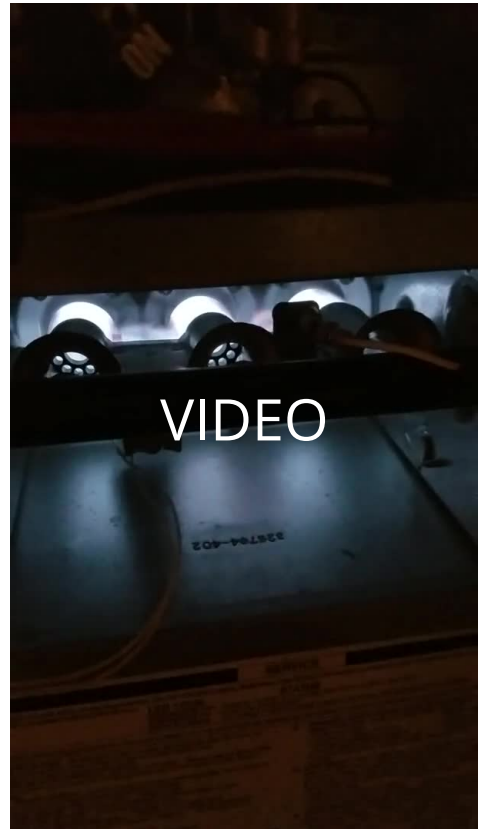
 Recommendation

GAS FLAME

The boiler burner flame was not blue in color. Various conditions can cause incorrect flames including incorrect drafting, dirty burner orifices and improper gas pressure. Recommended that a qualified heating contractor evaluate and repair as necessary

Recommendation

Contact a qualified professional.



11: GARAGE

		IN	NI	NP	D
11.1	Occupant Doors	X			
11.2	Vehicle Door	X			
11.3	Floor, Walls, Ceiling	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

11.3.1 Floor, Walls, Ceiling

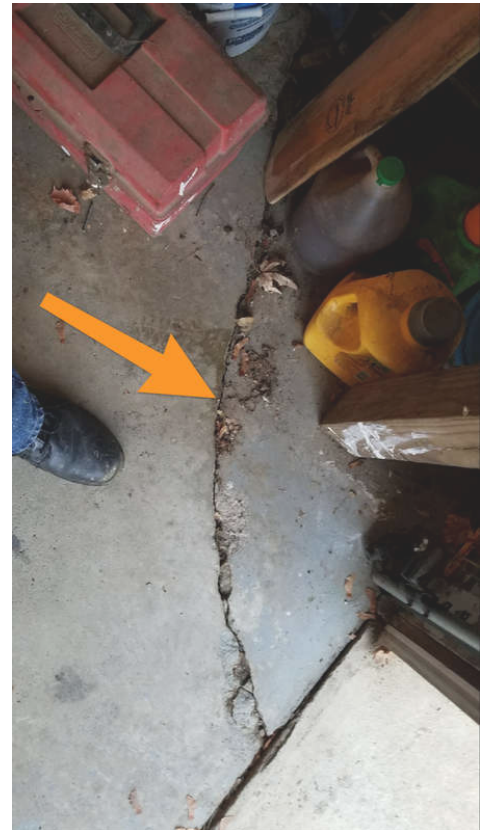
 Recommendation

CRACKING MAJOR

Significant cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.

Recommendation

Contact a qualified masonry professional.



11.3.2 Floor, Walls, Ceiling

 Recommendation

ATTIC PULL DOWN STEPS

Substandard attic pull down steps are installed that compromised the fire barrier of the garage. Attic pull down steps need to be fire resistant if they're to be installed in a garage. Recommend qualified person to install proper pull down steps or close of opening with 5/8ths drywall and finish to match.

Recommendation

Contact a qualified professional.



11.3.3 Floor, Walls, Ceiling

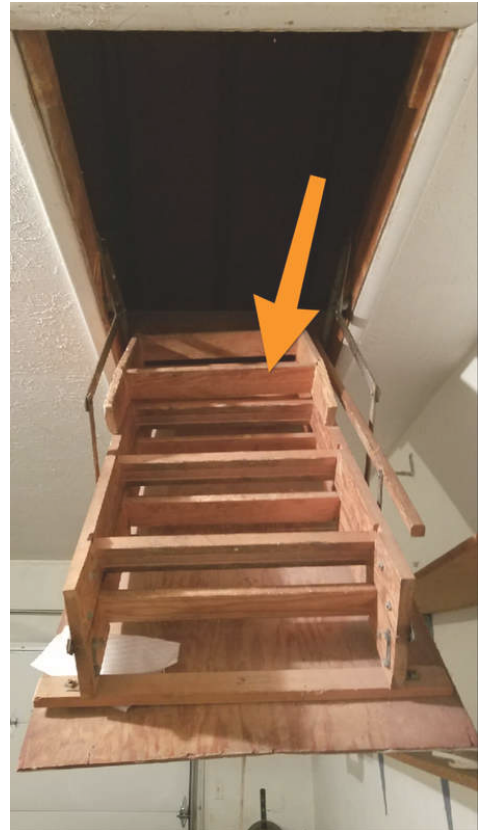
**ATTIC PULL DOWN STEPS
DAMAGED**

The attic pull down steps were damaged and pose a severe safety hazard. Recommend replacement by a qualified contractor. Note that since they are in the garage, they will need to be fire rated.

Recommendation

Contact a qualified professional.

 Recommendation



12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
12.1	Access	X			
12.2	Structure & Sheathing	X			
12.3	Attic Insulation	X			X
12.4	Exhaust & Ventilation	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Access: How Viewed

Partially Traversed

Structure & Sheathing: Structure Attic Insulation: Estimated R & Sheathing Types Value

Rafters

>R-38

Attic Insulation: Insulation Type

Fiberglass Loose Fill

Exhaust & Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Deficiencies

12.3.1 Attic Insulation

 Recommendation

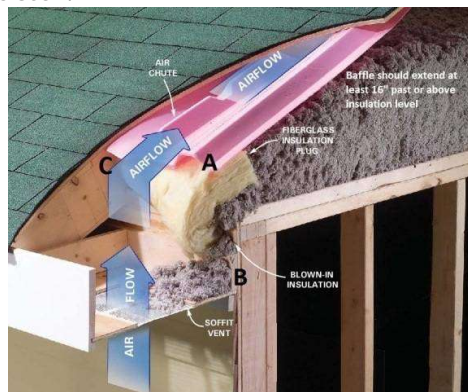
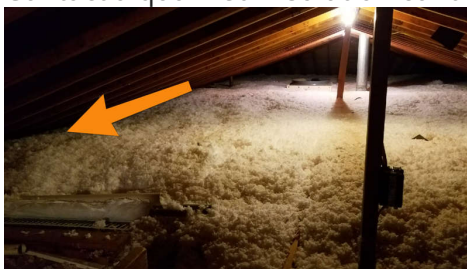
UNEVEN

The ceiling insulation in one or more areas of the attic was uneven or substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Baffles were not installed to block insulation from covering the soffit vents. Had they been installed the insulation would have been installed evenly.

Recommendation

Contact a qualified insulation contractor.



13: BATHROOM

		IN	NI	NP	D
13.1	Bathtub & Shower	X			
13.2	Exhaust Fans	X			
13.3	Toilets		X		
13.4	Sink	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Limitations

Toilets

WATER TURNED OFF

The water to the toilet in the 3/4 bath was turned off, therefore that toilet was not inspected and is excluded from the report.

Deficiencies

13.3.1 Toilets



Recommendation

TOILET LOOSE

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified general contractor.

13.4.1 Sink



Recommendation

SINK DRAINS SLOWLY

3/4 BATH

One sink was noted to drain slowly. This can be a simple accumulation of hair and debris on the sink stopper or it may require snaking out of the drain. Recommend competent person to clean and or snake out the drain if needed.

Recommendation

Contact a handyman or DIY project

14: KITCHEN

		IN	NI	NP	D
14.1	Countertops & Cabinets	X			
14.2	Garbage Disposal			X	
14.3	Dishwasher	X			X
14.4	Range/Oven/Cooktop			X	
14.5	Refrigerator			X	
14.6	Microwave			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

14.3.1 Dishwasher

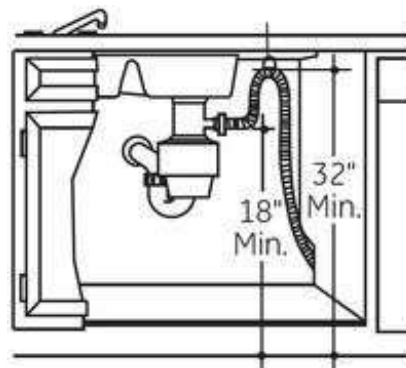
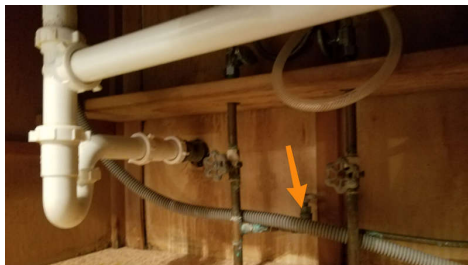
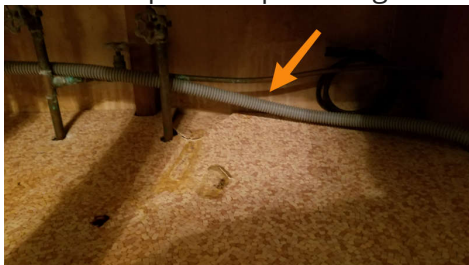


DRAIN LINE SUBSTANDARD

The dishwasher does not appear to have a high loop installed in the drain line, or the inspector was not able to determine if one was present, as some dishwasher come with the high loop already installed on the back of the unit. The high loop prevents water from being siphoned out of the dishwasher. Recommend a qualified plumber to evaluate and install if needed.

Recommendation

Contact a qualified plumbing contractor.



Example of a proper high loop

15: LAUNDRY

		IN	NI	NP	D
15.1	Laundry	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Laundry: Laundry Information

240 Volt Electric, No Appliances
Present, Gas Supply

Deficiencies

15.1.1 Laundry

GAS SHUTOFF VALVE NOT PRESENT

AT DRYER

No gas shutoff valve for dryer within 6ft. of gas Appliance. This is a potential safety hazard when the appliance needs to be shut down quickly. Local shut off valves should be readily accessible. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



16: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	D
16.1	Doors	X			X
16.2	Windows	X			X
16.3	Walls	X			
16.4	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

16.1.1 Doors



CLOSET DOOR OUT OF TRACK.

The closet doors in one or more locations were out of track. Recommend repair for proper functionality.

Recommendation

Contact a qualified handyman.

16.1.2 Doors



WON'T LATCH

HOUSE DOOR TO GARAGE

One or more doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Recommendation

Contact a qualified handyman.

16.1.3 Doors



TRIP HAZARD

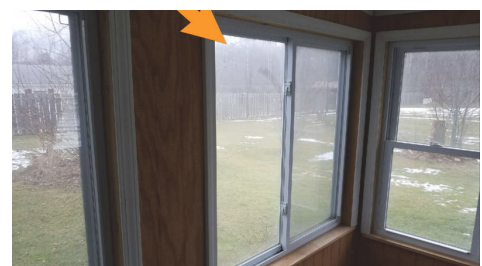
Note that this step into the kitchen is more than 7 3/4" which makes it a trip hazard. Trying to repair it probably won't make much sense, just know that if you were to adding thick flooring in the kitchen it will worsen the problem. Recommend if possible to remove any existing flooring and subflooring before a new floor is put down.



16.2.1 Windows



FOGGING



Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.

Recommendation

Contact a qualified window repair/installation contractor.

16.2.2 Windows

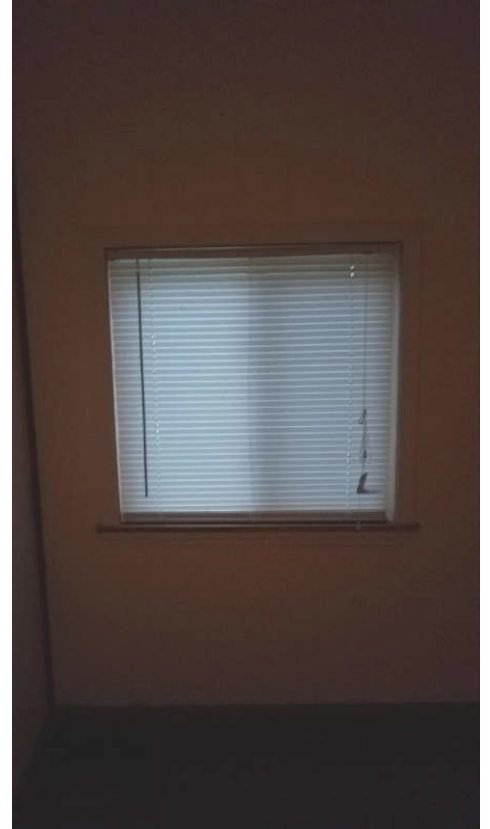


**DOUBLE HUNG WINDOW
INSTALLED WRONG**

One window was noted to be a double hung window that is installed horizontally vs. vertically. This usually happens when the windows are ordered, and order wrong. The window will not drain properly on the exterior, and will be difficult to close as you will be fighting the balancer that normally holds the window open. Recommend replacing the window with the proper type, which is a siding type.

Recommendation

Contact a qualified professional.



Rec room

17: FUEL

		IN	NI	NP	D
17.1	Type	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type: Type

Natural gas

Deficiencies

17.1.1 Type

UNUSED GAS VALVE NOT PLUGGED.



One or more propane or natural gas supply terminations were unused and no cap was installed on the gas shut off valve. Gas can flow directly out of the termination if the shutoff valve is opened. This is a potential fire hazard. Recommend a qualified person install caps were missing for Standard Building practices.

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE
