NORTH OHIO PROPERTY INSPECTION
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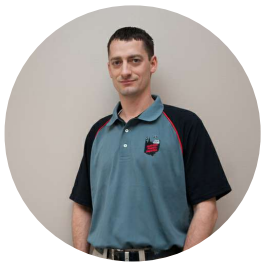
HOME INSPECTION REPORT

1234 Main St.
Medina OH 44256

Buyer Name
12/10/2018 9:00AM



Inspector
Kurt Hoes
CPI, ASHI, NACHI
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Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Style
Bungalow

Temperature (approximate)
65 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Clear

2: OVERVIEW

Information

General Overview

North Ohio Property Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by InterNACHI (https://www.nachi.org/sop.htm). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgment, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were observed at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not observed at the time of inspection; including roof leaks, plumbing backups, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the State of InterNACHI standards of practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a**GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Notice to Third Parties:

Notice to Third Parties: This report is the property of North Ohio Property Inspection and the Client named herein and is **non-transferrable** to any and all third-parties or subsequent buyers **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations:

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information:

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information:

THERMAL IMAGING: Infrared cameras may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary from displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. An estimated life expectancy chart can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Comment Key - Definitions:

This report divides deficiencies into two categories; Safety/attention required Defects (**in red**) and Recommendations (**in orange**).

- **Safety/attention required-** These are items that, in the opinion of the inspector, items that could lead to injury or affect the habitation of the home.
- **Recommendations** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future issues. There is a wide variety of items that will fall into this bucket and it is important to carefully consider them all.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement. I also strongly recommend consulting with your Real Estate Agent as they typically handle transactions like this far more frequently than the average homebuyer and have key insight into market trends and transactions.

3: ROOF

Information

Inspection Method
Roof, Drone, Ladder

Roof Type/Style
Gable, Combination, Shed

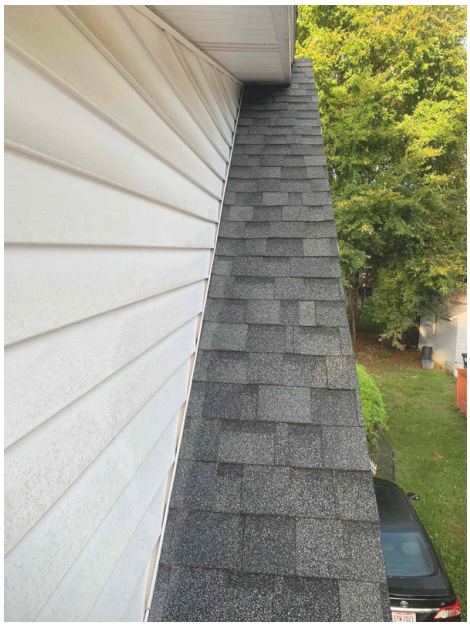
Coverings: Shingle type
Architectural, Flat roof

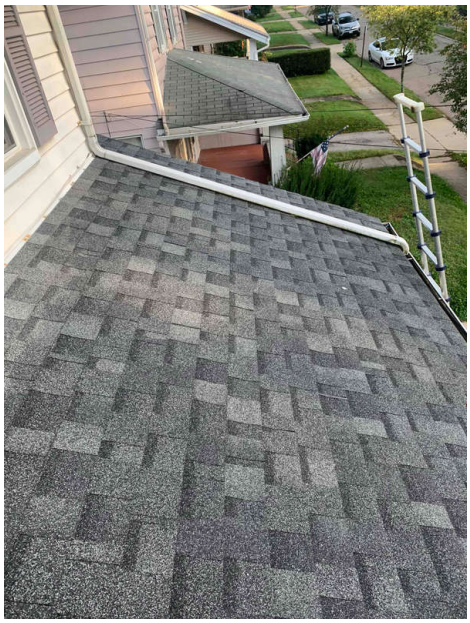
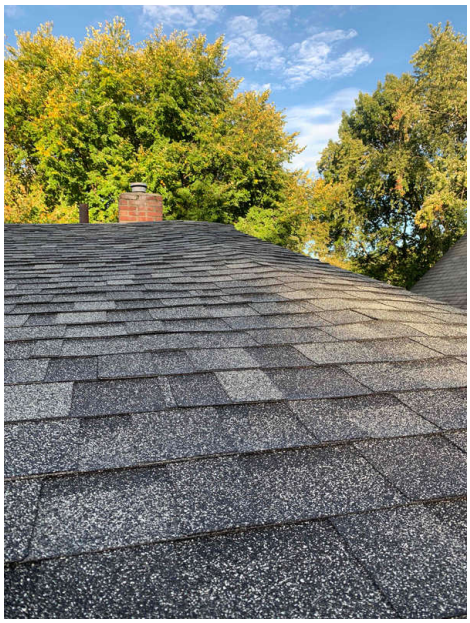
Roof Drainage Systems: Gutter Material
Aluminum

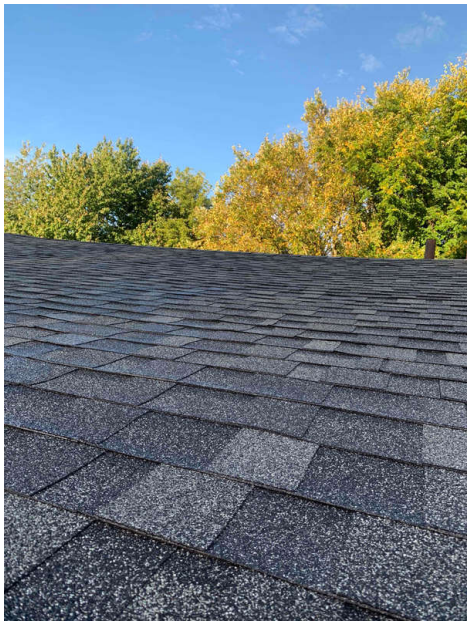
Roof Inspection Overview

The roof portion of the inspection is performed to give a good overview of the condition of the roof coverings, flashings and drainage on the day of inspection. The current condition of roof coverings does not always indicate that a roof will not have issues at some point in the future. We typically do not estimate future life as there may be many factors that affect this that can't be predicted. Age is not always an indicator of weather or not you will experience issues with the roof as there are new roofs that leak and old roofs that don't. In accordance with the standards of practice established by InterNACHI, we report on defects that are observed by the inspector in areas that the inspector feels that they can safely access without risk of causing damage or injury due to steep pitch, slippery surfaces or any other reason.

Coverings: Material
Asphalt







Coverings: Architectural shingles

Roof coverings are architectural shingles. These shingles are more wind resistant and have a longer expected service life than traditional 3 tab shingles. Depending on the manufacturer these will sometimes have limited warranties in the 35-55 year range. Some manufacturers of this type of shingle will have a limited lifetime warranty. It would be advised to plan for an estimated 30 year lifespan to be safe.

Flashings: Material

Aluminum, Rubber




Recommendations

3.2.1 Roof Drainage Systems

DEBRIS IN GUTTERS

GARAGE GUTTERS

Debris has accumulated in the gutters. Gutters are an important part of keeping the foundation dry. I recommend cleaning gutters on a regular basis to facilitate water flow.

Recommendation

Contact a handyman or DIY project

4: EXTERIOR

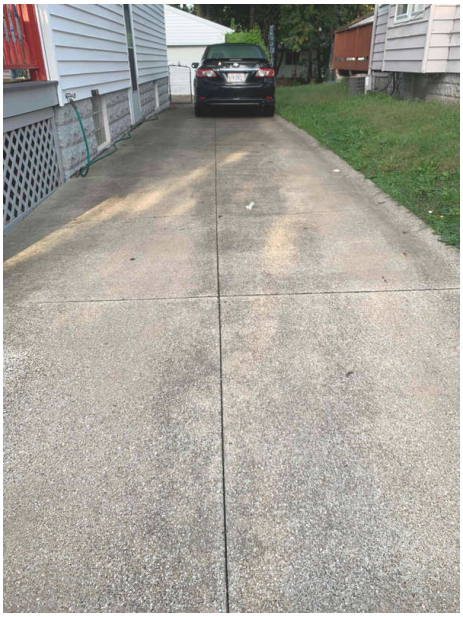
Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Style
Horizontal panels

Exterior Doors: Exterior Entry Door
Glass, Steel, Wood

Walkways, Patios & Driveways: Driveway/Walkway Material
Concrete



Decks, Balconies, Porches & Steps: Material
Concrete, Wood

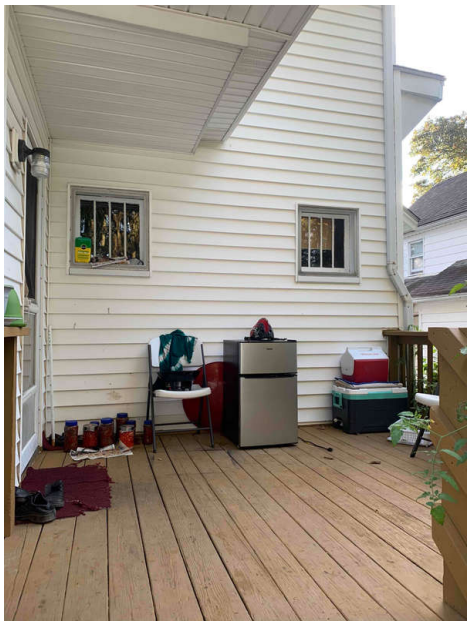
Siding, Flashing & Trim: Siding Material

Vinyl




Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Deck



Recommendations

4.1.1 Siding, Flashing & Trim

PAINT DEFICIENT- EXTERIOR

PORCH

Areas of the exterior are in need of scraping/repainting. Deficient paint could lead to rot and possible water intrusion. I recommend replacing any rotted wood/materials and repainting all affected areas to prevent future damage.

Recommendation

Contact a qualified painter.

4.1.2 Siding, Flashing & Trim

MILDEW/ALGAE

GARAGE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that affected areas be washed or cleaned on a regular basis.

Recommendation

Contact a handyman or DIY project

4.2.1 Exterior Doors

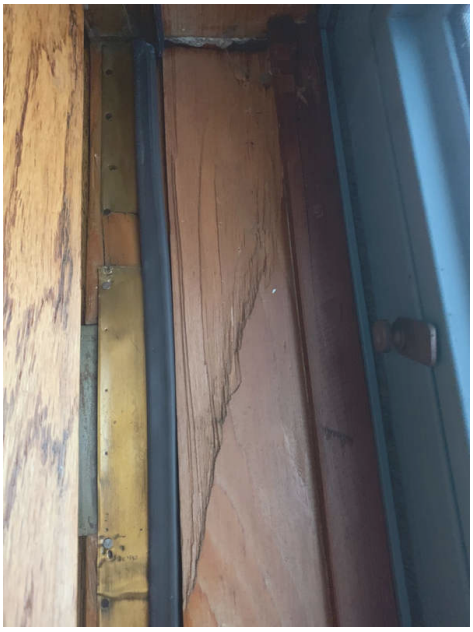
EXTERIOR DOOR DAMAGE- GENERAL

DAMAGE TO FRONT DOOR FRAME, BACK DOOR NEEDS REFINISHING

There is general damage to one or more doors. I recommend making proper repair or replacing the affected doors.

Recommendation

Contact a qualified handyman.



4.2.2 Exterior Doors

SCREEN DOOR- DAMAGE TO SCREEN

BACK SCREEN DOOR

There is damage to the screen on one of the screen doors. I recommend repairing or replacing the screen.

Recommendation

Contact a handyman or DIY project

4.4.1 Decks, Balconies, Porches & Steps

Attention Required/Safety Items

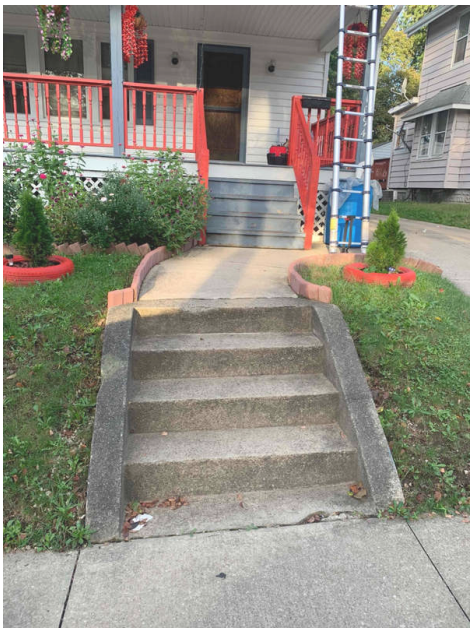
MISSING HANDRAIL - EXTERIOR

FRONT STEPS TO SIDEWALK

There was a missing handrail on the exterior. This could be a safety issue. This may also cause an issue when going through the appraisal process. I recommend replacing the handrail.

Recommendation

Contact a qualified general contractor.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

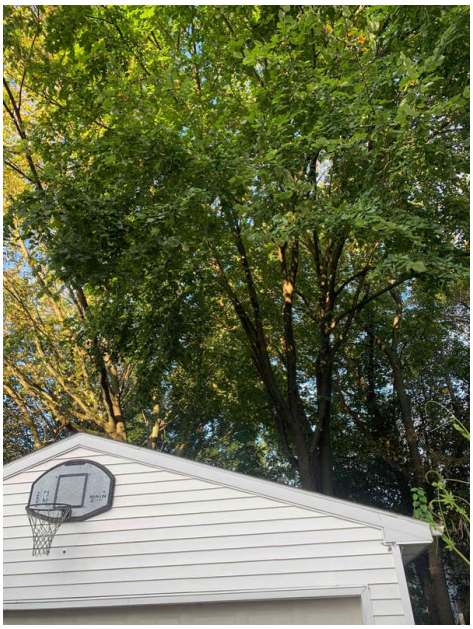
TREE OVERHANG

GARAGE

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. I recommend having a tree service trim to allow for proper drainage and to prevent damage.

Recommendation

Contact a qualified tree service company.



5: ATTIC, INSULATION & VENTILATION

Information

No attic access

The attic could not be accessed at the time of inspection. There was no attic access hatch located. We could not assess anything inside the attic.

6: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Polaris

Windows: Tilt out windows
Windows have tilt out sashes for easy cleaning.

Floors: Floor Coverings
Tile, Carpet, Laminate

Walls: Wall Material
Drywall, Plaster

Ceilings: Ceiling Material
Drywall, Plaster

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Recommendations

6.1.1 Doors

DOOR STICKS

2ND FLOOR BATHROOM

Door sticks and is tough to open/close. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project

Area where door rubs

6.2.1 Windows

Attention Required/Safety Items

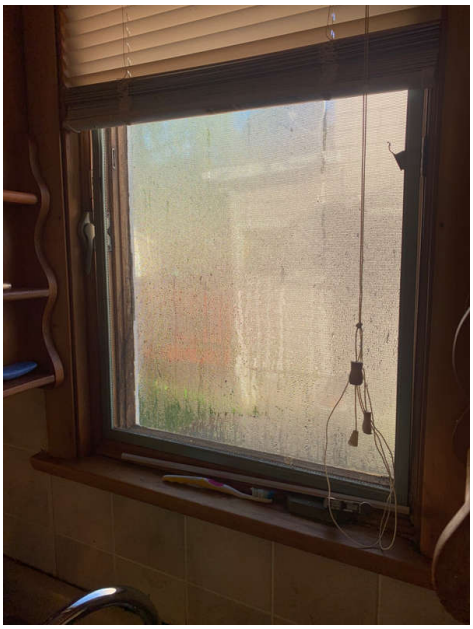
WINDOW STICKS

WINDOW ABOVE KITCHEN SINK WOULD NOT OPEN

A window sticks and is difficult to open. I recommend evaluation/repair.

Recommendation

Contact a qualified window repair/installation contractor.



6.4.1 Walls

DAMAGED DRYWALL/PLASTER

There was physical damage to drywall or plaster. I recommend repairing and repainting the affected areas.

Recommendation

Contact a qualified drywall contractor.

7: APPLIANCES

Information

Refrigerator: Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Kitchen
Gas

Range/Oven/Cooktop: Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Dryer: Brand
No dryer

Dryer: Dryer Power Source
220 Electric

Dryer: Dryer Vent
Metal

Washer: Brand
No washer present

Appliance life

I inspect appliances for their current working condition. I cannot predict the lifespan or remaining life of an appliance. Generally speaking it is prudent to plan for eventual replacement for any appliance that is not in its warranty period.

Recommendations

7.2.1 Range/Oven/Cooktop

BURNER WOULDNT IGNITE

LEFT REAR BURNER

A burner on the gas stove wouldnt ignite at the time of inspection. This can be frequently repaired by cleaning the burner and igniter. I recommend evaluation/repair.

Recommendation

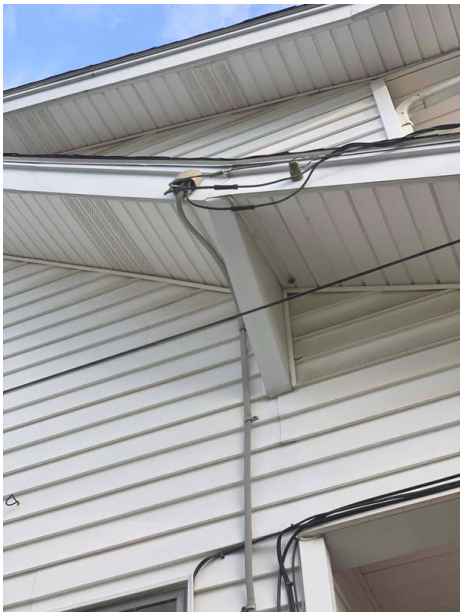
Contact a qualified appliance repair professional.

8: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
Overhead, 220 Volts

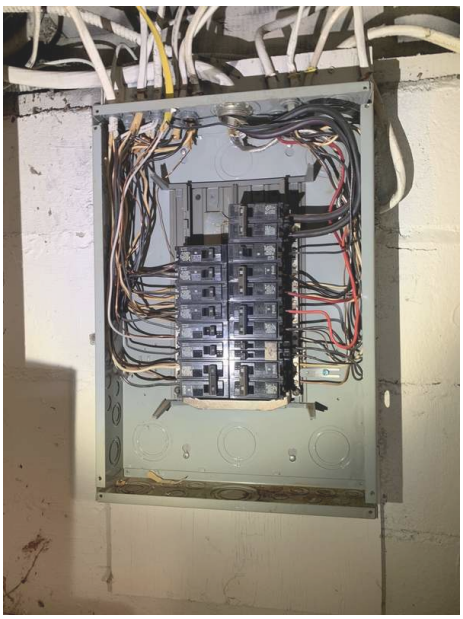
Service Entrance Conductors: **Masthead**
Weather head and drip loop properly installed



Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**
Siemens



Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Type**
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper, Unknown

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Fabric insulated

Limitations

Branch Wiring Circuits, Breakers & Fuses

WIRING - NOT ALL VISIBLE

Much of the wiring in the home is not visible. We can not see the condition or verify proper connections of wiring that exists behind walls or inside of conduit. As laid out by the standards of practice, we do not open junction boxes.

Lighting Fixtures, Switches & Receptacles

FURNITURE/STORED ITEMS

The home was occupied. It is possible that there were outlets that could not be observed or tested behind furniture or stored items.

Recommendations

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

BASEMENT ABOVE GAS METER

One or more receptacles are missing a cover plate. This exposes the hot terminals on the side of the receptacle and causes short and shock risk. This may also create an issue during the appraisal process. Recommend installation of cover plates on all outlets in the home that are missing them.

Recommendation

Contact a handyman or DIY project

8.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLES

VARIOUS LOCATIONS THROUGHOUT HOME

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. Replacing 3 prong ungrounded outlets with GFCI outlets or reverting to 2 prong is considered to be a suitable replacement.

Recommendation

Contact a qualified electrical contractor.

8.4.3 Lighting Fixtures, Switches & Receptacles

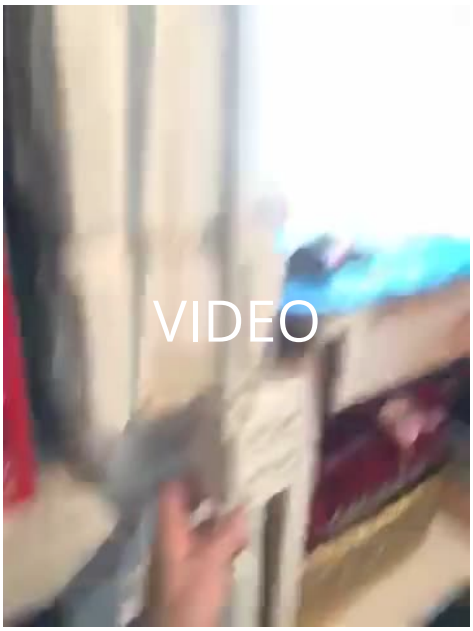
LOOSE FIXTURE

BASEMENT

A fixture is loose. I recommend securing the fixture properly.

Recommendation

Contact a handyman or DIY project



8.4.4 Lighting Fixtures, Switches & Receptacles

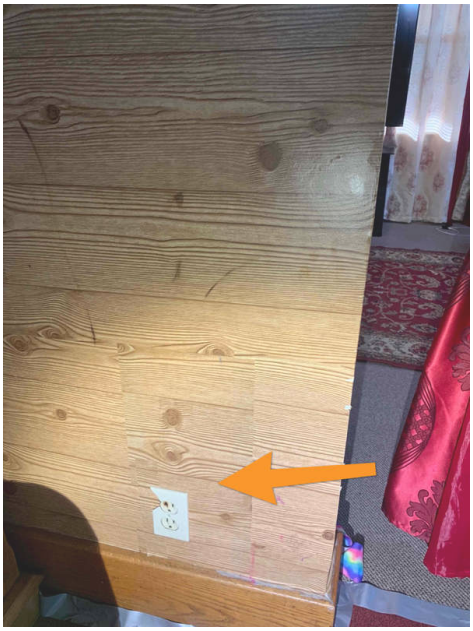
SCORCHED RECEPTACLE

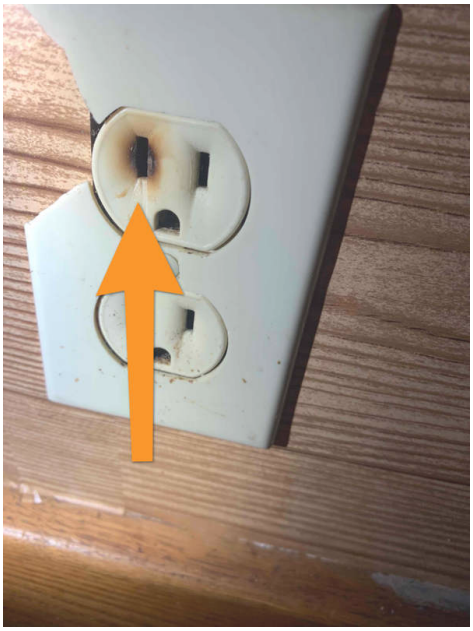
LIVING/DINING ROOM OFF KITCHEN

There was scorching present on the front plate of a receptacle. Usually this is caused by a loose connection between the outlet and whatever is plugged into it but occasionally it can be something more. I recommend evaluation/repair.

Recommendation

Contact a qualified electrical contractor.





8.5.1 GFCI & AFCI

Attention Required/Safety Items

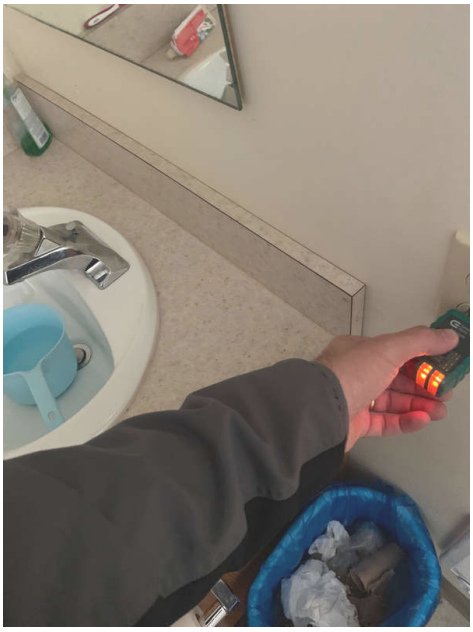
NO GFCI PROTECTION INSTALLED

KITCHEN, BASEMENT BATHROOM

One or more outlets in a required area did not have GFCI protection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, it is recommended that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. I recommend installing GFCI protection.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

Attention Required/Safety Items

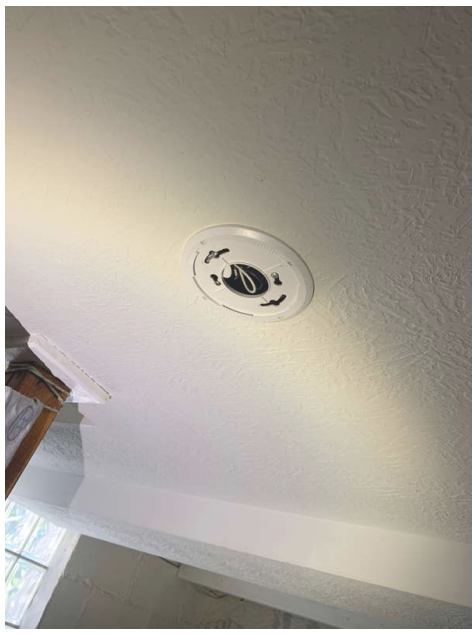
INSUFFICIENT SMOKE DETECTORS PRESENT

MISSING SMOKE DETECTOR IN BASEMENT

There was an insufficient amount of smoke detectors in the home. I recommend installing additional smoke detectors in accordance with local guidelines.

Recommendation

Contact a qualified professional.



8.6.2 Smoke Detectors

Attention Required/Safety Items

SMOKE DETECTOR- NO BATTERY

LIVING/DINING ROOM OFF KITCHEN

There was a smoke detector that had its battery removed. I recommend replacing the battery and testing for proper operation.

Recommendation

Recommended DIY Project

8.7.1 Carbon Monoxide Detectors

Attention Required/Safety Items

NO CARBON MONOXIDE DETECTORS

There were no carbon monoxide detectors observed in the home. It is recommended to have carbon monoxide detectors in any room with a gas appliance as well as in or directly outside of any room used for sleeping. I recommend installing carbon monoxide detectors.

Recommendation

Contact a handyman or DIY project

9: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 4"

Drain, Waste, & Vent Systems: Material
Iron, PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, PVC

Hot Water Systems: Power Source/Type
Gas

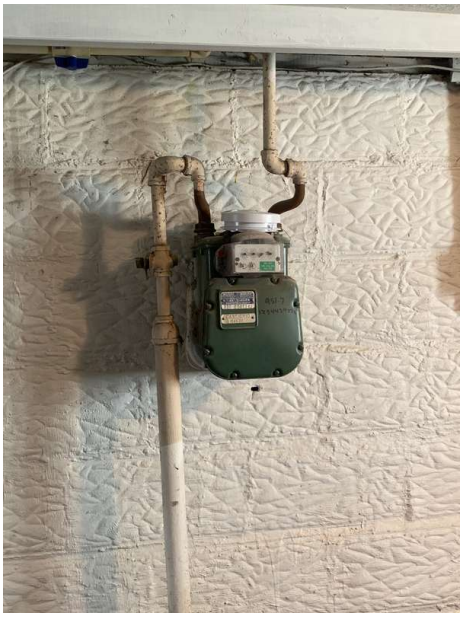
Hot Water Systems: Capacity
40 gallons

Hot Water Systems: Location
Basement

Fuel Storage & Distribution Systems: **Main Gas Shut-off Location**

Gas Meter, Basement

Main gas shutoff is on the gas meter.



Sump Pump: **Location**

None

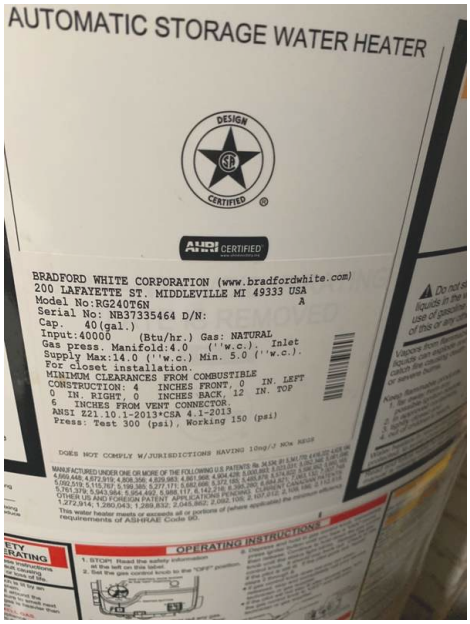
Drain, Waste, & Vent Systems: **Iron drain lines**

The home had iron drain lines present. It is possible to have hidden issues inside of older drain lines between the home and the street that cannot be detected at a general home inspection. I recommend a sewer camera inspection to verify that hidden defects do not exist.

Hot Water Systems: **Manufacturer**

Bradford & White

I recommend setting the temperature to 120 degrees farenheight



Hot Water Systems: **Ran gas sniffer no leaks**

Ran gas and carbon monoxide detector at hot water tank connections. No leaks or carbon monoxide buildup detected at time of inspection.

Limitations

Drain, Waste, & Vent Systems

DRAIN LINES NOT VISIBLE

Most of the drain lines are not visible. We inspect readily accessible components.

Water Supply, Distribution Systems & Fixtures

WATER SUPPLY/DRAIN LINES - NOT ALL VISIBLE

We do not inspect parts of the plumbing system that are not readily accessible. We cannot see plumbing that is hidden behind walls and do not remove/reinstall appliances to verify proper connections.

Hot Water Systems

HOT WATER TANK - INTERIOR

It is important to understand that we cannot predict the life of your hot water tank. We cannot see the condition of the interior of the tank and the exterior appearance of the tank is not always indicative of the condition of the interior. There are many factors that affect the life of the tank depending on maintenance history, water sources and usage.

Recommendations

9.2.1 Drain, Waste, & Vent Systems

DRAIN NOT CONNECTED

The utility tub in the basement drains into the floor. I recommend connecting the drain to the plumbing system I could not test for leaks/proper operation due to items stored in the tub.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Hot Water Systems

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

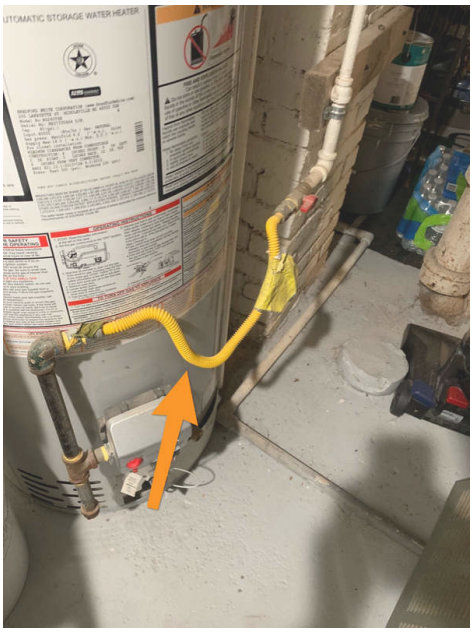
9.4.2 Hot Water Systems

FLEX LINE CONNECTING TO GAS SUPPLY

There was flex line connecting the hot water tank to the gas supply. This is not the recommended method of connecting a hot water tank (solid black pipe is recommended). I recommend evaluation/correction.

Recommendation

Contact a qualified plumbing contractor.



Should be a straight pipe- also bonding is required

10: COOLING

Information

Cooling Equipment: Brand
Concord

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior West

Normal Operating Controls: Location of Thermostat
Living Room

Distribution System: Configuration
Central

Cooling Equipment: Air Conditioner Age - First half of expected lifespan

Air conditioner is a newer unit. While age does not guarantee how long a unit will last, properly maintained units can last 25 years or more.

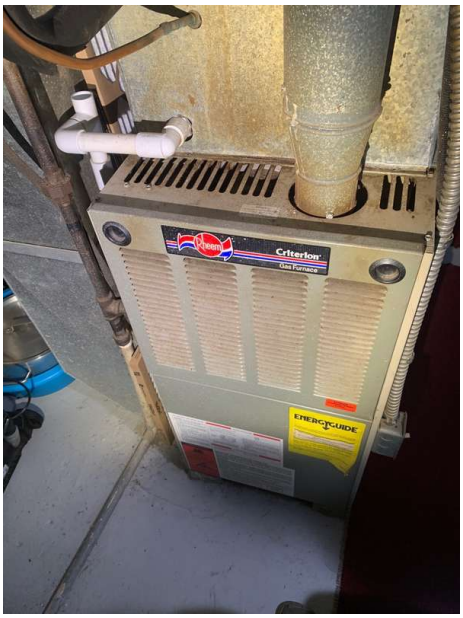
11: HEATING

Information

Equipment : Brand
Rheem

Equipment : Energy Source
Natural Gas

Equipment : Heat Type
Gas-Fired Heat, Forced Air



Normal Operating Controls:
Location
Living Room

Distribution Systems:
Distribution system/ductwork
Non-insulated

AFUE Rating
80

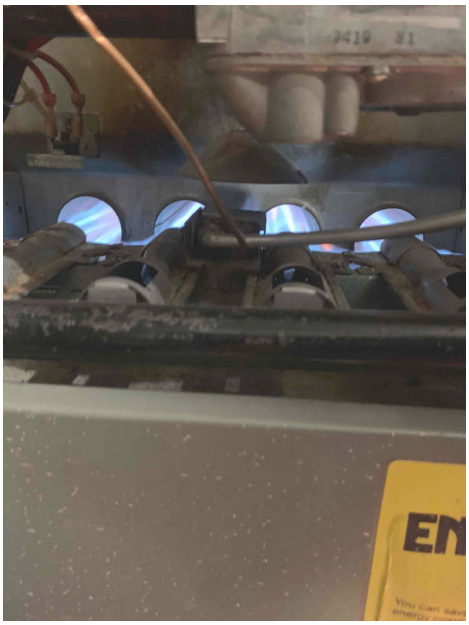
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Furnace Age - Second half of life

The furnace is in the second half of its useful life. I recommend having the unit serviced regularly to help extend its life. Properly maintained hvac systems can last significantly longer than units that are neglected.

Furnace operation -ok

Furnace was operated for a period of approximately 10 minutes. At the time of the inspection the burner lit and remained lit. Excessive flame rollout was not observed. The furnace ran and produced hot air during the period of the test. If you ever have trouble with the operation of the furnace, I always recommend changing the furnace filter as a first option before calling for service. Sometimes dirt and dust on the filter can reduce air flow through the furnace which can lead to the unit shutting itself off to prevent overheating.



Ran gas sniffer no leaks

Ran gas and carbon monoxide sniffer around furnace. No gas leaks or carbon monoxide build up were detected at the time of Inspection.

Limitations

General

HEAT EXCHANGER- NOT VISIBLE

If your furnace is a gas furnace it is important to understand that the heat exchanger cannot be fully examined without partial or full disassembly.

Recommendations

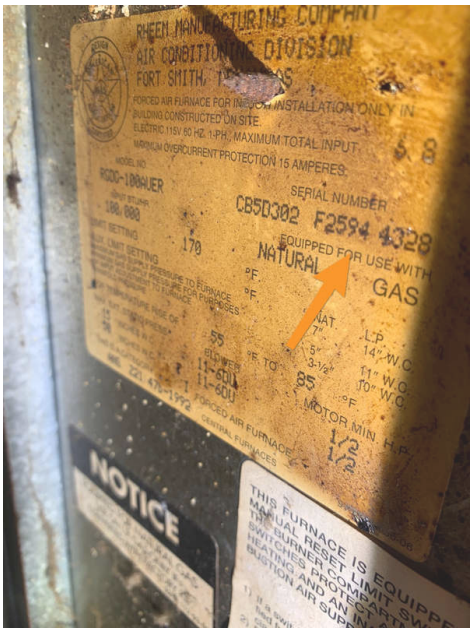
11.1.1 Equipment

FURNACE AGE

Furnace is nearing the end of its expected life. While it is common for this type of furnace to run for an extended period of time, I recommend budgeting for a replacement in the future.

Recommendation

Recommend monitoring.



Built in 1994

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plank

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Flooring Insulation
Batt, Fiberglass

Wall Structure: Framing Material
Wood

Basements & Crawlspaces: Finished

All or part of the basement is finished. I visually inspected areas of the foundation that were readily accessible. It is possible for defects to be concealed behind finished walls.

Limitations

Foundation

OBSTRUCTIONS

There were stored items that concealed areas of the basement foundation. I recommend verifying at walkthrough that no hidden defects are present.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

The basement has areas that are finished. This conceals most of the foundation walls and makes it not possible to view some areas. We could not verify the presence of vapor barriers and there may also be hidden leaks behind basement walls.

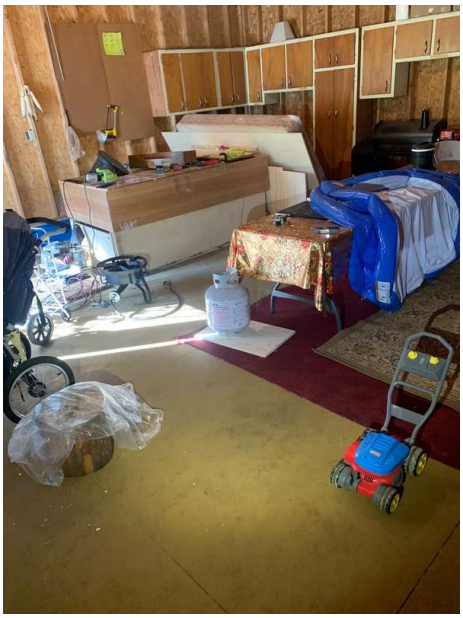
13: GARAGE

Information

Floor: Material
Concrete

Garage Door: Material
Metal, Insulated

Garage Door: Type
Roll-Up



Recommendations

13.4.1 Garage Door

PANEL DAMAGE

BOTTOM PANEL OF GARAGE DOOR IS DAMAGED

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.



13.4.2 Garage Door

DAMAGE AROUND OUTSIDE FRAME OF GARAGE DOOR

There is damage to the outside frame of the garage door. I recommend repairing or replacing the trim.

Recommendation

Contact a qualified general contractor.


13.5.1 Garage Door Opener

GARAGE DOOR OPENER BUTTON HAD TO BE HELD DOWN

The garage door opener button had to be held down to get the door to come down. This may be a problem with the unit or it may be due to the sun shining into the sensor beam. If the door goes down normally at night or on cloudy days I recommend switching the garage door sensors to correct this. If it always operates this way I recommend evaluation and repair by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate

or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or

water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.