



NORTH OHIO PROPERTY INSPECTION

330-604-0544

kurt@northohiopropertyinspection.com

<http://www.northohiopropertyinspection.com>

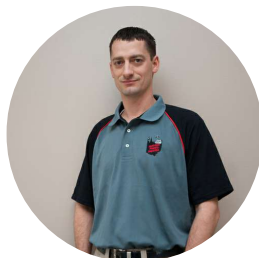


RESIDENTIAL REPORT

1234 Main St.
Medina Ohio 44256

Buyer Name

10/09/2017 9:00AM



Inspector

Kurt Hoes

CPI, ASHI, NACHI

330-604-0544

kurt@northohiopropertyinspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY

- Roof - Coverings: Delamination
- Roof - Coverings: Multiple layers of roof present
- Roof - Roof Drainage Systems: Downspout disconnected-foundation
- Roof - Flashings: Loose/Separated
- Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- Exterior - Siding, Flashing & Trim: Brick spalling
- Exterior - Siding, Flashing & Trim: Trim rot
- Exterior - Siding, Flashing & Trim: Wood rot - minor
- Exterior - Exterior Doors: Hardware Damaged
- Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
- Exterior - Walkways, Patios & Driveways: Walkway trip hazard
- Exterior - Walkways, Patios & Driveways: Sidewalk slopes towards home
- Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
- Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- Exterior - Decks, Balconies, Porches & Steps: Loose handrail
- Exterior - Exterior fixtures: Exterior spigot leak from valve
- Attic, Insulation & Ventilation - Attic Insulation: Evidence of prior leak
- Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- Doors, Windows & Interior - Doors: Door Sticks
- Doors, Windows & Interior - Doors: Door damaged
- Doors, Windows & Interior - Windows: Cracked glass
- Doors, Windows & Interior - Windows: Missing handle
- Doors, Windows & Interior - Floors: Moisture Damage
- Built-in Appliances - Garbage Disposal: Inoperable
- Electrical - Service Entrance Conductors: Not Enough Clearance
- Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Federal pacific panels
- Electrical - GFCI & AFCI: Exterior outlet -no gfci
- Electrical - GFCI & AFCI: No GFCI Protection Installed
- Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- Plumbing - Water Supply, Distribution Systems & Fixtures: Diverter valve in shower deficient
- Plumbing - Water Supply, Distribution Systems & Fixtures: Leak from shutoff valve
- Plumbing - Water Supply, Distribution Systems & Fixtures: Leak under sink
- Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet doesn't flush
- Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet flush valve
- Cooling - Cooling Equipment: Air conditioner - age
- Fireplace - Flue: Chimney sweep

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Multi-level

Temperature (approximate)

74 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy

2: 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.

Information

Inspection Method

Roof

Roof Type/Style

Hip, Combination, Gable

Coverings: Shingle type

3 tab

Roof Drainage Systems: Gutter

Material

Aluminum

Coverings: Material

Asphalt







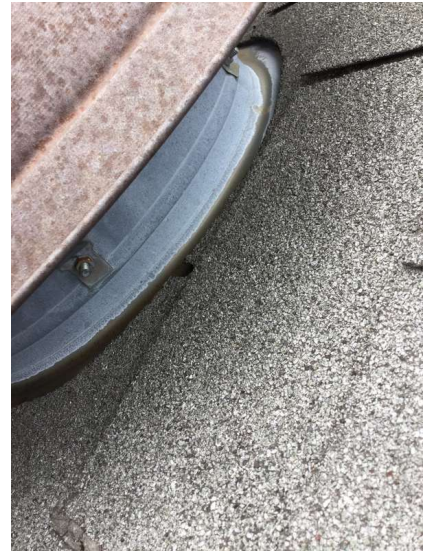
Roof Drainage Systems: Gutters clear at time of inspection.

Gutters were clear at time of inspection. Regularly clean gutters to prevent overflows and potential damage to foundation. Proper roof drainage is one of the most important protections for your home from water intrusion.



Flashings: Material

Aluminum, Rubber, Steel



		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

2.1.1 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

MULTIPLE LAYERS OF ROOF PRESENT

Multiple layers of roof present. Multiple layers of roofing material can affect the warranty on the roof. Multiple layers of roofing are associated with shortened life on the roof covering.

The costs of tearing off multiple layers of roofing also typically exceed the costs of tearing off a single layer.

Recommendation

Recommend monitoring.



2.2.1 Roof Drainage Systems

DOWNSPOUT DISCONNECTED-FOUNDATION

Downspout is disconnected at the foundation. This can lead to leaks inside of the basement and deterioration of the foundation. I recommend completing the connection between the downspout to the storm sewer line to prevent damage and moisture penetration.

Recommendation

Contact a quality handyman.



2.3.1 Flashings

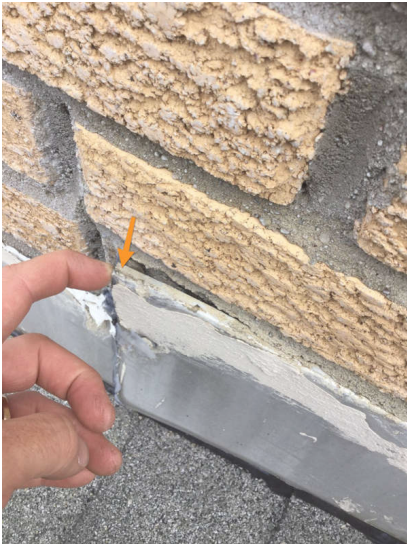
LOOSE/SEPARATED

NORTH CHIMNEY

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



3: 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.

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Style

Panels, Brick

Exterior Doors: Exterior Entry Door

Steel, Glass

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Siding, Flashing & Trim: Siding Material

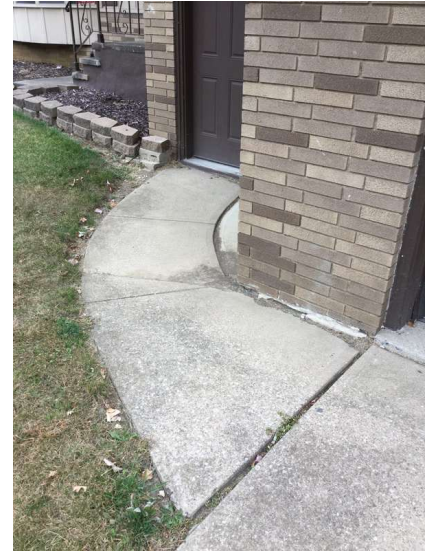
Wood, Aluminum, Brick





Walkways, Patios & Driveways: Driveway Material

Concrete



Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Patio, Front Porch



		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Exterior fixtures	X			X

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Recommendations

3.1.1 Siding, Flashing & Trim

BRICK SPALLING

Some areas of brickwork were spalling. This is from water freezing under the surface of the brick. If you wish to restore the appearance I recommend contacting a qualified mason.

Recommendation

Contact a qualified masonry professional.



3.1.2 Siding, Flashing & Trim

TRIM ROT

Trim around one or more doors and/or windows is rotted/deteriorated. Replace wood where necessary and properly prime and paint.

Recommendation

Contact a qualified general contractor.



Front door



Back door

3.1.3 Siding, Flashing & Trim

WOOD ROT - MINOR

One or more areas of the siding exhibit minor wood rot. I recommend replacing rotted sections of wood and re painting.

Recommendation

Contact a qualified professional.



Garage



3.2.1 Exterior Doors

HARDWARE DAMAGED

BACK SCREEN DOOR

One or more pieces of door hardware are damaged. The back screen door does not close properly due to being bent. Recommend repair or replace.

Recommendation

Recommended DIY Project



Back screen door damaged.

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.3.3 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

⚠ Safety Hazard and/or Requires Immediate Attention

Uneven surfaces exist on the walkways. This can cause a trip hazard. Recommend qualified concrete contractor level cement.

Recommendation

Contact a qualified concrete contractor.



Back sidewalk

3.3.4 Walkways, Patios & Driveways

SIDEWALK SLOPES TOWARDS HOME

One or more areas of the sidewalk slope towards the home. This directs water towards the foundation and could lead to water intrusion or damage to the foundation. I recommend a concrete contractor evaluate and repair the sloped areas.

Recommendation

Contact a qualified concrete contractor.



Dirt buildup from water runoff

3.4.1 Decks, Balconies, Porches & Steps

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.



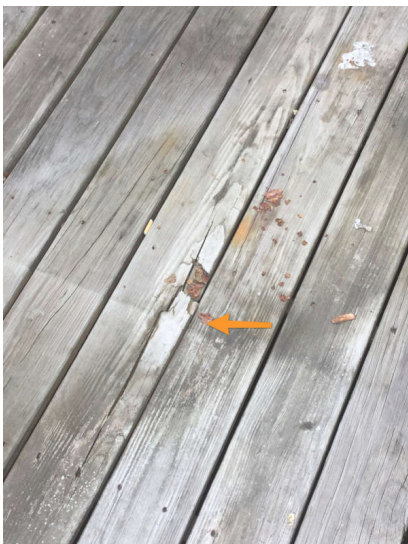
3.4.2 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.

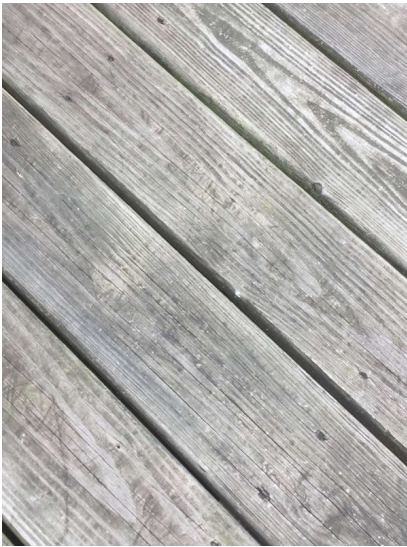


3.4.3 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend sanding the surface and applying water sealant/weatherproofing.

Recommendation

Recommended DIY Project

3.4.4 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL

FRONT PORCH

⚠ Safety Hazard and/or Requires Immediate Attention

A handrail is loose. I recommend securing the handrail to prevent trips/falls.

Recommendation

Contact a qualified general contractor.



3.7.1 Exterior fixtures

EXTERIOR SPIGOT LEAK FROM VALVE
BACK PORCH

There is a leak in the valve on the exterior spigot that is evident when the spigot is operated. Recommend replacing o ring on spigot.

Recommendation

Contact a qualified plumber.



4: 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.

Information

Dryer Power Source

110 Volt, Gas

Dryer Vent

None Found

Flooring Insulation

None

Ventilation: Ventilation Type

Soffit Vents, Passive,
Thermostatically Controlled Fan

Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: R-value

Attic

8 Inches

Minimum recommended inches of insulation by type:

Fiberglass Batts - 11.875 inches = ~ R38

Vermiculite or perlite granules - 14.07 inches = ~R38

Cellulose (shredded newspaper) - 10.27 inches = ~R38

Rock Wool (dense gray bats) - 13.57 inches = ~R38

Loose Fiberglass fibers (pink, yellow or white) - 15.2 inches = ~R38

Attic Insulation: Insulation Type

Attic

Batt, Fiberglass

R-38 to R-60 insulation is recommended in attics in this area of Ohio by the Insulation institute.

		IN	NI	NP	R
4.1	Attic Insulation	X			X
4.2	Vapor Retarders (Crawlspace or Basement)			X	
4.3	Ventilation	X			
4.4	Exhaust Systems	X			

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Recommendations

4.1.1 Attic Insulation

EVIDENCE OF PRIOR LEAK

There was evidence of a prior leak in the attic. At the time of inspection the area was dry to the touch and elevated moisture was not detected with a moisture meter. This indicates that the issue may have been corrected and was not active in the days leading up to the inspection. I recommend monitoring the area for changes and make corrections if necessary.

Recommendation

Recommend monitoring.



4.1.2 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate when compared to today's standards. Typically homes built today contain R38 or higher in the attic. Adding insulation to the attic can help to reduce energy bills and increase comfort. I recommend a qualified attic insulation contractor to evaluate and install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5: 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.

Information

Windows: Window Type

Single Pane, Sliders

Windows: Window

Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Hardwood, Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Ceiling Tiles, Drywall

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry

Wood

		IN	NI	NP	R
5.1	Doors	X			X
5.2	Windows	X			X
5.3	Floors	X			X
5.4	Walls	X			
5.5	Ceilings	X			
5.6	Steps, Stairways & Railings	X			
5.7	Countertops & Cabinets	X			

Recommendations

5.1.1 Doors

DOOR STICKS

2ND FLOOR BATHROOM

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

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a quality handyman.



5.1.2 Doors

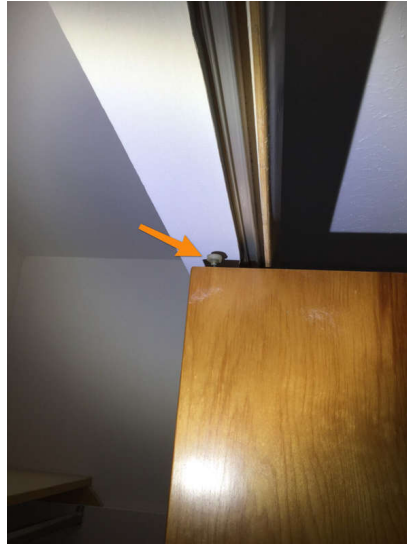
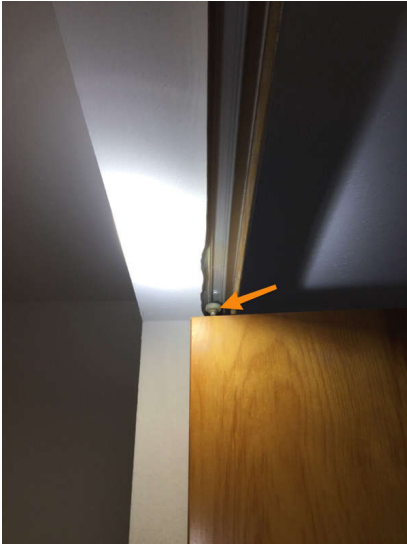
DOOR DAMAGED

2ND FLOOR BEDROOM

Damage is visible on one or more doors. The closet door in the 2nd floor bedroom (back left) has damage to the track which causes the door to come off track whenever it is opened. Recommend repair or replacement by qualified handyman.

Recommendation

Contact a quality handyman.



Door comes off track when opening

5.2.1 Windows

CRACKED GLASS

KITCHEN

The glass was cracked on one or more windows. I recommend having the cracked glass replaced by a qualified window/glass professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.2.2 Windows

MISSING HANDLE

2ND FLOOR BEDROOM

Missing handle on window

Recommendation

Contact a qualified window repair/installation contractor.



5.3.1 Floors

MOISTURE DAMAGE

KITCHEN

Floors had areas of visible moisture damage. The floor in front of the kitchen sink is soft when stepped on. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



6: BUILT-IN 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.

Information

Dishwasher: Brand

Kitchen
Hotpoint

Range/Oven/Cooktop:

Range/Oven Energy Source
Kitchen
Electric

Range/Oven/Cooktop: Exhaust

Hood Type
Vented

Garbage Disposal: Brand

Kitchen
Kenmore

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.

Refrigerator: Brand

Hotpoint



Range/Oven/Cooktop: Range/Oven Brand

Frigidaire



		IN	NI	NP	R
6.1	Dishwasher	X			
6.2	Refrigerator	X			
6.3	Range/Oven/Cooktop	X			
6.4	Garbage Disposal	X			X
6.5	Dryer			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

6.4.1 Garbage Disposal

INOPERABLE

▲ Safety Hazard and/or Requires Immediate Attention

Garbage disposal was inoperable at the time of inspection. It also leaks from the bottom when the water in the sink is ran. Recommend qualified plumber replace the unit.

Recommendation

Contact a qualified plumber.



Bottom of unit is corroded and power is disconnected

7: 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.

Information

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

**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 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

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

Service Entrance Conductors: Masthead

Weather head and drip loop properly installed



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

Federal Pacific



		IN	NI	NP	R
7.1	Service Entrance Conductors	X			X
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

7.1.1 Service Entrance Conductors

NOT ENOUGH CLEARANCE**BACK DECK**

Service drop overhead wires are too low, not giving enough clearance above back deck. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation

Contact a qualified electrician.



7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

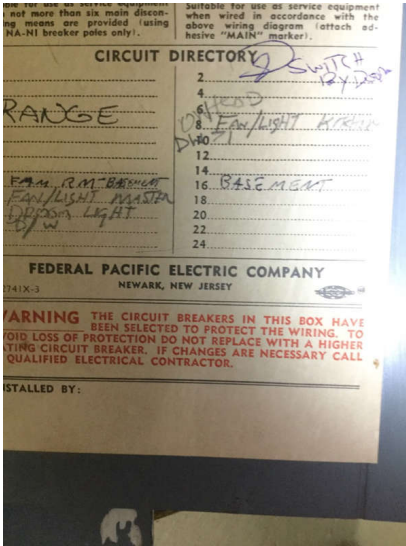
FEDERAL PACIFIC PANELS

▲ Safety Hazard and/or Requires Immediate Attention

Federal pacific panels present in the home. There have been some lawsuits in the past regarding these panels pertaining to fire risks. Recommend qualified electrician evaluate and make necessary repairs to the electrical system.

Recommendation

Contact a qualified electrician.



7.5.1 GFCI & AFCI

EXTERIOR OUTLET -NO GFCI

One or more exterior outlets does not have gfc protection. Homes built today require gfc protection. Replacing a traditional outlet with a gfc protected outlet is a cheap way to protect against shock hazards.

Recommendation

Contact a qualified electrician.



7.5.2 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED
KITCHEN**

One or more outlets within 6 feet of plumbing fixtures did not have GFCI protection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends 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. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker

Recommendation

Contact a qualified electrician.

8: 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.

Information

Filters None	Water Source Public	Drain, Waste, & Vent Systems: Drain Size 1 1/2", 2"
Drain, Waste, & Vent Systems: Material Copper	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper	Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper
Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Basement	

Main Water Shut-off Device: Location

Basement

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

**Hot Water Systems, Controls, Flues & Vents: 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.

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

Exterior, Gas Meter

Main gas shutoff is on the gas meter.



		IN	NI	NP	R
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

8.2.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

2ND FLOOR BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumber.



8.3.1 Water Supply, Distribution Systems & Fixtures

DIVERTER VALVE IN SHOWER DEFICIENT

2ND FLOOR HALLWAY BATHROOM

Diverter valve in shower is not working as intended. When diverter valve is turned on water should be directed to the shower head. A significant amount of water is being allowed to exit through the faucet which results in wasted water and reduced water pressure at the shower head.

Recommendation

Contact a qualified plumber.



8.3.2 Water Supply, Distribution Systems & Fixtures

LEAK FROM SHUTOFF VALVE

BASEMENT

⚠ Safety Hazard and/or Requires Immediate Attention

One or more shutoff valves have water leaks. Recommend qualified plumber evaluate and repair shutoff valves.

Recommendation

Contact a qualified plumber.



8.3.3 Water Supply, Distribution Systems & Fixtures

LEAK UNDER SINK

2ND FLOOR HALLWAY BATHROOM

⚠ Safety Hazard and/or Requires Immediate Attention

A supply pipe is leaking under the sink. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumber.



8.3.4 Water Supply, Distribution Systems & Fixtures

TOILET DOESN'T FLUSH

2ND FLOOR HALLWAY BATHROOM

The toilet does not flush. Water flows through and it does not back up but it does not flush completely. I recommend evaluation and repair/replacement by a qualified plumber.

Recommendation

Contact a qualified plumber.



8.3.5 Water Supply, Distribution Systems & Fixtures

TOILET FLUSH VALVE

The flush valve on one or more toilets is not functioning as intended. I recommend

replacing the flush valve for proper operation of the toilet.

Recommendation

Contact a qualified plumber.



9: 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.

Information

Cooling Equipment: Brand

Armstrong

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Cooling Equipment: Location

Exterior North

Normal Operating Controls:

Location of Thermostat

Living Room

Distribution System:

Configuration

Central

Central Air unit -Operation Ok

The central air conditioning unit was operated for approximately 15 minutes on the date of inspection. During this time the outside unit ran, the blower fan ran and the system produced cool air from the vents that was at an acceptable level for the unit to produce when compared to the air temperature going into the cold air return vent.



		IN	NI	NP	R
9.1	Cooling Equipment	X			X
9.2	Normal Operating Controls	X			
9.3	Distribution System	X			
9.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

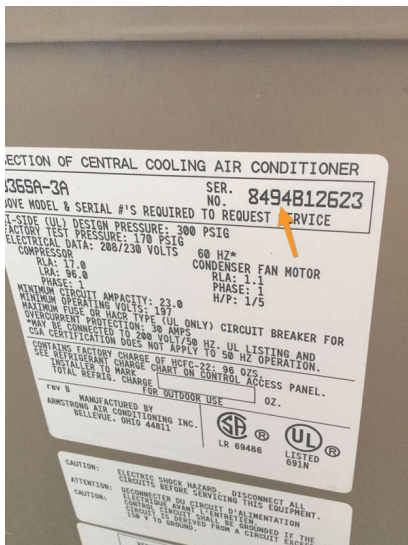
9.1.1 Cooling Equipment

AIR CONDITIONER - AGE

Central air conditioning unit is in the second half of its useful life. It is common for properly maintained units to exceed estimated service life but it is difficult or impossible to predict when an appliance will stop functioning correctly. I recommend monitoring the condition and consider budgeting for a future replacement.

Recommendation

Recommend monitoring.



Serial number indicates 1994 manufacture date

10: 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.

Information

Equipment: Brand

Armstrong

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems:

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.

Age

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. 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.

		IN	NI	NP	R
10.1	Equipment	X			
10.2	Normal Operating Controls	X			
10.3	Distribution Systems	X			
10.4	Vents, Flues & Chimneys	X			
10.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

11: 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.

Information

Inspection Method

Visual

Foundation: Material

Masonry Block

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Concrete

		IN	NI	NP	R
11.1	Foundation	X			
11.2	Basements & Crawlspace	X			
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

12: GARAGE

Information

Garage Door: Material

Insulated, Metal

Garage Door: Type

Roll-Up

Floor: Material

Concrete



		IN	NI	NP	R
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

13: FIREPLACE

		IN	NI	NP	R
13.1	Firebox	X			
13.2	Flue	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

13.2.1 Flue

CHIMNEY SWEEP

I always recommend a qualified chimney sweep to clean and recheck the chimney prior to using any fireplace.

Recommendation

Contact a qualified chimney contractor.