



SUMMARY

1234 Main St. Wheeling WV 26003

Buyer Name
12/09/2018 9:00AM

Mark Bonar
Certified Master Inspector®
Mountain State Inspections LLC
304-830-3354
wheelinghomeinspector@gmail.com



To Our Client,

Thank you very much for choosing us to perform your home inspection. We hope the experience met your expectations.

The report is setup for easy navigation. The report begins with an overview and then has one section for every major home system (Roofing, Exterior, Structure, etc.). The blue text in a comment indicates a hyperlink to more information throughout the report. Please feel free to contact us with any questions about the report or the home itself, for as long as you own your home. Our telephone and email consulting services are available at no cost to you. Please watch for your follow-up email. We hope that you will complete our client questionnaire. Thanks again for choosing Mountain State Inspections LLC.

Sincerely,

Mark Bonar, Founder of Mountain State Inspections LLC



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

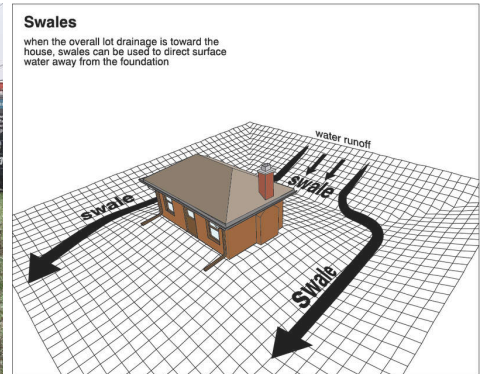
NEGATIVE GRADING

— Marginal

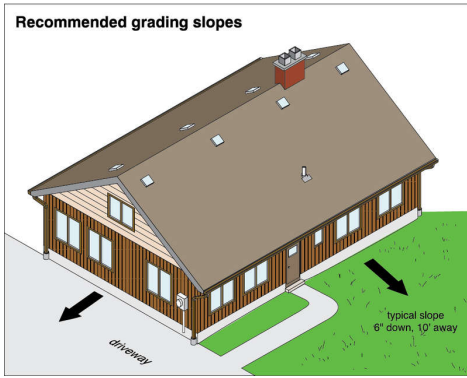
The grade adjacent to the foundation has settled & needs to be improved. Recommend continual landscaping to ensure positive grade with sloping away from the house to prevent water runoff & seepage into the foundation. The standard is 1 inch of slope per foot up to 6 feet. [Here is a helpful article](#) discussing negative grading. Interior drain tile installed with sump pump to help address any water entry.

Recommendation

Contact a qualified professional.



Swale



Grading

7.3.1 Water Supply, Distribution Systems & Fixtures

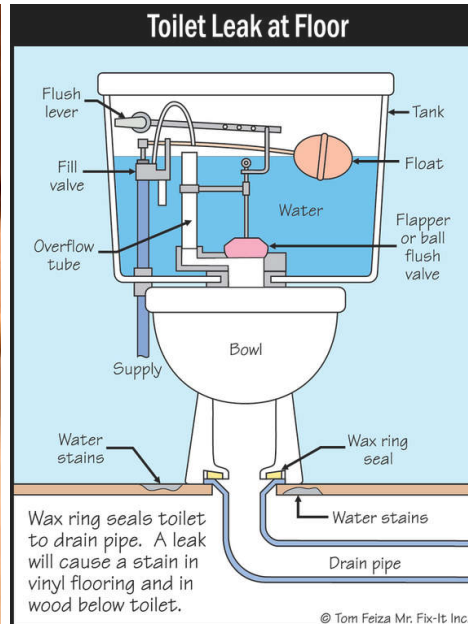
Marginal

TOILET LOOSE/LEAKING

Toilet is loose at the base. Recommend a qualified professional evaluate and repair to prevent water damage.

Recommendation

Contact a qualified professional.



P027C

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

Defective

PANEL/BREAKERS OLDER 50+

The main distribution panel is obsolete and should be replaced. It was crowded with over fusing. The service panel and/or its fuses appear to be over 55 years old. We recommend you consult with a qualified electrical contractor concerning this aging fused service panel and its ability to service the home. Information about aging electrical panels and their breakers is available on the internet. [Web source information.](#)

Recommendation

Contact a qualified electrical contractor.

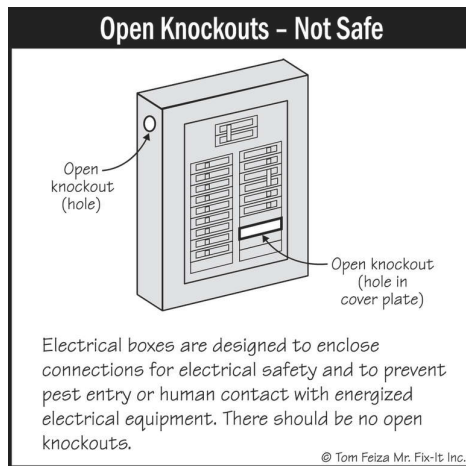


9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device
KNOCKOUTS COVERS MISSING

 Marginal

"Knockouts" covers are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation
 Contact a qualified electrical contractor.



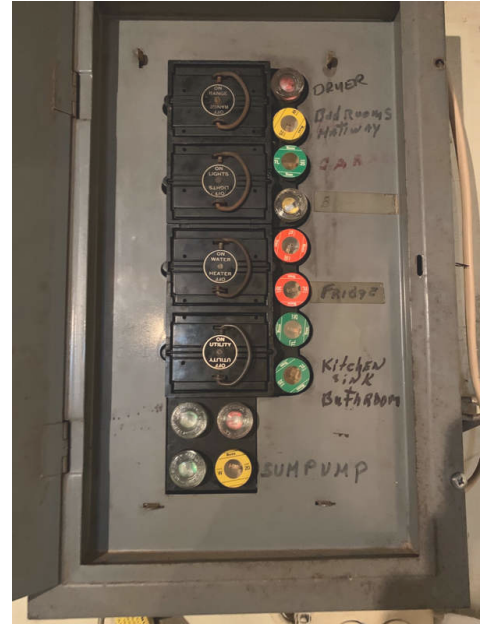
E134

9.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device
OVERSIZED FUSES

 Marginal

Oversized fuses within the main distribution panel should be replaced. All fuses serving household branch circuits should be sized at no larger that 20 amps.

Recommendation
Contact a qualified professional.



9.4.2 Lighting Fixtures, Switches & Receptacles

OUTLET UNGROUNDED

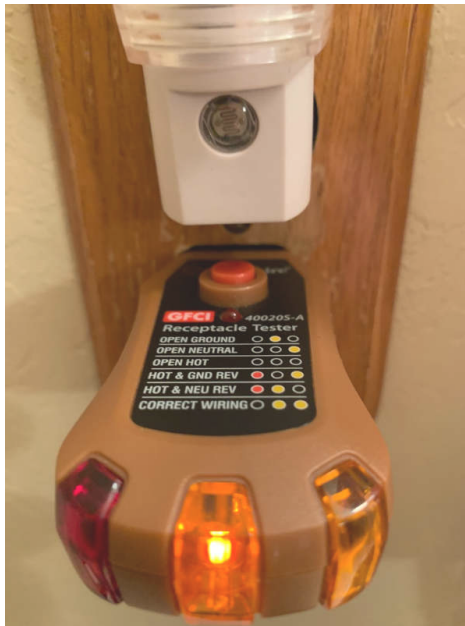
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One or more receptacles have been wired with an open ground (no ground wire connected). The receptacle(s) needs to be repaired by qualified electrical contractor.

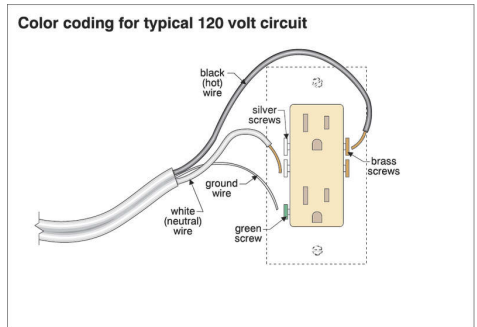
Recommendation
Contact a qualified electrical contractor.



Exterior Rear



1st Floor Hall Bathroom



OUTLET REVERSE POLARITY

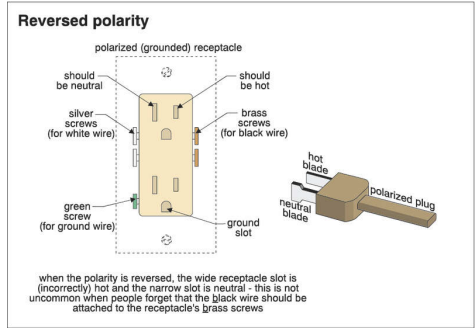
One or more receptacles have been wired with reverse polarity. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Basement Middle



EXHAUST FAN NOISY

Exhaust fan was noisy and his near the end of it useful life, recommend replacing exhaust fan.

Recommendation

Contact a qualified professional.

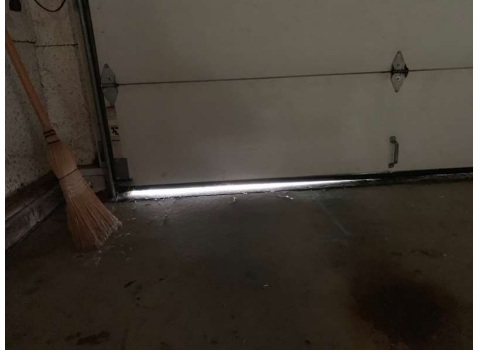


GARAGE DOOR NOT SEALED

Garage door has a gap allowing cold air into area where there is plumbing. Recommend a skirt be installed on the store to slow down cold air movement and then he passed that may want to come in.

Recommendation

Contact a qualified professional.



Garage
