SUMMARY

1234 Main St.Defiance Ohio 43512
Buyer Name
11/29/2018 9:00AM

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Summary info - please read

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10.2.2 Dryer Vent

Primary

MATERIAL (PLASTIC CORRUGATED/ROLLER COASTER)

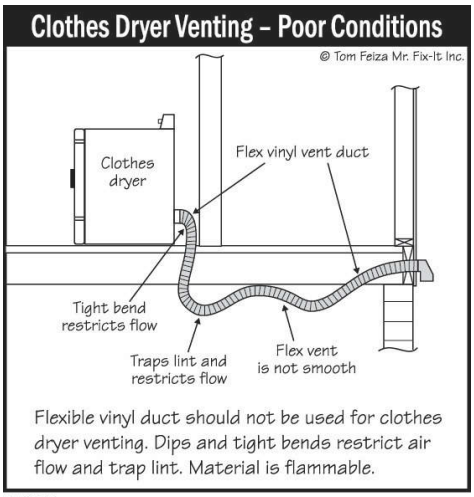
CRAWLSPACE

The dryer vent was the plastic, flexible type for the majority of the run. This type of dryer vent is not recommended and unsafe, as far as **fire safety**. Material presents a latent fire hazard. "Roller coaster" condition also present which restricts exhaust/air flow, presents water and lint "traps", and has been known to cause dryer fires - **safety concern**. Dryer vents should be smooth, rigid aluminum ducts, connected with appropriate tape (no screws), and vented to the exterior of the home. **Corrective action:** Have replaced with a proper material to reduce the likelihood of damage.

Recommendation
Contact a handyman or DIY project
Estimated Cost
$100 - $200



Top right



V055

11.5.1 Bath fan

Primary

VENTILATION (NOT PRESENT - NO FAN OR WINDOW)

MASTER BATHROOM

There ws no means of ventilation present either through a window or mechanically ventilated fan, which is required. **Corrective action:** Installation of a ventilation means by a qualified HVAC or plumbing technician is recommended.

Recommendation
Contact a qualified professional.
Estimated Cost
$300 - $400

13.7.1 Exhaust Vents/Fans/Systems

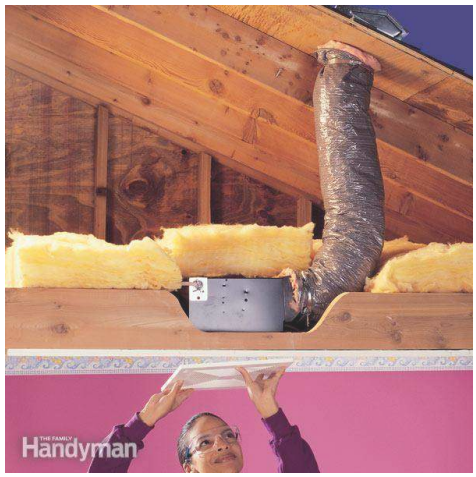
Primary

BATH FAN (TERMINATION IN ATTIC)

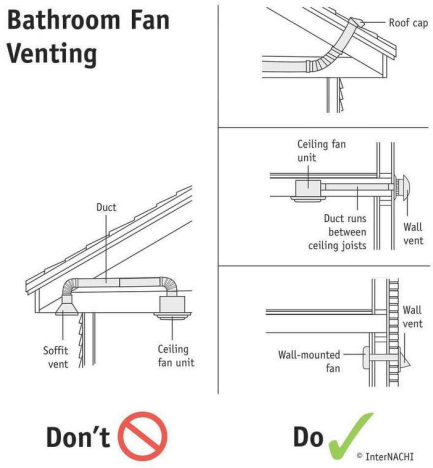
HALL BATH .

Bath fan vented into the attic space or within the building envelope which is a poor practice. Bath fan exhaust/moisture should always be appropriately routed to the exterior to avoid moisture concerns within the attic areas/building envelope. **Corrective action:** Have a qualified contractor properly extend exhaust to the exterior to deter moisture/excess heat concerns. **NOTE:** Vent pipe also needs to be properly insulated when passing through an unconditioned area like the attic.

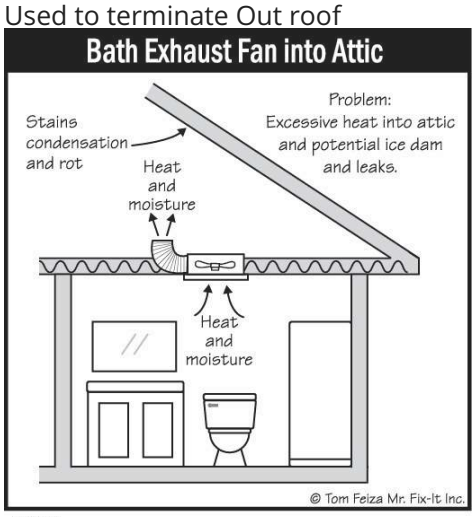
Recommendation
Contact a qualified professional.
Estimated Cost
$150 - $200



Used to terminate Out roof



Correction options



V008

14.5.2 Moisture

SEEPAGE/MOISTURE EVIDENCE (MEDIUM/MODERATE)

Primary

MISC. PERIMETER AREAS. ADDITION.

Moisture/Seepage Evidence Crawlspace was overall dry at the time of inspection, however, some staining/seepage evidence was present. There was no major evidence of prolonged moisture intrusion or adverse conditions noted as a result of this observation. In other words, it appeared that the crawlspace has a higher probability of experiencing some moisture intrusion during periods of extended inclement weather, but may dry up or drain relatively quick. You should ask seller for any helpful insight they can provide about this. Condition can be the result of, but not limited to: Less-than-ideal exterior moisture control practices, failed/missing drain tiling, compromised foundation waterproofing, etc. Although no evidence of, prolonged moisture presence can cause structural damage, deterioration to building materials, and support mold growth.I did not note any musty odors at the time of inspection.

Future Seepage Probability - Medium/moderate , Occasional seepage/damp wall possible during inclement weather.

The probability of future seepage after all recommended changes have been made is medium to high (due to most of the exterior conditions being satisfactory). Changes/improvements are listed in this section and the GROUNDS & EXTERIOR section(s) of this report.

If possible, you should observe the crawlspace during a period of heavy or prolonged rain prior to the close of escrow or within the contingency period. **Corrective action:** Consult seller's disclosure regarding this (or what was exactly done for drainage/moisture control) and/or have source(s) of moisture eliminated and/or control moisture accordingly to rule out the potential for future issues. NOTE: Sump installed at east side. Some drain tile visible at addition area.

Recommendation

Contact a qualified professional.

Addition - master bath area

Bucket, full of water, buried in trench in the addition crawl by the sump pit

15.2.2 Water Supply/Distribution Systems

CONDITION (LEAKING)

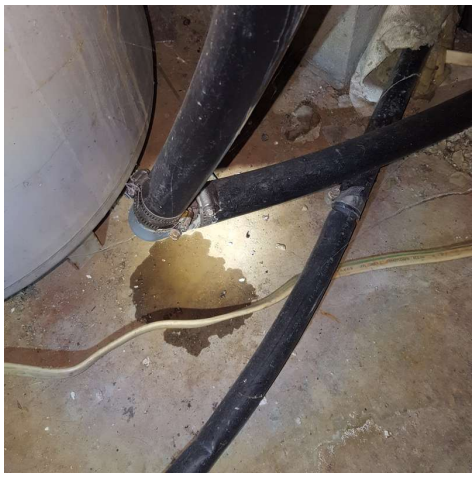
Primary

KITCHEN BAR SINK - HOT SIDE FAUCET . WELL PUMP LINE/FITTING BESIDE PRESSURE TANK IN GARAGE .

Water lines/valves/components were leaking (SEE LOCATIONS). **Corrective action:** Have a qualified plumber repair/replace to avoid moisture concerns associated with leaks/moisture.

Recommendation

Contact a qualified plumbing contractor.



15.3.1 Drain, Waste, and Vent Systems

DRAIN (LEAKING)

Primary

TOILET PIPE/FITTING IN CRAWLSPACE .

Drain/fittings/components leaking. **Corrective action:** Have repaired/replaced accordingly to avoid moisture concerns associated with leaks/moisture.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
$100 - $200

15.3.3 Drain, Waste, and Vent Systems

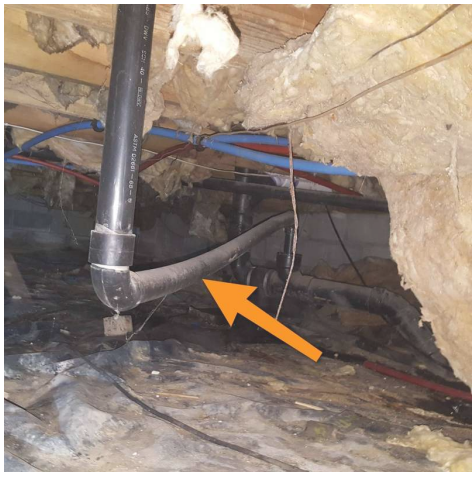
DRAIN (IMPROPERLY PITCHED)

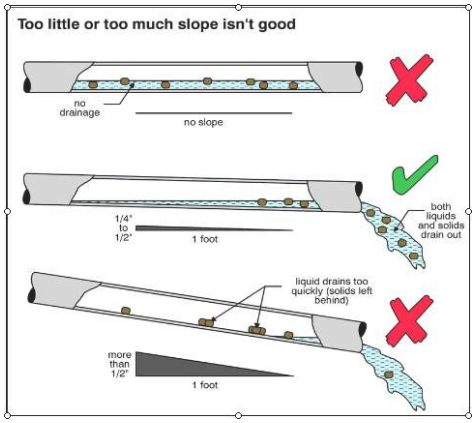
Primary

A FEW IN CRAWL.

Drain and/or vent improperly/negatively pitched. One quarter inch of *fall* per foot of run is recommended as this ratio provides for excellent and/or ideal drainage. **Corrective action:** Repair/replace accordingly to ensure proper drainage.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
$100 - $150





15.6.1 Water Treatment/Conditioning/Softening

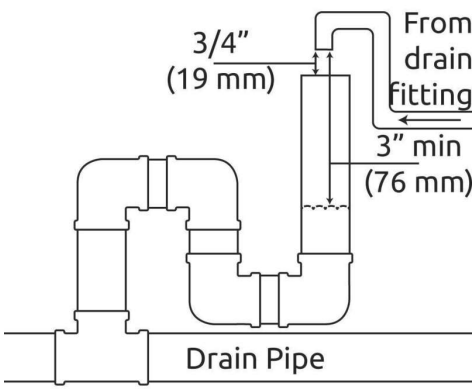
DRAIN (SEWER LINE)

Primary

The water softener/treatment drain was directly tapped into a wastewater/sewage/drainage pipe/fitting, which is not allowed, potentially **unsafe**, and/or recommended without an air gap. This is considered a cross-contamination/backflow practice in the plumbing trade. **Corrective action:** Ensure the line is properly terminated to avoid any possibility of cross-contamination/backflow.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
$50 - $150

Air gap fitting



15.7.1 Sump Pump

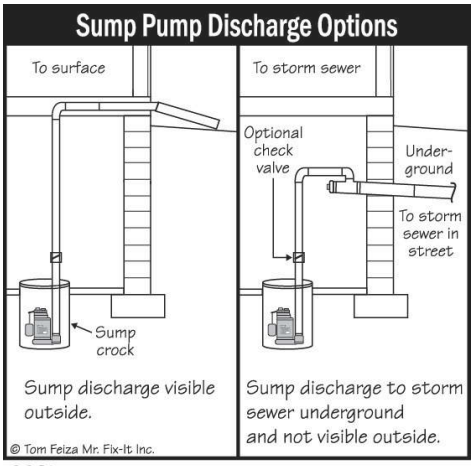
DISCHARGE (MUNICIPAL SEWAGE SYSTEM)

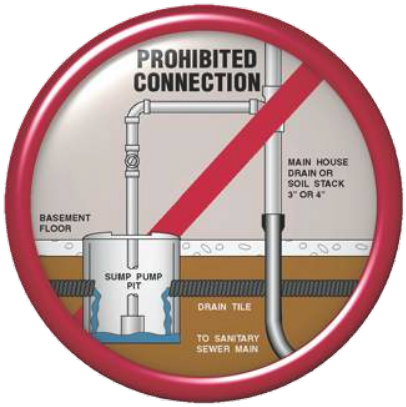
Primary

CRAWLSPACE

Sump pump discharge routed into sewage/wastewater system . Sump pumps are for dispersing rainwater and pumping it into the municipal wastewater system is not allowed and illegal. Please keep in mind, higher homeowner sewer bills result from this practice due to having to treat (cost of chemicals, electricity, etc.) storm water that doesn't need to be treated. **Corrective action:** Have discharge rerouted to the exterior grounds well away from the house (this also allows for routine monitoring) or into approved storm sewer. NOTE: Temporary, flexible, corrugated tubing used for sump discharge - not recommended. Piping is cheap plastic material that is subject to deterioration. Recommend replacing with PVC or similar to rule out any issues.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
$200 - $300





B091
Correction options

16.2.2 Distribution

THERMOSTAT/HEAT SOURCE (NOT OPERATING)

Primary

HALL BATH.

Heat source not operating when thermostat was tested/operated - have **repaired/replaced** accordingly. NOTE: Unknown what type of heat source - ceiling heat? baseboard heater removed during renovations? Consult seller for helpful insight.

Recommendation
Contact a qualified professional.

18.2.2 Main Panel (service equipment)

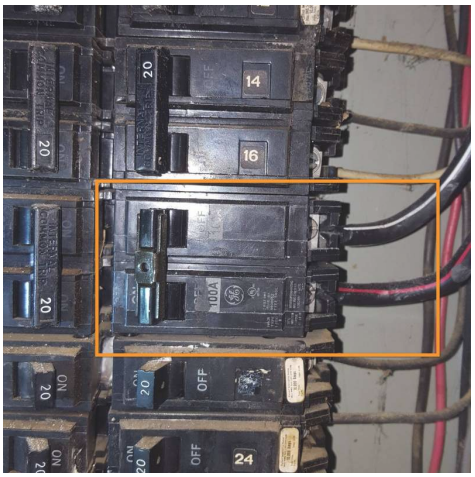
BREAKERS (BACK FED - RETENTION DEVICE)

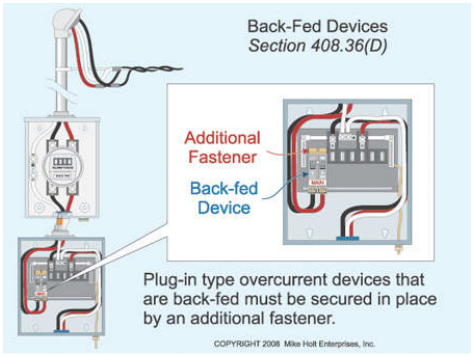
Primary

100 AMP BREAKER IN GARAGE PANEL (FEED BREAKER FOR SUB PANEL)

Back-fed breakers apparently missing retention clips/screws/devices, which ensures breaker can't be easily removed and a secure connection which reduces the potential of arcing. **Corrective action:** Repair/install/replace accordingly to rule out any issues.

Recommendation
Contact a qualified electrical contractor.





18.2.4 Main Panel (service equipment)

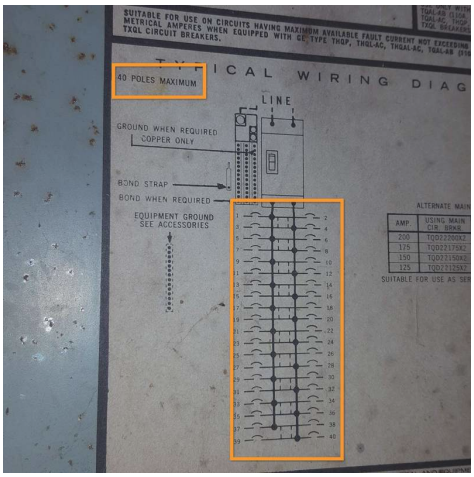
BREAKERS (TANDEM - NOT ALLOWED)

Primary

A COUPLE IN GARAGE PANEL.

Tandem breaker(s) installed in the panel that are prohibited by the manufacturer. This condition presents a potential **safety** concern related to connections and panel loads. **Corrective action:** A qualified electrical contractor should repair/replace accordingly to ensure proper/compliant/safe electrical practices.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
$50 - $150



Easy fix

18.3.4 Branch Distribution (wiring & wiring practices)

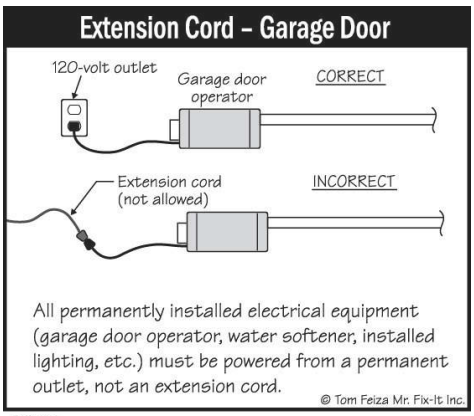
WIRING (EXTENSION CORDS-PERMANENT WIRING-GARAGE DOOR OPENER)

Primary

Extension cord(s) were used as permanent wiring at the garage door opener. This is an **unsafe** practice and strictly prohibited by most cord manufacturers. **Corrective action:** Have repaired/replaced by an electrician accordingly so no extension cords are needed. Some possible solutions may include:

- Replacing the cord on the device/component with a longer cord
- Moving the existing outlet closer to the opener
- Install an additional grounded outlet closer to the opener

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
$150 - $250



E085

18.7.1 Grounding/Bonding

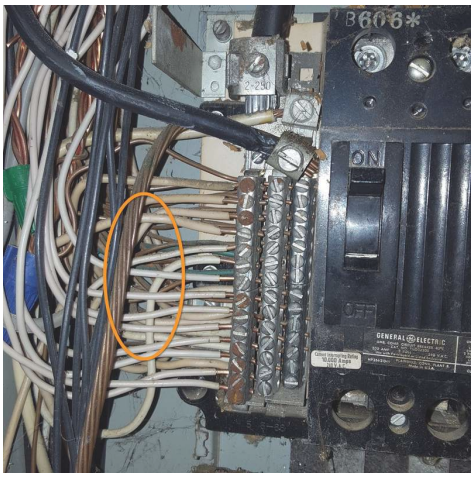
BONDING (NOT HOOKED UP)

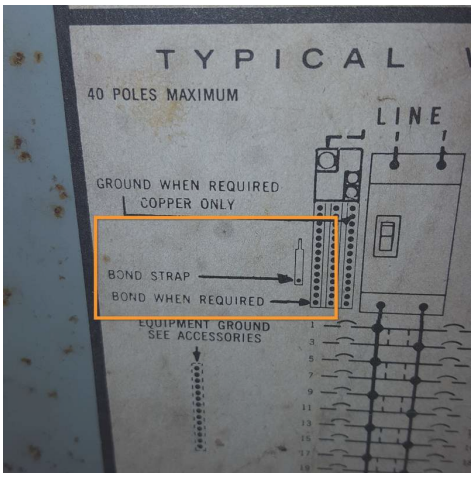
Primary

MAIN PANEL IN GARAGE .

Bonding device was not present/installed at main panel/service disconnect. This "joining" or bonding forms a continuous electrical path that ensures that any errant electrical power will be safely conducted back to the ground. **Corrective action:** Ensure bonding device is installed and in place for proper installation and for **safety** purposes.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
$50 - $100





Bonding strap needs hooked up (behind neutrals/grounds)


Typical panel bonding examples

18.8.2 Sub Panel(s) (remote distribution panels)

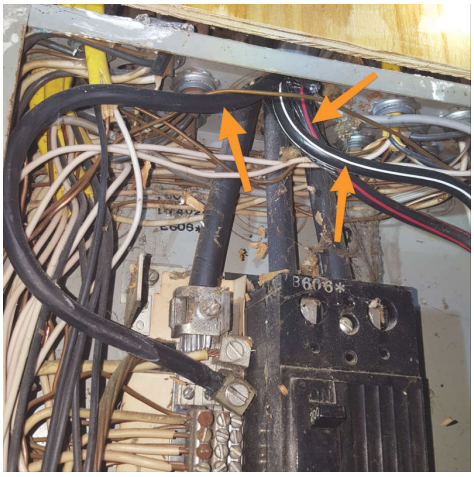
WIRING (NEUTRAL/ GROUNDS COMBINED - 3-WIRE)

Primary

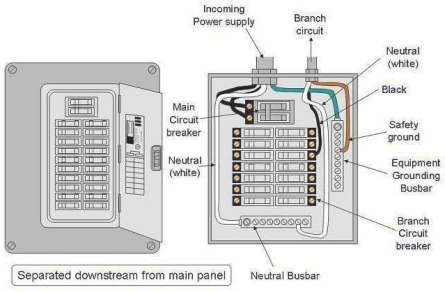
FEED FROM MAIN TO SUB

There was only a 3-wire feed present. A 4-wire feeder is needed/recommended for this application as the panel is not equipped with an equipment grounding conductor supplied from the service panel, which is required and should be installed by a qualified electrician. Once panel is accessible, the electrician should ensure that the neutral and grounding conductors aren't connected together as the grounds need to be separated and be bonded to the enclosure accordingly and the neutral bus bar isolated from the panel.
Corrective action: A qualified electrician should repair/replace accordingly to ensure proper/ **safe** wiring practices.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
$150 - $300



Only a 3 wire feed



Proper 4 wire feed