

# General Home Inspection



1234 Maple Rd.  
Loveland Hts., Ohio 44121

Prepared for: Homebuyer

Prepared by: General Home Inspection

Jay Brzezinski    OHI # 2019006757



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## General Home Inspection



# Inspection Agreement

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Client Name: Homebuyer

Property Address: 1234 Maple Rd.  
City State Zip: Loveland Hts., Ohio 44121

General Home Inspection, LLC  
216-554-7272  
RESIDENTIAL INSPECTION AGREEMENT CONTRACT

NOTE THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES.  
PLEASE READ ALL PAGES CAREFULLY

### SCOPE OF SERVICES PROVIDED

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the Standards of Practice set forth for Home Inspectors by the Commerce Department Division of Real Estate as contained in the Chapter 1301-:17-1-17 of the Ohio Administrative Code. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly. In addition, the written report will comment on the normal service life of a system or component. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component. Should the Inspector determine the existence of any safety hazards in a system or component, the Inspector may recommend further evaluation and repair or remediation by a certified or licensed professional.

Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

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CLIENT'S DUTY: The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property.

The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive



## Inspection Agreement (Continued)

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findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work.

In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

**LATENT DEFECTS:** The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs.

**COMPLIANCE WITH BUILDING CODES:** Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

**INSURABILITY:** The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

**ENVIRONMENTAL AND HEALTH CONDITIONS:** The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (PCBs), or other toxic, reactive, combustible, or corrosive contaminants, materials; or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement.

In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property.

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**RE-INSPECTION OF COMPONENTS:** In the event that the Inspector is asked by the Client to re-inspect a component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any re-inspection of repaired components or conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist.





## Inspection Agreement (Continued)

### LIMITATION OF LIABILITY

THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR. PLEASE READ CAREFULLY. THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTORS AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTORS OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, THE INSPECTORS MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE. THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE. THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEYS FEES, AND COURT COSTS.

AT THE CLIENTS OPTION, A COMPREHENSIVE INSPECTION WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A COMPREHENSIVE INSPECTION INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A MINIMUM FEE OF \$2,500 (REQUIRES QUOTE). A COMPREHENSIVE INSPECTION REQUIRES A SEPARATE CONTRACT.

THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTORS OBLIGATIONS IN THIS AGREEMENT.

### RESOLUTION OF DISPUTES

Any controversy or claim arising out of or relating to this Agreement shall be resolved through Small Claims Court (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable Small Claims Court, at the Clients election, the dispute shall be settled by binding arbitration administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration. Should the Client not elect arbitration under this provision, any legal action or proceeding shall be brought in the County in which the Property is located.

### ENFORCEMENT FEES AND COSTS

Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be liable for all fees and costs associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process.

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### TIME TO INITIATE ACTION

Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than one (1) year following the date of the Inspection. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

### NO WARRANTIES OR GUARANTEES

The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property.



## Inspection Agreement (Continued)

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### RELIANCE BY THIRD PARTIES

The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Clients exclusive use in evaluating the physical condition of the property. No representation is made by the Inspector as to the value of the Property.

If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement.

### ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS

This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect.

You may not assign this Agreement. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client.

Client: Homebuyer

Dated: 09-09-2023

Jay Brzezinski OHI.2019006757 License Expiration Date 12-20-2025

Signature:

Inspection Date: 09-09-23



## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Needs Maintenance	Item needs maintenance
Needs Repair	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

## General Information

### Property Information

Property Address 1234 Maple Rd.  
City Loveland Hts. State Ohio Zip 44121

### Client Information

Client Name Homebuyer  
Phone 1-216-123-4567

### Inspection Company

Inspector Name Jay Brzezinski  
Company Name General Home Inspection  
File Number 1234Maple090923  
Amount Received \$395 General Home Inspection  
RECEIPT for HOME INSPECTION

Services have been paid in FULL This page will act as a PAID in full RECEIPT Cash **General Home Inspection**  
**Paid in full**  
**Cash**

### Conditions

Others Present Buyer, Buyer's Agent Property Occupied Vacant  
Inspection Date 09-09-23  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 70  
Weather Partly sunny, Partly cloudy Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection



## Lots and Grounds

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

Acceptable	Driveway: Concrete
Acceptable	Walks: Concrete, Paver, Stone
Acceptable	Steps: Concrete, Wood
Acceptable	Porch: Wood
Acceptable	Grading: Minor slope
Acceptable	Vegetation: Trees, Shrubs
Acceptable	Fences: Chain link

## Exterior

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

### East Exterior Surface

Needs Repair

Type: Vinyl siding - Possibly improperly installed siding. Large gaps should be sealed or filled with color matching caulking.



Acceptable  
Acceptable

Trim: Vinyl, Aluminum  
Fascia: Aluminum





## Exterior (Continued)

Acceptable  
Needs Repair

Soffits: Vinyl  
Entry Doors: Metal, Aluminum storms - Damaged self closing mechanism



Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Not Inspected  
Acceptable  
Acceptable  
Acceptable

Patio Door: Vinyl sliding  
Windows: Vinyl double hung, Vinyl casement  
Window Screens: Vinyl mesh  
Basement Windows: Glass block  
Exterior Lighting: Surface mount  
Exterior Electric Outlets: None visible  
Hose Bibs: Ball  
Gas Meter: Basement  
Main Gas Valve: Located at gas meter

## Garage/Carport

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

Detached Garage

Type of Structure: Detached Car Spaces: 1  
Needs Repair Garage Doors: Wood - Loose wood on doors



Acceptable  
Acceptable  
Acceptable

Door Operation: Manual  
Exterior Surface: Vinyl siding  
Roof: Rolled roof material



## Garage/Carport (Continued)

Acceptable

Roof Structure: 2x6 Rafter

Acceptable

Ceiling: Exposed framing

Needs Repair, Defective Walls: Exposed framing - **Some missing wall studs on rear wall, recommend replacing, Rear garage wall was not repaired with proper building techniques. Studs need to extend fully from the top plate to the bottom plate. Bottom plate is missing. Wall repairs needed**





## Garage/Carport (Continued)

Acceptable	Floor/Foundation: Poured concrete, Poured concrete
Not Inspected	Electrical: None
Acceptable	Windows: Non opening fixed wood
Acceptable	Gutters/Downspouts Aluminum, Aluminum

## Air Conditioning

Items mentioned in this section should be evaluated by a qualified or licensed HVAC professional contractor to repair as required.

### Main AC System

Acceptable A/C System Operation: Adequate - A temperature of 60 degrees or below is optimal



Needs Repair, Defective Condensate Removal: PVC, Electric pump - A simple inquiry on goggle shows that this drain system for the condensation line is not correct. Recommend a licensed HVAC contractor to evaluate and repair as required



Acceptable Exterior Unit: Pad mounted  
 Manufacturer: Ameristar  
 Model Number: A4AC4030D1000AA Serial Number: 224056E81F  
 Area Served: Whole building Approximate Age: 10-2022  
 Type: Central A/C Capacity: 2.5 Ton

Acceptable Visible Coil: Aluminum  
 Acceptable Refrigerant Lines: Suction line and liquid line  
 Acceptable Electrical Disconnect: Breaker disconnect, Fused  
 Acceptable Blower Fan/Filters: Direct drive with disposable filter  
 Acceptable Thermostats: Individual  
 Acceptable Exposed Ductwork: Metal



## Roof

If items are mentioned in this section a qualified roofing contractor is recommended to evaluate and estimate repairs, condition and life expectancy

### Main Roof Surface

Method of Inspection: Ground level with binoculars, 18X Zoom camera

Approximate Age: New

Not Inspected Unable to Inspect: 25% - Height of roof, Could not visually see

Acceptable Material: Asphalt shingle

Type: Gable, Shed

Acceptable Flashing: Copper

Acceptable Plumbing Vents: Cast Iron

Acceptable Electrical Mast: Surface mount to the house

Acceptable Downspouts: Aluminum

Acceptable Gutters: Aluminum

Acceptable Chimney: Brick

Acceptable Chimney Flashing: Aluminum

Needs Repair Flue/Flue Cap: Clay, No Flue cap present - Recommend adding rain/snow and bird cap



## Electrical

Items mentioned in this section should be evaluated by a licensed electrical contractor to repair as required.

Service Size Amps: 100 Volts: 110 VAC, 220 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Conductor Type: Armored cable, Non-metallic sheathed cable, BX, Knob and tube, Romex, Metal conduit

Acceptable Ground: Plumbing and rod in ground

Basement Electric Panel





## Electrical (Continued)

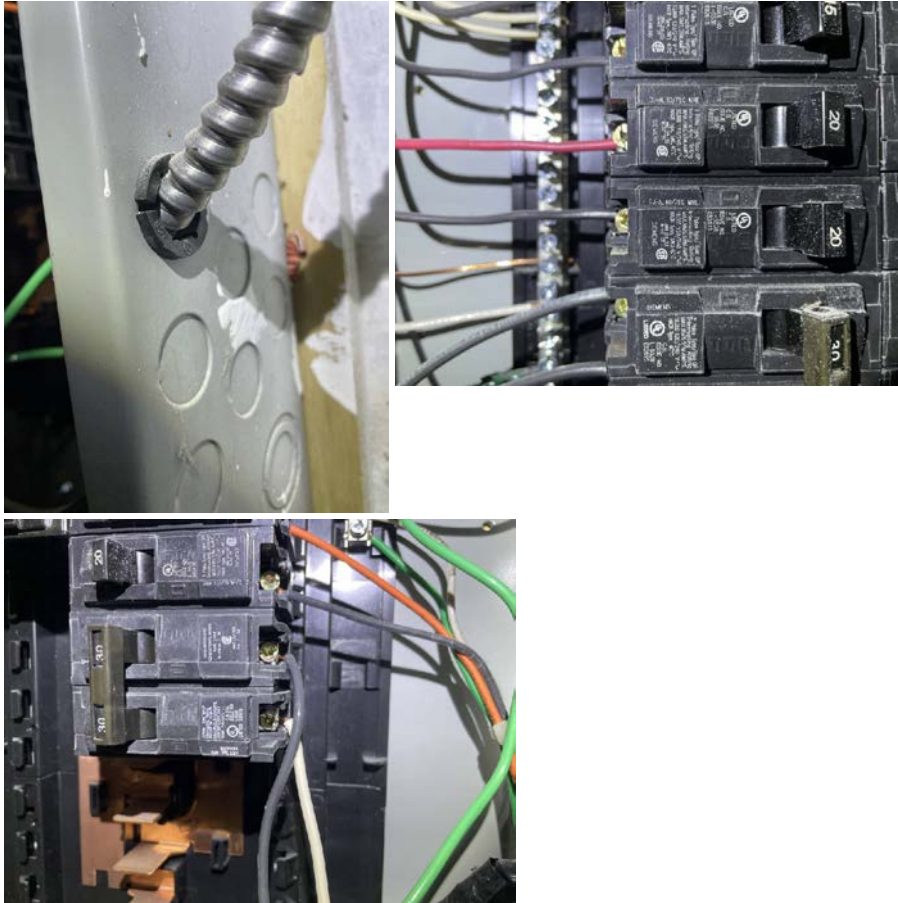
### Needs Repair

Manufacturer: Siemens - Incorrect securing of BX line that enters panel.

12-3 wire on two single pole breakers should be changed to a double-pole breaker, or at least a handle-tie between two single breakers, and imposes some additional limitations on splicing the shared neutral

Disconnecting means. Where two or more branch circuits supply devices (or equipment) on the same yoke, you must provide a means to disconnect simultaneously all ungrounded conductors that supply those devices or equipment. [210.7(B)] Individual single-pole circuit breakers with handle ties identified for the purpose can be used for this application [240.20(B)(1)]. So can a breaker with a common internal trip. This rule prevents people from working on energized circuits they thought were disconnected.

220 circuit wires must be clearly marked when the white neutral wire is used as a hot line. It should be color coded red



Maximum Capacity: 100 Amps

Acceptable Main Breaker Size: 100 Amps

Is the panel bonded? Yes





## Basement

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

### Main Basement

Not Inspected

Unable to Inspect: 75% - Partial finished basement. Unable to inspect finished areas. ie, finished ceilings and walls.

Acceptable

Ceiling: Exposed framing, Suspended ceiling

Acceptable

Walls: Red clay tile block, Drywall

Acceptable, Not Inspected Smoke Detector: Battery operated - Smoke detectors are not tested

Acceptable

Floor: Painted concrete, Vinyl floor covering

Needs Repair

Floor Drain: Surface drain - Evidence of drainage, Blocked by debris



Acceptable

Windows: Glass block

Needs Repair

Electrical: 110 VAC - **Install missing junction boxes and cover plates at open splice connections**



Acceptable

HVAC Source: Heating system register

Acceptable

Ventilation: Windows

Acceptable

Moisture Location: None visible at time of inspection

Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails



## Plumbing

Items mentioned in this section should be evaluated by a qualified or licensed Plumbing contractor to repair as required.

Inspection is limited to visible drain lines only. It is also not possible to determine the condition of buried drain lines during the general home inspection.

Acceptable  
Acceptable  
Needs Repair

Service Line: Copper  
Main Water Shutoff: Basement, Front of house  
Water Lines: Copper - Old not utilized saddle valve should be removed, Saddle valve in supply pipe, these are prone to leaking and should be changed to the proper fitting



Needs Repair, Defective Drain Pipes: PVC, Cast iron - The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint.

This installation would never pass an inspection by the city plumbing inspector





## Plumbing (Continued)

Acceptable

Service Caps: Accessible

Needs Repair, Defective Vent Pipes: PVC, Galvanized - The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint.

This installation would never pass an inspection by the city plumbing inspector



Acceptable

Gas Service Lines: Cast iron

Basement Water Heater

Acceptable

Water Heater Operation: Adequate

Manufacturer: Rheem

Model Number: XG40S06EC34U0 Serial Number: M242320507

Type: Natural gas Capacity: 40 Gal.

Approximate Age: 06-2023 Area Served: Whole building

Acceptable

Flue Pipe: Single wall

Acceptable

TPRV and Drain Tube: Copper

## Heating System

Items mentioned in this section should be evaluated by a qualified or licensed HVAC contractor to repair as required.

The inspection of furnaces/boilers/heat pumps/air conditioners is limited to a visual inspection and basic operation to verify operating condition.

Main Heating System

Acceptable

Heating System Operation: Adequate

Manufacturer: Ameristar/Ingersoll Rand

Model Number: A801X080BM4SCAA Serial Number: 23275SNCJG

Type: Forced air Capacity: 80,000 BTUHR

Area Served: Whole building Approximate Age: 07-2023





## Heating System (Continued)

Needs Repair, Defective Electrical: 110 VAC - Exposed wiring should be terminated with wire nuts and enclosed in work box



Fuel Type: Natural gas

Acceptable Heat Exchanger: 4 Burner  
 Acceptable Blower Fan/Filter: Direct drive with disposable filter  
 Acceptable Distribution: Metal duct  
 Acceptable Flue Pipe: Single wall  
 Acceptable Thermostats: Individual  
 Suspected Asbestos: No

## Structure

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor or structural engineer to repair as required.

The testing of smoke and Carbon Monoxide (CO) detectors is outside the scope of the general home inspection.

The US Fire administration and FEMA recommend the replacement of smoke and carbon monoxide detectors at minimum every 8-10 years. Follow detector manufacturer recommendations regarding replacement schedule which may call for more frequent replacement. If detector age is unknown, it is recommended that new detectors be installed following manufacturer guidelines.

For additional information please visit:  
[http://www.usfa.fema.gov/citizens/home\\_fire\\_prev/alarm](http://www.usfa.fema.gov/citizens/home_fire_prev/alarm)

Note: The general home inspection can not verify with certainty if materials are hazardous. Further testing by a qualified/licensed contractor/lab(s) may be necessary.

### 1. Lead Paint

If you are purchasing a home that was built prior to 1978, paint used in the home may contain lead. Lead is considered a health hazard. For additional information regarding lead paint visit [www.epa.gov/lead/](http://www.epa.gov/lead/).

Acceptable Structure Type: Wood frame  
 Acceptable, Not Inspected Foundation: Red clay tile block - Some of the foundation was not visible



## Structure (Continued)

Acceptable	Beams: Bonded wood
Acceptable	Bearing Walls: Red clay tile block
Acceptable	Joists/Trusses: 2x8
Acceptable	Piers/Posts: Steel posts, Block piers and posts
Acceptable	Stairs/Handrails: Wood stairs with wood handrails
Acceptable	Subfloor: Dimensional wood

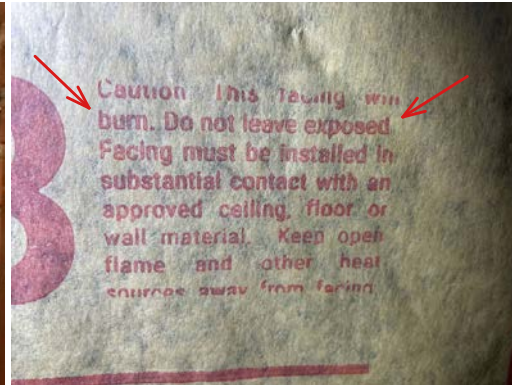
## Attic

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

### Main Attic

Method of Inspection: From the attic access, In the attic

Not Inspected	Unable to Inspect: 75% - Insulation, Limited access
Not Inspected	Roof Framing: Covered Ceiling
Not Inspected	Sheathing: Unable to determine
Acceptable	Ventilation: Gable vent, Windows
Needs Repair	Insulation: Fiberglass, Batts - Exposed kraft insulation vapor barrier, protect per manufacturer's recommendations



Caution This Facing will burn. Do not leave exposed Facing must be installed in substantial contact with an approved ceiling, floor or wall material. Keep open flame and other heat sources away from facing.

Acceptable	Insulation Depth: 3", 6"
Acceptable, Needs Repair, Defective Vapor Barrier:	Paper - Exposed kraft insulation vapor barrier, protect per manufacturer's recommendations
Acceptable	Electrical: 110 VAC
Acceptable	Moisture Penetration: None observed at time of inspection





## Fireplace/Wood Stove

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

### Living Room Fireplace

Acceptable	Fireplace Construction: Prefab, Metal
Type: Electric	
Not Inspected	Flue: Could not determine
Acceptable	Hearth: Raised

## Bathroom

Items mentioned in this section should be evaluated by a qualified or licensed plumbing contractor to repair as required.

### 2nd Floor Bathroom

Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Solid wood
Needs Repair	Windows: Vinyl double hung - Recommend a vinyl curtain so water will not get inside window or behind wall.



Acceptable	Electrical: 110 VAC GFCI
Acceptable	Counter/Cabinet: Solid Surface, Composite and wood
Acceptable	Sink: Molded dual bowl
Acceptable	Faucets/Traps: Delta fixtures with a PVC trap



## Bathroom (Continued)

Acceptable, Needs Repair Tub/Surround: Fiberglass tub and ceramic tile surround - Recommend caulking around tub spigot



Acceptable  
Acceptable  
Acceptable

Toilets: 1 1/2 Gallon Tank  
HVAC Source: Heating system register  
Ventilation: Electric ventilation fan and window

### Basement Bathroom

Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Needs Repair

Ceiling: Paint  
Walls: Paint  
Floor: Ceramic tile  
Doors: Hollow wood  
Windows: Glass block  
Electrical: 110 VAC GFCI  
Counter/Cabinet: Solid Surface, Composite and wood  
Sink/Basin: One piece sink/counter top  
Faucets/Traps: Delta fixtures with a PVC trap - Basement sink drain doesn't appear to be professionally installed.

This installation may not pass an inspection by the city plumbing inspector



Acceptable

Shower/Surround: Ceramic tile surround and floor



## Bathroom (Continued)

Acceptable Toilets: 1 1/2 Gallon Tank  
 Acceptable HVAC Source: Heating system register  
 Acceptable Ventilation: Electric ventilation fan and window

## Kitchen

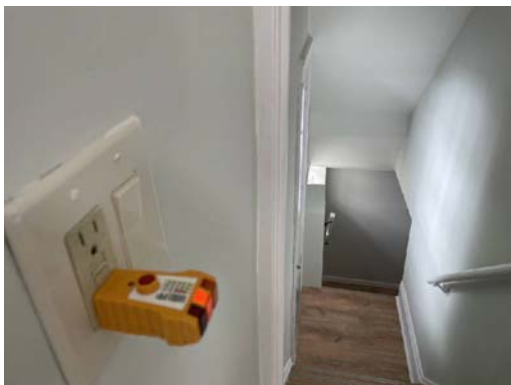
Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

Note: Kitchen appliances that are installed or otherwise noted are tested for basic operation, ie. a dishwasher will be run on a normal or short cycle etc. This is not a comprehensive test of every function.

GFCI/Ground Fault Circuit Interrupter. A GFCI is an outlet device that turns off power at an outlet when a dangerous current fault occurs. They are required by current codes within 6' of all water sources (sinks, tubs, showers etc).

### 1st Floor Kitchen

Acceptable Cooking Appliances: Gas, Samsung  
 Acceptable Disposal: Wastemaid  
 Acceptable Dishwasher: Samsung  
 Acceptable Refrigerator: Samsung  
 Acceptable Microwave: Samsung  
 Acceptable Sink: One piece farm sink  
 Needs Repair Electrical: 110 VAC, 110 VAC GFCI - Missing outlet cover plate, Open or missing ground noted at GFCI protected outlet. Should be labeled as non-grounded GFCI receptacle.





## Kitchen (Continued)

Acceptable	Plumbing/Fixtures: Chrome, PVC
Acceptable	Counter Tops: Solid surface
Acceptable	Cabinets: Laminate and composite materials
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint, Paint and tile
Acceptable	Floor: Vinyl floor covering
Acceptable	Windows: Vinyl double hung
Needs Repair, Defective	HVAC Source: None - No heat duct, When the winter design temp. per Table R301.2(1) is below 60 deg., Section R303.8 requires every dwelling unit to have heating facilities capable of maintaining a minimum room temperatures of 68 deg in all habitable rooms. In other words, it requires 68 deg in all habitable rooms, not that the heating facilities themselves be located in each room.



## Bedroom

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

Not all outlets can be tested, due to personal stored items

Smoke detectors installed are NOT tested  
 Current codes call for smoke  
 and or CO detectors to be installed in all bedrooms. Improve: Consider  
 installing additional detectors for safety.

### 2nd floor Bedroom

Acceptable	Doors: Solid wood
Acceptable	Closet: Single
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Vinyl floor covering
Acceptable	Windows: Vinyl double hung



## Bedroom (Continued)

Needs Repair

Electrical: 110 VAC, 110 VAC GFCI - Open or missing ground noted at GFCI protected outlet. Should be labeled as non-grounded GFCI receptacle. Loose outlet should be resecured



Acceptable, Not Inspected Smoke Detector: Battery operated - Smoke detectors are not tested

Acceptable HVAC Source: Heating system register

Bedroom





## Living Space

Items mentioned in this section should be evaluated by a qualified or licensed professional contractor to repair as required.

Not all outlets can be tested, due to personal stored items

Living Room, Dining Room Living Space

- Acceptable Closet: Single
- Acceptable Ceiling: Paint
- Acceptable Walls: Paint
- Acceptable Floor: Vinyl floor covering
- Acceptable Doors: Solid wood
- Acceptable Windows: Vinyl double hung, Vinyl casement

Needs Repair, Defective Electrical: 110 VAC - Possibly improperly wired outlets.

The neutral wire should never have excess bare wiring exposed inside of a metal box.  
The ground wire is barely under the ground screw.

These outlets were clearly not installed professionally.



Acceptable

HVAC Source: Heating system register



## Needs Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

1. East Exterior Surface Type: Vinyl siding - Possibly improperly installed siding. Large gaps should be sealed or filled with color matching caulking.
2. Entry Doors: Metal, Aluminum storms - Damaged self closing mechanism

### Garage/Carport

3. Detached Garage Garage Doors: Wood - Loose wood on doors
4. Detached Garage Walls: Exposed framing - **Some missing wall studs on rear wall, recommend replacing, Rear garage wall was not repaired with proper building techniques. Studs need to extend fully from the top plate to the bottom plate. Bottom plate is missing Wall repairs needed**

### Air Conditioning

5. Main AC System Condensate Removal: PVC, Electric pump - A simple inquiry on goggle shows that this drain system for the condensation line is not correct. Recommend a licensed HVAC contractor to evaluate and repair as required

### Roof

6. Main Roof Surface Flue/Flue Cap: Clay, No Flue cap present - Recommend adding rain/snow and bird cap

### Electrical

7. Basement Electric Panel Manufacturer: Siemens - **Incorrect securing of BX line that enters panel. 12-3 wire on two single pole breakers should be changed to a double-pole breaker, or at least a handle-tie between two single breakers, and imposes some additional limitations on splicing the shared neutral Disconnecting means. Where two or more branch circuits supply devices (or equipment) on the same yoke, you must provide a means to disconnect simultaneously all ungrounded conductors that supply those devices or equipment. [210.7(B)] Individual single-pole circuit breakers with handle ties identified for the purpose can be used for this application [240.20(B)(1)]. So can a breaker with a common internal trip. This rule prevents people from working on energized circuits they thought were disconnected. 220 circuit wires must be clearly marked when the white neutral wire is used as a hot line. It should be color coded red**

### Basement

8. Main Basement Floor Drain: Surface drain - Evidence of poor drainage, Blocked by debris
9. Main Basement Electrical: 110 VAC - **Install missing junction boxes and cover plates at open splice connections**

### Plumbing

10. Water Lines: Copper - Old not utilized saddle valve should be removed, Saddle valve in supply pipe, these are prone to leaking and should be changed to the proper fitting
11. Drain Pipes: PVC, Cast iron - **The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint. This installation would never pass an inspection by the city plumbing inspector**



## Needs Repair Summary (Continued)

12. Vent Pipes: PVC, Galvanized - The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint.  
This installation would never pass an inspection by the city plumbing inspector

### Heating System

13. Main Heating System Electrical: 110 VAC - Exposed wiring should be terminated with wire nuts and enclosed in work box

### Attic

14. Main Attic Insulation: Fiberglass, Batts - Exposed kraft insulation vapor barrier, protect per manufacturer's recommendations  
15. Main Attic Vapor Barrier: Paper - Exposed kraft insulation vapor barrier, protect per manufacturer's recommendations

### Bathroom

16. 2nd Floor Bathroom Windows: Vinyl double hung - Recommend a vinyl curtain so water will not get inside window or behind wall.  
17. 2nd Floor Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Recommend caulking around tub spigot  
18. Basement Bathroom Faucets/Traps: Delta fixtures with a PVC trap - Basement sink drain doesn't appear to be professionally installed.  
This installation may not pass an inspection by the city plumbing inspector

### Kitchen

19. 1st Floor Kitchen Electrical: 110 VAC, 110 VAC GFCI - Missing outlet cover plate, Open or missing ground noted at GFCI protected outlet. Should be labeled as non-grounded GFCI receptacle.  
20. 1st Floor Kitchen HVAC Source: None - No heat duct, When the winter design temp. per Table R301.2(1) is below 60 deg., Section R303.8 requires every dwelling unit to have heating facilities capable of maintaining a minimum room temperatures of 68 deg in all habitable rooms. In other words, it requires 68 deg in all habitable rooms, not that the heating facilities themselves be located in each room.

### Bedroom

21. 2nd floor Bedroom Electrical: 110 VAC, 110 VAC GFCI - Open or missing ground noted at GFCI protected outlet. Should be labeled as non-grounded GFCI receptacle. Loose outlet should be resecured

### Living Space

22. Living Room, Dining Room Living Space Electrical: 110 VAC - Possibly improperly wired outlets. The neutral wire should never have excess bare wiring exposed inside of a metal box. The ground wire is barely under the ground screw.

These outlets were clearly not installed professionally.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Garage/Carport

1. Detached Garage Walls: Exposed framing - Some missing wall studs on rear wall, recommend replacing, Rear garage wall was not repaired with proper building techniques. Studs need to extend fully from the top plate to the bottom plate. Bottom plate is missing  
Wall repairs needed

### Air Conditioning

2. Main AC System Condensate Removal: PVC, Electric pump - A simple inquiry on goggle shows that this drain system for the condensation line is not correct.  
Recommend a licensed HVAC contractor to evaluate and repair as required

### Plumbing

3. Drain Pipes: PVC, Cast iron - The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint.  
This installation would never pass an inspection by the city plumbing inspector
4. Vent Pipes: PVC, Galvanized - The Fernco neoprene sleeves are not permitted aboveground. The reason is they do not hold the pipes firmly enough to prevent movement. A banded coupler has a clamp that covers the entire sleeve thus making a firm joint.  
This installation would never pass an inspection by the city plumbing inspector

### Heating System

5. Main Heating System Electrical: 110 VAC - Exposed wiring should be terminated with wire nuts and enclosed in work box

### Attic

6. Main Attic Vapor Barrier: Paper - Exposed kraft insulation vapor barrier, protect per manufacturer's recommendations

### Kitchen

7. 1st Floor Kitchen HVAC Source: None - No heat duct, When the winter design temp. per Table R301.2(1) is below 60 deg., Section R303.8 requires every dwelling unit to have heating facilities capable of maintaining a minimum room temperatures of 68 deg in all habitable rooms. In other words, it requires 68 deg in all habitable rooms, not that the heating facilities themselves be located in each room.

### Living Space

8. Living Room, Dining Room Living Space Electrical: 110 VAC - Possibly improperly wired outlets. The neutral wire should never have excess bare wiring exposed inside of a metal box. The ground wire is barely under the ground screw.

These outlets were clearly not installed professionally.