

# Confidential Property Inspection Report



1234 Dreamhouse Rd.  
Medina Oh 44256

Prepared for: [Mr & Mrs. Happy Homebuyer](#)

Prepared by: [Castle Guardian Home Inspections, LLC](#)  
[2542 S. West Lebanon Road](#)  
[Dalton, OH 44618](#)

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## Definitions

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A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Unable to inspect due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or is a safety hazard.
M	Marginal	Item is not fully functional or may need repair in the future to function as intended.

## General Information

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### Property Information

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Property Address 1234 Dreamhouse Rd.  
City Medina State OH Zip 44256  
Contact Name Ima Goodagent  
Phone 111-222-3344 Fax (111)-111-1111

### Client Information

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Client Name Happy Homebuyer  
Client Address 3212 Homestead Dr.  
City Yourtown State US Zip 12345  
Phone (111)-111-1234 Fax n/a  
E-Mail buyer@usedhouse.com

### Inspection Company

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Inspector Name Craig Limbach  
Company Name Castle Guardian Home Inspections, LLC  
Company Address 2542 S. West Lebanon Road  
City Dalton State OH Zip 44618  
Phone 330-495-0156 Fax 330-828-2367  
E-Mail castleguardianinspections@yahoo.com  
File Number 7810HH  
Amount Received \$350.00

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 15 Entrance Faces Northwest  
Inspection Date 8/7/10  
Start Time 10:00am End Time 1:00pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 70 degrees  
Weather Partly cloudy Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Multiple Listing Service  
Water Source City How Verified Multiple Listing Service

## Invoice

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### Inspection Invoice

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**Company Name** Castle Guardian Home Inspections, LLC  
**Company Address** 2542 S. West Lebanon Road  
**City** Dalton **State** OH **Zip** 44618

**Client Name:** Happy Homebuyer  
**Client Address:** 3212 Homestead Dr.  
**Client City State Zip:** Yourtown, US 12345  
**Property Address:** 1234 Dreamhouse Rd.  
**Property City:** Medina, OH 44256

1.	Services Performed	Amount Due
	ASHI General Home Inspection	\$325.00
		Paid In Full

**THANK YOU!**

*We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.*

*If you have any questions about your home inspection, please call us at*

## Provisions

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1. The conclusions and recommendations of this report represent my opinion of the existing building and systems. This report should be considered a preliminary inspection, based on your review and feedback further investigation may be warranted.

This inspection involved visual techniques only, utilizing non- destructive evaluation and no material testing or design work has been done as part of this report. This inspection does not include latent or concealed defects, which may exist on the property or the building and its major structural components at the time of the inspection; equipment items and systems are not dismantled.

Items specifically excluded from a standard inspection include: underground drainage systems or pipes of any kind, or the condition or drainage ability of the land, geological soil conditions, fire and lawn sprinklers systems, utility lines, water mains, volume, quality or pressure of water supply and sewage systems, exterior lighting systems and electrical lines, dry wells, buried or concealed items, buried fuel storage systems or propane fuel installations, intercom systems, central security and fire installations, water softeners, conditioners, and filters, the presence or absence of rodents, termites, and other insects or pests.

This inspection does not include the examination or detection of the presence or danger from any potentially harmful substances and environmental hazards as defined under federal, state, and / or other applicable law, including, but not limited to: radon gas, lead paint, asbestos, asbestos products, urea formaldehyde, polychlorinated biphenyl (PCB), toxic or flammable chemicals, or water, or air borne hazards, and all other similar or potentially harmful substances.

Neither this survey nor this report constitutes an exhaustive technical evaluation. This report is prepared for the sole, confidential, and exclusive use and possession of the client. Neither the contents of the inspection nor any representation made herein are assignable.

Castle Guardian Home Inspections is not responsible for the conclusions, opinions, or recommendations made by others based on the information in this report.

The conditions of the property may change due to factors such as water and moisture leaks, actions taken by owner or others, or the passing of the time itself.

The client must accept the responsibility for all risks for items, which are not reasonably detectable within the scope of this inspection.

I have made every effort to perform a comprehensive and thorough inspection with recommendations for this property. This inspection and report are not intended to be used as a guarantee or warranty, express or implied, regarding the adequacy, performance or condition of any inspected structure, item, or system.

Castle Guardian is not an insurer of the property including but not limited to any inspected structure, item or system. Castle Guardian hereby disclaims all other warranties, expressed or implied, including warranties of habitability, merchantability and fitness for any particular purposes whatsoever.

If you have any questions regarding this inspection or need further evaluation, please contact me.

Sincerely,  
Castle Guardian Home Inspections  
President - Craig Limbach

## Lots and Grounds

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A = Acceptable, NP = Not Present, NI = Not Inspected, D = Defective, M = Marginal

- A NP NI D M  
1.      Driveway: Concrete

## Lots and Grounds (Continued)

2.      Walks: Concrete: Settled slightly



3.      Steps/Stoops: Brick, Concrete: Deteriorated mortar joints at back steps need sealed



4.      Porch: Concrete

5.      Patio: Concrete

6.      Grading: Minor slope: Grade at foundation appears flat to negative in places, recommend adding additional fill to achieve more acceptable grade and improve water shed away from foundation

7.      Vegetation: Shrubs: Shrubs over hang the roof and should be cut back

## Air Conditioning

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A NP NI D M

### Main AC System

1.      A/C System Operation: Functional: Recommend service & certification by licensed HVAC contractor before closing

2.      Condensate Removal: PVC

3.      Exterior Unit: Pad mounted: Shrubs around AC unit need trimmed back, Three feet of open air is recommended around A/C units. Pad needs to be leveled



4. Manufacturer: Rheem

5. Model Number raka048jas

6. Area Served: Whole building Approximate Age: Original

7. Fuel Type: Electric Temperature Differential: 17 degrees

8. Type: Central A/C Capacity: could not determine

9.      Visible Coil: Copper core with aluminum fins

10.      Refrigerant Lines: Copper

11.      Electrical Disconnect: Local

## Exterior Surface and Components

Your inspector is considered a generalist and the inspection is limited in scope to visual observations only as per our inspection agreement and the ASHI standards of practice. If recommended or if you want further more detailed information pertaining to your home or its potential deficiencies you will need to consult with a specialist in the area of concern.

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A NP NI D M

### Main Exterior Surface

1.      Type: Brick

### Rear Exterior Surface

2.      Type: Vinyl siding

3.      Trim: Vinyl, Wood: Rotten wood noted at walk out door trim in basement



4.      Fascia: Aluminum

5.      Soffits: Aluminum

6.      Door Bell: Hard wired

7.      Entry Doors: Metal

8.      Exterior Lighting: Surface mount

9.      Exterior Electric Outlets: 110 VAC GFCI

10.      Hose Bibs: Rotary

11.      Gas Meter: Back of house

12.      Main Gas Valve: Located at gas meter: Courtesy photo of main gas shutoff



## Roof

While every attempt is made to locate or identify any defects or deficiencies, it is impossible to find all defects & deficiencies with a non-destructive inspection. Defects that may be concealed with roof sheathing, shingles, felt paper, building materials, insulation or procedures that your inspector deems as unsafe are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

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A NP NI D M

### All Roof Surface

1. Method of Inspection: On roof

2.      Unable to Inspect: 10%: Safety

3.      Material: Asphalt shingle: Shingles missing, repairs needed



4. Type: Gable

5. Approximate Age: Original

6.      Flashing: Aluminum

7.      Plumbing Vents: ABS

8.      Electrical Mast: Underground utilities

9.      Gutters: Aluminum

10.      Downspouts: Aluminum

11.      Leader/Extension: Plastic drain line

## Roof (Continued)

**Main Chimney**

12.      **Material :Brick:** Minor cracks in mortar cap. Cracks need to be sealed to prevent further water damage to cap and chimney brick. Masonry chimneys require periodic maintenance of mortar cap and mortar joints ( tuck point ). Normal maintenance for this type of chimney
13.      **Flue/Flue Cap:** Clay
14.      **Chimney Flashing:** Aluminum: Chimney flashing will need periodic maintenance. This is normal for this type of construction



## Garage/Carport

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A NP NI D M

**Attached Garage**

1. **Type of Structure:** Attached **Car Spaces:** 2
2.      **Garage Doors:** Insulated aluminum
3.      **Door Operation:** Overhead
4.      **Door Opener:** Automatic
5.      **Service Doors:** Metal
6.      **Ceiling:** Texture paint
7.      **Walls:** Texture paint
8.      **Floor/Foundation:** Poured concrete, Concrete block
9.      **Hose Bibs:** Rotary
10.      **Electrical:** 110 VAC GFCI
11.      **Windows:** Wood double hung thermopane

## Kitchen

Visual inspections of plumbing, pipes and electrical wiring that are concealed inside wall cavities, floors, ceilings or building components require technically exhaustive or destructive inspection methods which are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

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A NP NI D M

**1st Floor Kitchen**

1.      **Disposal:** In-Sinkerator
2. **Air Gap Present?**  Yes  No
3.      **Sink:** Molded dual bowl: Leaking drain on left side, repairs needed
4.      **Electrical:** 110 VAC GFCI
5.      **Plumbing/Fixtures:** Copper
6.      **Counter Tops:** Formica
7.      **Cabinets:** Laminate and wood: Hinge pulled off at corner cabinet
8.      **Ceiling:** Texture paint
9.      **Walls:** Painted drywall
10.      **Floor:** Tile



## Kitchen (Continued)

11.      Doors: Thermal pane: Paint peeling, exposed wood on exterior.  
Door catching sill plate, repairs needed



12.      Windows: Vinyl casement thermopane  
13.      HVAC Source: Heating system register

## Living Space

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A NP NI D M

### Formal dining room Living Space

1.      Ceiling: Texture paint  
2.      Walls: Papered drywall  
3.      Floor: Hardwood  
4.      Windows: Wood double hung thermopane  
5.      Electrical: 110 VAC  
6.      HVAC Source: Heating system register

### Family Room Living Space

7.      Closet: Single  
8.      Ceiling: Texture paint  
9.      Walls: Papered drywall  
10.      Floor: Carpet  
11.      Windows: Wood double hung thermopane  
12.      Electrical: 110 VAC  
13.      HVAC Source: Heating system register  
14.      Smoke Detector: Hard wired

### Living Room Living Space

15.      Ceiling: Texture paint  
16.      Walls: Painted drywall  
17.      Floor: Hardwood  
18.      Windows: Wood double hung thermopane  
19.      Electrical: 110 VAC  
20.      HVAC Source: Heating system register

### Office Living Space

21.      Closet: Single  
22.      Ceiling: Texture paint  
23.      Walls: Painted drywall  
24.      Floor: Carpet  
25.      Doors: Solid wood  
26.      Windows: Wood double hung thermopane  
27.      Electrical: 110 VAC  
28.      HVAC Source: Heating system register

## Bathroom

Visual inspections of plumbing, pipes and electrical wiring that are concealed inside wall cavities, floors, ceilings or building components require technically exhaustive or destructive inspection methods which are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice. Concealed or buried plumbing is not inspected. All tubs & showers are run for approximately 10 minutes during inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, D = Defective, M = Marginal

A NP NI D M

### 1st floor half Bathroom

- |     |                                     |                          |                          |                                     |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Texture paint: Evidence of past water staining, suspect ice damming                   |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Painted drywall   |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Tile  |
| 4.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Solid wood: <span style="color: red;">Doors do not shut properly, repairs needed</span> |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC GFCI   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood   |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sink/Basin: One piece sink/counter top   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Faucets/Traps: Chrome fixtures/plastic trap  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Toilets: Mansfield   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source: Heating system register   |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ventilation: Electric ventilation fan, Window  |

### 1st floor Master Bathroom

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single small  |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Texture paint  |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall  |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Linoleum   |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Solid wood   |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung thermopane  |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI  |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood  |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: One piece sink/counter top  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Chrome fixtures/plastic trap   |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Fiberglass: Recommend caulking around top of shower surround at drywall to prevent moisture damage from condensation. |



- |     |                                     |                          |                          |                          |                          |                                       |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------|
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Mansfield                    |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register  |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

### 2nd floor main Bathroom

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single  |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Texture paint  |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall  |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Linoleum   |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Solid wood   |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung thermopane  |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI  |
| 33. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood  |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: One piece sink/counter top  |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Chrome fixtures/plastic trap   |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Fiberglass: Recommend caulking around top of shower surround at drywall to prevent moisture damage from condensation. |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Mansfield  |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register  |
| 39. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan, Window   |

## Bathroom (Continued)

### 2nd floor master Bathroom

- 40.      Closet: Walk In, Single
- 41.      Ceiling: Texture paint
- 42.      Walls: Painted drywall
- 43.      Floor: Linoleum
- 44.      Doors: Solid wood
- 45.      Windows: Wood double hung thermopane
- 46.      Electrical: 110 VAC GFCI
- 47.      Counter/Cabinet: Laminate and wood
- 48.      Sink/Basin: One piece sink/counter top
- 49.      Faucets/Traps: Chrome fixtures/plastic trap
- 50.      Tub/Surround: Fiberglass: Recommend caulking around top of shower surround at drywall to prevent moisture damage from condensation.
- 51.      Toilets: Mansfield
- 52.      HVAC Source: Heating system register
- 53.      Ventilation: Electric ventilation fan, Window

### Basement half bath Bathroom

- 54.      Ceiling: Open framing
- 55.      Walls: Paneling
- 56.      Floor: Linoleum
- 57.      Doors: Solid wood
- 58.      Electrical:
- 59.      Sink/Basin: Pedestal: Not secured to wall
- 60.      Faucets/Traps: Chrome fixtures/plastic trap
- 61.      Toilets: Mansfield

## Bedroom

A = Acceptable, NP = Not Present, NI = Not Inspected, D = Defective, M = Marginal

A NP NI D M

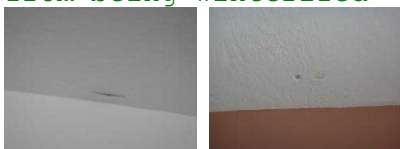
### 1st Floor, Master Bedroom

- 1.      Closet: Walk In
- 2.      Ceiling: Texture paint: Evidence of past or water staining in front corner, suspect ice damming which was very common last winter
- 3.      Walls: Painted drywall
- 4.      Floor: Carpet
- 5.      Doors: Solid wood
- 6.      Windows: Wood double hung thermopane
- 7.      Electrical: 110 VAC
- 8.      HVAC Source: Heating system register
- 9.      Smoke Detector: Missing: Recommend installing smoke detectors near bedrooms, Safety



### 2nd floor Bedroom

- 10.      Closet: Single: Both closet doors need adjustment, dragging carpet
- 11.      Ceiling: Texture paint: Nail pops, loose tape joints noted. Suspect moisture from being winterized



## Bedroom (Continued)

- 12.      Walls: Painted drywall
- 13.      Floor: Carpet
- 14.      Doors: Solid wood
- 15.      Windows: Wood double hung thermopane
- 16.      Electrical: 110 VAC
- 17.      HVAC Source: Heating system register
- 18.      Smoke Detector: Hard wired: Missing. Recommend installing smoke detector, Safety

### 2nd floor master Bedroom

- 19.      Ceiling: Texture paint: Nail pops present



- 20.      Walls: Painted drywall
- 21.      Floor: Carpet
- 22.      Doors: Solid wood
- 23.      Windows: Wood double hung thermopane
- 24.      Electrical: 110 VAC
- 25.      HVAC Source: Heating system register



## Attic

Areas deemed unsafe, hidden from view, under sheathing behind walls, under insulation etc, are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

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A NP NI D M

### All Attic

- 1. Method of Inspection: In the attic
  - 2.      Unable to Inspect: 20%: Insulation, Roof line, Safety and footing
  - 3.      Roof Framing: Truss
  - 4.      Sheathing: OSB
- 
- 5.      Ventilation: Ridge and soffit vents
  - 6.      Insulation: Fiberglass
- 
- 7.      Insulation Depth: 12 to 14 inches
  - 8.      Wiring/Lighting: 110 VAC
  - 9.      Moisture Penetration: None observed
  - 10.      Bathroom Fan Venting: Electric fan: Bathroom fans improperly vent into attic space which will cause moisture damage to the insulation and sheathing, must vent to exterior of home.

## Basement

Inspections do not cover any hidden defects or ongoing problems concealed by carpet, furnishings, sub-floors, enclosed walls or ceilings or anything restricting visual inspection procedures.

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A NP NI D M

All Basement

- | A   | NP                                  | NI                                  | D                                   | M                        |                                     |   |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Open framing   |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Block  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Poured concrete  |
| 4.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor Drain: Surface drain: <span style="color: blue;">Water observed in trap</span>  |
| 5.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Doors: Metal: <span style="color: green;">Rust noted on bottom corner of walkout door. Recommend cleaning drain in basement stairwell to help eliminate water problems</span>   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Vinyl hopper   |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 110 VAC   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Smoke Detector: Hard wired  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Heating system register  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Insulation: Fiberglass: Insulated rim band  |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Sump Pump:  |
| 12. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Moisture Location: <span style="color: green;">Several places throughout basement: Water stains present, Efflorescence on walls from water intrusion in several places throughout basement. Recommend improving grading on outside walls to possibly improve water intrusion problem. Downspouts near these areas are many times found to be a contributing factor also.</span> |



13.      Basement Stairs/Railings: Wood stairs with wood handrails

## Structure

Hidden or concealed damage or displacement is outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A = Acceptable, NP = Not Present, NI = Not Inspected, D = Defective, M = Marginal

A NP NI D M

- | A  | NP                                  | NI                       | D                        | M                        |                          |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame                        |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Block: Typical shrinkage cracks noted |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: None noticed               |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Solid wood                                 |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Block, Frame                       |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: Solid wood                        |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Steel posts                          |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: OSB, Poured slab                      |

## Heating System

While every attempt is made to call out and report any obvious or visual problems with mechanical systems in the home, it is not possible to detect all problems or malfunctions without performing a technically exhaustive inspection which would require dismantling the mechanical systems and components in the home. Inspections of this nature are not performed as they are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

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A NP NI D M

### Basement Heating System

1.      Heating System Operation: Adequate: Service and certification by licensed HVAC contractor is recommended to be performed before closing and there after yearly.  
Mechanical heating systems of this type generally last 25 to 30 years under normal circumstances
2. Manufacturer: Rheem
3. Model Number rgra-10ezajs
4. Type: Forced air Capacity: 105,000 BTUHR
5. Area Served: Whole building Approximate Age: Original
6. Fuel Type: Natural gas
7.      Heat Exchanger: 7 Burner: Enclosed combustion, Unable to inspect due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice.
8. Unable to Inspect: 50%
9.      Blower Fan/Filter: Direct drive with disposable filter
10.      Distribution: Metal duct
11.      Flue Pipe: PVC
12.      Controls: Limit switch
13.      Thermostats: Mechanical
14. Suspected Asbestos: No

## Plumbing

While every attempt is made to locate or identify any defects or deficiencies, it is impossible with a non-destructive inspection to find all deficiencies that may be concealed inside ceilings, under sheathing or building materials, behind walls, under floors, slabs or inside system cabinets and components, and are therefore outside the scope of this inspection. Buried or covered drain lines are not inspected.

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A NP NI D M

1.      Service Line: Copper
2.      Main Water Shutoff: Basement at meter: Courtesy photo of main water shutoff
3.      Water Lines: Copper
4.      Drain Pipes: ABS
5.      Service Caps: Accessible
6.      Vent Pipes: ABS
7.      Gas Service Lines: Black iron



### Basement unit 1 Water Heater

8.      Water Heater Operation: Adequate: Under normal operating conditions water heaters of this type generally last 15 to 20 years
9. Manufacturer: Rheem
10. Model Number 21v40s 4316

## Plumbing (Continued)

- 11. Type: Natural gas Capacity: 40 Gal.
  - 12. Approximate Age: Original Area Served: Whole building
  - 13.      Flue Pipe: Single wall
  - 14.      TPRV and Drain Tube: Copper
- Basement unit 2 Water Heater
- 
- 15.      Water Heater Operation: Adequate
  - 16. Manufacturer: Rheem
  - 17. Model Number: 21v40s Serial Number: 0998a04318
  - 18. Type: Natural gas Capacity: 40 Gal.
  - 19. Approximate Age: Original Area Served: Whole building
  - 20.      Flue Pipe: Single wall
  - 21.      TPRV and Drain Tube: Copper

## Electrical

While every attempt is made to disclose any deficiencies, hidden defects in wall cavities, floors, ceilings or those that are not readily visible or safely accessible are outside of the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

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A NP NI D M

- 1. Service Size Amps: 200 Volts: 220-240 VAC
  - 2.      Service: Aluminum
  - 3.      120 VAC Branch Circuits: Copper
  - 4.      240 VAC Branch Circuits: Copper
  - 5.      Conductor Type: Romex
  - 6.      Ground: Plumbing and driven ground
- Basement Electric Panel
- 
- 7.      Manufacturer: Square D: Courtesy photo of electrical panel



- 8.      Main Breaker Size: 200 Amps
- 9.      Breakers: Al/Cu
- 10. Is the panel bonded?  Yes  No

## Laundry Room/Area

Washer and dryer not inspected

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A NP NI D M

- 1st Floor Laundry Room/Area
- 
- 1.      Ceiling: Texture paint
  - 2.      Walls: Papered drywall
  - 3.      Floor: Tile
  - 4.      Doors: Solid wood
  - 5.      Electrical: 110 VAC
  - 6.      HVAC Source: Heating system register
  - 7.      Laundry Tub: PVC
  - 8.      Laundry Tub Drain: ABS
  - 9.      Washer Hose Bib: Rotary: Recommend replacing washer supply hoses
  - 10.      Washer and Dryer Electrical: 110-240 VAC
  - 11.      Dryer Vent: Rigid metal

## Laundry Room/Area (Continued)

12.      Washer Drain: Wall mounted drain

## Fireplace/Wood Stove

Recommend having wood stove / fireplace cleaned, serviced & certified by qualified fireplace/ appliance contractor before use. {Safety}

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A NP NI D M

### Living Room Fireplace

1.      Fireplace Construction: Brick
2. Type: Gas log
3.      Smoke Chamber: Brick
4.      Flue: Clay tile
5.      Damper: Mechanical: Dampers for gas burning appliances should have mechanical stop to prevent full closure of damper to prevent possible carbon monoxide buildup in house when pilot is lit or unit is in use
6.      Hearth: Raised

## Final Comments

In my opinion this home is in reasonably good condition overall for its age, and appears to be very structurally sound but the maintenance has not been kept up in recent years. Several items noted in report both maintenance and safety related should be addressed as soon as feasible.

Photographs may be included to help you to understand and visualize what was observed during the inspection. Photos are intended to show an example or sample of a described defect, but may not show every occurrence of the defect or accurately depict the severity of the defect. Also note that not all defects will be photographed.

Some areas of the home may not have been inspected due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice.

The conclusions and recommendations of this report represent my opinion of the existing building and systems.

This report should be considered a preliminary inspection, based on your review and feedback further investigation may be warranted. No known deficiencies other than those noted in report.

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## Defective Summary

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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.

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### Air Conditioning

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**Main AC System Exterior Unit:** Pad mounted: Shrubs around AC unit need trimmed back, Three feet of open air is recommended around A/C units. Pad needs to be leveled

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### Roof

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**All Roof Surface Material:** Asphalt shingle: Shingles missing, repairs needed

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### Kitchen

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**1st Floor Kitchen Sink:** Molded dual bowl: Leaking drain on left side, repairs needed

**1st Floor Kitchen Cabinets:** Laminate and wood: Hinge pulled off at corner cabinet

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### Bathroom

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**1st floor half Bathroom Doors:** Solid wood: Doors do not shut properly, repairs needed

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### Bedroom

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**1st Floor, Master Bedroom Smoke Detector:** Missing: Recommend installing smoke detectors near bedrooms, Safety

**2nd floor Bedroom Smoke Detector:** Hard wired: Missing. Recommend installing smoke detector, Safety

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### Attic

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**All Attic Bathroom Fan Venting:** Electric fan: Bathroom fans improperly vent into attic space which will cause moisture damage to the insulation and sheathing, must vent to exterior of home.

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## Marginal Summary

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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.

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## Lots and Grounds

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**Steps/Stoops:** Brick, Concrete: Deteriorated mortar joints at back steps need sealed  
**Grading:** Minor slope: Grade at foundation appears flat to negative in places, recommend adding additional fill to achieve more acceptable grade and improve water shed away from foundation  
**Vegetation:** Shrubs: Shrubs over hang the roof and should be cut back

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## Exterior Surface and Components

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**Trim:** Vinyl, Wood: Rotten wood noted at walk out door trim in basement

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## Roof

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**Main Chimney Material:** Brick: Minor cracks in mortar cap. Cracks need to be sealed to prevent further water damage to cap and chimney brick. Masonry chimneys require periodic maintenance of mortar cap and mortar joints ( tuck point ). Normal maintenance for this type of chimney

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## Kitchen

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**1st Floor Kitchen Doors:** Thermal pane: Paint peeling, exposed wood on exterior. Door catching sill plate, repairs needed

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## Bathroom

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**Basement half bath Bathroom Sink/Basin:** Pedestal: Not secured to wall

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## Bedroom

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**1st Floor, Master Bedroom Ceiling:** Texture paint: Evidence of past or water staining in front corner, suspect ice damming which was very common last winter  
**2nd floor Bedroom Closet:** Single: Both closet doors need adjustment, dragging carpet  
**2nd floor Bedroom Ceiling:** Texture paint: Nail pops, loose tape joints noted. Suspect moisture from being winterized  
**2nd floor master Bedroom Ceiling:** Texture paint: Nail pops present

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## Basement

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**All Basement Doors:** Metal: Rust noted on bottom corner of walkout door. Recommend cleaning drain in basement stairwell to help eliminate water problems  
**All Basement Moisture Location:** Several places throughout basement: Water stains present, Efflorescence on walls from water intrusion in several places throughout basement. Recommend improving grading on outside walls to possibly improve water intrusion problem. Downspouts near these areas are many times found to be a contributing factor also.

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## Fireplace/Wood Stove

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**Living Room Fireplace Damper:** Mechanical: Dampers for gas burning appliances should have mechanical stop to prevent full closure of damper to prevent possible carbon monoxide buildup in house when pilot is lit or unit is in use