



Home Inspection Report



9912 Woodward Court, Hillsboro, OH 45133

Inspection Date:

Tuesday November 6, 2018

Prepared For:

Client's Name Here

Prepared By:

Integrity Building Inspections Plus, LLC
11851 Hamer Road
Georgetown, OH 45121
513-260-7909

Report Number:

2317

Inspector:

John Bentley

License/Certification #:

OH--RT1380
OH--106711
OH--P1936
OH--141002

Report Summary

Items Not Operating

- Living room fireplace.
- Two breakers in the electrical panel.

Major Concerns

- None apparent.

Potential Health & Safety Concerns

- Trip hazards in the sidewalks.
- Loose railings at the deck steps.
- No pressure-reverse sensitivity on the eastern most overhead door opener.
- No GFCI protection for the laundry room receptacles.

Deferred Cost Items

- Repairs to spongy deck materials and the underside of the chimney chase.
- Repair the damaged siding.
- Secure the loose trim, fascia and soffit as noted.
- Locate/install missing window screens.
- A/C that is 13 years old.
- Roof that is 13 years old and had damaged areas.
- Remove the plumbing vent cap.
- Secure the loose toilets.
- Repair the windows in the dining room and bonus area as noted.
- Furnace that is 13 years old and had rust in the cabinet.

Improvement Items

- Sealant, paint, patch, grout and tuckpoint maintenance as noted variously throughout this report.
- Import top soil to achieve positive grade where applicable.
- Repair the damaged hose bib.
- Replace the insulation on the suction line to the air conditioner.
- Adjustment to interior doors and installation of hardware as noted.

Items To Monitor

- Shrinkage cracks in the foundation.
- Cracked plumbing fitting in the second floor common bathroom.
- Water staining where noted.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

East

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny
Windy

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

12 years

Grounds

Service Walks

Material ☒ Concrete

Condition ☒ Trip hazard

Comments Some sidewalk slabs had settled and offset creating trip hazards. I recommend these be repaired and you remain cognizant to minimize the risk of injury in the meantime.

Photos



Driveway/Parking

Material ☒ Concrete

Condition ☒ Satisfactory

Culvert Material ☒ N/A

Culvert Condition ☒ N/A

Comments The driveway was in overall maintained condition.

Porch

Condition ☒ Satisfactory

Support Pier ☒ Wood

Floor ☒ Satisfactory

Comments The underside of the porch was not visible, no representation is made.

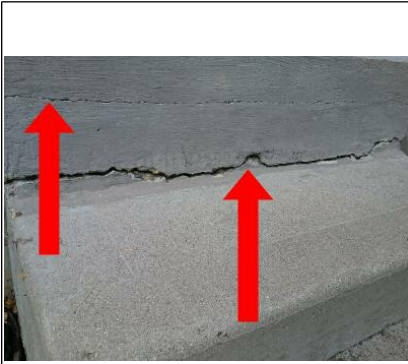
Stoops/Steps

Material ☒ Wood

Condition ☒ Marginal

Photos

Grounds



Patch maintenance was needed at the step to the front porch.



The railings were loose on the deck steps and I recommend they be properly secured.

Patio

☒ None

Deck/Balcony

Material ☒ Wood

Condition ☒ Marginal

Finish ☒ Treated ☒ Painted/Stained

Comments The deck was showing its age and while some repairs had been made, others will be needed in the near future. I recommend making repairs as needed and applying paint or stain to prolong the useful life of the materials.

Photos



Soft, spongy floor boards.

Deck/Patio/Porch Covers

Condition ☒ Satisfactory

Recommend ☒ None

Fence/Wall

Type ☒ Wood

Condition ☒ Satisfactory

Gate ☒ Satisfactory Operable: ☒ Yes ☐ No Latch Functions: ☒ Yes ☐ No

Grounds

Landscaping affecting foundation

Negative Grade ☒ North ☒ Recommend additional backfill

Comments I recommend importing top soil to achieve positive grade where applicable to usher rain water away from the foundation.

Retaining wall

☒ None

Hose bibs

Condition ☒ Satisfactory

Operable ☒ Yes

Comments While both hose bibs operated as intended, the eastern hose bib was damaged and leaked during operation only; I recommend it be repaired as needed.

Photos



Damaged atmospheric siphon break/cap.

Exterior

Chimney(s)

Location(s) West

Viewed From ☒ Roof

Rain Cap/Spark Arrestor ☒ No

Chase ☒ Siding ☒ Framed

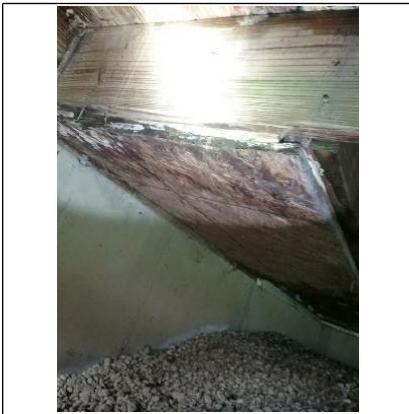
Evidence of ☒ Moisture damage

Flue ☒ Metal

Evidence of ☒ No apparent defects

Condition ☒ Recommend Repair

Photos



The underside of the chimney chase was untreated OSB material which had signs of moisture damage. I recommend it be repaired and painted. *Remain anticipatory of hidden defects behind the OSB.

Gutters/Scuppers/Eavestrough

Condition ☒ Satisfactory ☒ Need to be cleaned

Material ☒ Aluminum

Leaking ☒ Corners

Attachment ☒ Satisfactory

Extension needed ☒ N/A

Comments The north corner of the porch gutter leaked and I recommend it be sealed.

Photos

Exterior



An example of the gutter corner needing sealant maintenance.

Siding

Material ☒ Block/Brick ☒ Vinyl

Condition ☒ Satisfactory

Comments The siding appeared to be in overall satisfactory condition with the exception of the areas pictured below.

Photos



I recommend being diligent with paint maintenance to steel lintels and performing tuckpoint maintenance where cracking exists.



Sealant/tuckpoint maintenance needed and monitor regularly.



Shown here is a single hole in the siding (East side) that I recommend be repaired.

Trim

Material ☒ Wood ☒ Aluminum ☒ Vinyl

Condition ☒ Satisfactory

Comments The vinyl trim was in satisfactory condition; the wooden trim at the garage door openings needed paint maintenance and there was one section of aluminum trim above the garage doors that was loose. I recommend these be mitigated as necessary.

Photos

Exterior



Paint maintenance was needed at overhead door openings.



Loose aluminum trim.

Soffit

Material ☒ Vinyl

Condition ☒ Satisfactory

Comments The soffit on the north side was loose in two areas and I recommend they be properly secured.

Photos



Loose section.

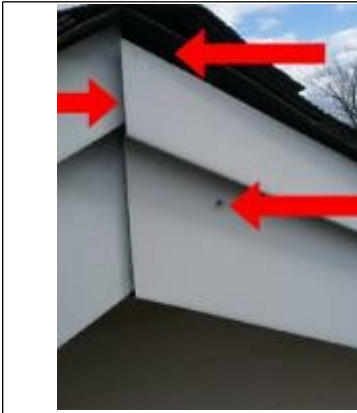
Fascia

Material ☒ Aluminum

Condition ☒ Marginal ☒ Recommend repair

Photos

Exterior



Shown here is a loose section of fascia on the south side of the house. There was an unseated face-nail and the top arrow shows a void where the roof underlayment had moisture staining. I recommend it be repaired as needed.



Another loose section of fascia.

Flashing

Material ☒ Vinyl

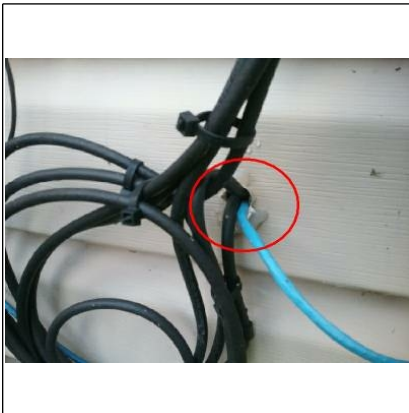
Condition ☒ Satisfactory

Caulking

Condition ☒ Marginal ☒ Recommend around utility penetrations

Comments Below are examples of areas in need of sealant maintenance.

Photos



Exterior



This is the dryer vent discharge which was in need of being cleaned.

Windows & Screens

Condition ☒ Satisfactory

Material ☒ Vinyl

Screens ☒ Not installed ☒ Satisfactory

Comments Some screens were not installed and I recommend making an inquiry to the seller as to their whereabouts.

Storms Windows

☒ None

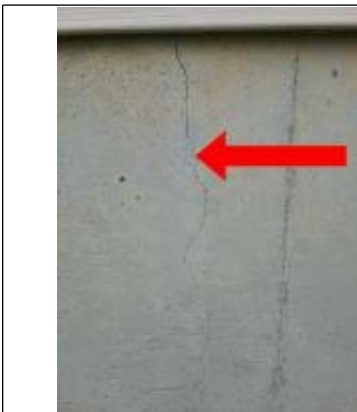
Slab-On-Grade/Foundation

Foundation Wall ☒ Poured concrete

Condition ☒ Satisfactory

Concrete Slab ☒ N/A

Photos



Seal shrinkage cracks and monitor.

Service Entry

Location ☒ Underground

Condition ☒ Satisfactory

Exterior receptacles ☒ Yes Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes Operable: ☒ Yes ☐ No

Exterior

Building(s) Exterior Wall Construction

Type ☒ Framed
Condition ☒ Not Visible

Exterior Doors

Main Entrance Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor

Patio ☒ N/A

Side door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor

Rear door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor

Other door ☒ N/A

Exterior A/C - Heat pump

Unit #1 Location: North central
 Brand: Bryant
 Model #: 213ANA036-A
 Serial #: 0805E14230
 Approximate Age: 13 years

Condition ☒ Marginal

Energy source ☒ Electric

Unit type ☒ Air cooled ☒ Heat pump

Outside Disconnect ☒ Yes Maximum fuse/breaker rating (amps): 35 Fuses/Breakers installed (amps): 30

Level ☒ Yes

Condenser Fins ☒ Satisfactory

Insulation ☒ Yes ☒ Replace

Improper Clearance (air flow) ☒ Yes

Comments This unit is marked as marginal based on its age coupled with its typical lifespan. I recommend remaining anticipatory of repairs or replacement.

Photos



I recommend replacing the insulation on the suction line to the air conditioner for increased efficiency.

Roof

General

Visibility ☒ All

Inspected From ☒ Roof

Style of Roof

Type ☒ Gable

Pitch ☒ Medium

Roof #1 Type: Asphalt 3-tab
Layers: 1 layer
Age: Original to the house (13 years)
Location: Entire house

Roof #2 ☒ None

Roof #3 ☒ None

Ventilation System

Type ☒ Soffit ☒ Ridge

Photos



Flashing

Material ☒ Aluminum ☒ Metal

Condition ☒ Satisfactory ☒ Rusty ☒ Face-nails present ☒ Recommend Sealing

Photos

Roof



More face-nails; also note paint maintenance was needed at rusty areas.



More face-nails.

Valleys

Material ☒ Asphalt

Condition ☒ Satisfactory

Condition of Roof Coverings

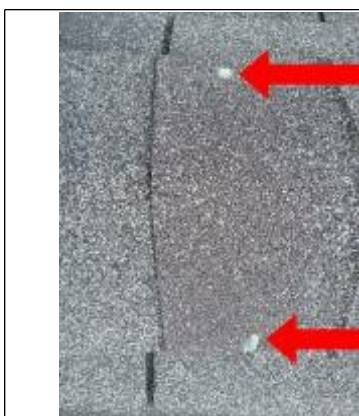
Roof #1 ☒ Marginal ☒ Curling ☒ Granules missing ☒ Exposed felt

Roof #2 ☒ N/A

Roof #3 ☒ N/A

Comments The roof coverings were showing their age; some shingles were cupped, many had missing granules, there was evidence of unseated nails and a single tab was missing. I recommend these be repaired and budgeting for replacement in the near future.

Photos



More face-nails in need of sealant maintenance.



Unseated nails.



Same condition as the previous picture.

Roof



Missing tab.

Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Extension Proper ☒ Yes

Comments The condition of the materials was satisfactory though the plumbing vent was capped. I recommend having the cap removed as no sewer gasses are currently able to escape the system as intended.

Photos



Garage/Carport

Type

Type ☒ Attached ☒ Garage ☒ 3-Car

Automatic Opener

Opener #1 ☒ Operable

Opener #2 ☒ Operable

Opener #3 ☒ Operable

Safety Reverse

Operation Door 1 ☒ Operable ☒ Photo eyes and pressure reverse tested ☒ Pressure test failed

Operation Door 2 ☒ Operable ☒ Photo eyes and pressure reverse tested

Operation Door 3 ☒ Operable ☒ Photo eyes and pressure reverse tested

Comments The eastern most overhead door opener was not equipped with pressure-reverse sensitivity and I recommend remaining cognizant of this for heightened safety.

Roofing

Material ☒ Same as house

Gutters/Eavestrough

Condition ☒ Satisfactory

Material ☒ Aluminum

Leaking ☒ No apparent leaks

Attachment ☒ Satisfactory

Extension needed ☒ N/A

Siding

Material ☒ Same as house

Condition ☒ Satisfactory

Trim

Material ☒ Same as house

Condition ☒ Satisfactory ☒ Recommend painting

Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Source of Ignition within 18" of the floor ☒ N/A

Sill Plates

Type ☒ Elevated

Condition ☒ Satisfactory

Overhead Door(s)

Material ☒ Metal

Condition ☒ Satisfactory

Door Insulated ☒ No

Recommend Priming/Painting Inside & Edges ☒ No

Photos

Garage/Carport



A framing member on the center door was bent though the door seated and sealed as intended.

Exterior Service Door

☒ None

Electrical Receptacles

☒ Yes Operable: ☒ Yes ☐ No

Cover plates missing ☒ No

Reverse polarity ☒ No

Open ground ☒ No

GFCI Present ☒ Yes ☒ No Operable: ☒ Yes ☐ No

Comments The single receptacle on the eastern wall was not GFCI protected and is a good candidate for a refrigerator or freezer. Please remain cognizant to minimize the risk of electrical shock.

Fire Separation Walls & Ceiling

☒ Present

Condition ☒ Satisfactory

Moisture Stains Present ☒ No

Cracks ☒ No

Fire door ☒ Satisfactory

Self closure ☒ Satisfactory

Kitchen

Countertops

Condition ☒ Satisfactory

Comments The countertops had normal wear.

Cabinets

Condition ☒ Satisfactory

Comments Cabinets had normal wear.

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ No

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Comments There were no visible active piping leaks at the time of the inspection.

Walls & Ceiling

Condition ☒ Satisfactory

Heating/Cooling Source

☒ Yes

Floor

Condition ☒ Satisfactory

Appliances

Disposal Operable: ☒ Yes ☐ No

Oven Operable: ☒ Yes ☐ No

Range Operable: ☒ Yes ☐ No

Dishwasher Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes ☐ No

Refrigerator Operable: ☒ Yes ☐ No

Microwave Operable: ☒ Yes ☐ No

Other Beverage cooler Operable: ☒ Yes ☐ No

Dishwasher airgap ☒ Yes

Dishwasher drain line looped ☒ Yes

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity: ☒ No

Dining Room

Dining Room

Location East at the main entrance

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ None

Windows ☒ Satisfactory

Comments One eastern window was difficult to operate and I recommend it be repaired as necessary.

Living Room

Living Room

Location Northwest first floor

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ None

Windows ☒ Satisfactory

Comments No representation can be made to proper installation of the ceiling fans.

Laundry Room

Laundry

Laundry sink ☒ No

Faucet leaks ☒ N/A

Pipes leak ☒ N/A

Cross connections ☒ N/A

Heat source present ☒ No

Room vented ☒ No

Dryer vented ☒ Wall

Electrical Open ground/reverse polarity: ☐ Yes ☒ No

GFCI present ☒ No ☒ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer

Washer hook-up lines/valves ☒ Satisfactory

Gas shut-off valve ☒ N/A

Comments I recommend installing GFCI protection for heightened safety.

Photos



Bathroom (1)

Bath

Location Common half bathroom off of the kitchen
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Tubs ☒ N/A
Showers ☒ N/A
Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Whirlpool ☒ No
Shower/Tub area ☒ N/A
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ None
Receptacles present ☒ Yes Operable: ☒ Yes ☐ No
GFCI ☒ Yes Operable: ☒ Yes ☐ No
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No
Comments I recommend securing the loose toilet.

Bathroom (2)

Bath

Location Common full bathroom on the second floor

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting needed: ☐ Yes ☒ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ None

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Comments I recommend securing the loose toilet.

Photos



The plumbing fitting at the sink drain was cracked though no leaks were apparent; I recommend it be monitored regularly.



Minor damage to the door as an FYI (it appeared to have been repaired but not painted).

Bathroom (3)

Bath

Location Master bedroom
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Whirlpool ☒ No
Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
 Caulk/Grouting needed: ☐ Yes ☒ No
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Marginal
Window ☒ Satisfactory
Receptacles present ☒ Yes Operable: ☒ Yes ☐ No
GFCI ☒ Yes Operable: ☒ Yes ☐ No
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No
Comments The door to the bedroom did not remain in the open position and the toilet was loose. I recommend adjusting the door and securing the loose toilet.

Bathroom (4)

Bath

Location Basement

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
 Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Grout touchups were needed in the shower surround.

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ None

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

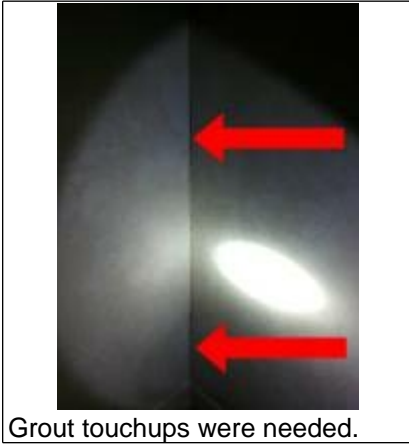
GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Photos



Room (1)

Room

Location Northeast first floor

Type Office

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ N/A

Doors ☒ Marginal

Windows ☒ Satisfactory

Photos



The doors were out of square and I recommend they be adjusted as needed.



One door was missing its closure hardware and I recommend it be installed.

Room (2)

Room

Location Second floor landing/open area

Type Bonus area

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ N/A

Doors ☒ None

Windows ☒ Marginal

Photos



The window was out of square and did not latch closed on one side. I recommend this be mitigated as necessary.

Room (3)

Room

Location Northeast second floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Room (4)

Room

Location Basement

Type BEDROOM

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments The door to the staircase dragged the ground and I recommend it be trimmed to operate with ease.

Room (5)

Room

Location East central second floor

Type BEDROOM

Walls & Ceiling ☒ Marginal

Moisture stains ☒ Yes
Where: Central to the ceiling

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Room (6)

Room

Location South end second floor

Type MASTER BEDROOM

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Room (7)

Room

Location Basement

Type Living area

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ N/A

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Interior

Fireplace (1)

Location(s) Living room

Type ☒ Gas

Material ☒ Metal (pre-fabricated)

Damper modified for gas operation ☒ N/A

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Not evaluated

Comments The fireplace did not ignite in a safe timeframe. The gas valve was on, the pilot was on and the gas pressure was set on high; I recommend having the seller illustrate its proper function.

Fireplace (2)

Location(s) Master bedroom

Type ☒ Electric

Material ☒ Metal (pre-fabricated)

Miscellaneous ☒ Blower built-in Operable: ☒ Yes ☐ No

Damper modified for gas operation ☒ N/A

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Satisfactory

Stairs/Steps/Balconies

Condition ☒ Satisfactory

Handrail ☒ Satisfactory

Risers/Treads ☒ Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

CO Detector ☒ Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

Comments I recommend changing detector batteries every six months for enhanced safety.

Attic/Structure/Framing/Insulation

Access ☒ Scuttlehole/Hatch

Inspected from ☒ In the attic

Location ☒ Hallway

Flooring ☒ None

Insulation ☒ Fiberglass ☒ Loose Depth in inches: 12-14 ☒ Satisfactory

Installed in ☒ Between ceiling joists

Vapor barriers ☒ Not Visible

Ventilation ☒ Ventilation appears adequate

Fans exhausted to ☒ Not Visible

HVAC Duct ☒ N/A

Chimney chase ☒ N/A

Interior

Attic/Structure/Framing/Insulation cont.

Structural problems observed ☒ No

Roof structure ☒ Trusses ☒ Wood

Ceiling joists ☒ Wood

Sheathing ☒ OSB

Evidence of condensation ☒ No

Evidence of moisture ☒ No

Evidence of leaking ☒ Yes

Firewall between units ☒ N/A

Electrical ☒ No apparent defects

Comments There was a small water stain on the northern gable likely from unsealed face-nails. I recommend sealing these and monitoring during active precipitation.

Photos



Basement

Stairs

Condition ☒ Satisfactory

Handrail ☒ Yes Condition: ☒ Satisfactory ☐ Loose

Headway over stairs ☒ Satisfactory

Foundation

Condition ☒ Satisfactory

Material ☒ Poured concrete

Horizontal cracks ☒ None

Step cracks ☒ None

Vertical cracks ☒ None

Covered walls ☒ North ☒ South ☒ East ☒ West

Movement apparent ☒ None

Indication of moisture ☒ No

Floor

Material ☒ Concrete

Condition ☒ Typical cracks

Seismic bolts

☒ N/A

Drainage

Sump pump ☒ Yes ☒ Working

Floor drains ☒ Yes

Girders/Beams

Condition ☒ Satisfactory

Material ☒ Wood

Columns

☒ Not Visible

Joists

Condition ☒ Satisfactory

Material ☒ 2x10

Subfloor

Condition ☒ Satisfactory

Plumbing

Water service

Main shut-off location Southeast basement wall

Water entry piping ☒ Copper

Lead other than solder joints ☒ No

Visible water distribution piping ☒ Copper

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Supply Pipes Cross connection: ☐ Yes ☒ No ☐ Safety Hazard ☒ Satisfactory

Drain/Waste/Vent pipe ☒ PVC

Condition ☒ Satisfactory

Support/Insulation Type: Metal strapping
Plastic strapping

Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Interior fuel storage system ☒ N/A

Fuel line ☒ Black iron

Condition ☒ Satisfactory

Main fuel shut-off location

Location At the meter or inline at the furnace or water heater

Well pump

☒ N/A

Sanitary/Grinder pump

☒ N/A

Water heater

General Brand Name: American Water Heater Company
Serial #: 1515101300380
Capacity: 50 gallons
Approx. age: 3 years (has a six year warranty)

Type ☒ Gas

Combustion air venting present ☒ Yes

Seismic restraints needed ☒ N/A

Relief valve ☒ Yes Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☒ Satisfactory

Condition ☒ Satisfactory

Water softener

☒ None

Heating System

Heating system

Unit #1 Brand name: Bryant
 Approx. age: 13 years
 Model #: 340AAV036080 Serial #: 3405A06354 ✗ Marginal

Unit #2 ✗ None

Energy source ✗ Gas

Warm air system ✗ Direct drive ✗ Central system

Heat exchanger ✗ Sealed

Carbon monoxide ✗ N/A

Combustion air venting present ✗ Yes

Controls Disconnect: ✗ Yes ☐ No ✗ Normal operating and safety controls observed Gas shut off valve:
✗ Yes ☐ No

Distribution ✗ Metal duct ✗ Cold air returns

Flue piping ✗ Satisfactory

Filter ✗ Standard ✗ Needs cleaning/replacement

When turned on by thermostat ✗ Fired Proper operation: ✗ Yes ☐ No ☐ Not tested

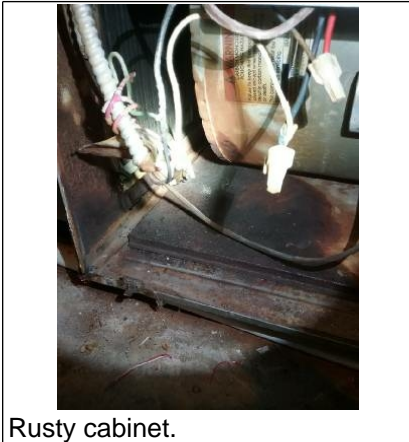
Heat pump ✗ N/A

Sub-slab ducts ✗ N/A

System not operated due to ✗ N/A

Comments This unit is marked as marginal based on its age and its rusty cabinet. I recommend having a qualified HVAC technician evaluate this for the cause of rust and to perform annual maintenance.

Photos



Rusty cabinet.

Boiler system

✗ N/A

Other systems

✗ N/A

Electric/Cooling System

Main panel

Location Basement bedroom

Condition ☒ Marginal

Adequate Clearance to Panel ☒ Yes

Amperage/Voltage ☒ 200a ☒ 120v/240v

Breakers/Fuses ☒ Breakers

Appears grounded ☒ Yes

GFCI breaker ☒ No

AFBI breaker ☒ Yes Operable: ☐ Yes ☐ No ☒ Not Tested

Main wire ☒ Aluminum Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Branch wire ☒ Copper

Branch wire condition ☒ Satisfactory

Comments This is marked as marginal because of two inoperable breakers that I recommend be evaluated by a qualified contractor for repairs.

Photos



Sub panel(s)

☒ None apparent

Evaporator Coil

General ☒ Central system

Location: Furnace cabinet

Age: Unknown- no data tag

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ Floor drain

Secondary condensate line/drain Present: ☐ Yes ☒ No Needed: ☐ Yes ☒ No

Operation Differential: N/A

Condition ☒ Not operated due to exterior temperature