

**Confidential Inspection Report**  
**3542 W 44th St**  
**Cleveland OH 44109**

**August 27, 2021**

**SAMPLE**



Prepared for:  
**John Doe**  
**3542 W 44th St**  
**Cleveland OH 44109**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

# Inspection Contents

GENERAL INFORMATION	3
EXTERIOR	8
ROOF	21
CHIMNEY	28
GARAGE	32
BEDROOMS	34
BATHROOMS	39
KITCHEN	42
OTHER LIVING SPACES	45
AIR CONDITIONER	49
HEATING	51
ELECTRICAL SYSTEMS	61
WATER HEATER:	69
PLUMBING SYSTEM	77
BASEMENT	80
ATTIC	87

## GENERAL INFORMATION

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses observation by the inspector, based upon the standards of practices of ASHI that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice of ASHI, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the AmJohnan Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## Client & Site Information:

### 1.1 Inspection Date:

August 27, 2021 9:00 AM

### 1.2 Client:

John Doe

### 1.3 Inspection Site:

3524 W 44th St  
Cleveland, OH 44109

### 1.4 In Attendance:

Buyers

Tenants.

### 1.5 Occupancy:

**This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.**

**The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.**

### 1.6 Property Information:

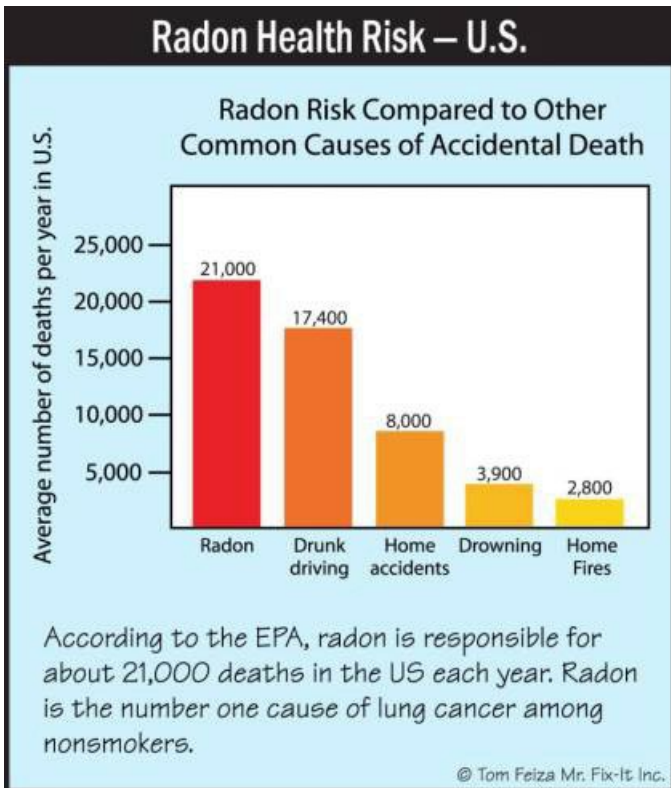
**SCOPE OF THE INSPECTION: We will perform a limited visual inspection of the home/building and provide you with a written report on the following items: Roof, Attic, Basement Walls (if applicable), HVAC equipment and Electrical Panel(s). THIS IS NOT A FULL HOME INSPECTION OR A COMMERCIAL PROPERTY INSPECTION. Several items were purposely not inspected due to the nature of the scope of this inspection.**

**No Radon Inspection Requested and No Radon System Installed. What is radon gas? Is it dangerous?**

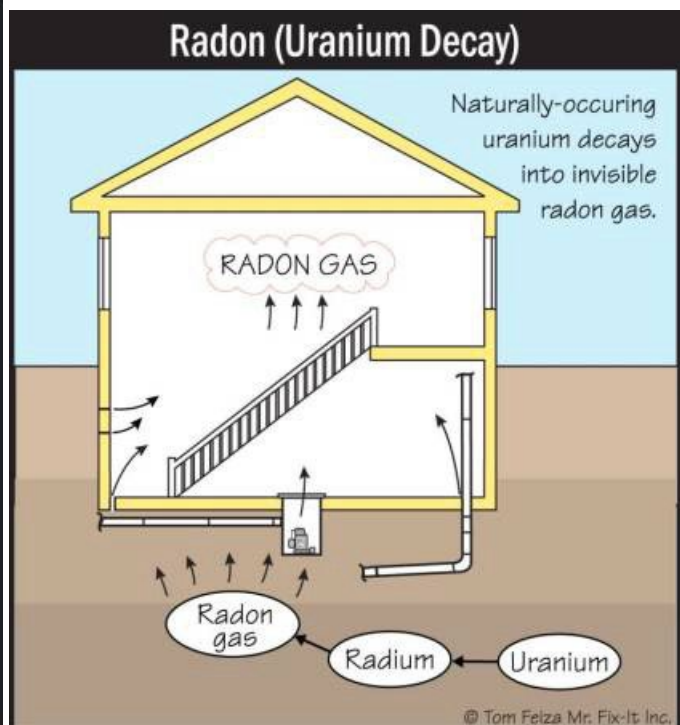
Radon is a naturally-occurring radioactive gas that can cause lung cancer. Radon gas is inert, colorless and odorless. Radon is naturally in the atmosphere in trace amounts. Outdoors, radon disperses rapidly and, generally, is not a health issue. Most radon exposure occurs inside homes, schools and workplaces. Radon gas becomes trapped indoors after it enters buildings

through cracks and other holes in the foundation. Indoor radon can be controlled and managed with proven, cost-effective techniques.

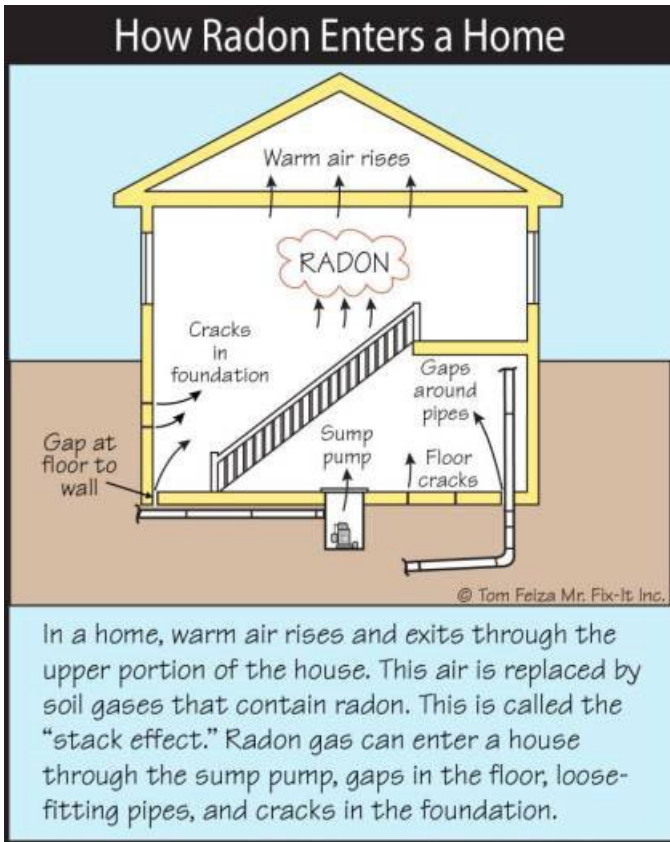
Breathing radon over time increases your risk of lung cancer. Radon is the second leading cause of lung cancer in the United States. Nationally, the EPA estimates that about 21,000 people die each year from radon-related lung cancer. Only smoking causes more lung cancer deaths. You can take steps to reduce and control the amount of radon in your home. Testing is the only way to determine radon levels. Have your home tested by a professional! If radon levels are high, contact a certified radon service professional to fix your home. EPA guidance suggests mitigating if levels are at or above 148 Bq/m<sup>3</sup> (4 pCi/L). Usually, radon problems are fixed using an underground ventilation system or by increasing the rate of air changes in the building.



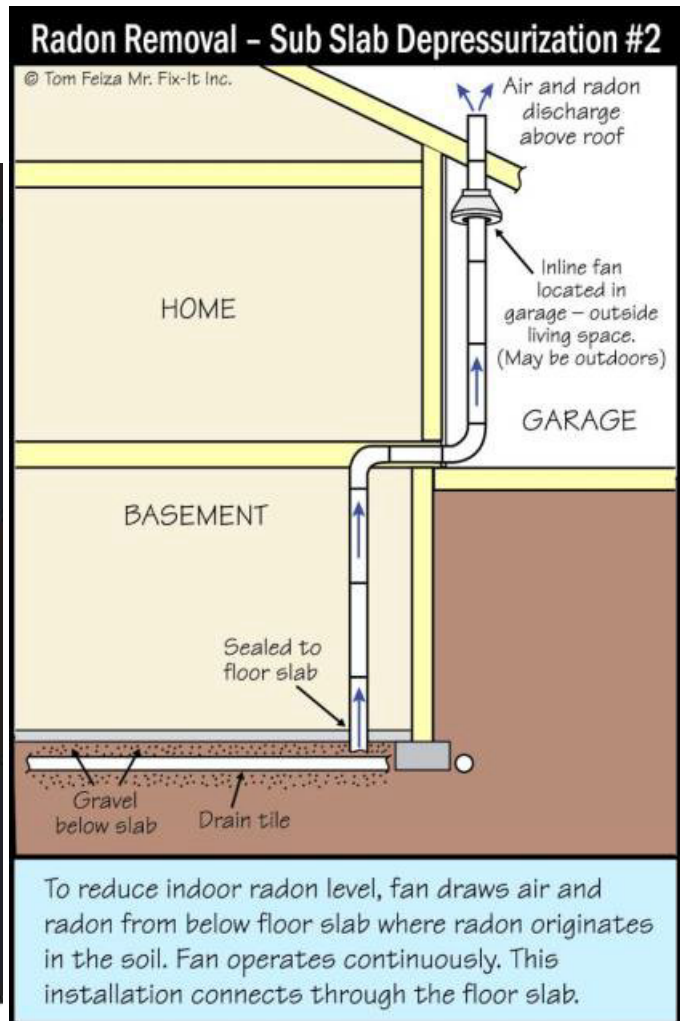
MO84C



MO83C



M082C



V063C

**1.7 Estimated age of house:**

County auditor site shows the house was built in 1924 and is 2176 square feet.

There is 4 bedroom(s) in this house. There is 2 bathroom(s) in this house.

The house is 97 years old. While lead paint detection, asbestos detection and other chemical testing are beyond the scope of this inspection, the inspectors experience leads him to suspect that this home may contain lead-based paint and/or asbestos. If client has any concerns regarding this possibly, EPA recommends an environmental lab should be consulted for testing. Any home built prior to 1978 may contain lead-based paint and/or asbestos.

**1.8 Style of House:**

This is a multi-family structure.

Two story structure

Colonial

### **1.9 Weather Conditions:**

- Fair

Humidity: 82%

Wind: 7 mph

\* At the time of inspection.

### **1.10 Outside Temperature (F):**

Weather Info: 78.

### **1.11 Soil Conditions:**

Dry

## EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties which would be apparent to the average person. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.



## Exterior:

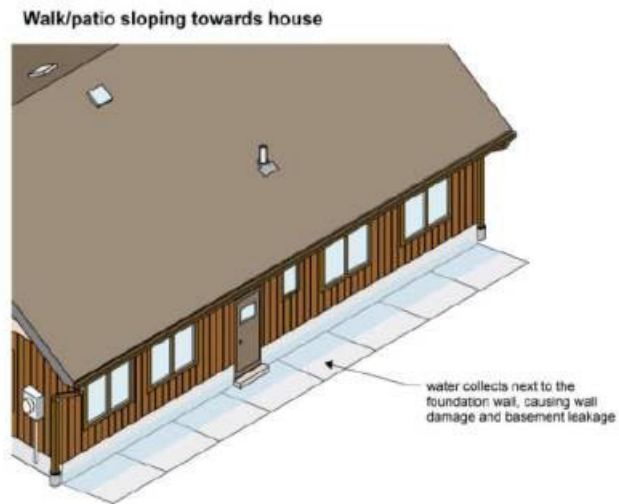
### 2.1 Walkway Paving Material:

Concrete.

### 2.2 Walkway Condition:

Evidence of ponding observed. Grade improvements, landscape alterations, or the installation of surface drains may be needed if water ponding is an ongoing concern. Ponding near foundation may result in basement/crawlspace seepage or foundation damage. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Walkway shows an unusual amount of cracking. Due to conditions observed, driveway may require some level of maintenance, repair or replacement in the foreseeable future. You should plan or budget for additional expenses on this component.



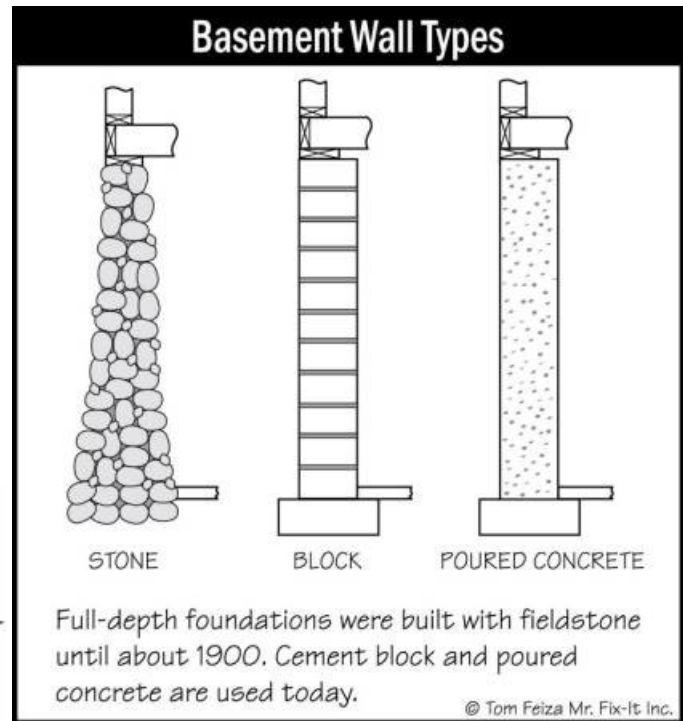
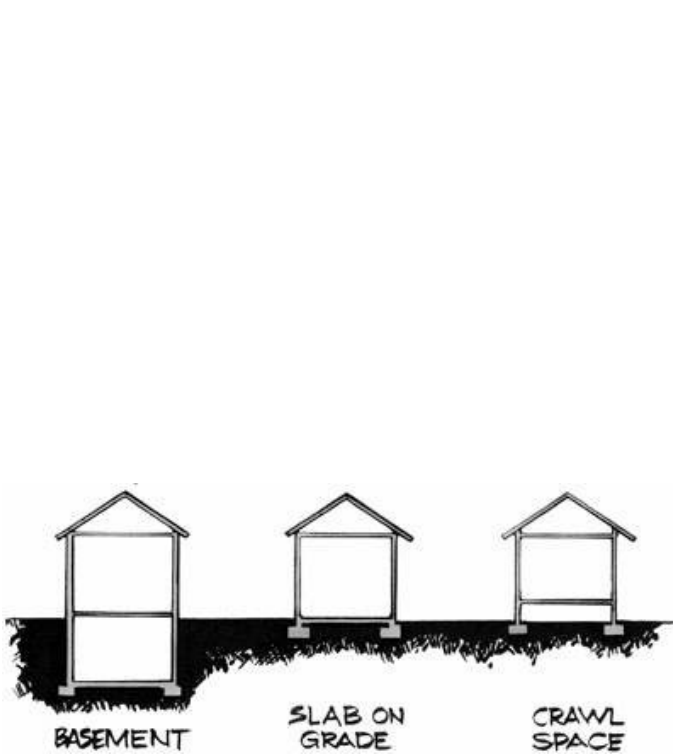
### 2.3 Exterior Window Condition:

In the inspectors opinion many of the windows/frames are near the end of their useful life due to age and poor condition. Recommend review by a qualified professional for repair or replacement, as needed, prior to close.

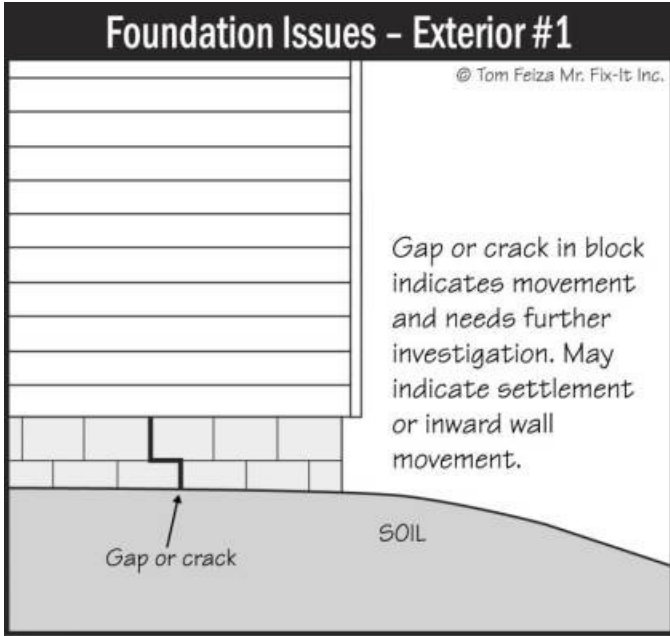
Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



## 2.4 Type of Foundation: Basement.



5057



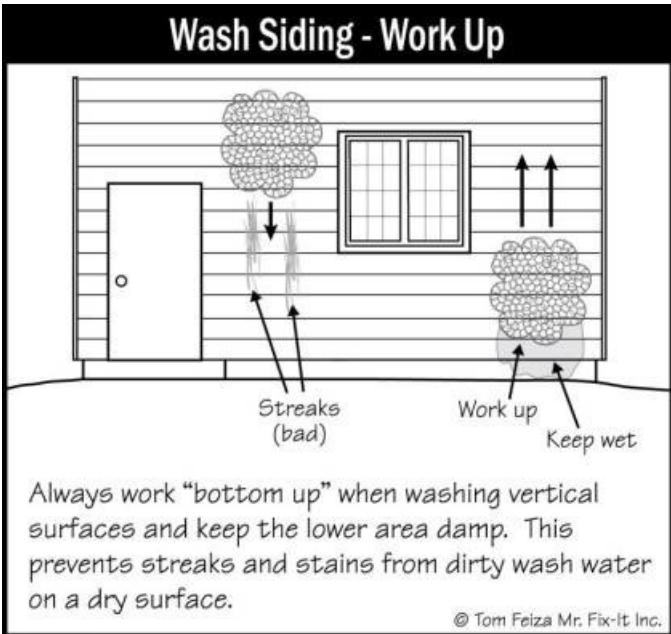
S058

### 2.5 Siding Condition:

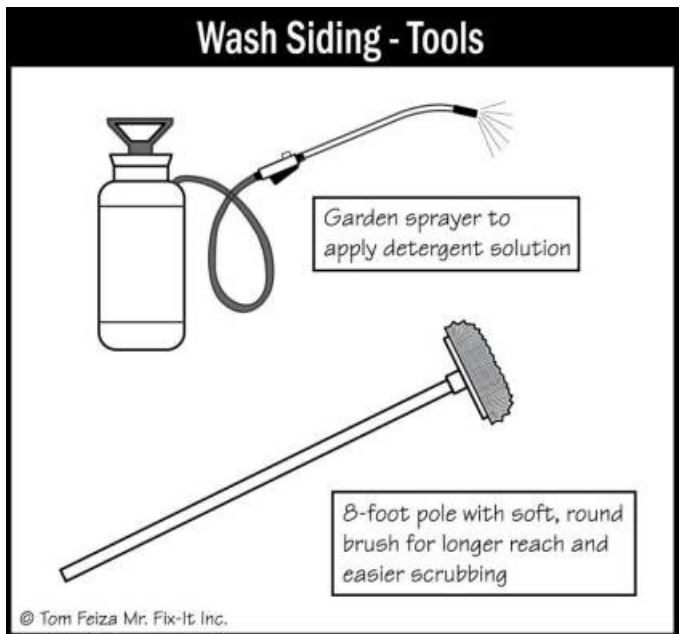
**Loose/missing siding observed at various areas. Recommend review for repair or replacement as needed.**

**Suggest keeping wood/vinyl/aluminum siding, sealed/painted to prevent moisture penetration. Failure to keep wood siding sealed can cause deterioration and extensive moisture damage to the sheathing and walls. This damage is not always visible or accessible to the inspector at the time of inspection.**





M040



M041

### 2.6 Exterior Vents:

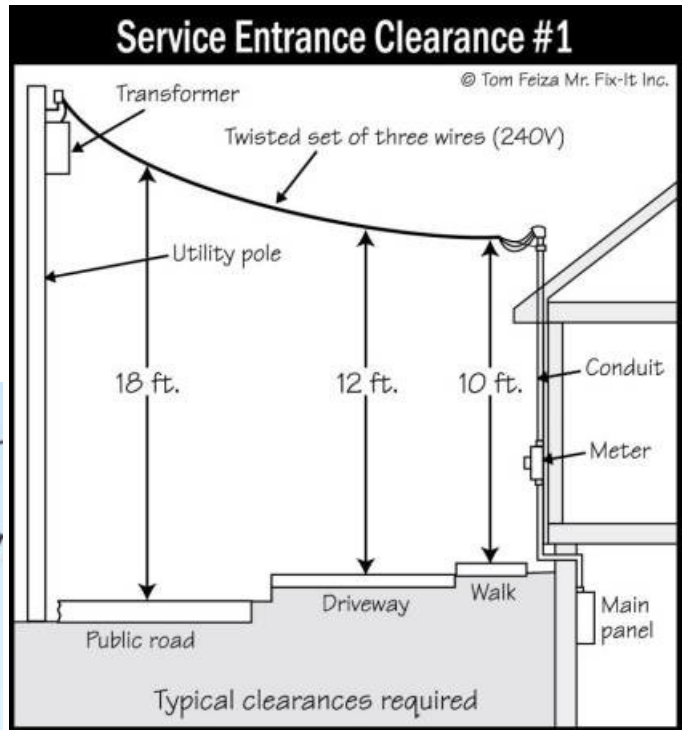
**Observed damaged vent. Recommend repairing or replacing vent cover to keep out birds and vermin.**



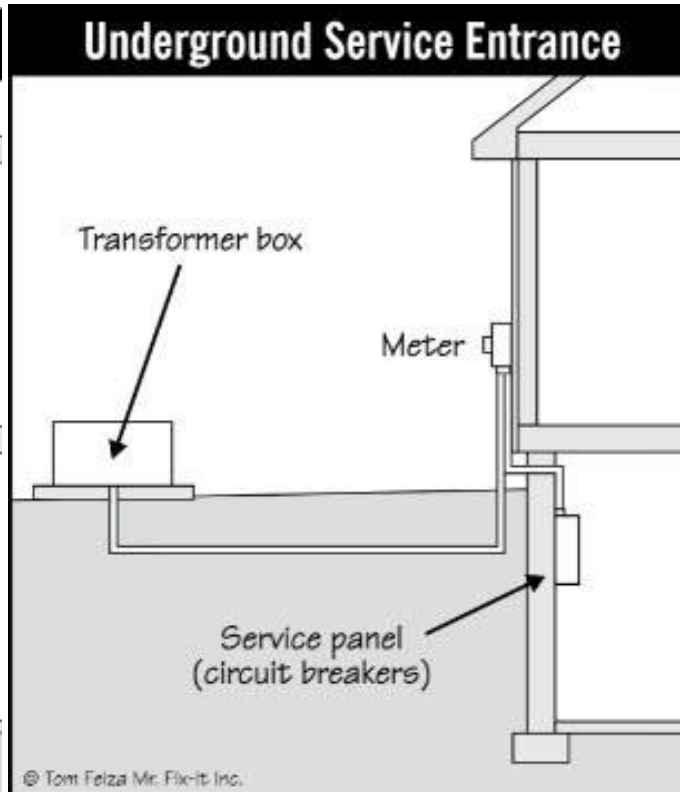
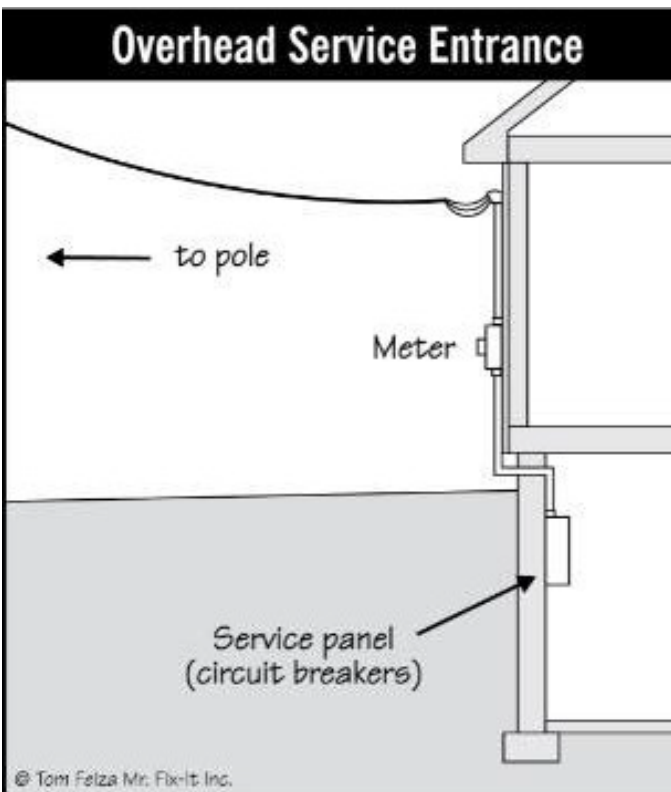
### 2.7 Type & Condition of Electric Meter:

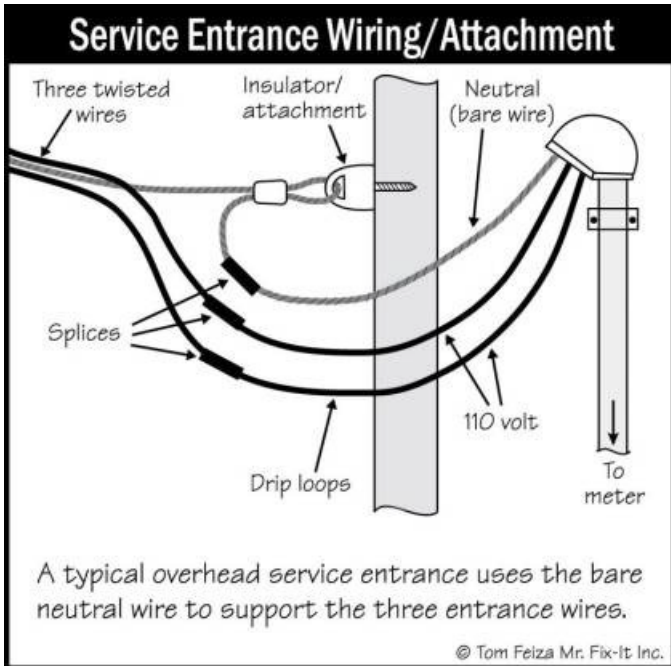
Appears serviceable

Overhead

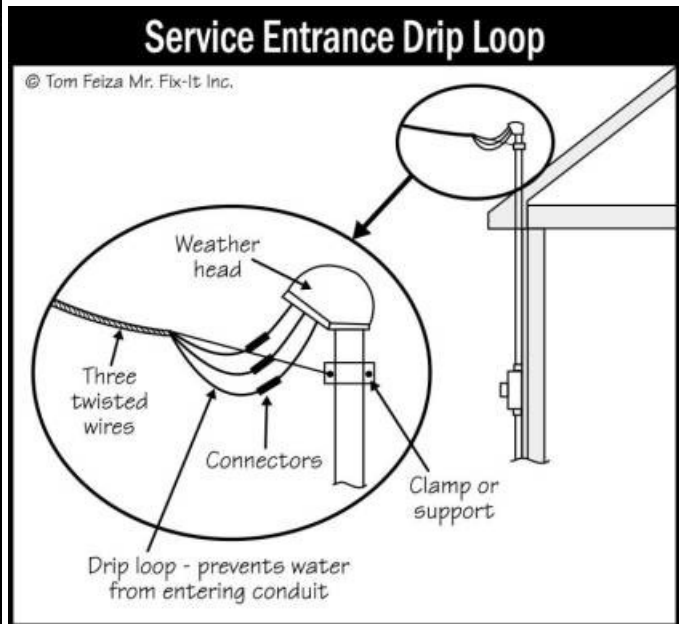


E024

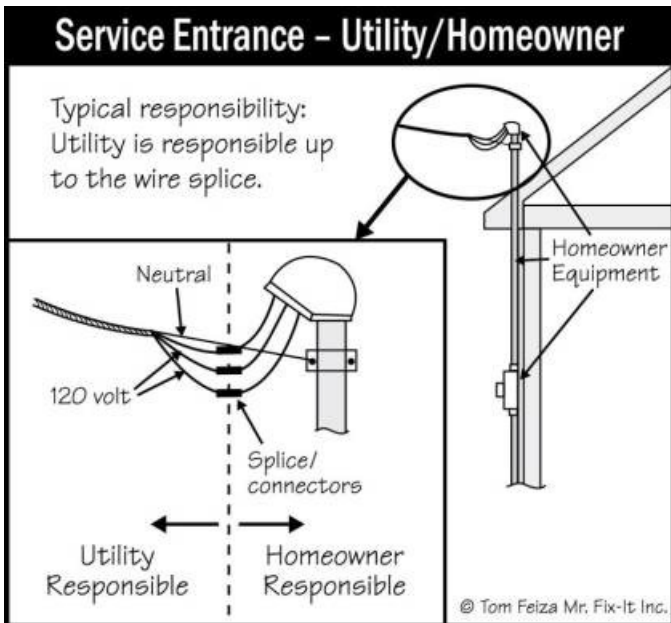




E030



E026



E027

## 2.8 Main Service Ground:

**Grounding rods were not observed; this may not have been required when the home was built; recommend installing grounding rods as an upgrade for safety. A ground rod or a ground fields only purpose in life is to have a designed electrical path to dissipate a static discharge voltage (such as Lightning) to earth. This condition may have complied with the safety standards in effect when the home was built, but as electrical knowledge has improved over the years, standards have changed. Homes are not required to be constantly updated to comply with newly-enacted standards.**

## 2.9 Electric Meter Box:

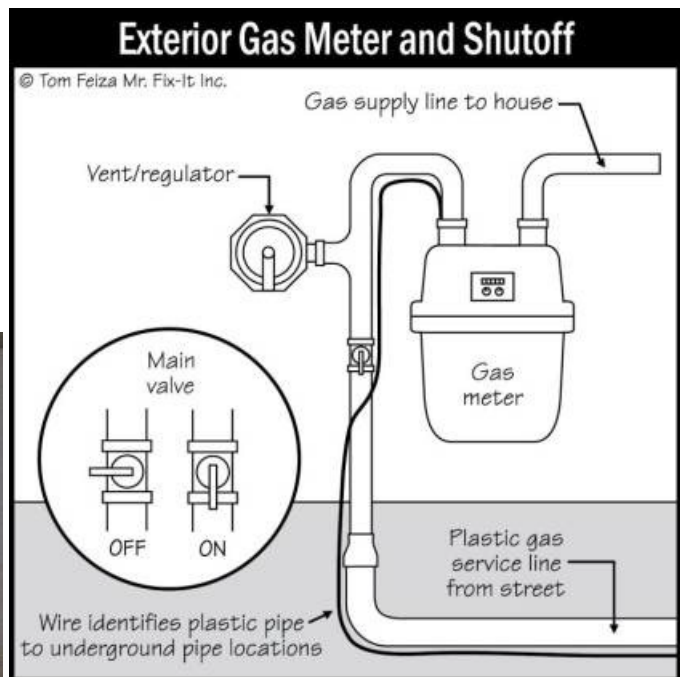
Serviceable

**Older style meter socket originally approved for 60 amp service only - Review recommended by a licensed electrician.**



## 2.10 Location of Gas Meter:

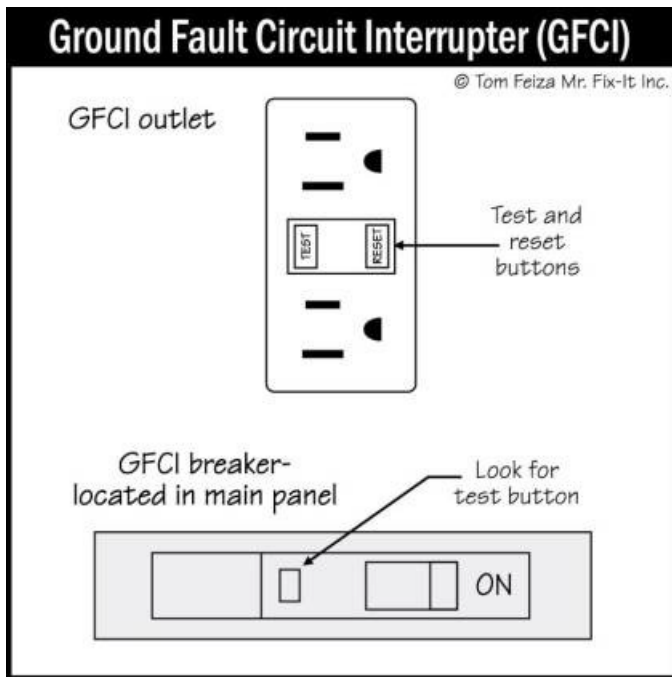
Gas meter and shut off located at basement. Since shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Buried gas lines can leak, rust, corrode, and become unsafe without warning. Buried gas lines are not visible or accessible to the inspector and are beyond the scope of this inspection.



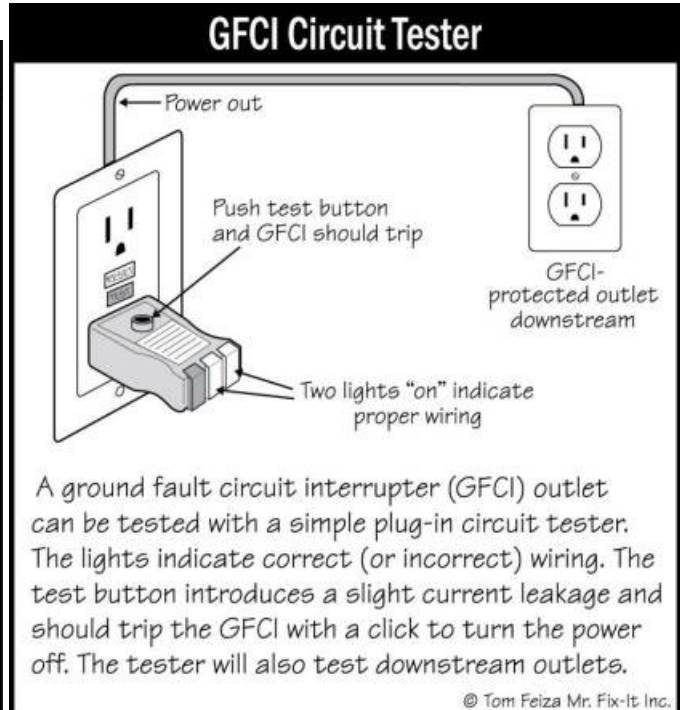
P002

## 2.11 Ground Fault Protected Outlets:

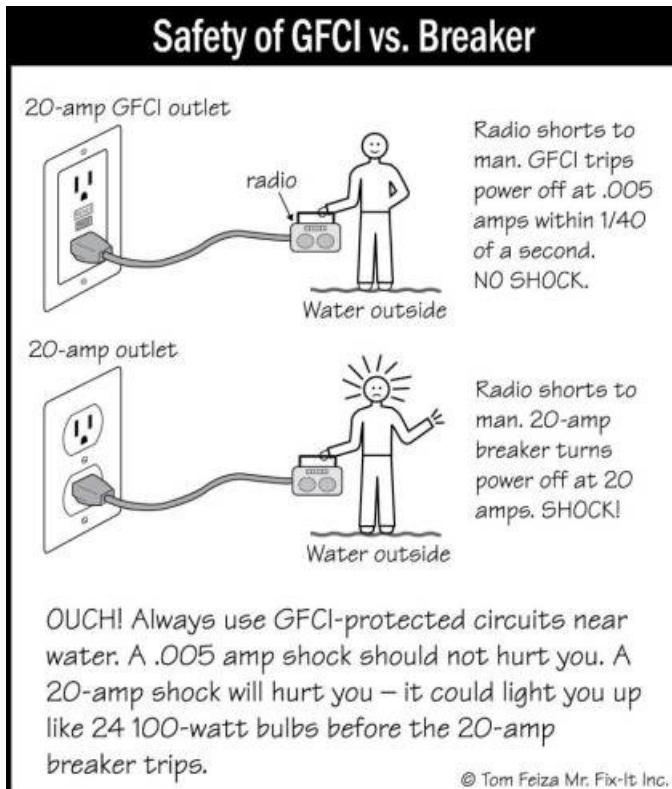
No exterior outlets were observed during the inspection.



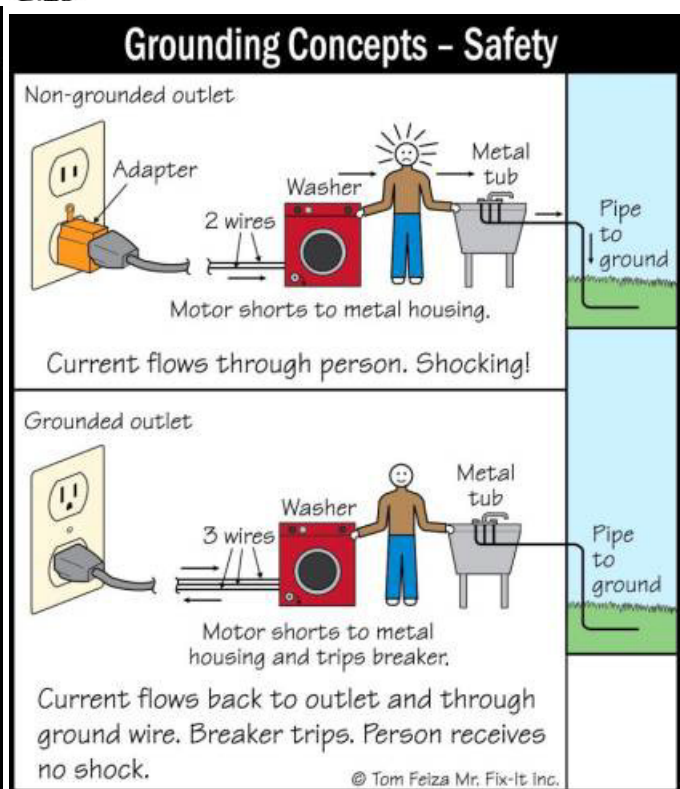
E016



E120

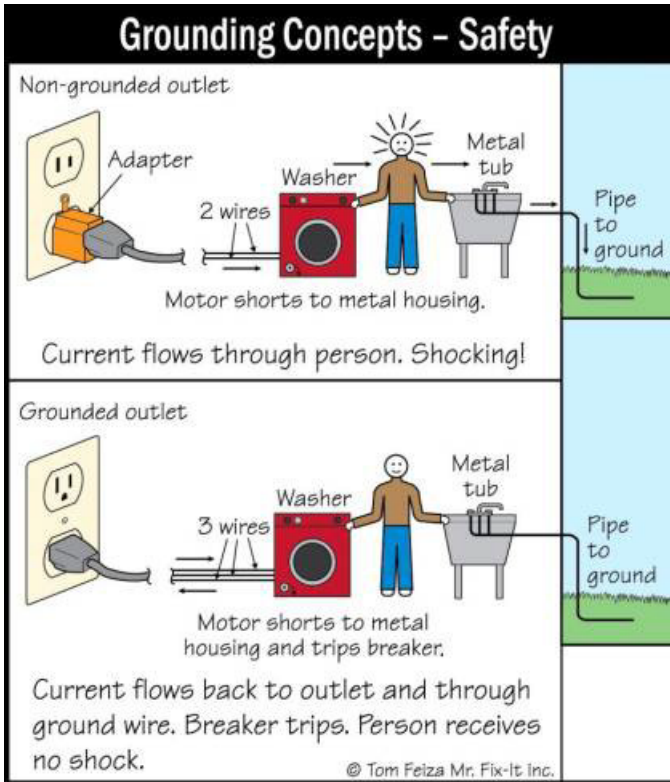


E125

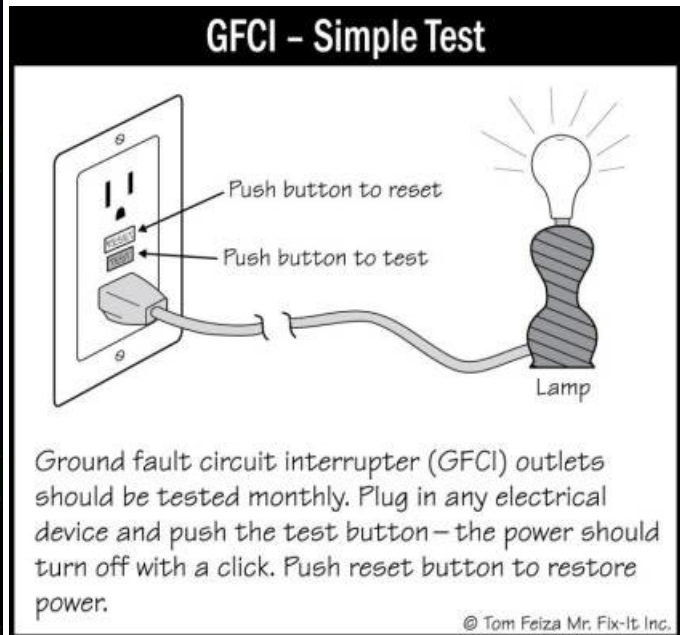


E126C





E126C



E119

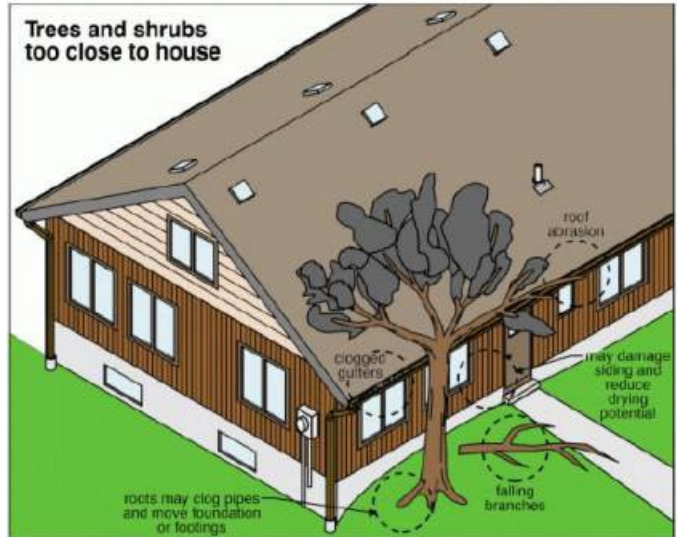
**2.12 Bushes and Shrubs Condition:**

**Vegetation and overgrowth observed too close to structure. Bushes and shrubs need to be trimmed away from the structure at least 2 feet. This can promote moisture damage or direct access to the structure by insects which is not always visible to the inspector. This was a limited review of this area.**



**2.13 Trees Condition:**

**Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material. If concerned recommend contractor review for corrections as needed.**



**Porch:**

**2.14 Condition of Materials:**

Serviceable.



## Porch 2:

### 2.15 Condition of Materials:

Serviceable.



## ROOF

We generally attempt to evaluate various roof types with binoculars, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers for additional information or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

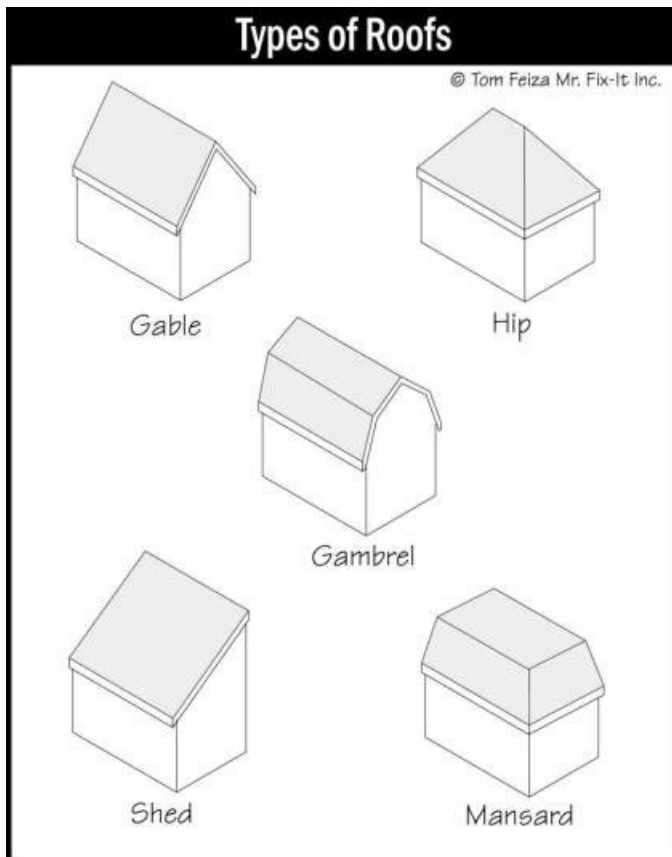
## Roofing:

### 3.1 Inspection Method:

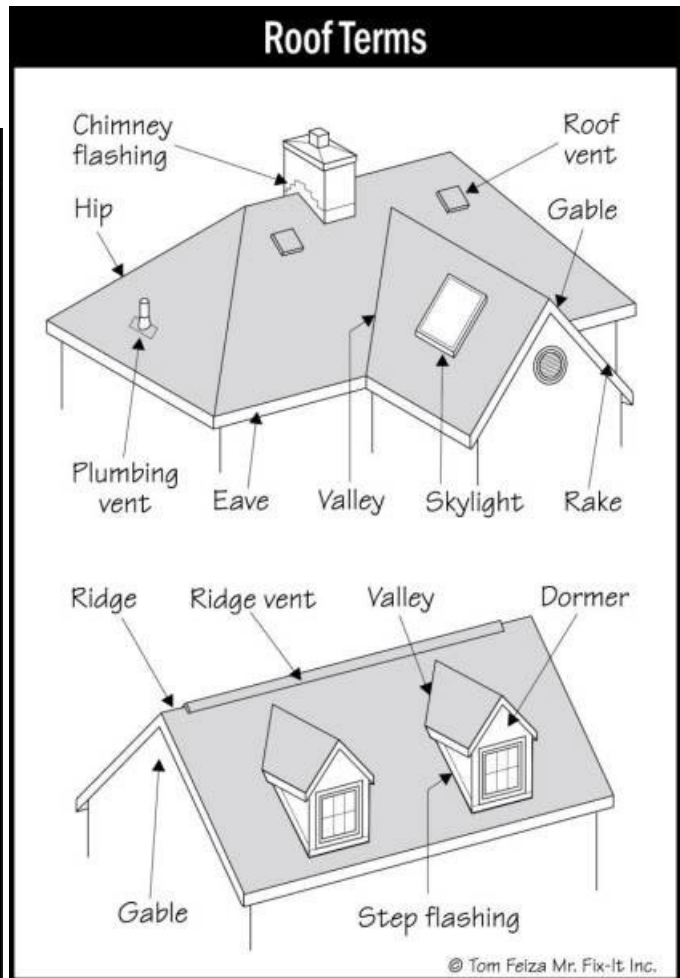
The inspector used a Drone.

### 3.2 Roof Covering Materials:

Asphalt/Fiberglass composition shingles. These consist of cellulose or fiberglass mat, asphalt impregnated with colored gravel on surface.



R003



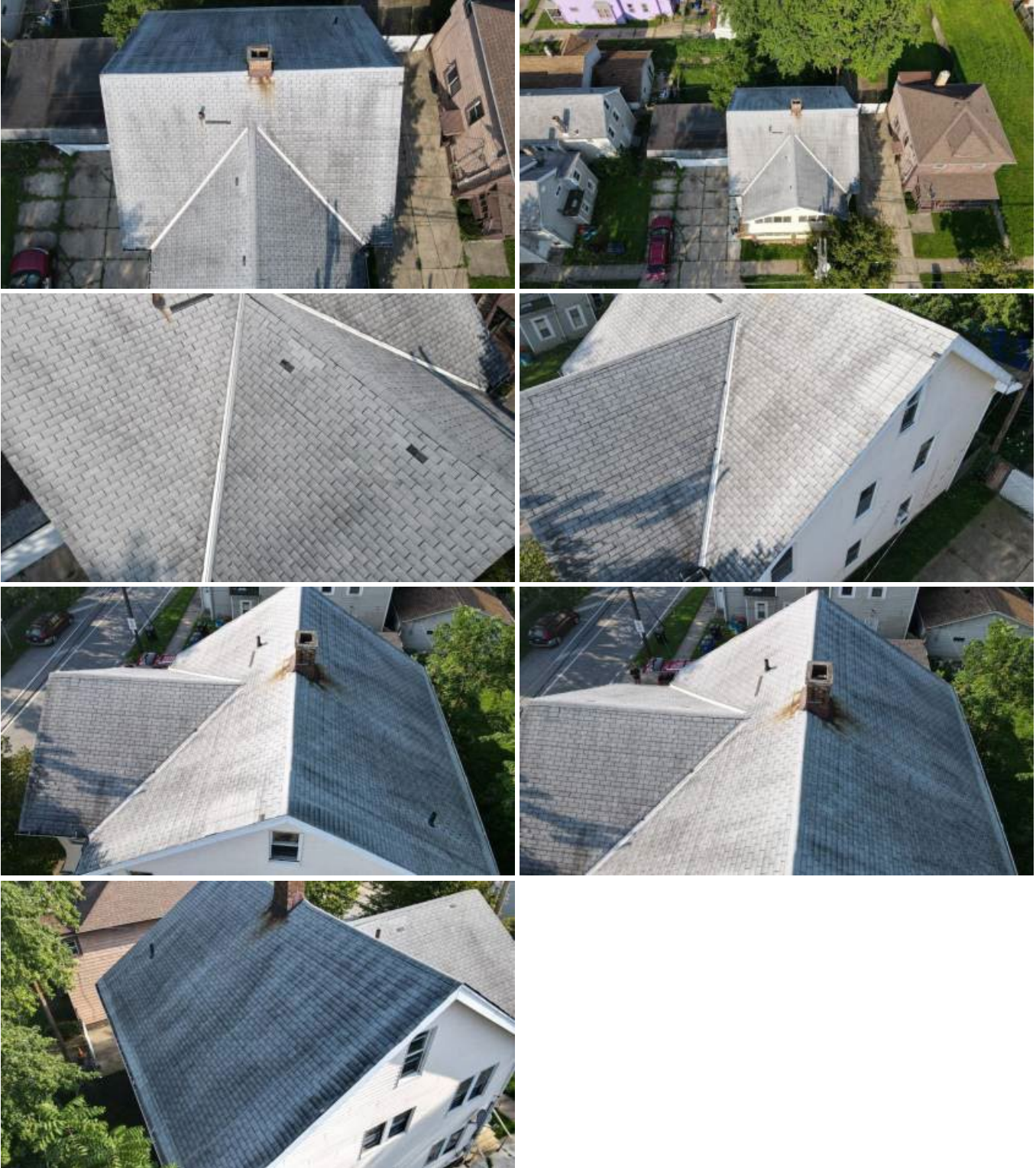
R004

### 3.3 Condition of Roof Covering Material:

**Missing shingles observed. Recommend review by a qualified roofer for repair or replacement as needed prior to close.**

**Multiple layers of roofing observed on all or some parts of the roof. Typically two layers are considered the maximum in most jurisdictions.**

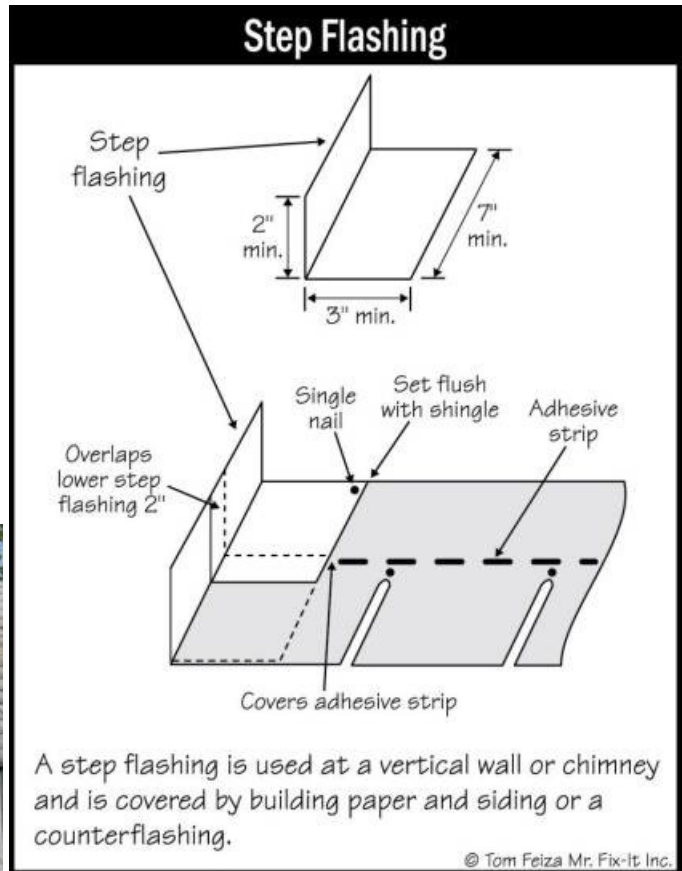
**Recommend a roof "tune-up" by a qualified roofing contractor to reseal any loose shingles, caulk around flashings and nail heads and review for any other issues.**



**3.4 Flashing Type:**

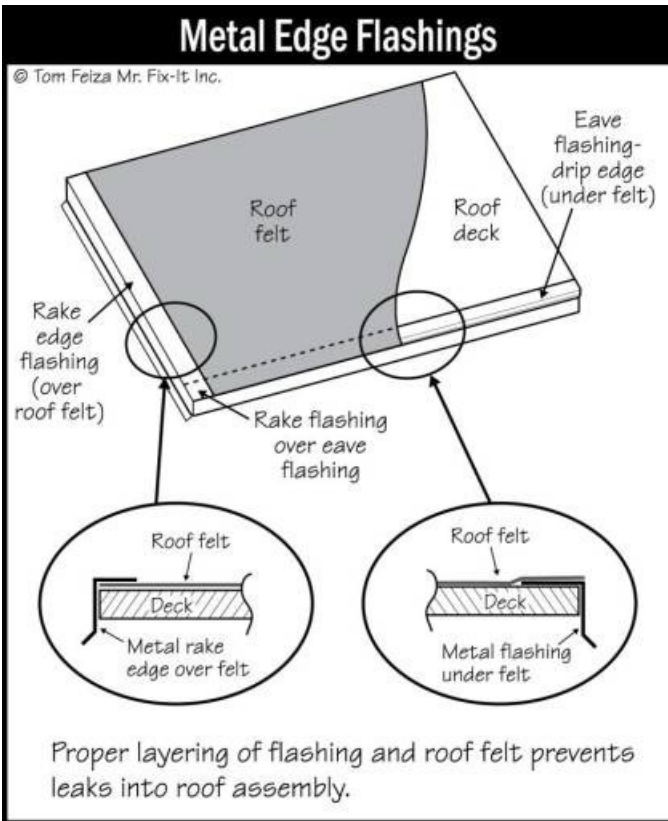
Metal Flashings.

Rubber.

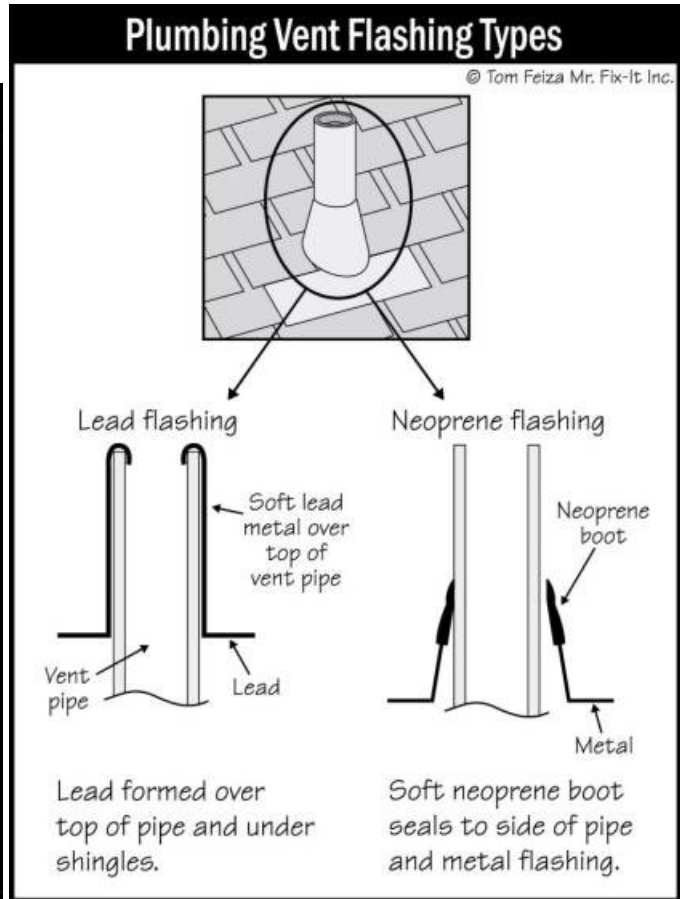


R071

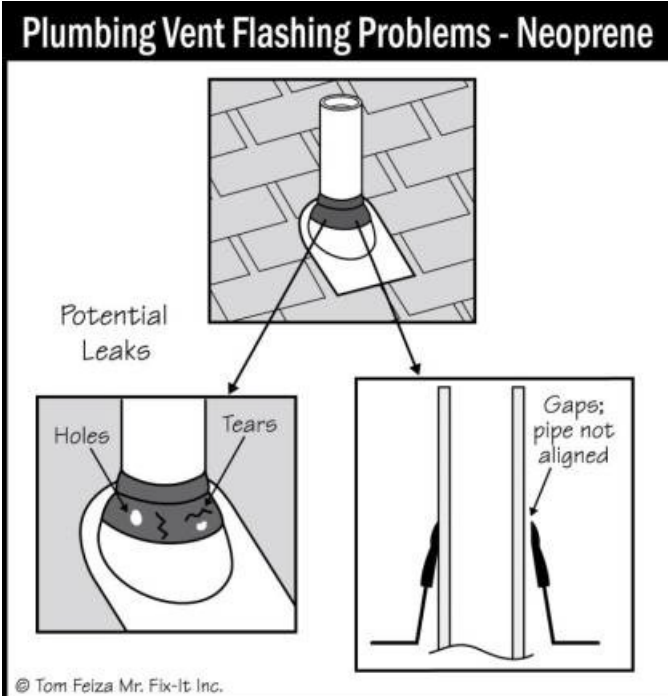




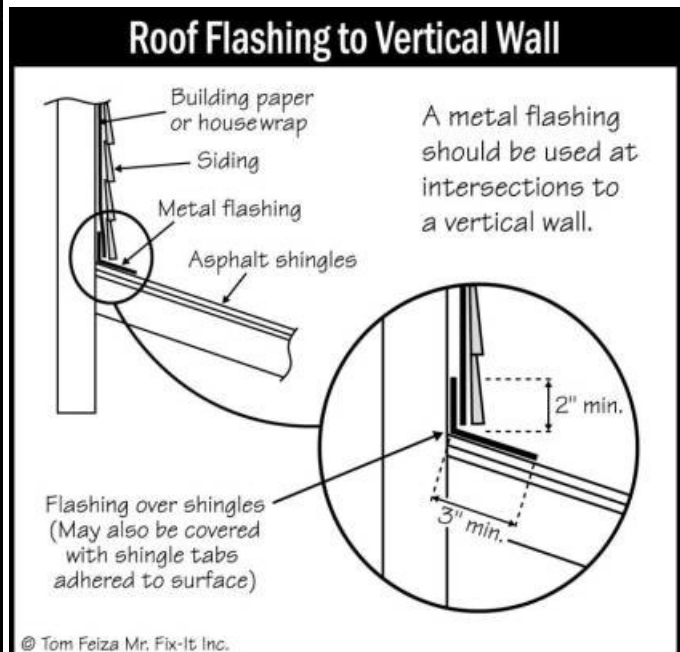
R067



R046



R044



R038

## 3.5 Flashing Condition:

The flashings or seal around the flashing is deteriorated. Recommend review by qualified roofer for repair or replacement as needed.

All nails used to secure flashing should be secured and sealed as part of a routine maintenance effort to prevent roof damage.

### 3.6 Roof Gutter System:

Fasteners are loose at one or more areas; suggest securing as needed for proper operation. Loose nails in fascia board may indicate that fascia board is deteriorated. Unable to view behind gutter. Recommend review by qualified contractor for repair or replacement as needed.

No gutter system is present on all or part of the roof, suggest client consider installing a full gutter system to more effectively divert roof runoff.





## CHIMNEY

### REPORT LIMITATIONS

This home inspection includes a limited visual inspection of the accessible portions of the chimney. As such, it is impossible for an inspector to determine if the chimney flues are free of defects. Accordance with recommendations made by the National Fire Prevention Association (NFPA) you should have a certified chimney sweep conduct what is called a level two inspection of all chimney flues. The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. It takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use.

## Chimney #1:

### 4.1 Chimney Type:

Masonry Furnace Chimney.

### 4.2 Visible Condition:

**Deteriorated mortar observed, suggest tuckpointing as needed to prevent further damage.**



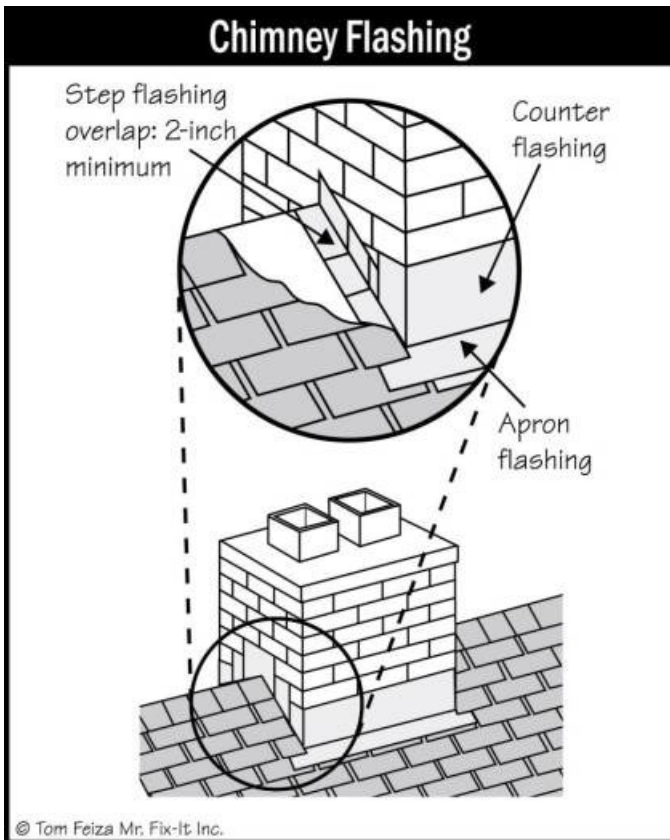
### 4.3 Chimney Flue:

**The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.**

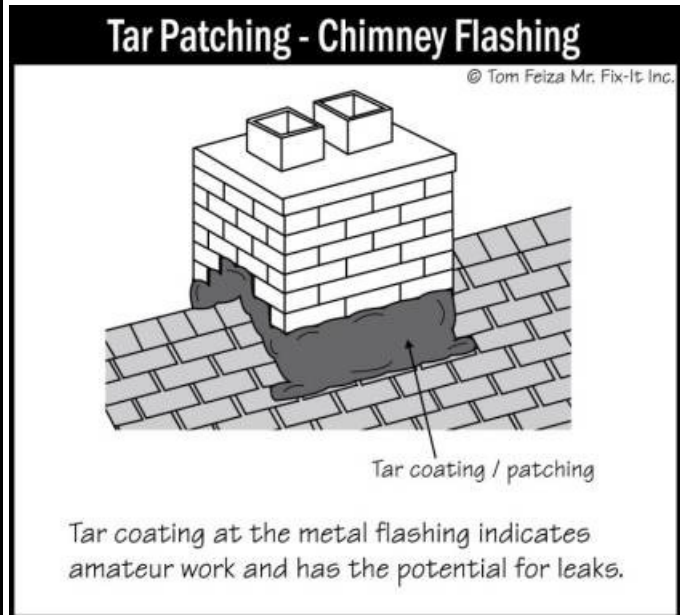
## 4.4 Flashing:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by qualified roofer for repair as needed.

All nails used to secure flashing should be secured and sealed as part of a routine maintenance effort to prevent roof damage.



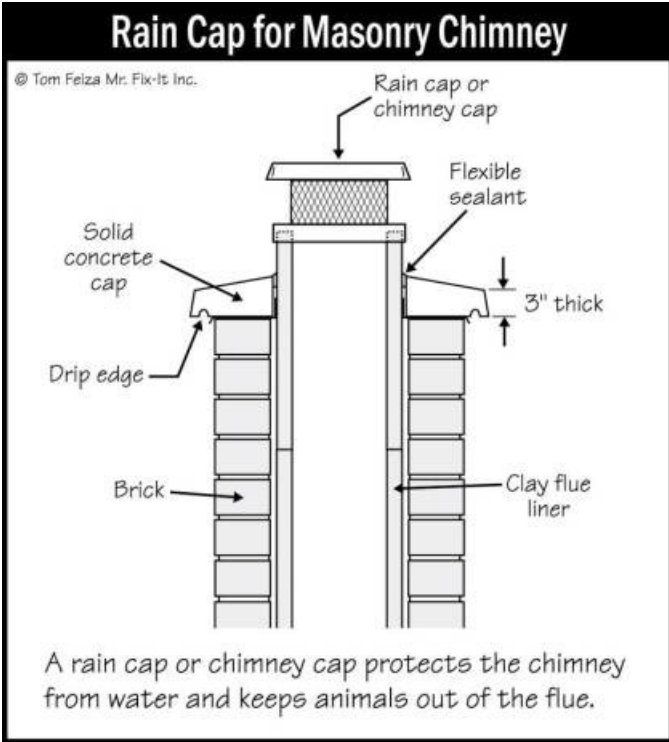
R028



R073

## 4.5 Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.



F030

## GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.



## Garage:

### 5.1 Garage Type:

The garage is detached.



### 5.2 Garage Comments:

The garage exhibited severe general deterioration and appeared to be at or near the end of its long-term service life. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement or repair of garage.



## BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, and odors from household pets and cigarette smoke) is beyond the scope of our service.

## Bedroom #1:

### 6.1 Location:

1st Floor



## Bedroom #2:

### 6.2 Location:

1st Floor



**Bedroom #3:**

**6.3 Location:**

2nd Floor



**Bedroom #4:**

**6.4 Location:**

2nd Floor



## BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

**Bathroom #1:**

**7.1 Location:**





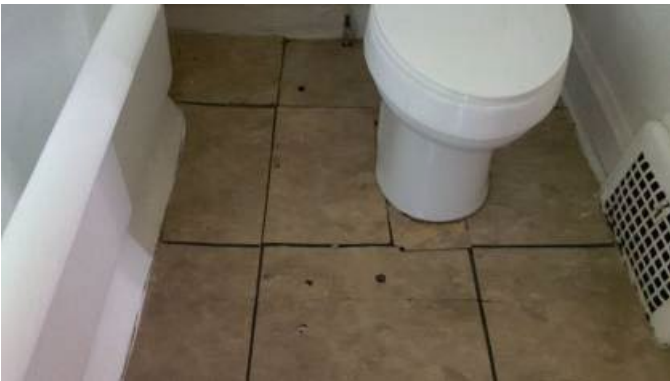
**Bathroom #2:**

**7.2 Location:**

2nd Floor



**7.3 Floor:**



## KITCHEN

### General Appliance Inspection/Testing Note

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units. No warranty, guarantee, or certification is given as to future failures.

## Kitchen and Dining Room:

### 8.1 Entry Door:

1st floor.



## Kitchen and Dining Room #2:

### 8.2 Entry Door:

1st floor.



## OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or needed prior to close.

## Family Room:

### 9.1 Entry Door:

1st Floor.



## Dining Room:

### 9.2 Entry Door:



## Family Room #2:

### 9.3 Entry Door:

2nd floor.





## AIR CONDITIONER

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. **DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION.** Definition: HVAC - Heating, Ventilation, Air Conditioning.

## **Air Conditioning - Unit #1:**

### **10.1 Brand:**

No central air conditioner observed in home.

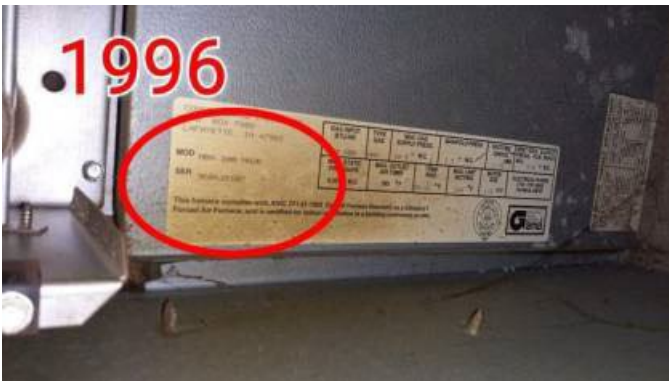
## HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.** Definition: HVAC - Heating, Ventilation, Air Conditioning.

## Heating Plant - Unit #1:

### 11.1 Heating System Location:

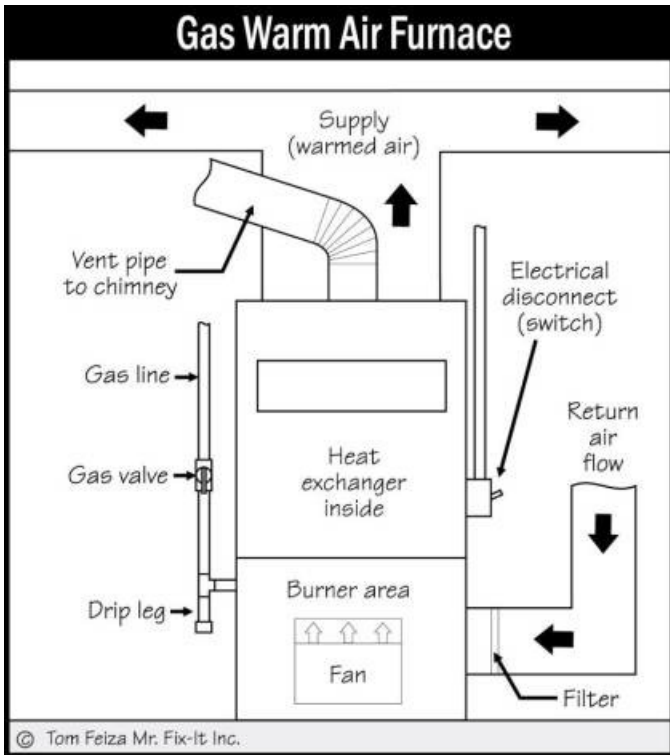
The heating system is located in the basement and services the whole house.



### 11.2 Heating System Design:

The brand of the system is Central . The unit is a 1996 and is 25 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

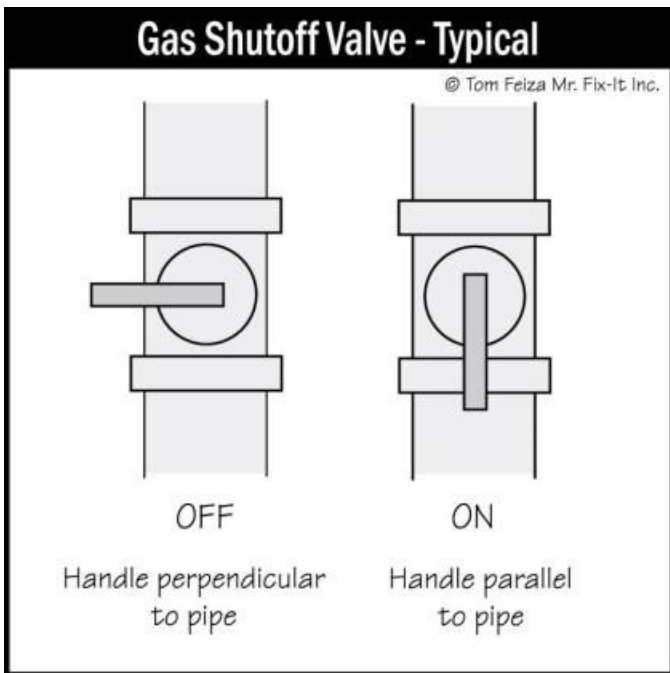


© Tom Feiza Mr. Fix-It, Inc.

H001

**11.3 Energy Source:**

Natural Gas w/Shutoff



P076

**11.4 Burners Chamber:**

**Rust, scale, and some debris was observed in this appliance. Recommend review by a**

**qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.**

**Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.**



### **11.5 General Conditions:**

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

**In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

**We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.**

**We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.**

**The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

### **11.6 Flues, Vents:**

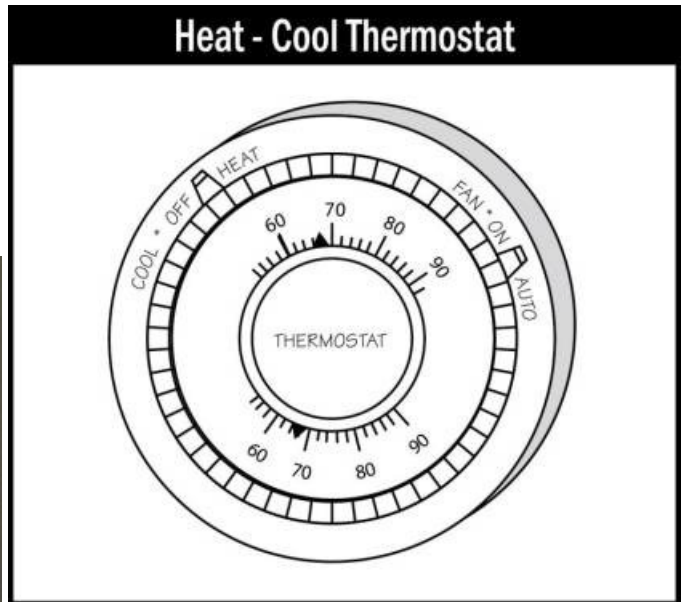
**Flue is leaking condensation and is rusted with corrosion Recommend the unit be serviceable by a qualified HVAC contractor.**

The flue pipe is metal



**11.7 Thermostat:**

General conditions appears to be serviceable.



A024

**11.8 Air Filters:**

**The filter is dirty and should be replaced as it could restrict airflow across the heat exchanger.**



**11.9 Distribution/Ducts Condition:**  
Ducts/Registers.

**No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.**









### **11.14 General Conditions:**

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

**In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

**We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.**

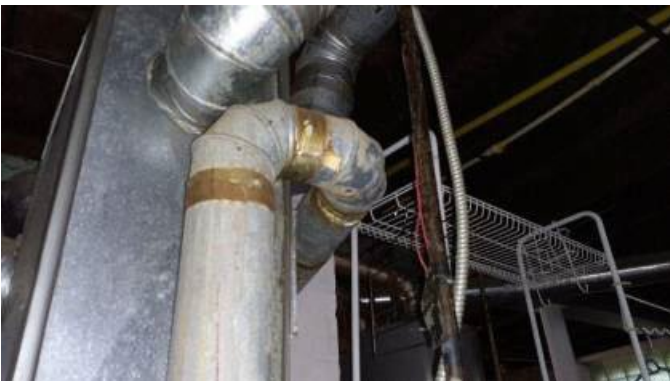
**We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.**

**The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

### **11.15 Flues, Vents:**

**Flue is leaking condensation and is rusted with corrosion Recommend the unit be serviceable by a qualified HVAC contractor.**

The flue pipe is metal.



### **11.16 Thermostat:**

General conditions appears to be serviceable.



### **11.17 Air Filters:**

**The filter is dirty and should be replaced as it could restrict airflow across the heat exchanger.**



### **11.18 Distribution/Ducts Condition:**

Ducts/Registers.

**No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.**



## ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed prior to close, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" or an electrical arc, and they open the circuit when arching occurs. Upgrades should be performed by a qualified electrician to enhance safety. Upgrades should be performed by a qualified electrician for review or replacement as needed.

## Main/Sub Electrical Panels:

### 12.1 Main Panel #1:

Location, Basement

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

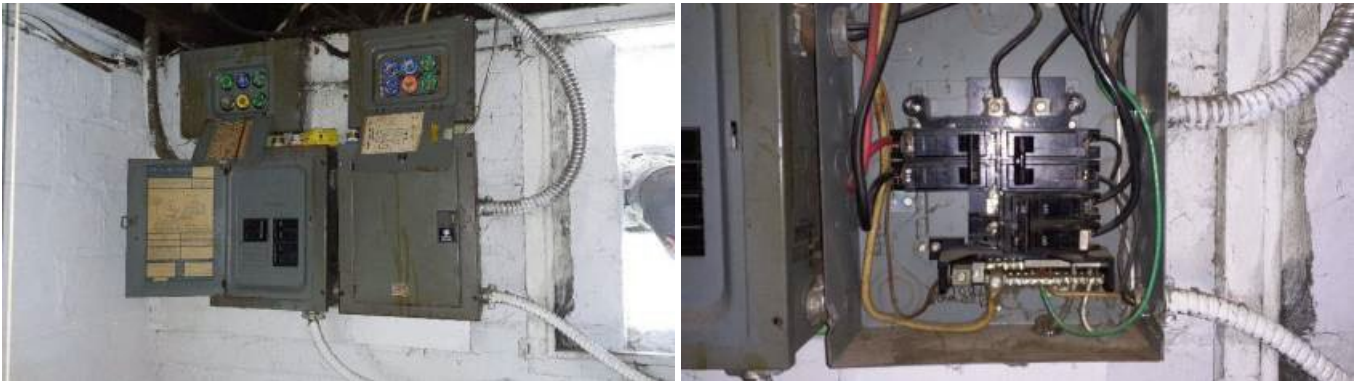
Futures provided for possible expansion.

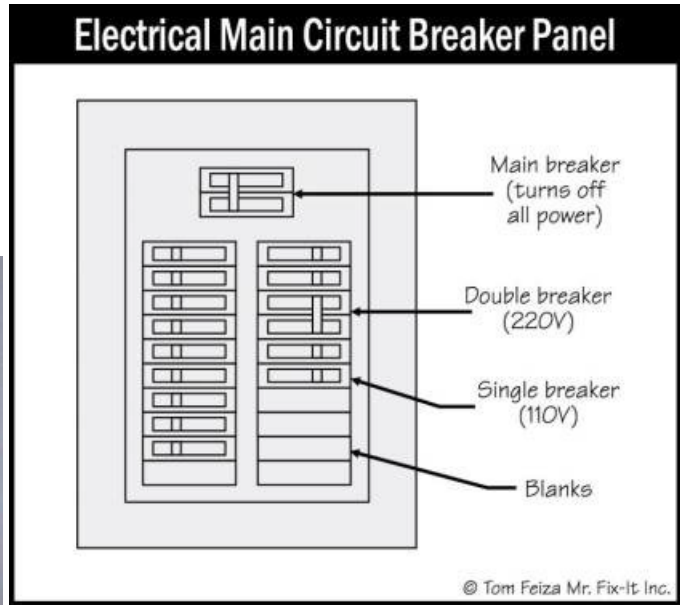
Service entrance cables are copper.

Branch circuit wiring is copper.

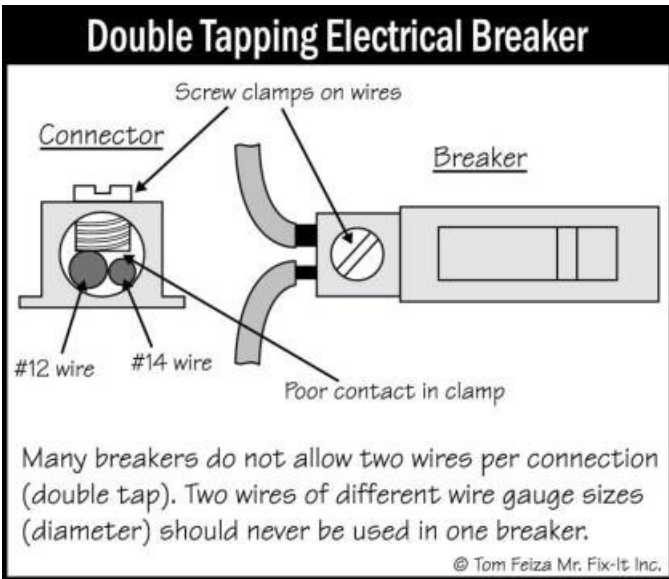
**The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted for safety.**

**Rust and corrosion observed in the panel, which may be a possible safety hazard. Recommend review by a qualified electrician for repair or replacement as needed if concerned.**

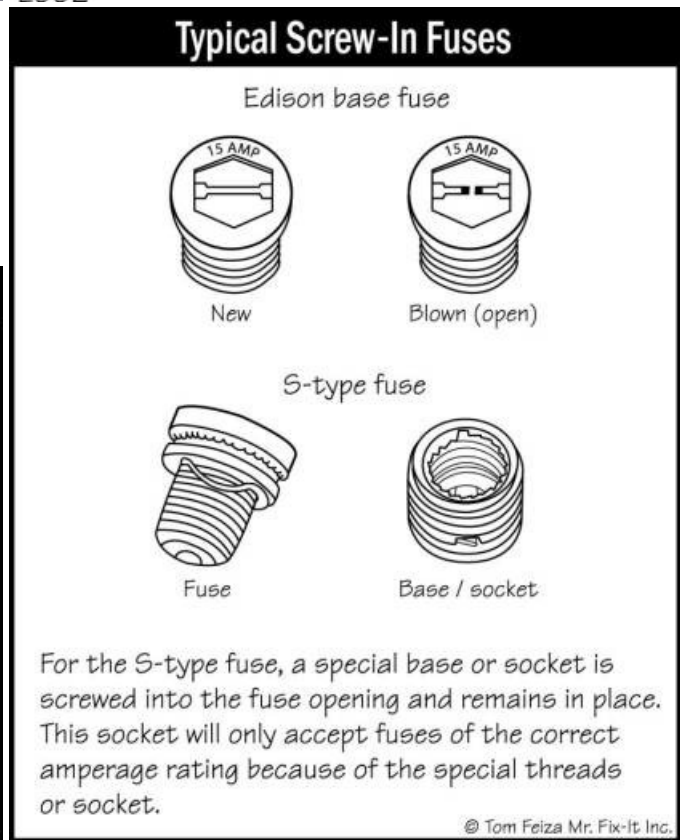




E002



E047



E015

## 12.2 Main Panel #2:

Location, Basement

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back

off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

Futures provided for possible expansion.

Service entrance cables are copper.

Branch circuit wiring is copper.

**The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted for safety.**



### 12.3 Sub Panel #1:

**The structure is equipped with a fuse type main power panel, usually a combination of pullout fuse blocks and screw type fuses. This was the standard for new construction until the 60's. Recommend review by a qualified electrician for safety enhancements as needed.**





### 12.4 Sub Panel #2:

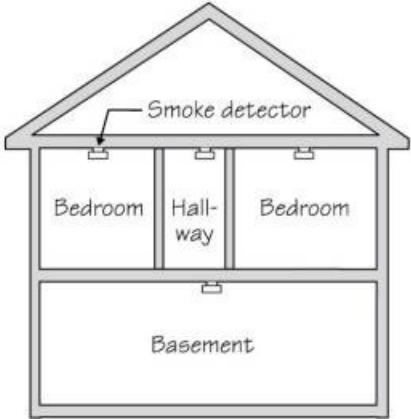
The structure is equipped with a fuse type main power panel, usually a combination of pullout fuse blocks and screw type fuses. This was the standard for new construction until the 60's. Recommend review by a qualified electrician for safety enhancements as needed.



### 12.5 Smoke Detectors:

Smoke detectors should be present on all levels and in all sleeping areas. Suggest installing additional smoke detectors in appropriate areas as needed. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

### Smoke Detectors Required

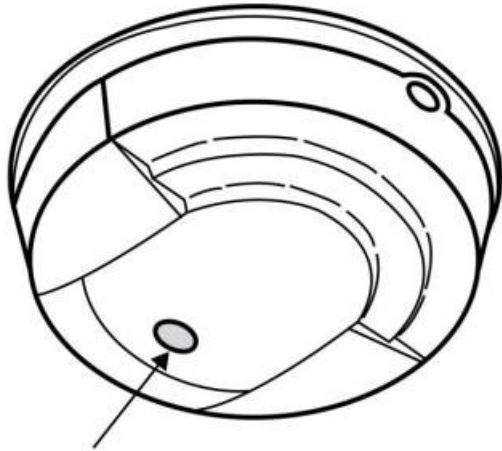


In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

© Tom Feiza Mr. Fix-It, Inc.

E116

### Smoke Detector / Alarm



Test once per month. Replace batteries yearly. Replace battery if "chirping." Replace unit before 10 years of age.

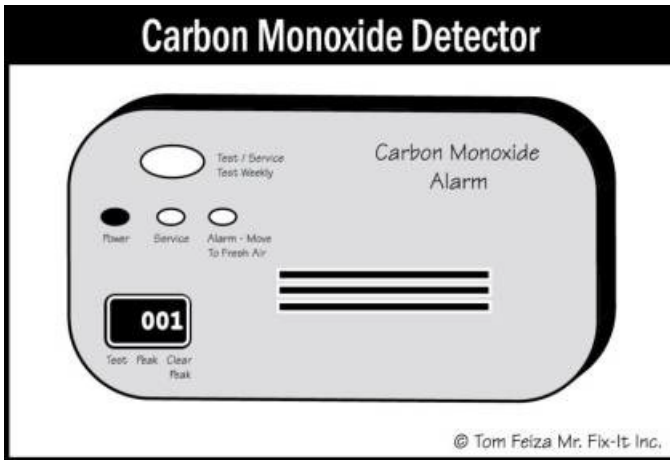
© Tom Feiza Mr. Fix-It, Inc.

MO11

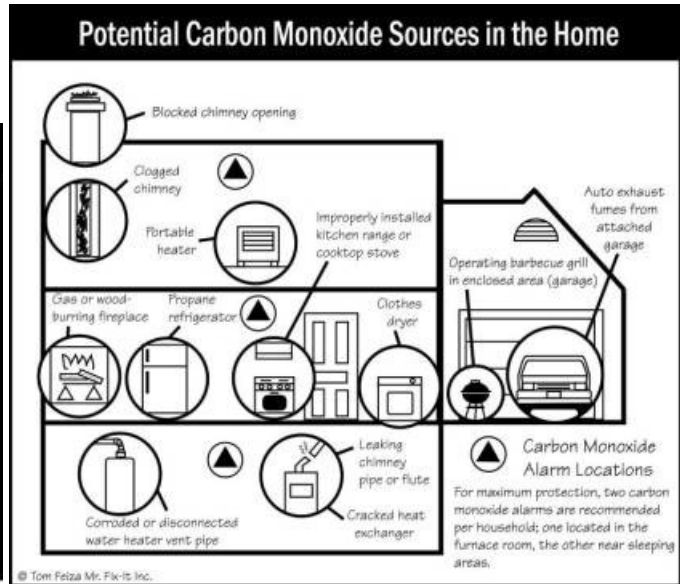
## 12.6 Carbon Monoxide Detectors:

Carbon monoxide (CO) has been called the "silent and invisible killer" because it doesn't have a smell, color, or taste. Its one of the most prevalent causes of death due to poisoning in AmJohna. Any time you burn something like gasoline, natural gas, wood, oil, propane, or charcoal carbon monoxide is released into the air.

The Consumer Product Safety Commission recommends putting a carbon monoxide detector outside every separate sleeping area in your home. You might also want to add a carbon monoxide detector in your kitchen and basement for added safety. Also, make sure you install detectors close to bedrooms so alarms will wake you up if you're sleeping. If you have an attached garage, you'll want to place a CO detector by the entranceway. A vehicle that's been left running in a closed space is a common cause for CO poisoning. In the grand scheme of things, its better to be overly cautious by placing CO detectors in every room, floor, and hallway than suffering CO poisoning.



M020



M019

### 12.7 Amperage & Voltage:

Service panel rating is approximately 60 amps. When a service panel rating is under 100 amps, an upgrade may be required if more or higher demand electric appliances are to be added. The system was standard at the time of construction and, unless otherwise noted, appears to be serviceable. Client should consult with a qualified electrician if this is a concern or if additions are planned. 120/240 volts.

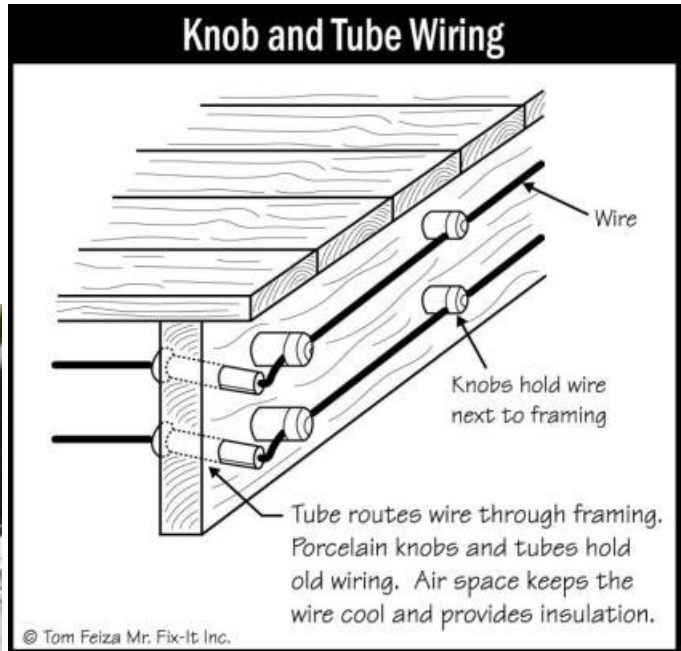
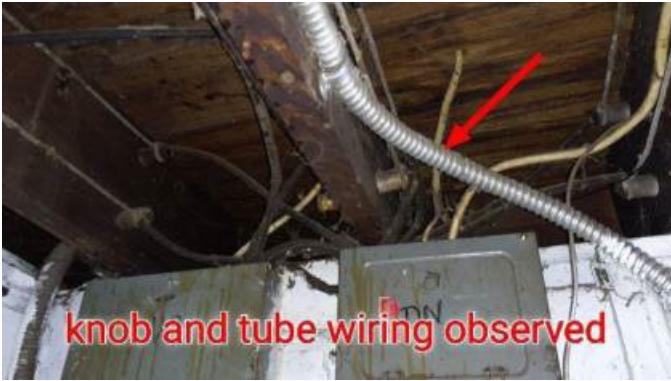
### 12.8 Amperage & Voltage Panel #2:

Service panel rating is approximately 60 amps. When a service panel rating is under 100 amps, an upgrade may be required if more or higher demand electric appliances are to be added. The system was standard at the time of construction and, unless otherwise noted, appears to be serviceable. Client should consult with a qualified electrician if this is a concern or if additions are planned. 120/240 volts.

### 12.9 General Electrical Comments:

Part of the electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. As repairs are made, it is suggested client upgrade to a new 3-wire grounded system to enhance electrical safety. If concerned we recommend review by a qualified electrician for addition information and repair as needed.

In the inspector's opinion, the electrical panel has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this panel. Recommend review by a qualified electrician to determine the cost to replace breaker box.



E038

## **WATER HEATER:**

### REPORT LIMITATIONS

Be advised that hot water heaters have a short 8-12 year lifespan depending on brand, budget for eventual age replacement. Set water temperature control no higher than 125 F degrees max at the faucets and 115 F degrees max at the shower heads to prevent scalding. Flushing your hot water heater is easy to overlook. But regularly flushing out your hot water heater is an important task. Getting rid of the gunk and mineral deposits that accumulate will help your hot water heater run more efficiently as well as prolong its life, saving you money in the long run. Depending on your model, aim to flush your hot water heater every one to three years.

## Water Heater #1:

### 13.1 Brand:

Water heater is manufactured by Rheem. The unit is a 2019 and is 2 years old.



### 13.2 Location:

The water heater is located in the basement.

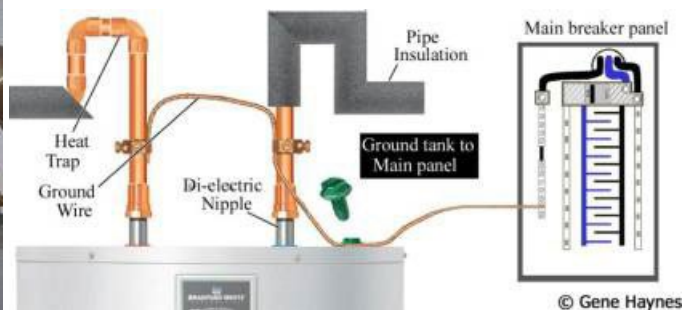
### 13.3 Tank Capacity:

This home has a 40 gallon water heater.

### 13.4 Supply Lines:

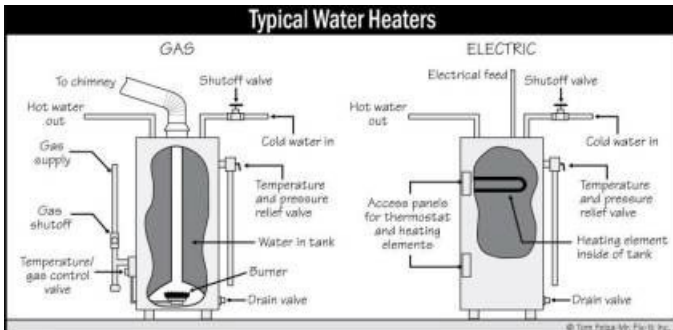
Copper

**Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.**

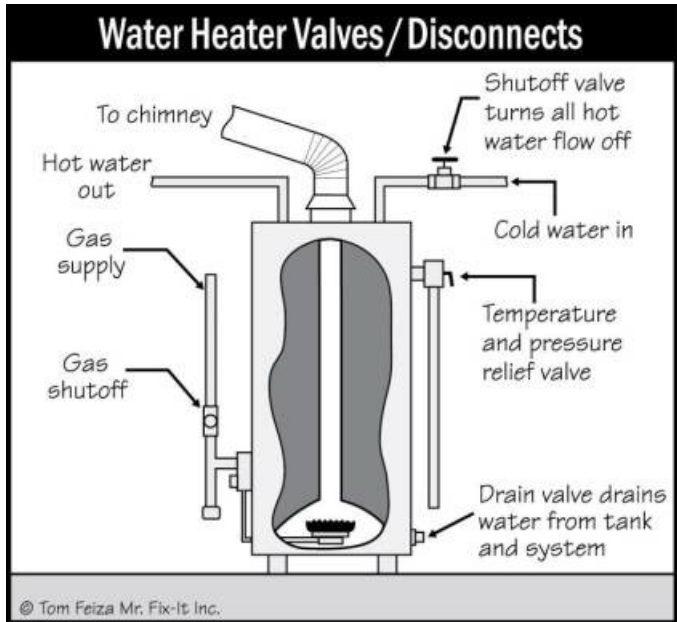


### 13.5 Energy Source:

Gas shut-off valve was observed near this appliance.

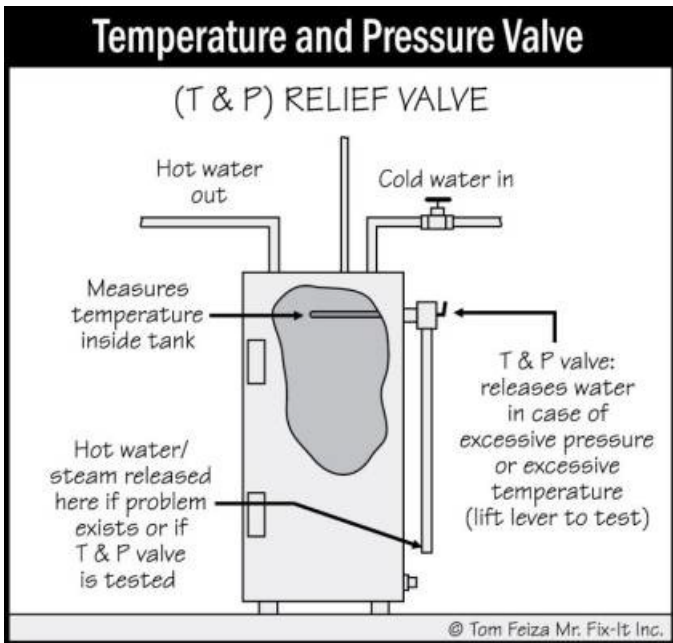


W007



W012

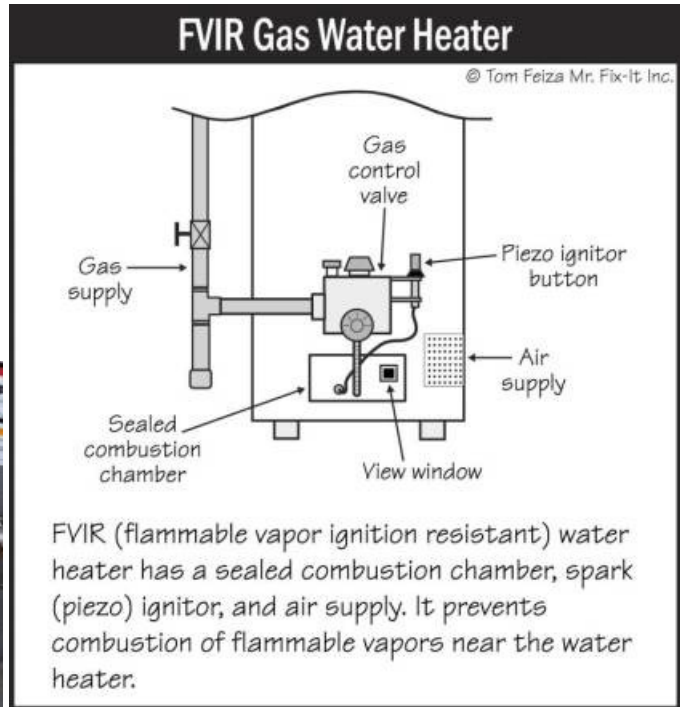
**13.6 Temperature & Pressure Relief Valve:**  
 Serviceable



W001

**13.7 Burner:**  
 Serviceable

**Limited visual inspection only. Unable to inspect burner chamber due to closed system.**



W022

**13.8 Water Heater Condition:**

The water heater was tested and appeared to function properly at time of inspection.

**Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

**13.9 Flue Venting:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.



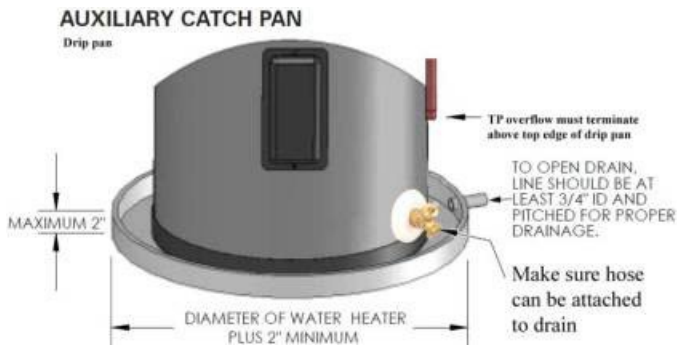
**13.10 Water Temperature:**



The water temperature at time of inspection was in the normal operating range of 115 to 125 degrees.

### 13.11 Overflow Pan/Drain Line:

Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location. Recommend review by a qualified plumber for additional information.



## Water Heater #2:

### 13.12 Brand:

Water heater is manufactured by Rheem. The unit is a 2018 and is 3 years old.



### 13.13 Location:

The water heater is located in the basement.

### 13.14 Tank Capacity:

This home has a 40 gallon water heater.

### 13.15 Supply Lines:

Copper

**Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.**



### 13.16 Energy Source:

Gas shut-off valve was observed near this appliance.

### 13.17 Temperature & Pressure Relief Valve:

Serviceable

### 13.18 Burner:

Serviceable

**Limited visual inspection only. Unable to inspect burner chamber due to closed system.**



### **13.19 Water Heater Condition:**

The water heater was tested and appeared to function properly at time of inspection.

**Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

### **13.20 Flue Venting:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.



### **13.21 Water Temperature:**

The water temperature at time of inspection was in the normal operating range of 115 to 125 degrees.

### **13.22 Overflow Pan/Drain Line:**

Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location. Recommend review by a qualified plumber for additional information.



## PLUMBING SYSTEM

### REPORT LIMITATIONS

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear. If your prospective older home has a remaining old steel service pipe, the future replacement will be your financial responsibility. The lifespan of old water service pipes is unpredictable but weak water pressure may be a telltale sign of needed age replacement.

Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home. Be advised that well pumps have an average life expectancy of 10-12 years. E. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. Older 1/2" piping systems or brass or steel water piping are candidates for age replacement. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling.

Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. H. If your prospective new home has a "tankless coil" at the boiler for domestic hot water production, then updating the system by installing a modern "indirect water heater" is highly recommended to insure adequate hot water. I. NOTICE: Homes built before 1987 are likely to have 50:50 lead / tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. There is a controversy that the old lead solder is not a problem as it has been coated by minerals within the pipes over the years that prevent the lead from leaching into the water. Be further advised that this argument may be correct but true lead content in the water supply is undetermined. If you have health concerns, then suggested options include: further testing of the solder for lead content, further testing of the water for lead content or replacement of all old lead soldered joints if present. J. If the home has a public sewage connection, then you should verify the disclosure with the local public waste disposal department.

## Plumbing:

### 14.1 Shut Off Valve Location:

Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

### 14.2 Supply Lines:

Copper

**Leaks observed at the time of the inspection recommend review by a qualified plumber for repair or replacement as needed.**

**White plastic (PVC) observed. Plastic supply piping is not normally accepted in hot water applications. We recommend review by a qualified plumber for evaluation and repair or replacement as needed.**



### 14.3 Drain Lines/Vent Pipes:

Drain lines are mostly original & will likely need ongoing maintenance and replacement. Older drains are more likely to be of poor material, have hidden damage, root problems or other blockage, which can affect drainage or increase risk of sewer gas escape. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.



#### **14.4 Waste Disposal System:**

The waste disposal system appears to be connected to public sewer systems. This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

#### **14.5 Water Supply System:**

Water supply system appears to be public.

#### **14.6 Plumbing Comments:**

**Water and gas distribution pipes in the home were a combination of half-inch or three quarter-inch galvanized steel. This may have been normal building material when the house was built, but should be updated as upgrades are made. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water and gas flow. These pipes may need to be replaced soon. The Inspector recommends you consult with a qualified contractor to discuss the necessity, options and costs for replacement.**

## BASEMENT

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a basement can promote wood decay, therefore basements should be adequately ventilated.



## **Basement:**

### **15.1 Access:**

Location of the entrance is from the Hall

### **15.2 Walls:**

Block

**Common cracks observed, primarily a cosmetic concern. Recommend monitoring cracks for future/further movement. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.**

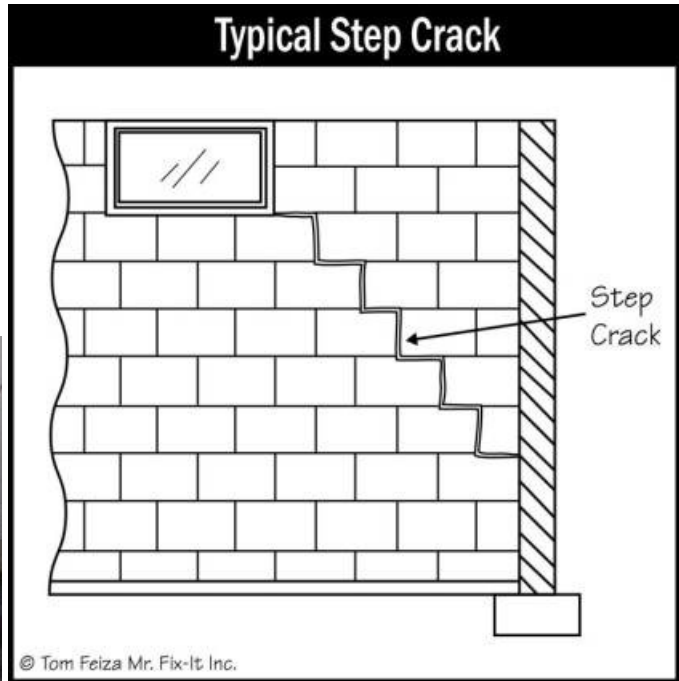
**Efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. This may only be cosmetic in nature. However, excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected. Recommend review by qualified contractor as needed.**

**Moisture stains observed. An elevated level of moisture was detected using an electronic moisture meter. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.**

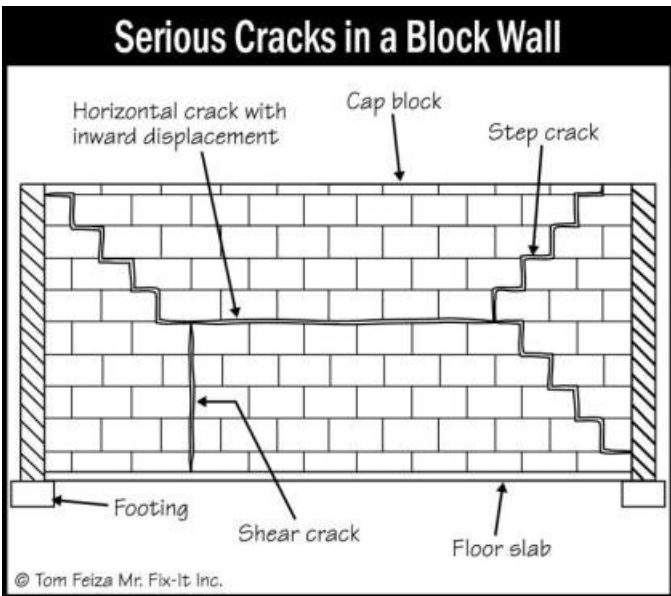
**Moisture in the walls can be due to poor gutters, poor grading and high ground water levels. Inspector recommend making sure all gutters are clean, sloped correctly, and connected to any downspouts or underground drainage systems. In addition, soil should be graded away from the foundation. Lastly a dehumidifier with a thermostat should be run 24/7 to reduce moisture in the walls.**

**Moisture intrusion was observed and can damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion. Recommend consulting a licensed contractor or basement waterproofing company for review and repair of the wall.**

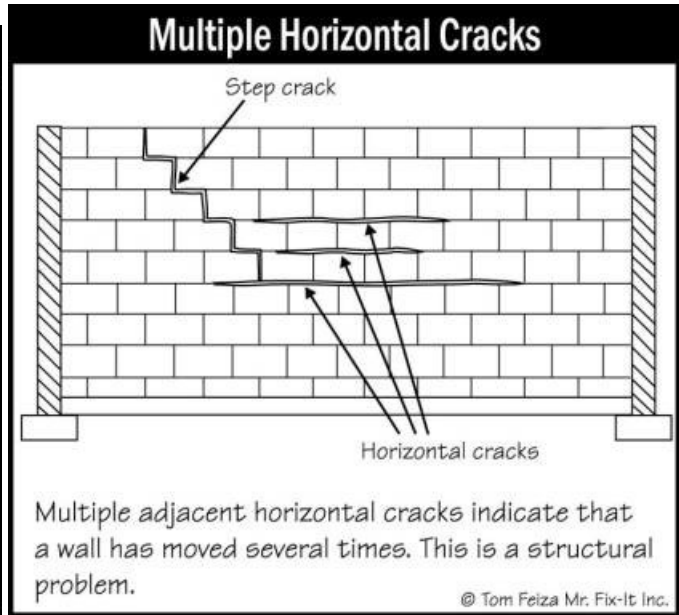




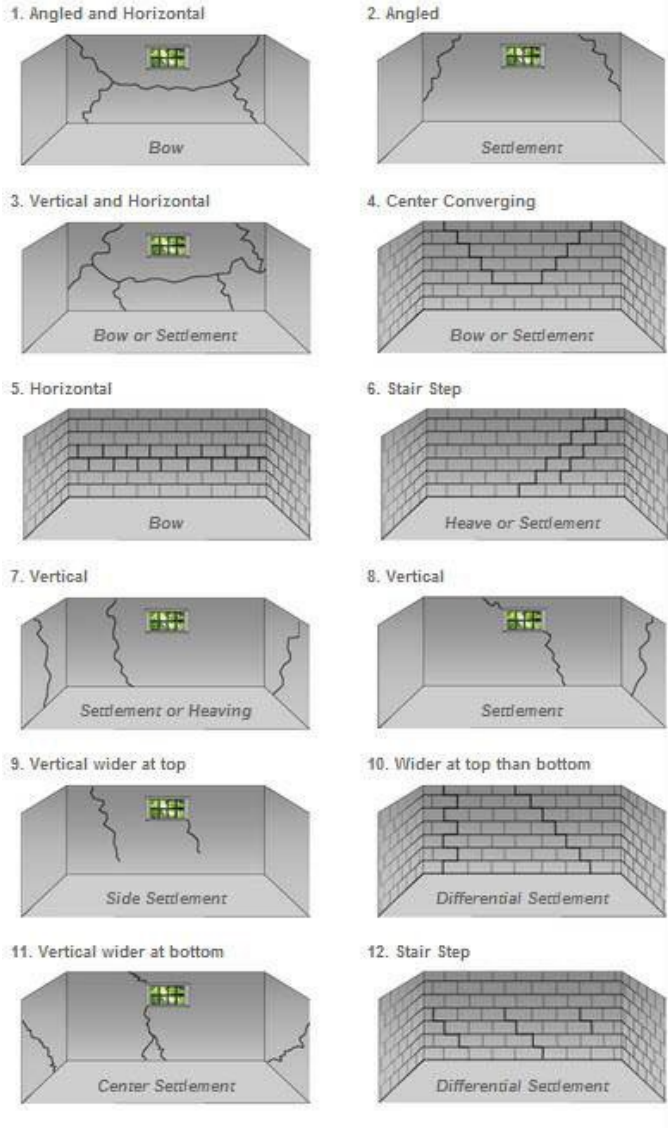
B016



B017



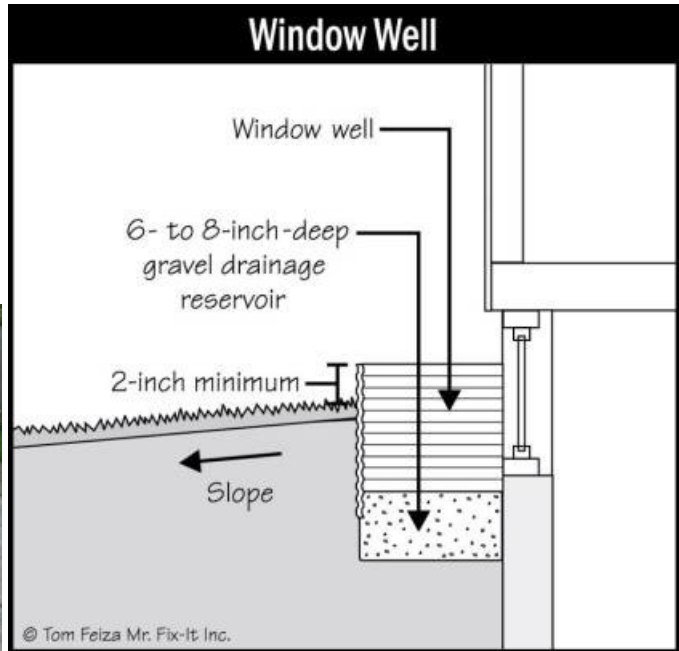
B090



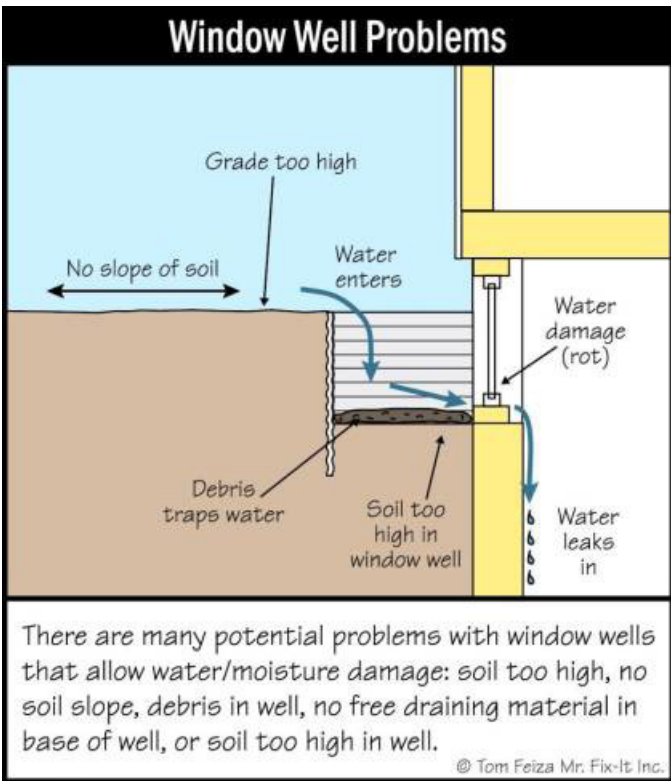
### 15.3 Windows:

The windows and associated hardware in this room are all functional.

**Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.**



D060



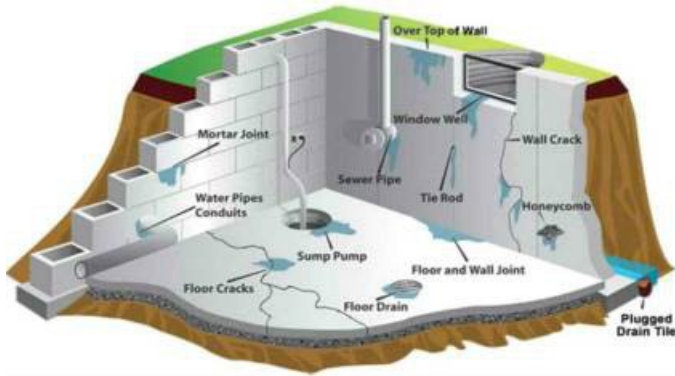
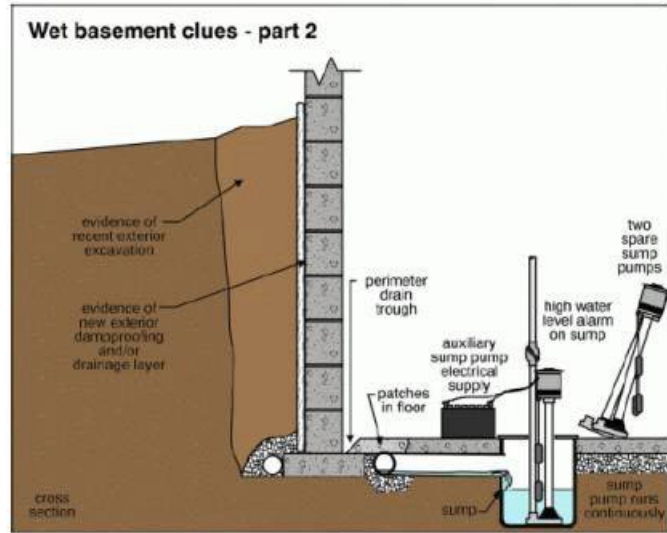
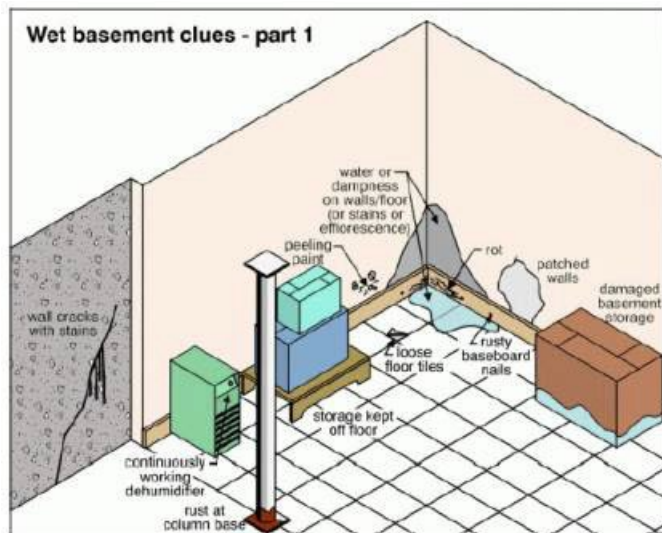
B133C

**15.4 Basement Comments:**

In effort to keep moisture at minimum levels on basements walls, recommend considering "Dry Locking" walls.

Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is properly graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.



## ATTIC

### REPORT LIMITATIONS

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions: Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R-values or depths are rough average values. When the attic insulation completely covers the ceiling joists, we do not walk through the attic. We perform a limited visual inspection of the attic from the access hatch. When we cant see the ceiling joists, its difficult to know where to step. We do not move through an attic where there is risk of damaging the property or injury to the inspector. We are also cautious about using planks that have been laid as walkways across attic areas. Unless these appear to have been clearly "well traveled," we do not walk on the planks or boards.

## Attic & Ventilation - House:

### 16.1 Access Location:

**Recommend installing a handrail/guardrail for safety. Whenever a stairway is three or more risers high a handrail and/or guardrail is usually required for safety.**



### 16.2 Framing:

A rafter system is installed in the attic cavity to support the roof decking.

2x6







### **16.3 Sheathing:**

Limited review due to insulation covering sheathing system. If concerned about this recommend consulting a roofing contractor for further review.

### **16.4 Insulation:**

Insulation is falling down or become detached, recommend repair or replacement of insulation by qualified contractor prior to close.



### **16.5 Ventilation:**

Windows

### **16.6 Attic Comments:**

Finished areas observed in attic. Complete access to original attic walls, floors, and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. Suggest consult sellers for additional information.

