



ELEVATE HOME INSPECTION

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NOVEMBER 8, 2021



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How to Understand Your Home Inspection

Before you dive into our findings, know that we firmly believe the following:

Every house can become a great home
No house is perfect & nothing is beyond repair
Better data = better decisions

There's no "passing" or "failing" a home inspection -- our goal is to provide you with clear & helpful information so that you can decide which house best fits your goals, dreams, & budget.

We are going to find issues! Some issues are more serious than others, and we're here to help you understand which ones are a pressing concern and which are great future projects. Knowing about issues upfront gives you the power to decide how you wish to resolve them.

We can't see everything. There are several items excluded from the home inspection under Ohio's Standards of Practice. These exclusions and limitations were listed in the Inspection Agreement, and can also be found here. For specific limitations related to an inspection category, click on the LIMITATIONS tab of each section of the report.

We're here to help! You might have new or follow-up questions after reviewing the report...GREAT--we're here for you! We'd love to be a trusted resource for you after you've moved in. Reach out to us and we'll do our best to help.

Thinking of tackling some projects after settling in? Don't forget to dust off this inspection report and let it be a guide for your future home improvements. Is a contractor telling you something that seems a bit fishy? You're always welcome to contact us for a second opinion.

You're going to see 3 levels of issues in the report. Here's what they mean:

1. A **SIGNIFICANT ISSUE** is one that:

in our opinion, has an adverse impact on the value of the property
poses a potential threat for occupants
is causing or may lead to significant property damage

It is our recommendation that anything in this category be corrected as soon as possible. Just because it's a significant issue doesn't necessarily mean it's expensive to resolve--some issues may be easy to correct! A clogged dryer vent is a good example--it's a significant fire hazard, but can be resolved in 5 minutes with a shop vac.

2. A **RECOMMEND REPAIR** is an issue we recommend be corrected in the near-term. Most clients use this as their "**First Year To-Do List**" after moving in. These are areas in which we recommend using additional caution until they are corrected.

3. A **GOOD TO KNOW** item is something that we want you to be aware of about your house. These are often our recommendations about projects, upgrades, and enhancements that you should consider. They may also be ongoing maintenance suggestions to keep your house in tip-top shape. **Equipment, appliances, materials, and systems that may be near the end of their service life (but are still functioning) are also included here, unless they presented a safety concern or significant issue at the time of the inspection.**

1: INSPECTION DETAILS

Information

Type of Inspection Pre-Purchase (Buyer) You can view the Ohio Standards of Practice we follow by clicking here .	Additional Services Sewer Scope, Radon Testing Occupancy Occupied/Furnished, Pet(s) Present	In Attendance Client, Client's Agent Weather Clear Approx. Temperature at Start 45 F
Type of House Detached, Multi-Story	Year Built (MLS) 1900	

Limitations

General Inspection Info

HOUSE FURNISHED

During the inspection, furniture & furnishings presented an inspection restriction by obstructing views and access to potential defects.

General Inspection Info

COSMETIC ISSUES

Most homes have exterior & interior cosmetic/aesthetic issues that a buyer may want to address or upgrade. For the purposes of the inspection report, cosmetic items are mostly excluded unless they materially affect the house, its systems, or the safety of its occupants.

2: HELPFUL INFORMATION

Information

House Orientation: Exterior Photos

Here are reference photos of the house's exterior to help you orient yourself while reading the report. The left and right sides of the house are from the perspective of standing in the front yard looking at the front door.

House Orientation: Front



House Orientation: Right



House Orientation: Back



House Orientation: Left



House Orientation: Front of House Faces:
South

Main Shutoffs: Electrical Disconnect
Basement



Main Shutoffs: Gas Shut-off Valve

Left Exterior

**Main Shutoffs: Water Shut-off**Valve
Basement**System Service Life: Roof Aged**

The roof system showed signs that it is nearing the end of its expected service life. We recommend budgeting for replacement.

System Service Life: Plumbing Drain System Aged

The plumbing drain pipes showed signs that they are nearing the end of their expected service life. We recommend monitoring this system closely to avoid potential drainage issues.

System Service Life: Some Electrical Wiring Aged

Certain types of electrical wire showed signs that they are nearing the end of their expected service life.

3: ROOF

Information

Roof Covering: Homeowner Hacks

Any roof can leak--even a brand new one! Your job is to monitor the roof system for damage or deterioration. Keeping the roof free of debris and keeping trees trimmed will help tremendously. Pay special attention to any vents, penetrations, missing shingles, & flashing areas on the roof--these are common areas for leaks. Inspecting the roof at least once per year is a great way to catch problems before they become major issues.

Roof Covering: Roof Covering

Appeared to be:

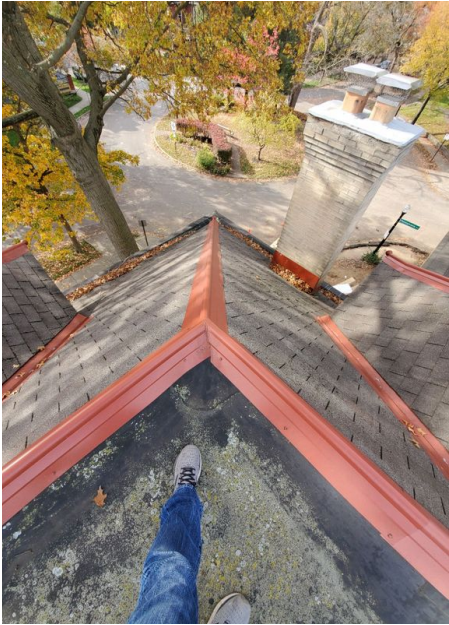
Asphalt Shingles, Rolled
Material, Appeared Aged

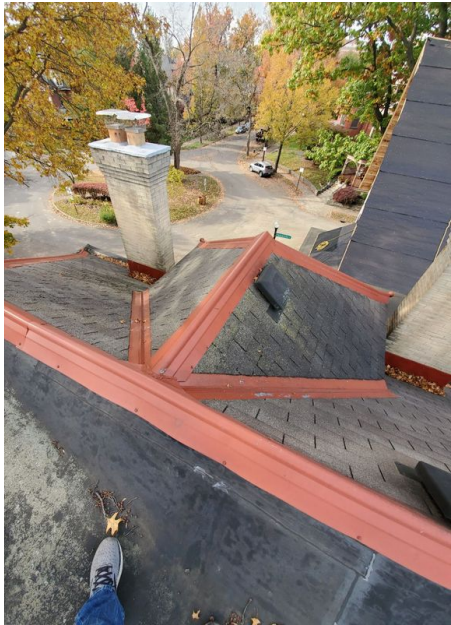
Roof Covering: We Inspected the Roof from:

on the Roof

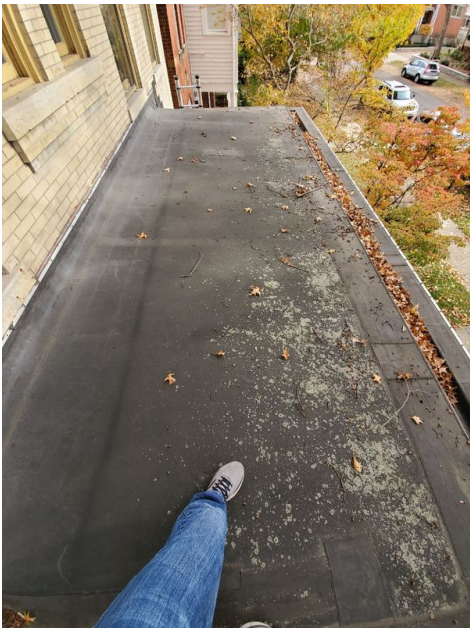
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Roof Photos





Front Porch



Front Porch



Back Porch

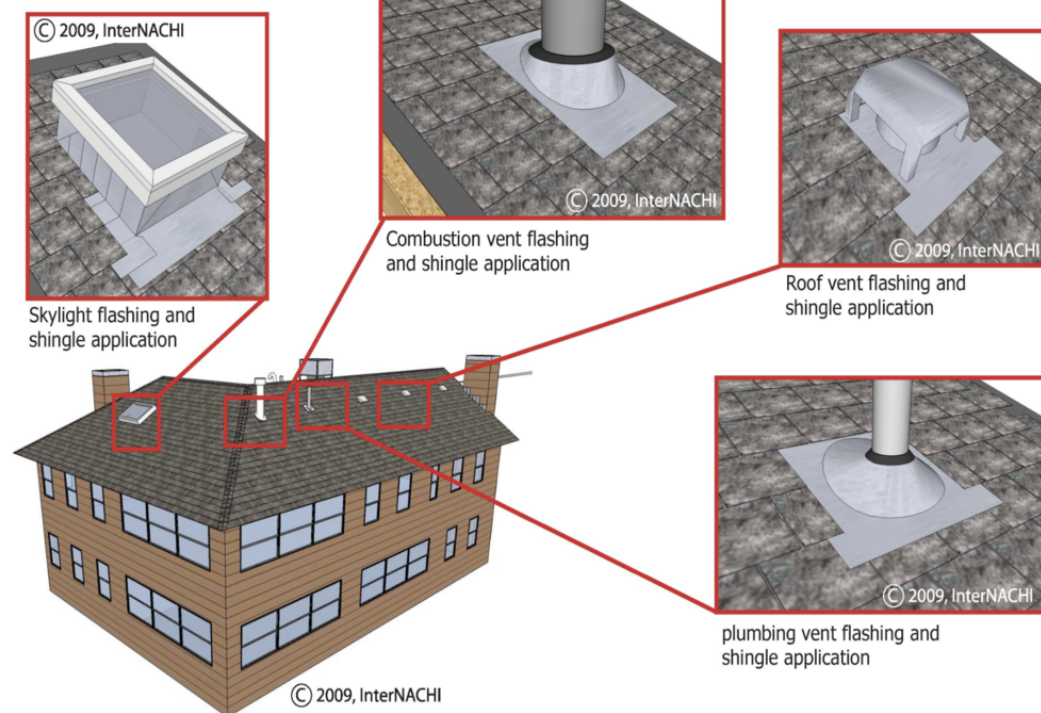


Back Porch

Flashing: Homeowner Hacks

Your job is to monitor the flashing on your roof, especially around pipes & penetrations. Over time, these deteriorate and can cause a roof leak. Be sure that vent pipes do not get covered by debris, toys, snow, bird/critter nests, etc. Also, a vent pipe should not be used as a mount for a satellite, antennae, decoration, or anything else.

Roof penetrations and flashing



Gutters & Downspouts: Homeowner Hacks

Your job is to monitor the gutters & downspouts and be sure that they function during and after a rainstorm. Look for clogs, loose parts, & sagging areas that no longer slope to the downspout. Water should be diverted as far away from the house foundation as possible. Keeping gutters flowing & free of debris is mission critical to effective drainage.

Limitations

Roof Covering

ANY ROOF CAN LEAK!

This inspection is not a guarantee that the roof is not currently leaking. It is also not a guarantee that the roof will not leak in the future. Even a roof that appears to be in good, functional condition can leak under certain circumstances. Significant storms can produce wind-driven rain and other conditions that result in unexpected roof leaks in areas that don't present with obvious defects.

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible--including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

We will not take responsibility for a roof leak that happens in the future & this is not a warranty or guarantee of the roofing system.

Flashing

COULDN'T SEE EVERY FLASHING

We attempted to inspect the visible flashing related to the vent pipes, wall intersections, eaves, gables, & roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing was not observable, because the flashing material itself is covered and hidden by the roof covering or other materials.

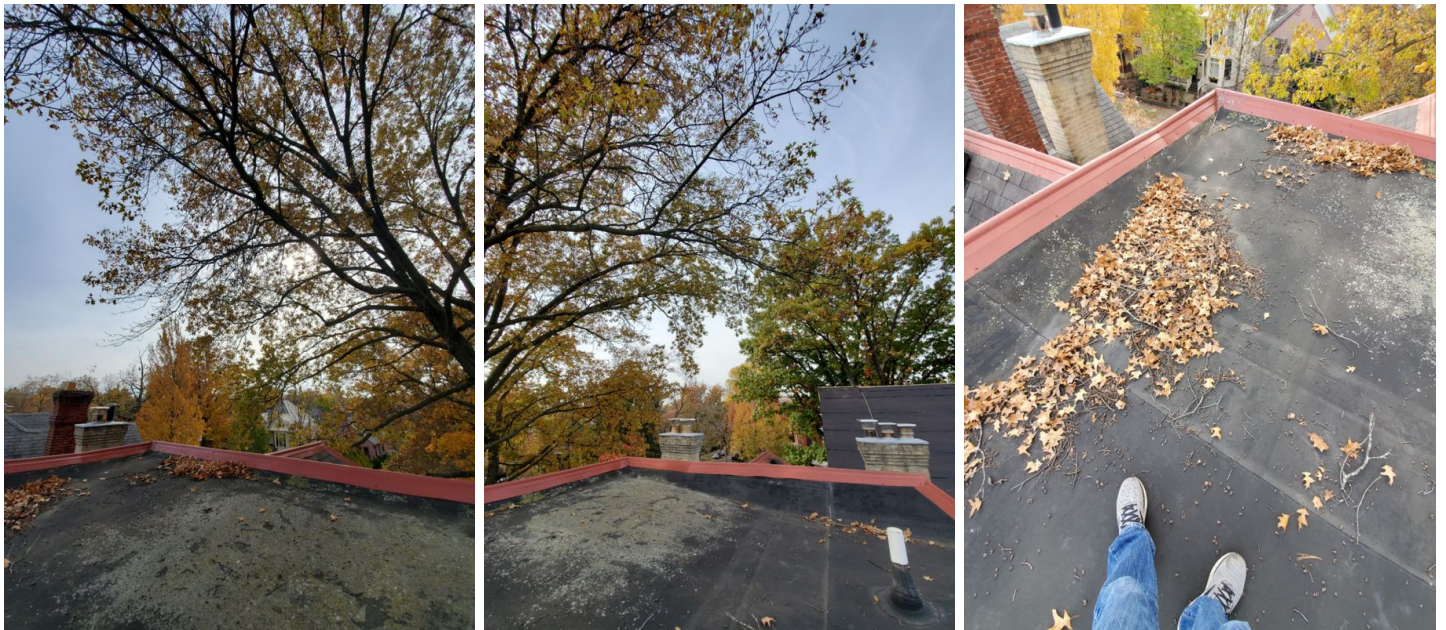
Recommendations

3.1.1 Roof Covering



TREE TOO CLOSE

We observed that a tree/branch was overhanging the roof and may be in contact with it. This can damage the roofing system and allow pest entry into the house.

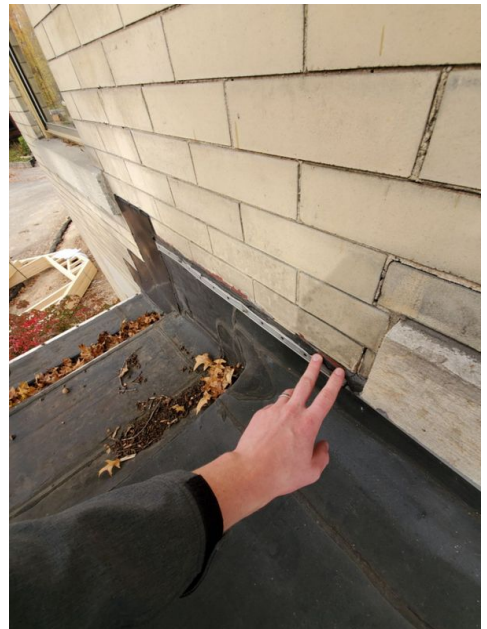


3.1.2 Roof Covering



SEALANT NEEDED

We observed exposed fasteners and/or loose seams on the roof-covering materials. Fasteners & seams should be sealed because they are potential water entry points.



Front Porch



Front Porch



Front Porch

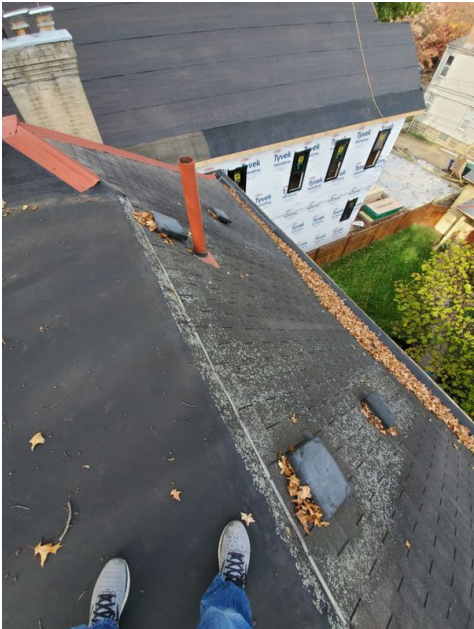
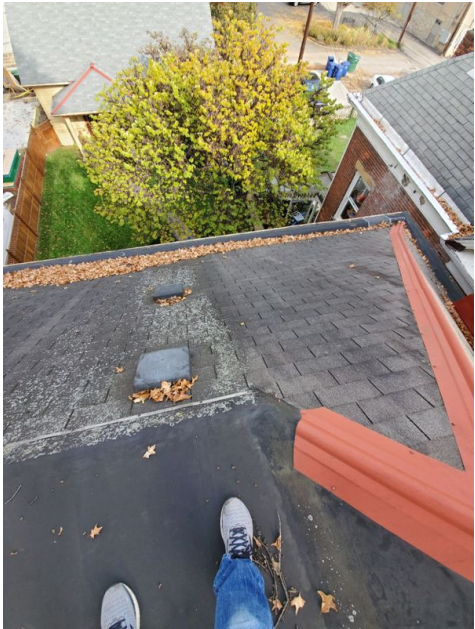
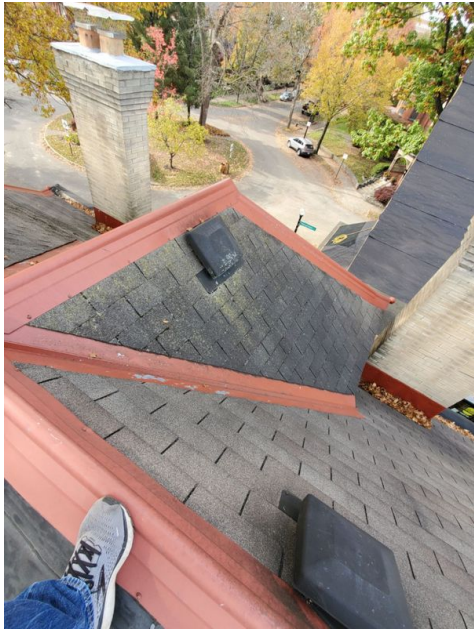
3.1.3 Roof Covering

DISCOLORATION



Good To Know

We observed staining and discoloration on the roof-covering materials. This condition seemed to be caused from a moss or algae-like plant growth. When environmental conditions are right, the problem can spread quickly across a roof. This condition may shorten the lifespan of your roof-covering materials. Algae bonds itself tightly to the shingle, which can make it difficult to remove without damaging the roof. [Here is a helpful article](#) on common roof stains and ideas on how to deal with them.



3.2.1 Flashing

MINOR CORROSION

We observed roof flashing with mild corrosion. This flashing should be repaired/repainted to prevent severe corrosion and the area should be monitored.

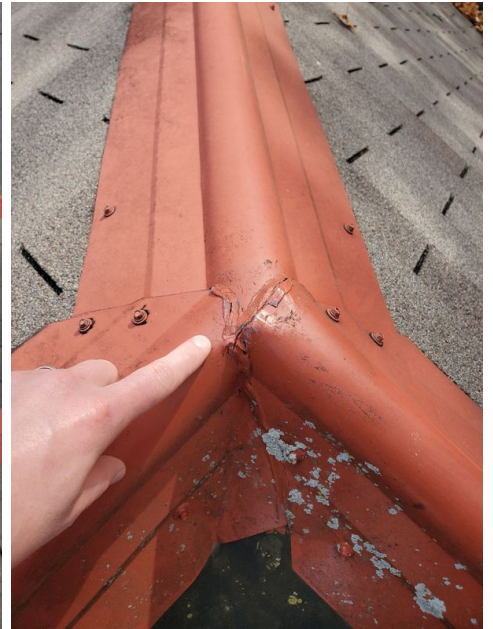
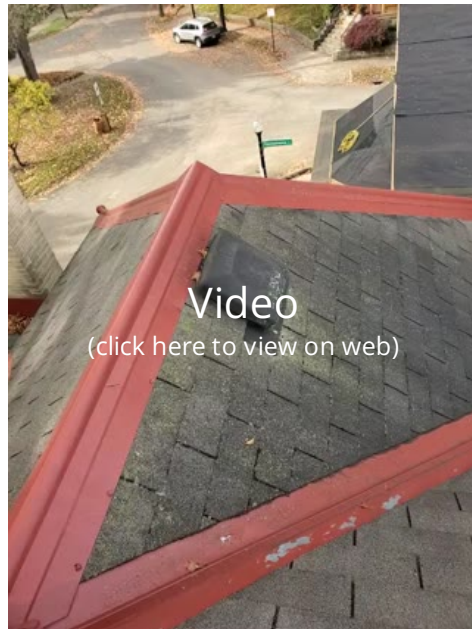


Back Porch

3.2.2 Flashing

SEALANT NEEDED

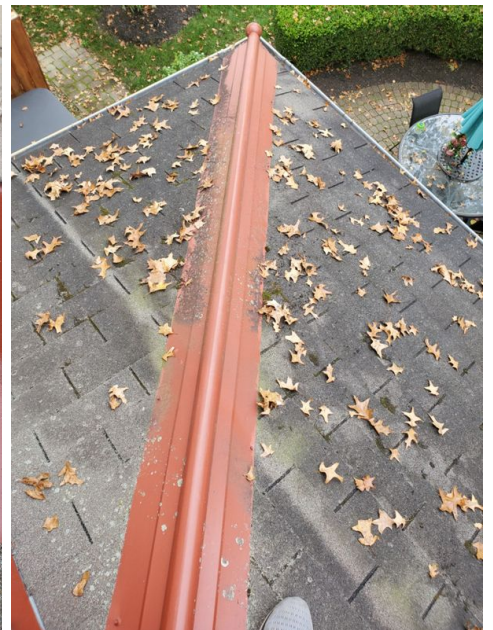
We observed flashing with exposed fasteners and/or seams. These should be sealed to prevent water intrusion.



Back Porch



Back Porch



Back Porch

3.3.1 Plumbing Vent Pipes

FLASHING DAMAGED

We observed that the rubber membrane flashing boot around the vent pipe was cracked and damaged, making this area prone to water penetration.





3.3.2 Plumbing Vent Pipes

PIPE APPEARED CLOGGED

 Recommend Repair

We observed a plumbing vent pipe with standing water visible inside. This may indicate a clog, which may impact the performance of the house's drain system.

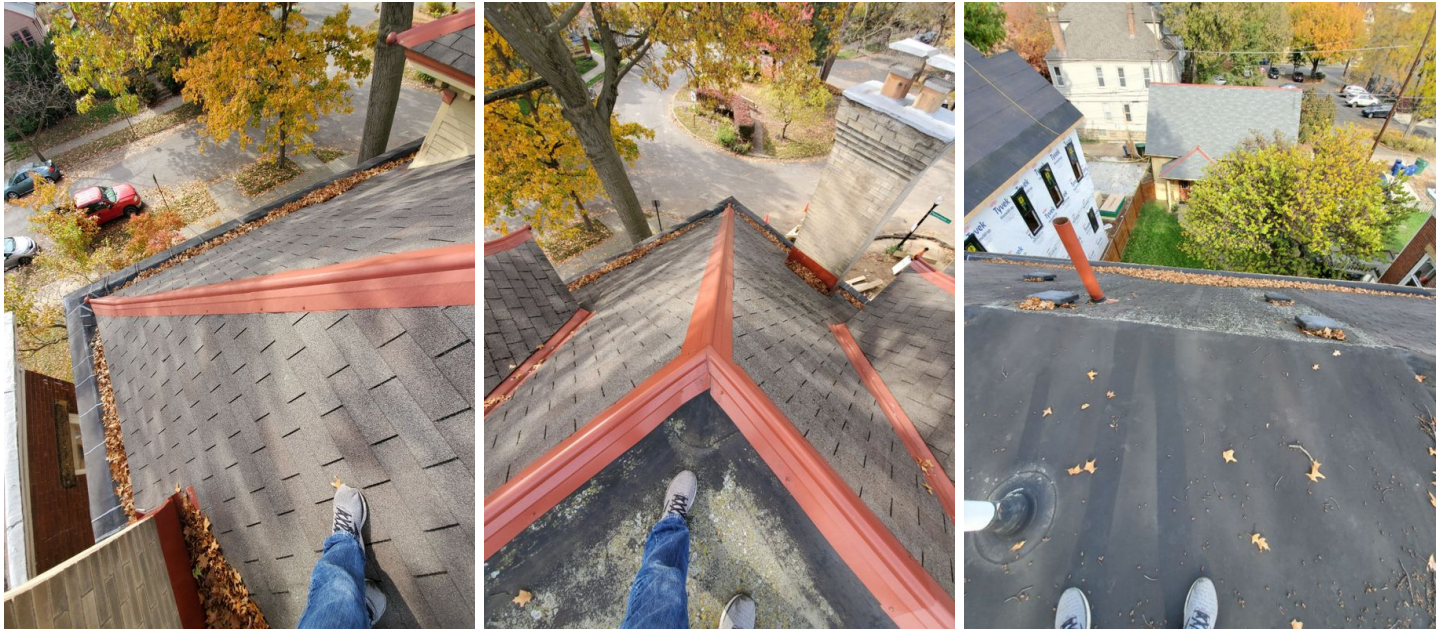


3.4.1 Gutters & Downspouts

DEBRIS IN GUTTERS

 Good To Know

We observed debris in the gutter. We recommend regular cleaning & maintenance.



4: ATTIC

Information

Structure: We Observed the Attic from:
Inside the Attic



Insulation: Type Observed
Fiberglass, Cellulose, Blown-In, Batts

Insulation: Approx. Depth
Depth varied greatly



Limitations

Structure
ACCESS LIMITED

We could not see and inspect everything in the attic space. Some access is restricted and the inspection is limited to what's accessible and visible at the time of the inspection. We did not move insulation to inspect underneath.

Recommendations

4.1.1 Structure
SIGNS OF PAST WATER ISSUES

 Good To Know

We observed indications that sometime in the past there was likely water penetration into the attic. At the time of the inspection, an active leak in this area was not observed, but we recommend you ask the seller about this area and monitor this area closely to ensure that any water issue has been fully corrected.



4.2.1 Insulation

**ACCESS UNINSULATED**

We observed that the access to the attic was not insulated or sealed. This area will likely lose a lot of energy/heat from the house. We recommend adding insulation for a better seal at the attic access.

4.3.1 Ventilation

**BATHROOM FAN EXHAUSTED INTO ATTIC**

We observed that the bathroom ventilation fan exhausted into the attic space. This can cause moisture and mold issues. We highly recommend that all mechanical exhaust fans terminate outside.

5: EXTERIOR

Information

Adjacent Driveways: Material
Concrete, Asphalt



Adjacent Walkways: Material
Concrete, Pavers



Wall-Covering System: Wall-Covering Appeared to Be:
Brick



House-Adjacent Structures: Structures Observed
Deck, Covered Porch, Patio



Chimney: Chimney Type

Masonry

Our inspection of the chimney is limited to a visual inspection of the accessible components. The National Fire Protection Association recommends a Level 2 Inspection upon sale/transfer of a property. This is a thorough inspection that includes using a camera to inspect the surfaces, joints, and the flu liner. Some of the common defects found during Level 2 Inspections are:

- Animal nesting
- Creosote build-up
- Internal flue damage
- Gaps between flue liners
- Internal cracking (mortar or flue tiles)
- Damaged masonry
- Disconnected or missing components
- Poorly installed systems

[Click here to find a Chimney Safety Institute of America certified inspector.](#)



Limitations

General

UNDERGROUND SYSTEMS

We did not inspect any items underground on the property as part of the home inspection.

General

SEASONAL ACCESSORIES

We did not closely inspect screening, shutters, awnings, decorations, or other similar seasonal accessories as part of the home inspection.

Exterior Foundation

VEGETATION RESTRICTION

At the time of the inspection, dense vegetation near the house restricted our ability to closely inspect some areas of the foundation. Defects may be hidden from view by the dense vegetation and this was an inspection restriction.



Exterior Foundation

DECK/PATIO BLOCKED VISIBILITY

The attached deck/patio blocked visibility to potential defects that were not visible at the time of the inspection. This was an inspection restriction.



Exterior Foundation

SPA/HOT TUB BLOCKED VISIBILITY

House-Adjacent Structures

LOW DECK

We weren't able to access underneath the deck to inspect the structure and condition. This was an inspection restriction.



Retaining Walls & Fencing

LIMITED INSPECTION

We did not closely inspect fences, boundary walls, retaining walls, or similar structures. We looked at conditions near the house that may cause damage or injury due to obvious structural defects or deterioration.

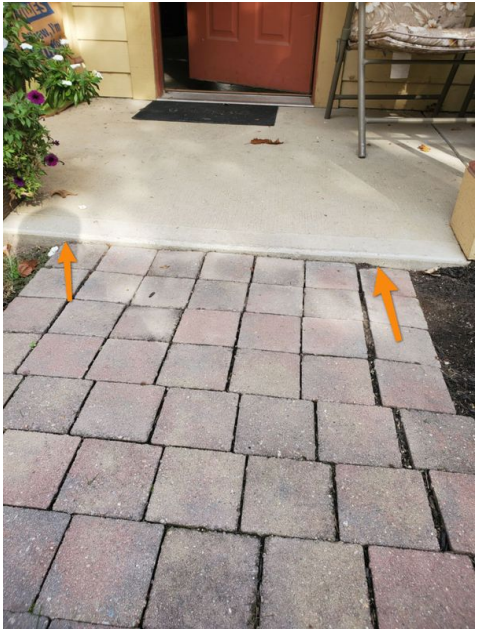
Recommendations

5.3.1 Adjacent Walkways

 Good To Know

TRIP HAZARD

We observed a trip hazard, which we consider for cracks on walking surfaces with vertical displacement 1 inch or more. This is a safety concern.



Back Yard

5.4.1 Wall-Covering System

 Good To Know

PAINT IN POOR CONDITION

We observed paint in poor condition. This should be corrected to avoid further damage to wall-covering/trim materials.



Left Side



Left Side



Left Side



Front

5.4.2 Wall-Covering System

MORTAR NEEDED Recommend Repair

We observed degraded mortar, which could allow moisture to penetrate into the house. We recommend installing appropriate mortar/sealant and inspecting these conditions regularly to help prevent moisture and insect entry.



Front



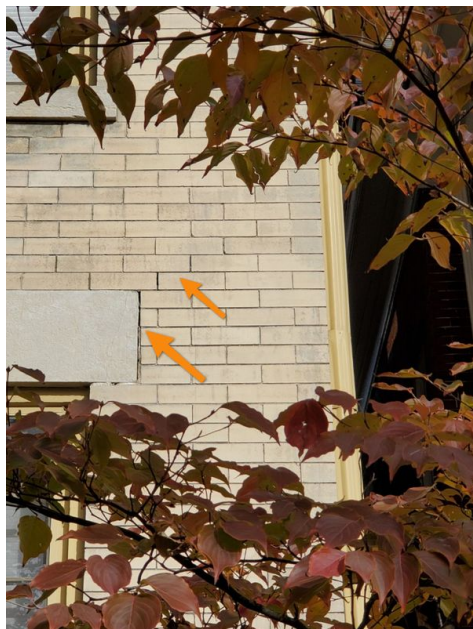
Front



Front



Front



Front



Right Side



Right Side



Left Side

5.4.3 Wall-Covering System

MINOR CRACKING



Good To Know

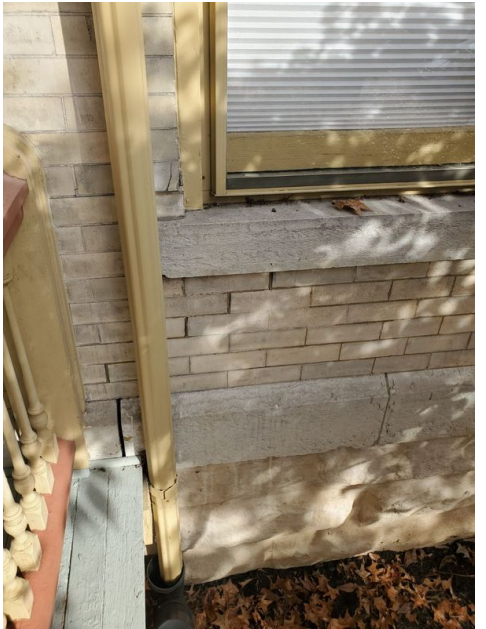
We observed cracks in the wall covering-materials in one or more places. We recommend monitoring the area for additional cracking/expansion and sealing the cracks to avoid moisture entry.



Front



Front



Front



Front



Right Side



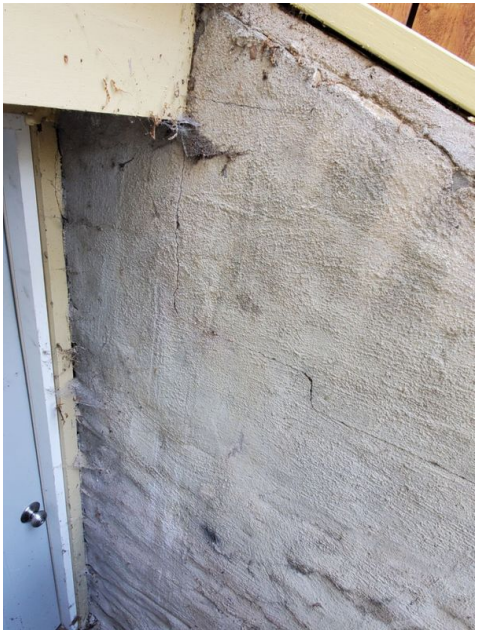
Left Side



Left Side



Back Basement Stairs



Back Basement Stairs

5.5.1 Eaves, Soffits, & Fascia

DAMAGE AREA

We observed that one or more areas of the eaves was damaged.



Left Side



Left Side



Left Side Back Corner



Back Left Corner



Back Right Corner

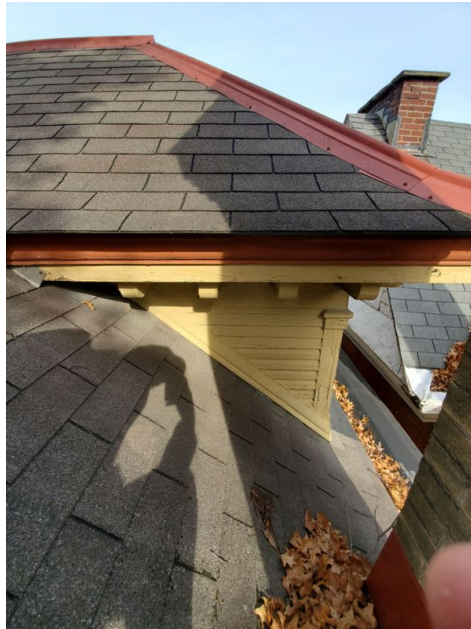
5.5.2 Eaves, Soffits, & Fascia

PAINT IN POOR CONDITION

We observed paint in poor condition. This should be corrected to avoid further damage to eave/soffit/fascia materials.



Right Side



Right Side



Front



Left Side



Left Side



Front

5.7.1 Exterior Foundation

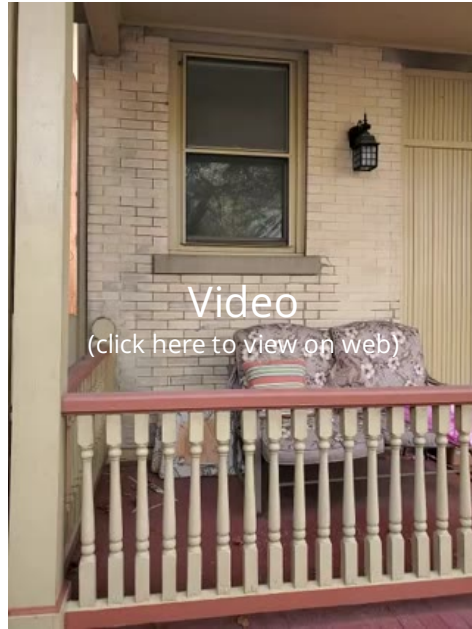
EVIDENCE OF SETTLING

We observed an area with evidence of foundation settling. We recommend you monitor this area closely for further structural movement.





Back



5.8.1 Stairs, Ramps, & Handrails

TRIP HAZARD

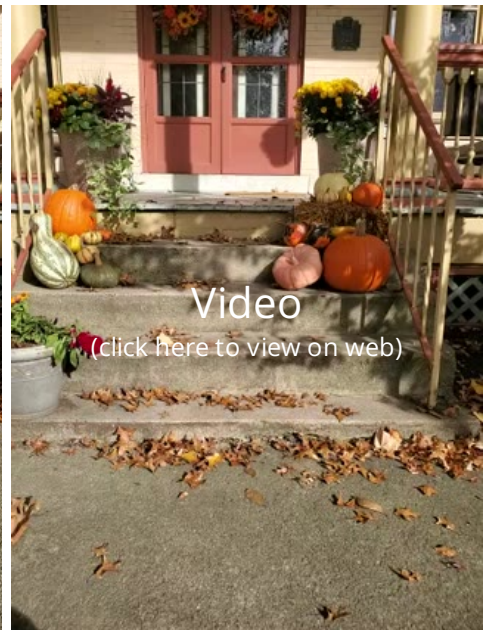
We observed a trip hazard, which we consider for cracks on walking surfaces with vertical displacement 1 inch or more, or improper riser heights of steps. This condition is a safety concern.



Back



Front



5.8.2 Stairs, Ramps, & Handrails

HANDRAIL LOOSE

We observed a loose handrail. This is a safety concern.



Back

5.8.3 Stairs, Ramps, & Handrails

 Good To Know

HANDRAIL MISSING

We observed a missing handrail at exterior steps. Steps with 4 or more risers require a handrail. This is a safety concern.



Back



Back

5.9.1 House-Adjacent Structures

 Recommend Repair

WOOD ROT

We observed wood rot at a deck component. This is a safety concern since the component is falling apart.



Front

5.9.2 House-Adjacent Structures

DETERIORATED SURFACES

**Good To Know**

We observed indications of worn out surfaces. Paint, stain, or sealant is recommended to avoid further deterioration of the components.



Front



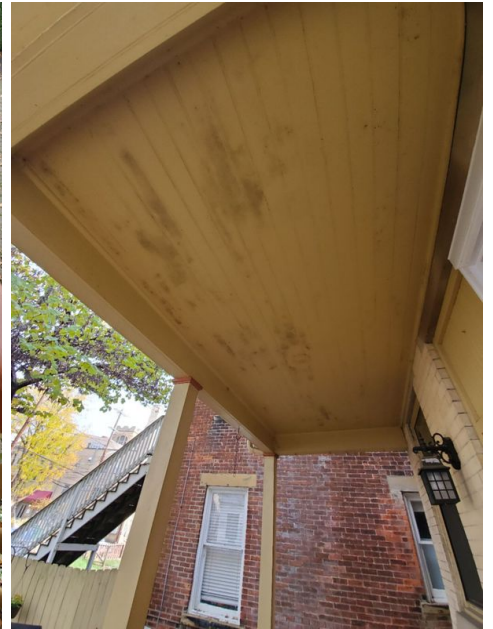
Front



Front



Front



Back Porch



Back Porch

5.10.1 Receptacles & Lighting

MISSING WET PROTECTION

We observed an exterior receptacle without a waterproof cover. We recommend a cover that is rated for wet locations and that protects the receptacle even when a cord is in use.



Recommend Repair



Back

5.10.2 Receptacles & Lighting



Good To Know

RECOMMEND MORE EXTERIOR RECEPTACLES

We observed few exterior receptacle outlets. We recommend at least one receptacle in the front and one in the back of the house near doors/walkways to avoid having to rely on extension cords.

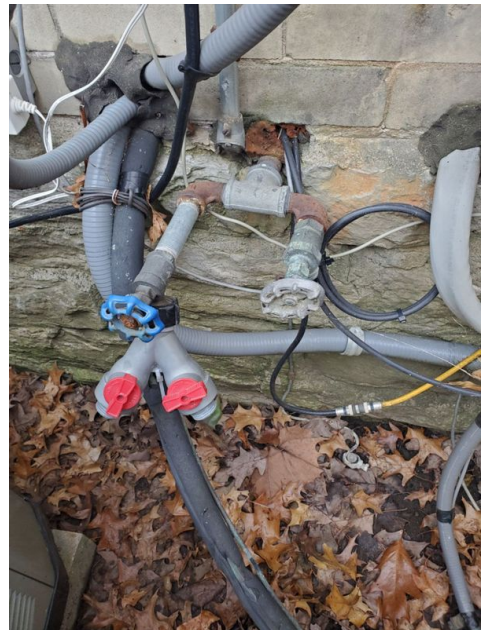
5.11.1 Exterior Plumbing



Good To Know

SPIGOT APPEARED AGED

We observed that the spigot/hose bib appeared aged and may be near the end of its service life. As such, it may not perform reliably. We recommend budgeting for replacement. [Check out this helpful guide for estimating the service life of home systems.](#)



Back

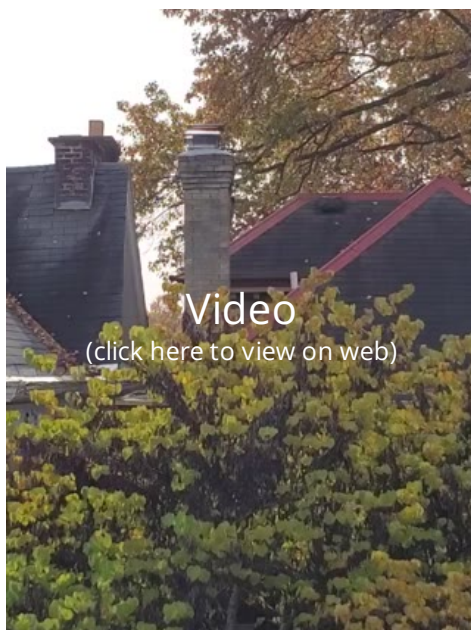
5.14.1 Chimney



Recommend Repair

STRUCTURAL CONCERN

We observed a structural concern at the chimney system that may pose a future hazard to the house's structure or its occupants. This should be further evaluated and corrected by a qualified professional and/or structural engineer.



Video

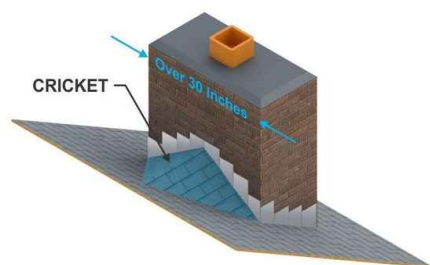
(click here to view on web)

5.14.2 Chimney

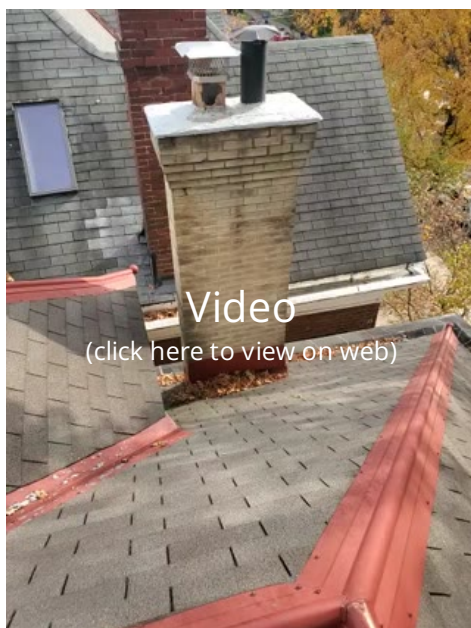
MISSING CRICKET/SADDLE

Recommend Repair

When a large chimney intersects the roof, it can trap water & debris from reaching the gutters. This area is especially prone to leaks and structural damage over time. If the chimney is 30 inches or wider, it needs a cricket/saddle installed in the roof system.



Cricket or Saddle



Video

(click here to view on web)

5.14.3 Chimney

RECOMMEND CHIMNEY SWEEP

Recommend Repair

Our visibility was limited inside the chimney. In order to ensure the chimney is safe for use, we recommend having the chimney inspected and swept by a qualified chimney sweep contractor.

[Click here to find a Chimney Safety Institute of America certified Chimney Sweep Contractor.](#)

6: DETACHED GARAGE

Information

Roof Covering: Roof Covering**Appeared to be:**

Asphalt Shingles, Appeared Mid-Life

Roof Covering: We Inspected the Roof from:

on the Roof

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Roof Photos



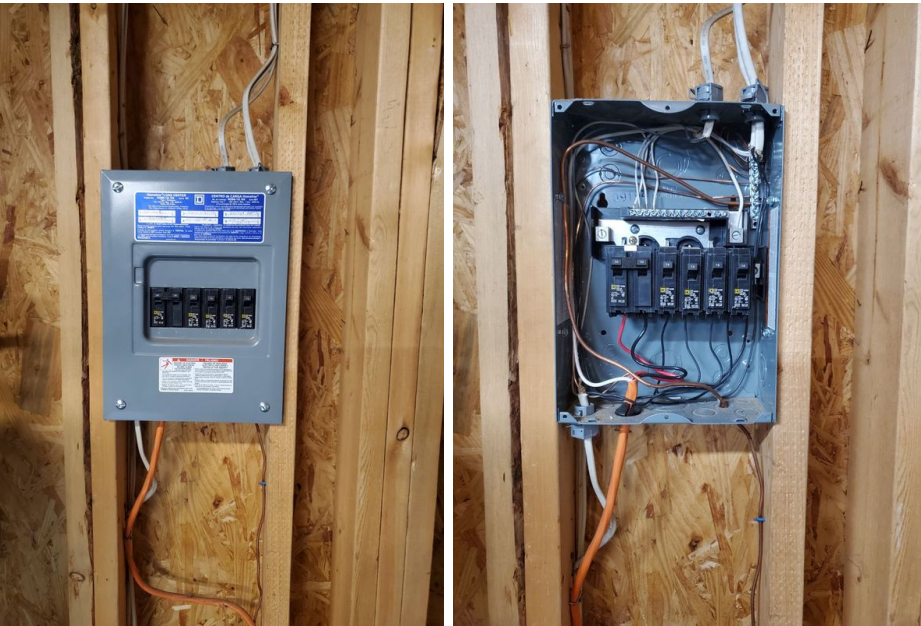
Wall-Covering System: Wall-Covering Appeared to Be: Fiber Cement



Wall-Covering System: Trim Appeared to Be: Wood

Vehicle Door Opener: Type of Operation Automatic Opener

Garage Electric: Subpanel Installed



Limitations

Windows
DID NOT INSPECT ALL WINDOW COMPONENTS

We inspected a representative number of accessible windows according to the Ohio Standards of Practice by opening and closing them. We did not operate every window or test every lock & hardware component. We did not inspect any windows blocked by furniture or belongings, or that were not readily accessible. We did not closely inspect all window screens or double-paned glass for evidence of seal failure.

Recommendations

6.1.1 General

BEES/WASPS

We observed bees and/or wasps active on the exterior of the house. This is a safety concern.



Left Exterior

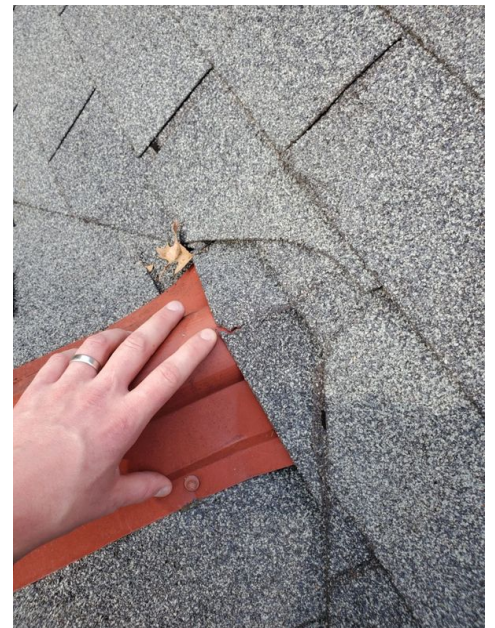


Right Exterior

6.2.1 Roof Covering

DAMAGE AREA

We observed areas of cracked/splitting and damaged roof-covering materials that may be prone to leaking.



6.2.2 Roof Covering

TREE TOO CLOSE

We observed that a tree/branch was overhanging the roof and may be in contact with it. This can damage the roofing system and allow pest entry into the garage.



6.3.1 Flashing

SEALANT NEEDED

We observed flashing with exposed fasteners. These should be sealed to prevent water intrusion.



Recommend Repair



6.3.2 Flashing

LOOSE FLASHING

We observed loose flashing, which can cause roof leaks. All flashing should be water-tight and designed to divert water away from undesired areas.



Recommend Repair



6.11.1 Receptacles & Lighting

LOOSE RECEPTACLE

We observed one or more receptacles that wasn't properly secured.

 Recommend Repair

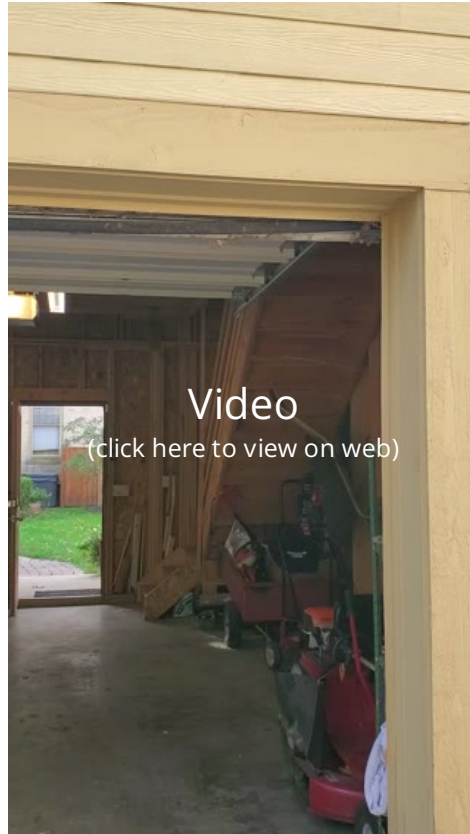
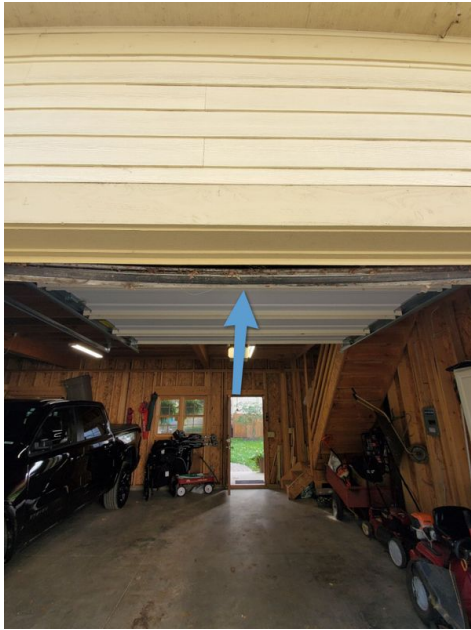


6.14.1 Vehicle Door

DAMAGE AREA

 Good To Know

We observed damage to the garage vehicle door. At the time of the inspection it did not affect the operation of the door.



7: INTERIOR

Information

Fireplace: Type of Fireplace

Electric, Gas Log, Ventless

Our inspection of the fireplace is limited to what is visible, accessible, and included in the Ohio Standards of Practice. We always recommend that the fireplace is cleaned and serviced by a qualified fireplace contractor.

[Click here to find an NFI \(National Fireplace Institute\) Certified Fireplace Specialist.](#)



2nd Floor Bedroom Electric



2nd Floor Bedroom Electric



Dining Room Gas Log



Living Room Gas Log



Living Room Gas Log

Fireplace: Ventless Gas Fireplace Appliances

We observed ventless gas fireplace appliances installed in the home. These appliances vent combustion gas into the home and are only suitable for use in certain circumstances. We recommend these are further evaluated by a fireplace specialist. We don't recommend the use of ventless appliances. We recommend smoke and carbon monoxide detectors be installed near the ventless fireplaces.

Limitations

Windows

DID NOT INSPECT ALL WINDOW COMPONENTS

We inspected a representative number of accessible windows according to the Ohio Standards of Practice by opening and closing them. We did not operate every window or test every lock & hardware component. We did not inspect any windows blocked by furniture or belongings, or that were not readily accessible. We did not closely inspect all window screens or double-paned glass for evidence of seal failure.

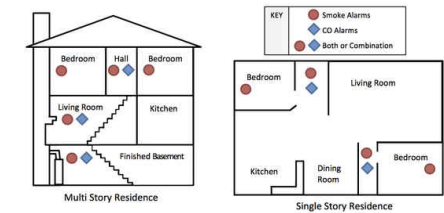
Smoke & CO Detectors

PRESENCE IN RECOMMENDED LOCATIONS

We inspected for the presence of generally recommended detectors. We recommend frequent testing of all detectors and replacement at the manufacturer's recommend interval (usually every 10 years).

Modern requirements specify that detectors should be hard-wired to the house's electrical system, interconnected with each other, and have a battery backup feature in case the electricity turns off. We recommend a smoke detector in each bedroom, a combination smoke & CO detector in the hallway outside of bedroom(s), and a combination smoke & CO detector on each floor of the home.

We recommend that all detectors are installed or upgraded to meet modern building code. We disclaim knowledge of the proper function or code compliance of the installed detectors.



Detector Locations

Recommendations

7.1.1 Doors

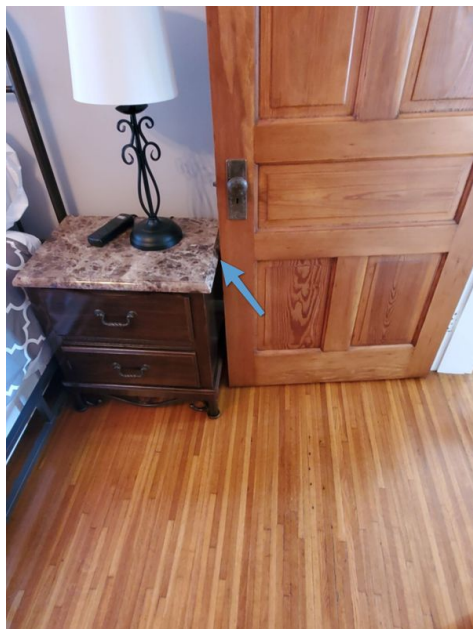
DOOR OPENING CLEARANCE

We observed a door that didn't have enough clearance to fully open.

 Good To Know



2nd Floor Bedroom



2nd Floor Bedroom

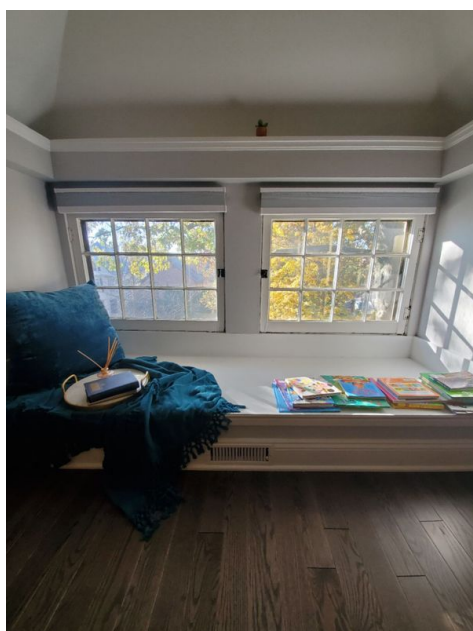
7.2.1 Windows

AGED WOOD-FRAME WINDOWS

We observed wood-frame windows with advanced age throughout the home. They may not perform as efficiently or as easily as a modern vinyl window.



Master Bedroom



Master Bedroom



7.3.1 Floors, Walls, Ceilings

MINOR CRACKING

We observed minor cracks on interior surfaces which appeared to be the result of long-term settling. Some settling is not unusual in a home. These areas should be monitored to ensure that the cracks do not grow.

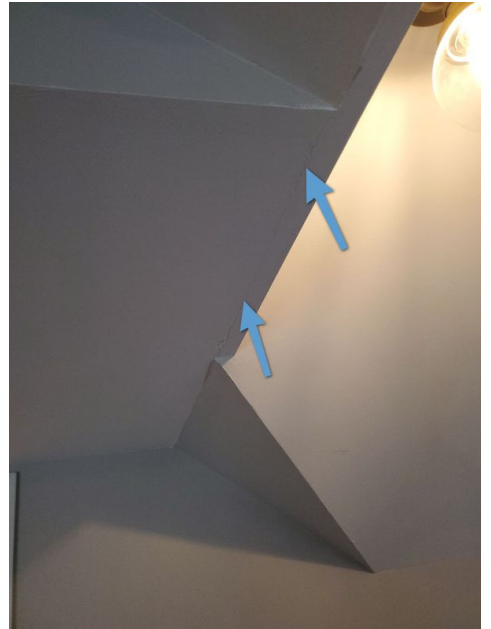




Master Bedroom



Master Bedroom



Master Bedroom



Office



2nd Floor



2nd Floor



2nd Floor Bedroom Closet



2nd Floor Bedroom



2nd Floor Bedroom



2nd Floor Bedroom



2nd Floor Bedroom

7.3.2 Floors, Walls, Ceilings



Good To Know

MOISTURE DAMAGE

We observed stains on interior finished surfaces at the time of the inspection that appeared to be the result of moisture intrusion. The source of moisture may have been corrected, but we can't say for sure.



2nd Floor Bedroom Closet

7.4.1 Fireplace



Recommend Repair

DEFECT IN INTERIOR CHAMBER

We observed a defect in the interior chamber of the firebox. If you plan to use these fireplaces, we highly recommend a fireplace & chimney inspection by a qualified specialist.



Dining Room



Living Room

7.4.2 Fireplace

FIREBOX DIRTY

We recommend that the fireplace is cleaned and serviced by a qualified fireplace contractor or chimney sweep.

[Click here to find an NFI \(National Fireplace Institute\) Certified Fireplace Specialist.](#)

[Click here to find a Chimney Safety Institute of America certified inspector.](#)



Dining Room

7.5.1 Smoke & CO Detectors

MISSING CO DETECTOR

We observed that a CO detector is missing from an area where it is recommended. A house with active natural gas or propane service should at least one on each floor of the house. This is a safety concern.





1st Floor

7.5.2 Smoke & CO Detectors

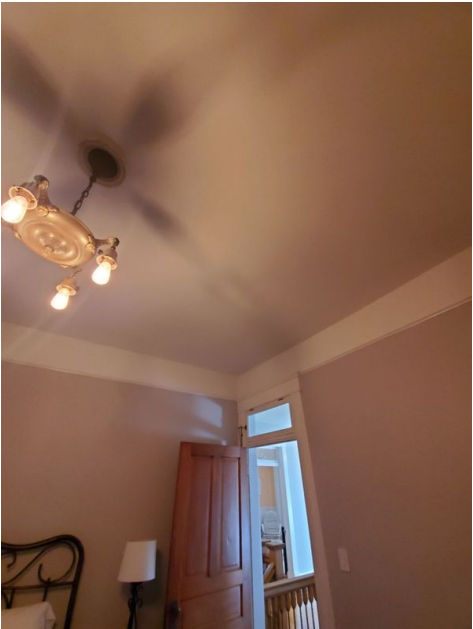
MISSING SMOKE DETECTOR

 Recommend Repair

We observed that a smoke detector is missing from an area where it is recommended. Each bedroom should have a smoke detector and there should be at least one on each floor of the house. This is a safety concern.



2nd Floor Bedroom



2nd Floor Bedroom



2nd Floor Bedroom



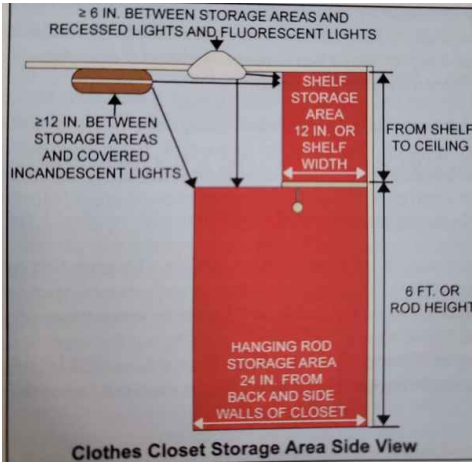
1st Floor

7.6.1 Electric Fixtures

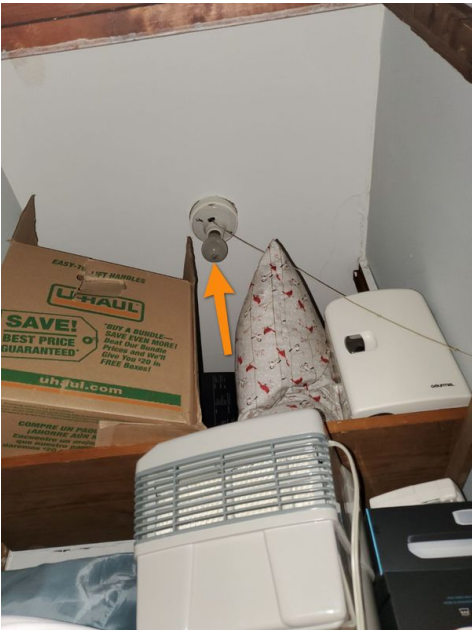
CLOSET LIGHT FIRE HAZARD

 Recommend Repair

We observed a light fixture installed in a closet that is a potential fire hazard due to bulb type and/or location. We recommend you switch the incandescent bulb to an LED bulb.



Closet Light Clearance Requirements



2nd Floor Hallway Closet



2nd Floor Hallway Closet

7.6.2 Electric Fixtures

RECEPTACLE TESTED: OPEN GROUND

 Recommend Repair

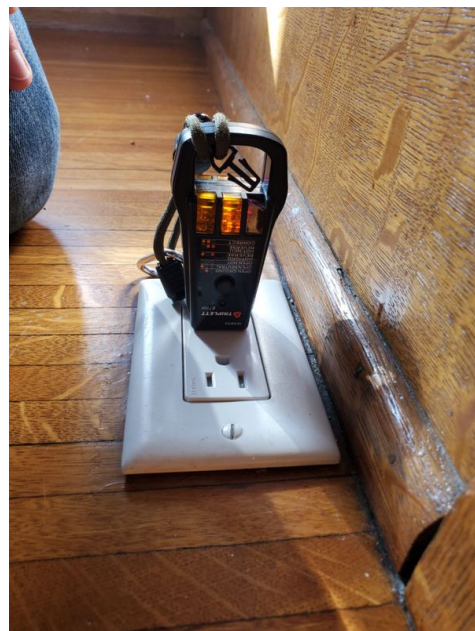
We observed a receptacle that when tested showed as having an open/missing ground at the time of the inspection. In older homes, sometimes old 2-slot ungrounded electrical outlets are replaced with newer 3-prong outlets for ease-of-use with modern plugs. This is incorrect unless the electrical wire was upgraded to current standards as well. This should be further evaluated and corrected by a qualified professional.



2nd Floor Bathroom



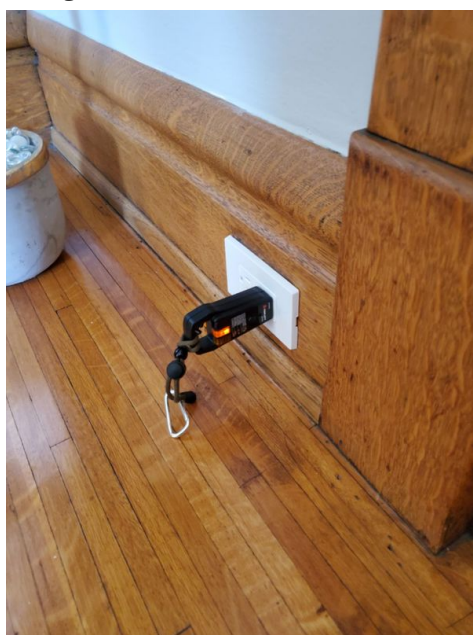
Living Room



Dining Room



Living Room



Living Room

7.6.3 Electric Fixtures

EXPOSED ELECTRICAL

We observed electrical wiring that was loose and/or unprotected. This is a safety concern.





Basement



Basement



Basement

7.7.1 Stairs & Handrails

HANDRAIL LOOSE

We observed a loose handrail. This is a safety concern.



Master Bedroom



7.7.2 Stairs & Handrails

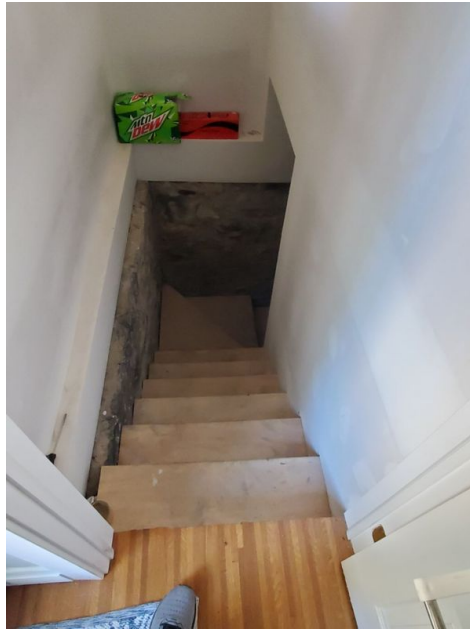
HANDRAIL MISSING

We observed a missing handrail at exterior steps. Steps with 4 or more risers require a handrail. This is a safety concern.





Master Bedroom



Basement

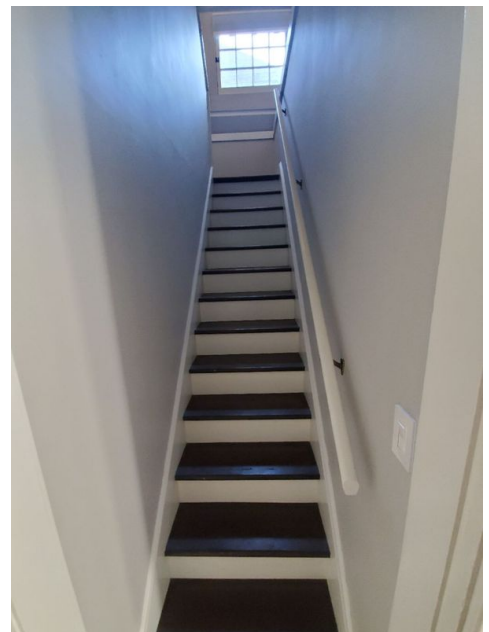
7.7.3 Stairs & Handrails

NARROW STAIRWAY (<36")

We observed that the width of the stairway is less than the modern minimum of 36 inches. We recommend that you use this area with increased caution.



Good To Know



Master Bedroom

7.7.4 Stairs & Handrails

GUARD TOO SHORT

We observed that the guardrail is too short. Guardrails should be at least 36 inches tall. This is a safety concern.



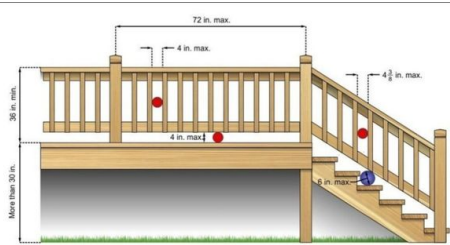
Good To Know



Master Bedroom



Main Stairwell



7.7.5 Stairs & Handrails

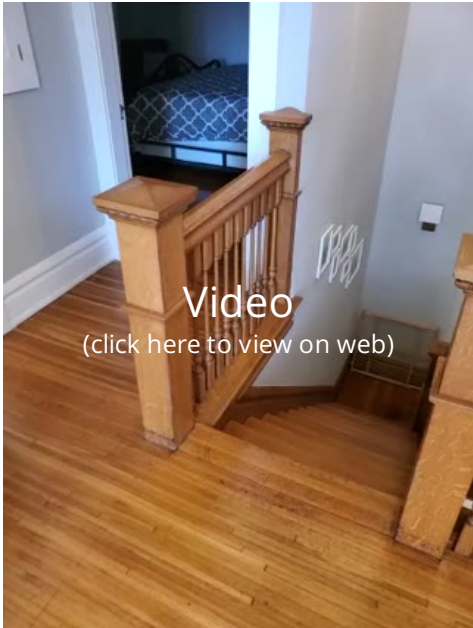
GUARD LOOSE

We observed a loose guardrail system. This is a safety concern.

 Good To Know



2nd Floor



8: KITCHEN

Information

Dishwasher: Brand
Frigidaire



Range/Oven/Cooktop: Energy
Source
Natural Gas

Range/Oven/Cooktop: Brand
Frigidaire



Exhaust Fan: Brand
Not Labeled



Range/Oven/Cooktop: Energy
Source
Electric

Range/Oven/Cooktop: Brand
Frigidaire



Refrigerator: Brand
Frigidaire**Built-in Microwave: Brand**
Frigidaire

Limitations

Dishwasher

QUICK CYCLE OPERATED

We operated the dishwasher on a quick cycle to observe its basic functionality. We did not use any cleaning agent/detergent. We disclaim knowledge of the proper function of all components, cycles, and settings as well as the adequacy of its cleaning functions.

Built-in Microwave

LIMITED INSPECTION

As part of the home inspection, we operated the built-in microwave for 10 seconds to check its basic heating function. Further testing of the settings, components, functions, and adequacy of the appliance is outside the scope of a home inspection.

9: BATHROOMS

Recommendations

9.1.1 Toilets, Sinks, Tubs, & Showers

CAULK/GROUT

We observed missing or deteriorated caulk or grouting in the bathroom that may lead to water penetration.



Good To Know



Master Bathroom



Master Bathroom

9.1.2 Toilets, Sinks, Tubs, & Showers

TRAP NOT LEVEL

We observed that the plumbing trap was not level. It is more likely to lose its gas-blocking function if the water drains from the trap.



Recommend Repair



9.1.3 Toilets, Sinks, Tubs, & Showers

S TRAP

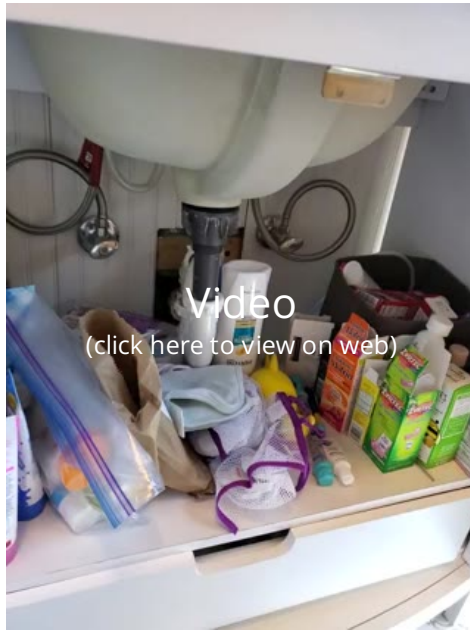
We observed presence of an S trap, which are no longer allowed. They are more likely to siphon water out of the trap and allow sewer gasses to escape. This should be replaced by a P trap.



Good To Know



2nd Floor Bathroom



9.1.4 Toilets, Sinks, Tubs, & Showers

SINK DRAIN SLOW

We observed a slow drain at the sink, likely due to a clog.



Good To Know



Master Bathroom

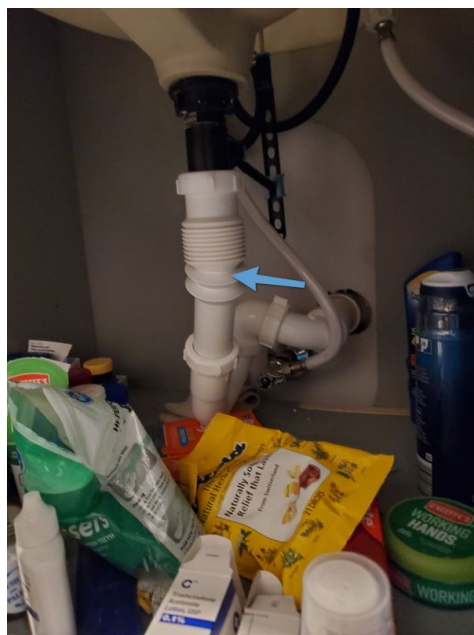


2nd Floor Bathroom

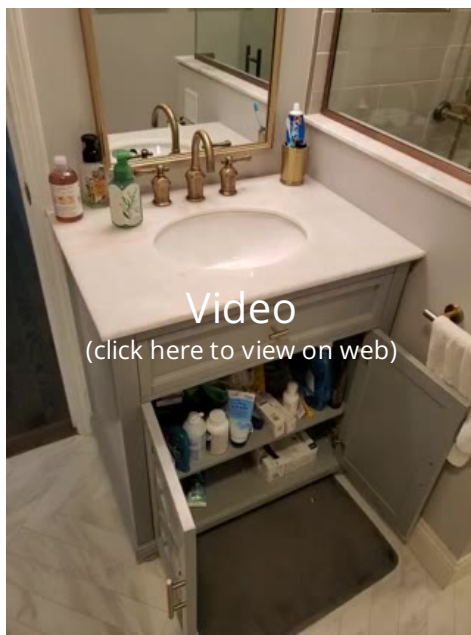
9.1.5 Toilets, Sinks, Tubs, & Showers

BATHROOM PLUMBING ISSUE

We observed improper installation of components at the bathroom plumbing system that may make it more likely to leak and/or fail to perform as intended. We recommend monitoring this area closely and correcting the issue.



Master Bathroom



2nd Floor Bathroom

9.1.6 Toilets, Sinks, Tubs, & Showers

EVIDENCE OF PREVIOUS LEAK

We observed an area that appeared to have past water issues. We recommend asking the seller about this and monitor the area to make sure the issue is resolved.



2nd Floor Bathroom

9.1.7 Toilets, Sinks, Tubs, & Showers

VENT FITTING USED AS DRAIN FITTING



Good To Know

We observed a plumbing pipe that is meant only for the venting system used as part of the drain system. As such,, it may not perform as expected.



2nd Floor Bathroom

10: LAUNDRY

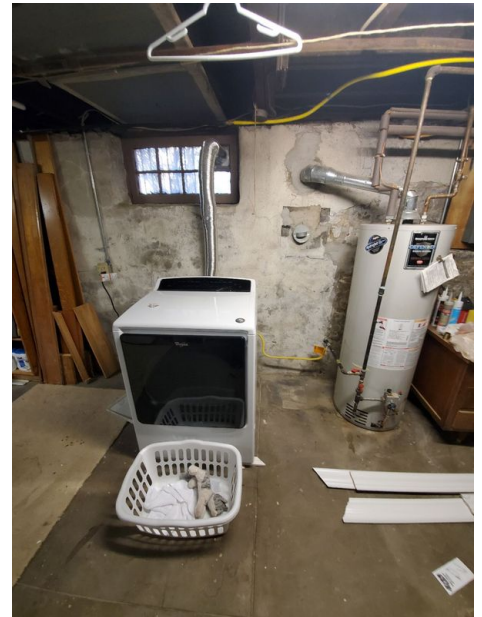
Information

Clothes Washer: Brand
Whirlpool



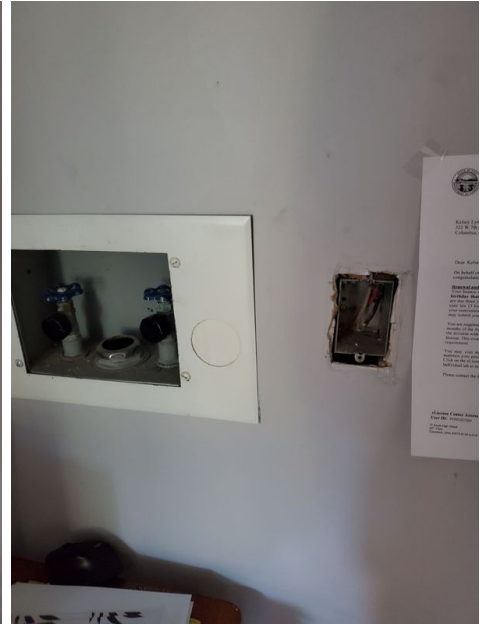
Clothes Dryer: Dryer Power Source
Gas

Clothes Dryer: Brand
Whirlpool



Laundry Plumbing & Electric: Secondary Laundry Area

We observed an unused laundry area. The plumbing and electrical was turned off to this area at the time of inspection.



Recommendations

10.3.1 Laundry Plumbing & Electric

MISSING GFCI PROTECTION

We observed missing GFCI protection for one or more laundry receptacles. GFCI protection is required in laundry areas.





11: HEATING & COOLING

Information

Heating & Ductwork: Homeowner Hacks

We recommend that you get the HVAC system serviced every year to keep it running smoothly and efficiently. If your system has an air filter, be sure to clean/replace it regularly. Keep the A/C condenser as clean as possible and free of debris, damage, & vegetation. Make sure the A/C refrigerant lines are well-insulated and protected from damage.

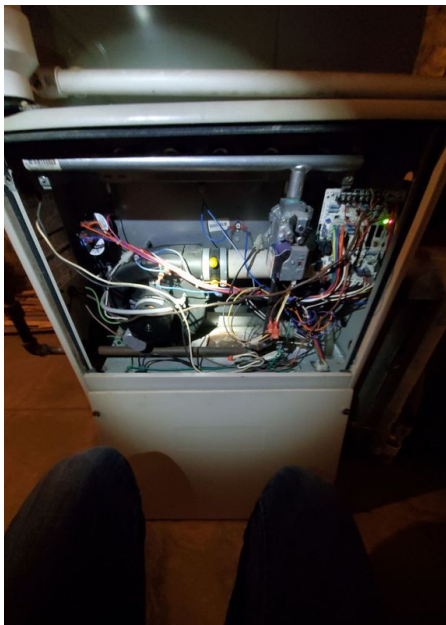
Heating & Ductwork: Heating

Energy Source

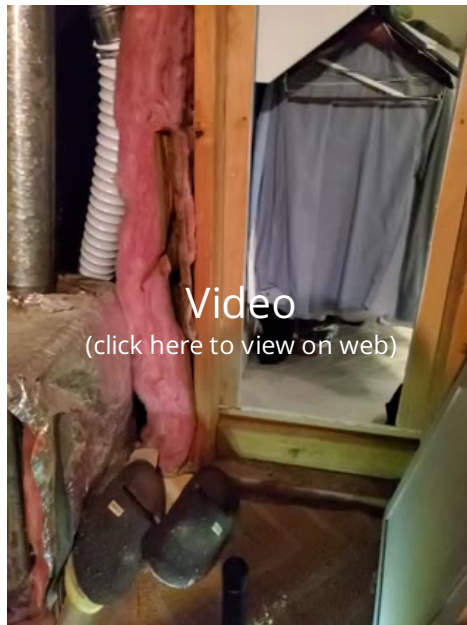
Natural Gas, Electric

Heating & Ductwork: Heating Method

Central Forced Air



Basement



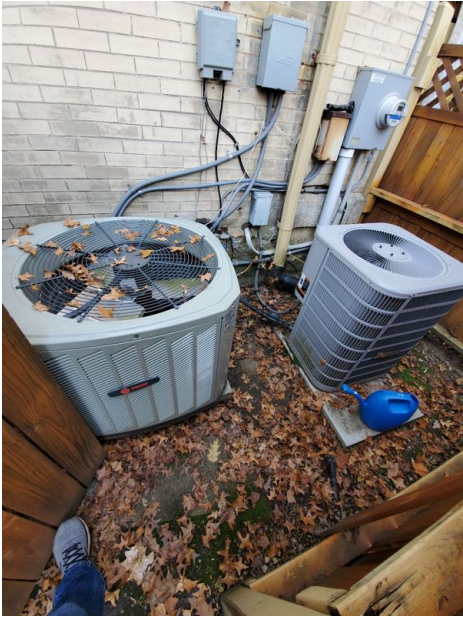
Video

(click here to view on web)

Heating & Ductwork:
Manufacture Date Listed
2009



Cooling & Condensate: Cooling
Method
Central Forced Air



Cooling & Condensate: Manufacture Date Listed
2014



Cooling & Condensate: Manufacture Date Listed

2019



Thermostat(s): Thermostat Location(s)

Master Bedroom, Multiple Thermostats, Hallway



Master Bedroom

1st Floor Hallway

Limitations

Heating & Ductwork

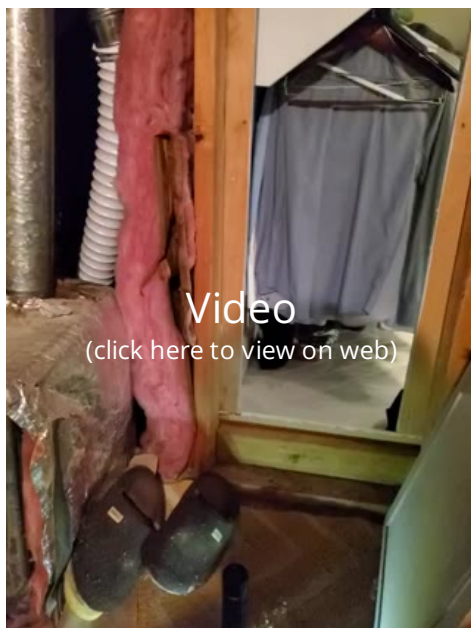
DUCTWORK LIMITATION

The ductwork inspection is visual-only and limited to areas that are readily visible and accessible. Conditions on the interior of ductwork, or areas of ductwork that are hidden were not inspected.

Heating & Ductwork

SYSTEM INACCESSIBLE

Part of the heating system was inaccessible. The inspection was restricted and limited. Further evaluation is recommended by a qualified professional.



Cooling & Condensate

TEMPERATURE RESTRICTION (A/C)

Due to the outside temperature, we were unable to operate the air conditioning system without the possibility of damage. This was an inspection restriction. We recommend that you ask the homeowner about the system, including past performance and/or further evaluate the system with a qualified professional at a later date when temperatures allow.

Thermostat(s)

DID NOT TEST EVERY FUNCTION

During the inspection, we operated the thermostat controls for heating & cooling settings. We also adjusted the temperature setting up and down to operate the heating and cooling systems. We did not inspect or test every available function or setting of the thermostat. We did not inspect any "smart", "learning", or wifi-enabled functionality of the thermostat.

Recommendations

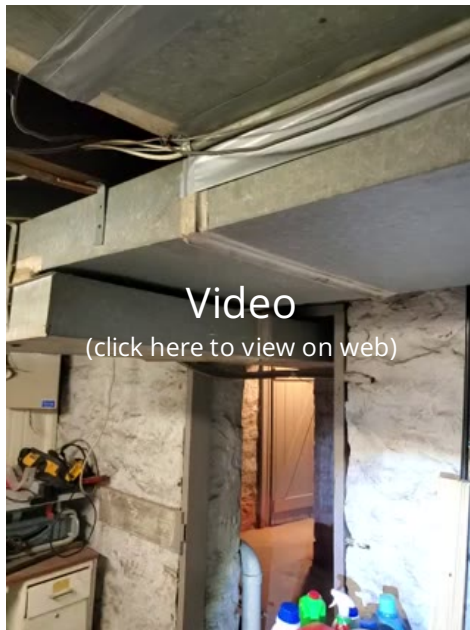
11.1.1 Heating & Ductwork

SUSPECTED ACM

We observed materials that appear similar to those that may contain asbestos on the HVAC system and/or ductwork. This is a safety concern and should be further evaluated and corrected by a qualified professional.



Good To Know



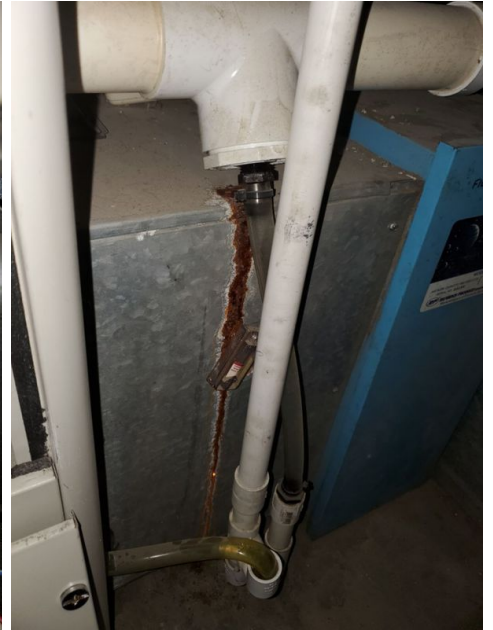
Video
(click here to view on web)

11.1.2 Heating & Ductwork

CORROSION & RUST

Good To Know

We observed areas of corrosion and rust at the heating system that may indicate its approaching the end of its service life. We recommend it is further evaluated by a qualified professional.



11.2.1 Cooling & Condensate

CONDENSER FINS DIRTY

Good To Know

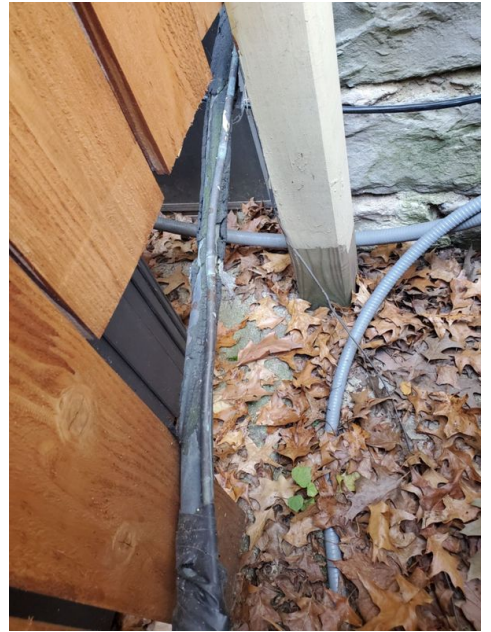
We observed that the fins of the condensing unit were dirty. This can negatively impact the efficiency, performance, and service life of the system.



11.2.2 Cooling & Condensate

**LINESET INSULATION MISSING/DAMAGED**

We observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and excessive condensation.



12: PLUMBING

Information

Water Supply System: Homeowner Hacks

Make sure that you and all of the home's occupants know where the main water shutoff valve is located in case of emergency. It's a good idea to label it clearly and maintain a clear path to access it. We recommend routine visual inspections of the plumbing system to catch leaks early.

Water Supply System: Pipes

Appeared to be:

Copper, Galvanized Steel
(problematic), PEX

Water Supply System: Location of Shut-Off Valve

Basement

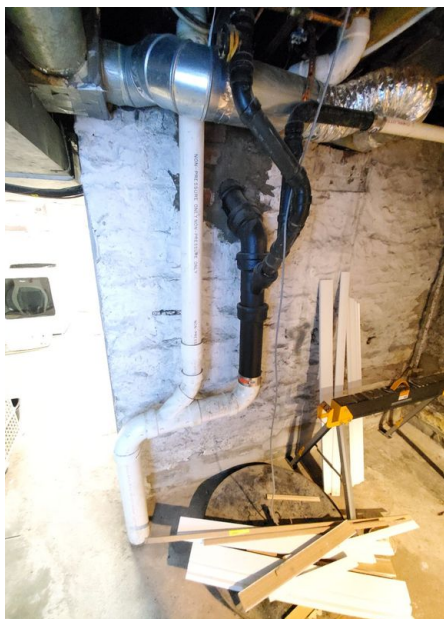


Water Heater: Type of Water Heater

Natural Gas

**Drain, Waste, & Vent Systems: Pipes Appeared to Be:**

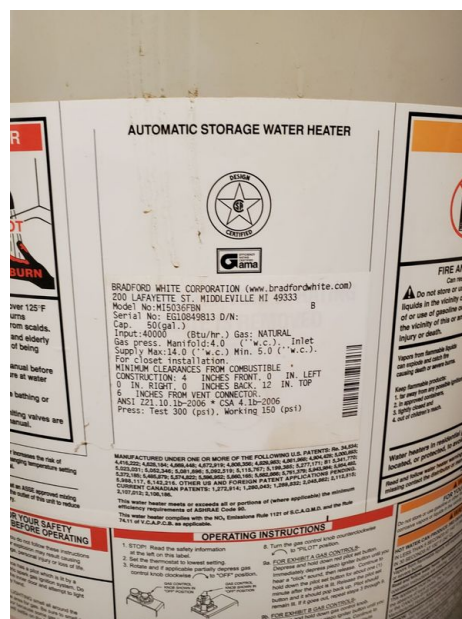
ABS, PVC, Cast Iron

**Water Heater: Size (gallons)**

50 g

Water Heater: Manufacture Date Listed

2008

**Drain, Waste, & Vent Systems: Service Appears to be:**

Sewer

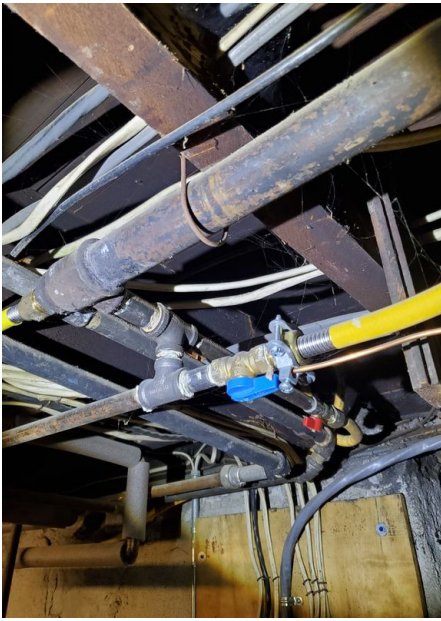
Gas Supply System: Location of Gas Meter

Left Exterior



Gas Supply System: Type of Gas Pipe

Black Iron, Yellow-Jacket CSST



Limitations

Water Supply System

INSPECTION LIMITED

The inspection was restricted because not all of the water supply pipes were exposed & readily accessible.

Water Supply System

VALVES NOT TESTED

We did not operate shutoff valves as part of the home inspection so we disclaim knowledge as to their function and adequacy.

Drain, Waste, & Vent Systems

CAN'T SEE EVERYTHING

Not all of the pipes were exposed, readily accessible, and observed. We cannot see the inside of pipes and this was an inspection restriction.

Gas Supply System

LIMITED INSPECTED

The inspection was restricted because not all of the gas supply pipes were exposed and readily accessible.

Gas Supply System

VALVES NOT TESTED

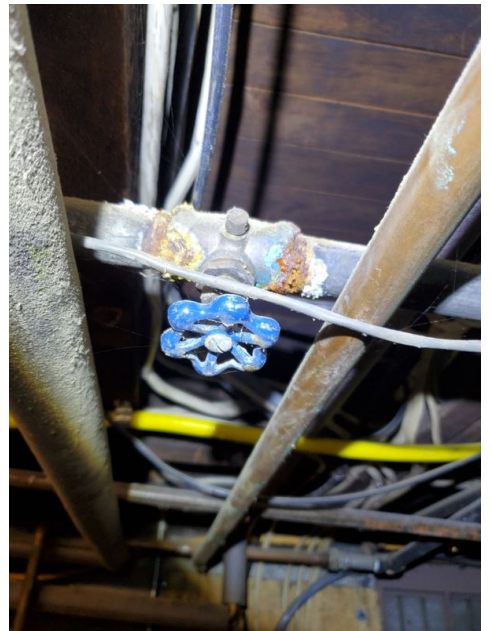
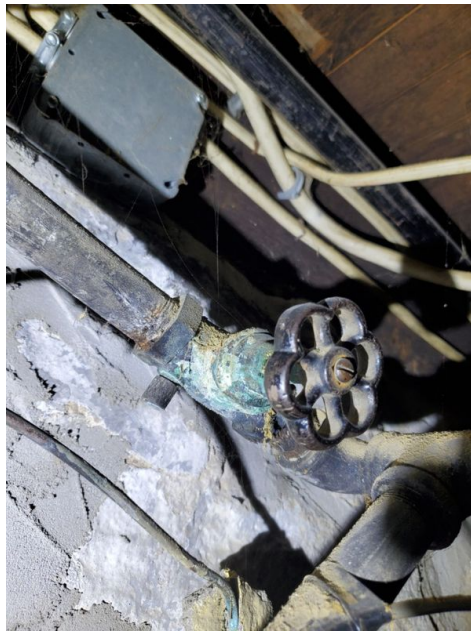
We do not operate shutoff valves as part of the home inspection so we disclaim knowledge as to their function and adequacy.

Recommendations

12.1.1 Water Supply System

**CORROSION**

We observed more-than-expected corrosion at pipe fittings in one or more areas. Continued corrosion can cause leaks, but no active leaks were observed. We recommend this is further evaluated by a qualified professional.



12.1.2 Water Supply System

**MAIN VALVE IS OLD**

We observed advanced age of the house's main water shutoff valve. It is likely that this valve would have issues fully turning off the water supply in an emergency. We recommend it is replaced with a newer valve by a qualified professional.



12.1.3 Water Supply System

GALVANIZED STEEL APPEARED AGED

We observed that the water supply pipes appeared to be made from galvanized steel. As such, they are old and may be near the end of its service life and may not perform reliably. We recommend budgeting for replacement.

12.4.1 Gas Supply System

EXTERIOR GAS LINE RUST/CORROSION

We observed some surface rust at the gas meter components.

Outdoor gas components should be painted to protect the gas pipes from corrosion. Corrosion can lead to gas leaks.



13: ELECTRICAL

Information

Exterior Electrical Service: Service Drop Type

Underground

Disconnects, Panels, Breakers, & Wiring: Location of Panel

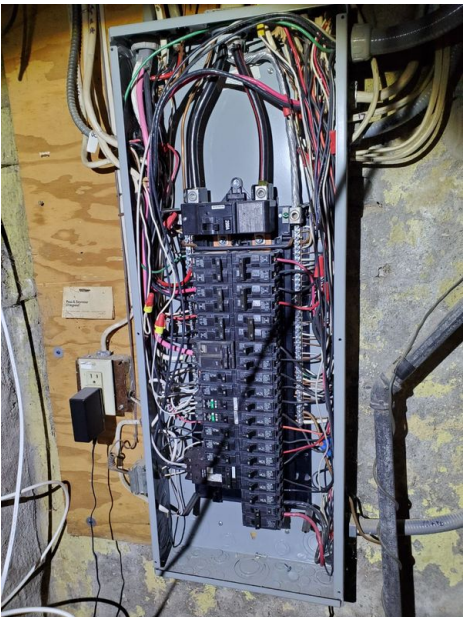
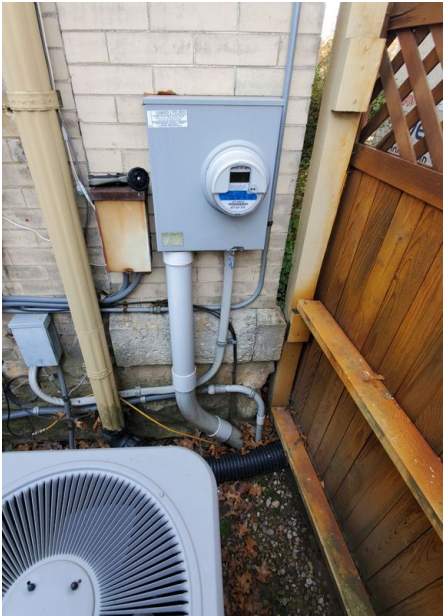
Basement

Disconnects, Panels, Breakers, & Wiring: Main Disconnect Rating (If Labeled)

200

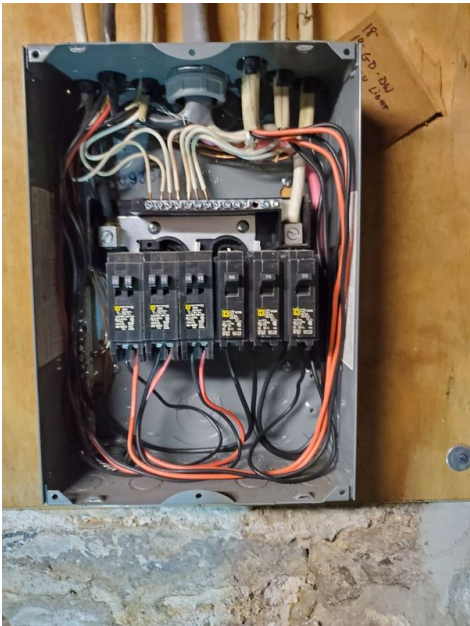
Disconnects, Panels, Breakers, & Wiring: Type of Panel

Siemens



Disconnects, Panels, Breakers, & Wiring: Subpanel Installed

We observed a subpanel installed.



Limitations

Exterior Electrical Service

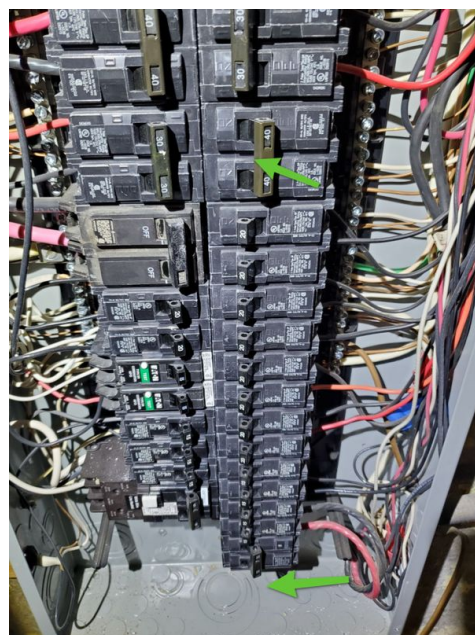
UNABLE TO INSPECT ALL COMPONENTS

We were unable to inspect every component for proper installation of the system according to modern code. We inspected the visible parts of the electrical system as much as we could according to the Ohio Standards of Practice.

Disconnects, Panels, Breakers, & Wiring

BREAKER(S) IN OFF POSITION

We observed that one or more breakers was turned off prior to inspecting the electrical panel. We recommend asking the seller what this breaker is for and why it is off.



Recommendations

13.1.1 Exterior Electrical Service

CORRODED EXTERIOR ELECTRICAL COMPONENT

We observed an electrical component that appears to be at the end of its service life.



Good To Know

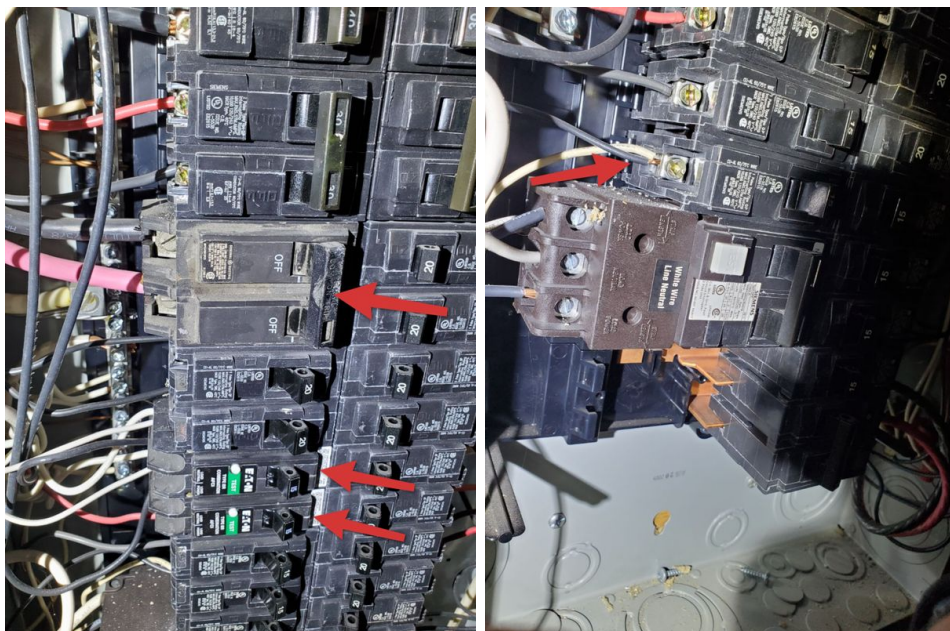


13.2.1 Disconnects, Panels, Breakers, & Wiring

BREAKER INCORRECTLY WIRED

Recommend Repair

We observed that one or more circuit breakers was incorrectly wired or installed. A type/brand of breaker was used that does not match the type/brand of the panel. This may indicate that work was not performed by a licensed electrician. This is a safety concern should be corrected by a qualified professional.



13.2.2 Disconnects, Panels, Breakers, & Wiring

ACTIVE KNOB & TUBE WIRING

Recommend Repair

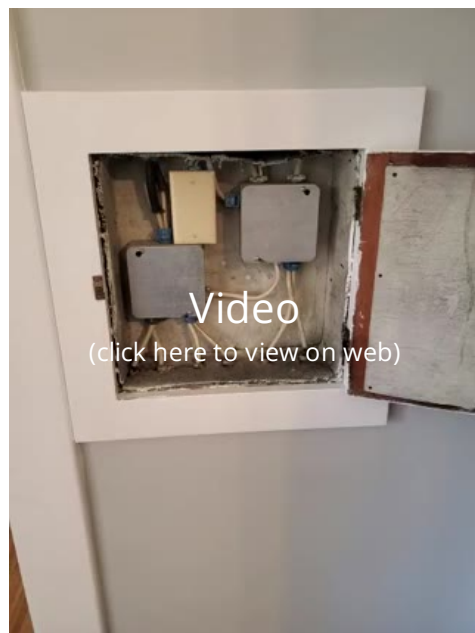
We observed live knob & tube wiring in the home. Based on the age of this type of electrical, we considered it a hazard and replacement is recommended. Knob & tube wiring is not grounded, is susceptible to damage and deterioration, and certain types may contain asbestos in the wire insulation.



2nd Floor Hallway



2nd Floor Hallway



13.2.3 Disconnects, Panels, Breakers, & Wiring

SUSPECTED ACM

We observed materials that appear similar to those that may contain asbestos on the electrical system.



14: RADON MITIGATION SYSTEM

Information

Radon System Installed?
No

System Location
None

15: BASEMENT

Information

Basement: Homeowner Hacks

One of the most common problems in a house is a wet basement. Your job is to monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Foundation Appeared to Be:

Stone



Basement: Dehumidifier Present

We observed a dehumidifier in the basement. We recommend at least 1 active dehumidifier in every basement. This may be an indication that the basement has humidity and moisture issues (which most do).



Basement: Evidence of Foundation Repair

We observed in area where foundation repair was made. We recommend you ask the seller for more information about this repair.



Sump Pump: Sump Pump System Installed?

No

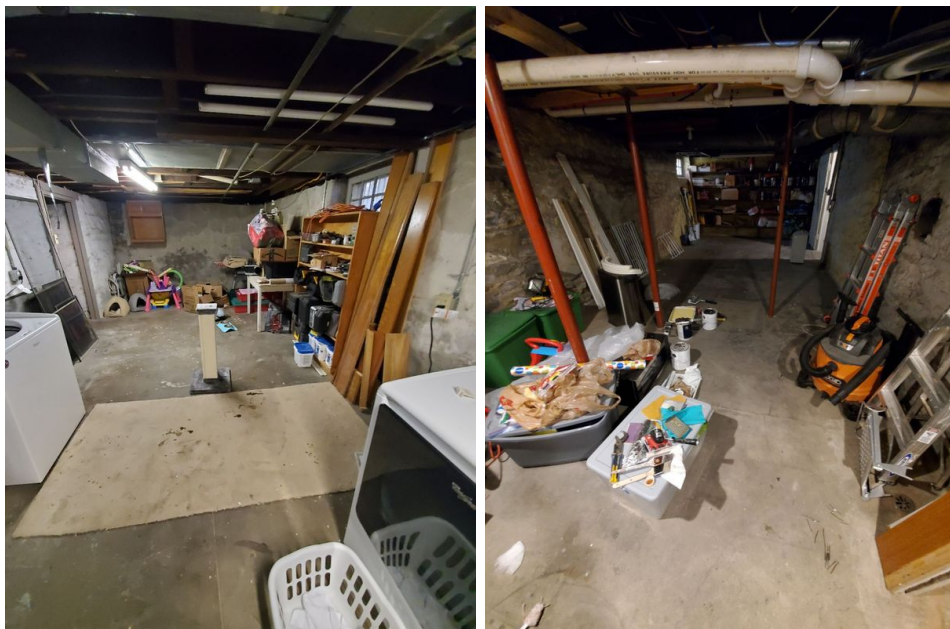
We highly recommend sump pumps in basements, especially if the basement is finished or if you plan to finish it. It's important to test the sump pump regularly, and replace it when it nears the end of its expected life. We also highly recommend a backup pump as a fail-safe in case of a power outage and/or main pump failure. **PRO TIP: make sure sump pump failure is covered in your homeowner's insurance policy--sometimes it is not covered unless you opt-in.**

Limitations

Basement

PERSONAL STORAGE

Personal items limited our visual inspection and this was an inspection restriction.



Recommendations

15.1.1 Basement

RECOMMEND MORE INSULATION

We observed the general absence of insulation in the basement. We highly recommend insulation in the rim joists, as this is a major heat loss area.



15.1.2 Basement

MISSING GFCI

We observed missing GFCI protection, which is required for all 15- and 20-amp receptacles in an unfinished basement.





15.1.3 Basement

DAMAGED/MISSING COVER PLATE

Recommend Repair

We observed that a receptacle box has a damaged or missing cover plate. This is a safety concern.



15.1.4 Basement

FOUNDATION WALL LEANING

Recommend Repair

We observed a leaning foundation wall. This is a potential structural issue, but is also relatively common among homes this age. We recommend further evaluation by a qualified specialist and/or structural engineer.

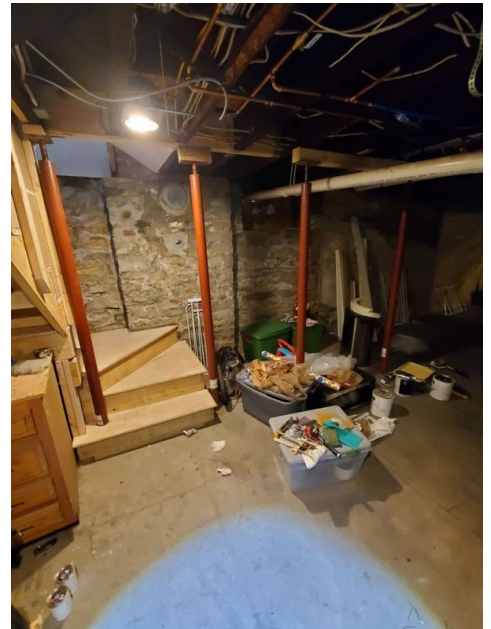


15.1.5 Basement

STRUCTURAL REPAIRS

Good To Know

We observed previous structural/foundation repairs that were likely due to foundation and settling issues. We recommend you monitor these areas for new cracking or movement and ask the seller about the history and reasons for these repairs.



15.1.6 Basement

UNPROTECTED ELECTRICAL

Recommend Repair

We observed electrical wiring that is subject to damage and should be protected inside a finished wall or a conduit. This is a safety concern.



15.1.7 Basement

EVIDENCE OF PREVIOUS WATER ISSUES

Good To Know

We observed an area with indications of past water issues. No water or dampness was observed in this area.

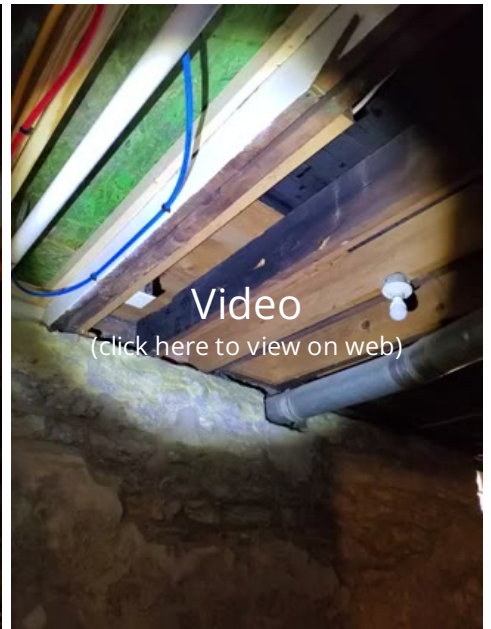


15.1.8 Basement

EVIDENCE OF FIRE DAMAGE

Recommend Repair

We observed indications that there may have been a fire in the house at some point. We recommend this is further evaluated by a qualified professional and/or structural engineer to determine that proper repairs were made.



15.1.9 Basement

UNUSED VENT

We observed an unused vent that is not sealed. It may let in a lot of cold air in the winter.

**Good To Know**