



ELEVATE HOME INSPECTION

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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 is the right home for someone
No house is perfect & nothing is beyond repair
The more data you have, the better decisions you can make

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! Don't forget that finding issues is what you're paying us for. 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 control the process and the ability to plan for 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 to life for occupants
may be a hurdle to legal occupation, financing, or insurance coverage

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!

2. A **RECOMMEND REPAIR** is an issue we recommend be corrected in the near-term. Most safety concerns are also included here. 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 Radon Test Occupancy Occupied/Furnished Approx. Temperature at Start 50 F	In Attendance Client, Client's Agent Weather Clear Type of House Detached, Multi-Story
Year Built (MLS) 2010		

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:
West

Main Shutoffs: Electrical Disconnect
Basement



Main Shutoffs: Gas Shut-off Valve

Right Exterior

**Main Shutoffs: Water Shut-off Valve**

Basement

**Specialist(s) Recommended For::**
Structure**Specialist(s) Recommended For::**
Chimney/Fireplace**Specialist(s) Recommended For::**
Basement/Crawlspace

3: ROOF

Information

Roof Covering: Homeowner Hacks

Any roof can leak--even a brand new one! We recommend you monitor the roof system for damage or deterioration. Keeping the roof free of debris and keeping trees trimmed will help tremendously. Inspecting the roof at least once per year is a great way to catch problems before they become major issues.

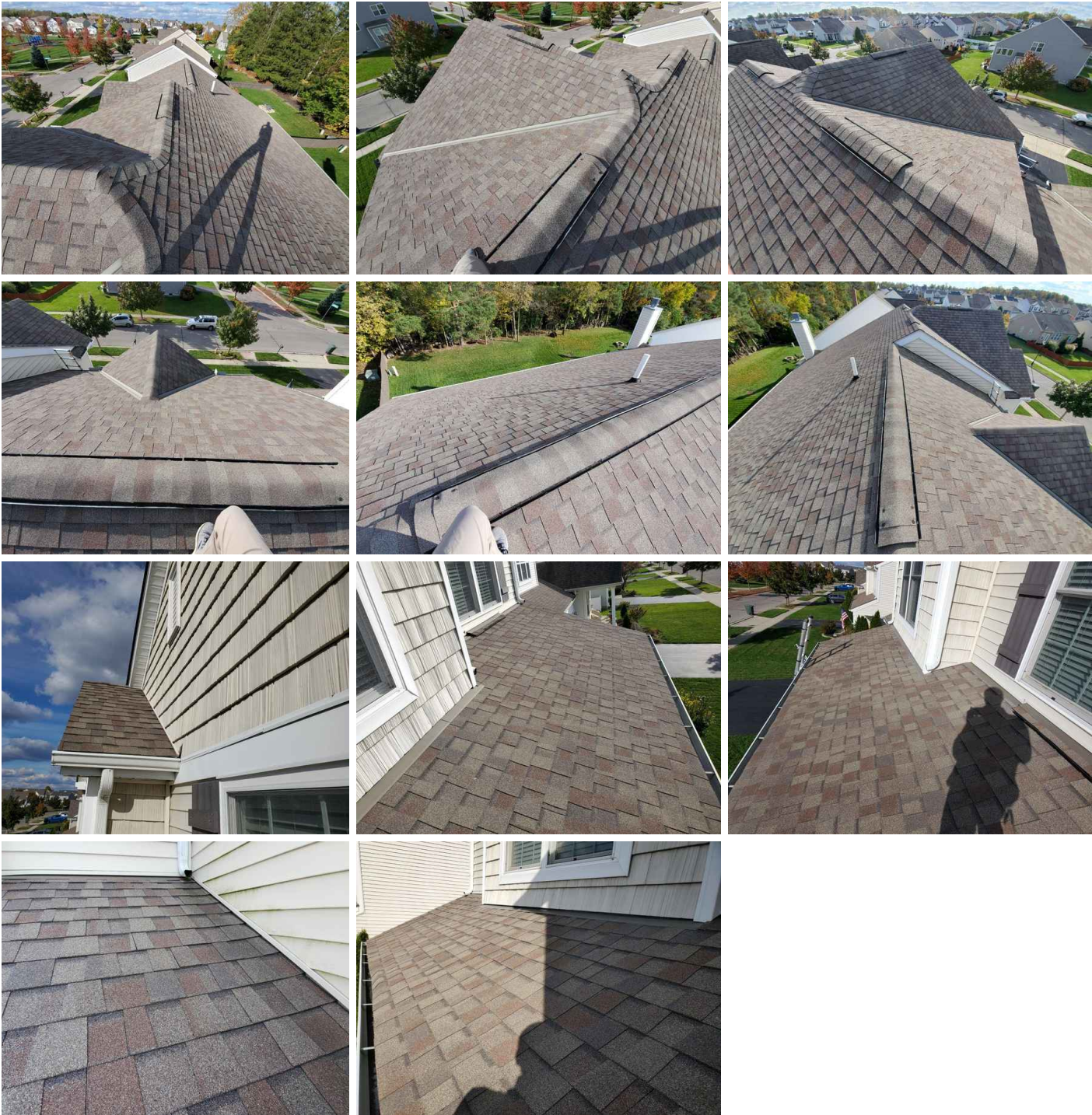
Roof Covering: Roof Covering Appeared to be:

Asphalt Shingles, Appeared Mid-
Life

Roof Covering: We Inspected the Roof from:

on the Roof

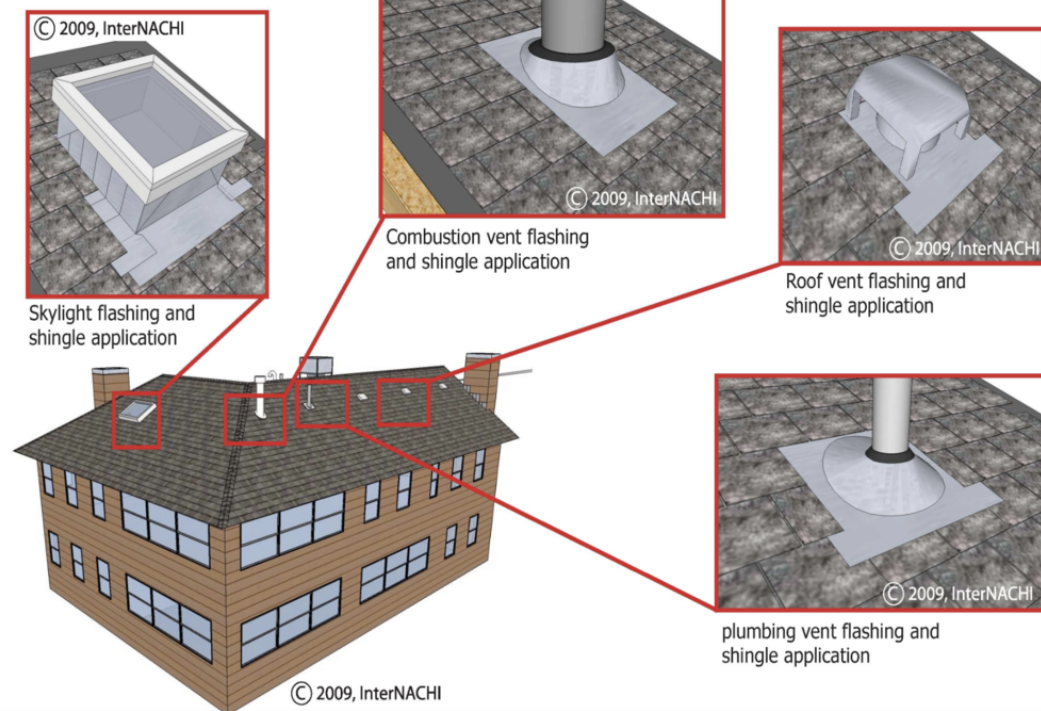
Roof Covering: Roof Photos



Flashing & Vents: Homeowner Hacks

We recommend you 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

We recommend you 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. 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.

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 & Vents

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

SEALANT NEEDED

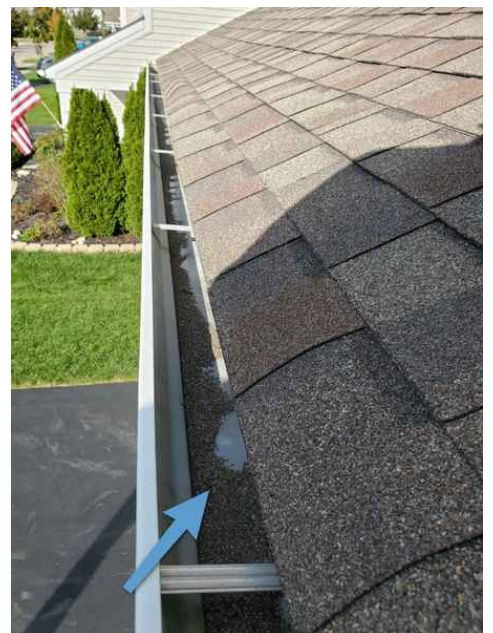
We observed exposed fasteners and/or loose seams on the roof. Fasteners & seams are common roof leak areas.



3.1.2 Roof Covering

MISSING GRANULES

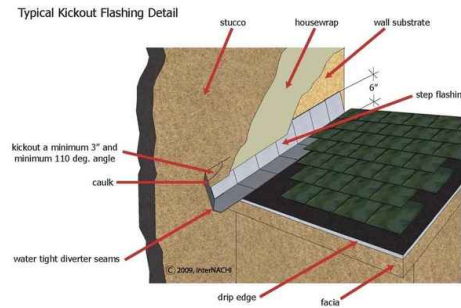
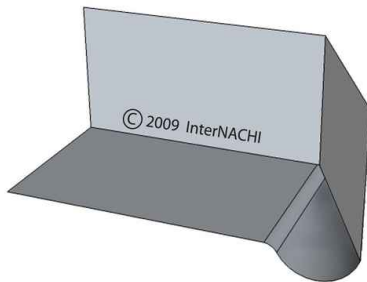
We observed shingles with missing granules. This indicates that the shingles are aging and are likely in the second half of their service life.



3.2.1 Flashing & Vents

MISSING KICKOUT FLASHING

We observed areas where kickout flashing is missing. This could lead to hidden moisture intrusion and water damage issues that are typically not observable until they have caused significant damage.

KICK-OUT FLASHING

Kickout flashing

3.2.2 Flashing & Vents

SEALANT NEEDED

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



3.3.1 Gutters & Downspouts

RECOMMEND DOWNSPOUT EXTENSIONS ON ROOF

We observed a downspout that empties onto a roof. This can prematurely age the roof covering system. We recommend the downspout is extended to reach the next gutter area.



Video
(click here to view on web)

4: ATTIC

Information

Structure: We Observed the Attic from:
Inside the Attic



Insulation: Type Observed
Cellulose, Blown-In



Insulation: Approx. Depth

6-9 inches

**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.

5: EXTERIOR

Information

Adjacent Driveways: Material
Asphalt



Adjacent Walkways: Material
Concrete



Wall Coverings: Wall Covering
Appeared to Be:
Vinyl

Wall Coverings: Trim Appeared to
Be:
Vinyl

Exterior Foundation: Foundation Repairs

We observed previous foundation repairs that were likely due to minor foundation and settling issues. We recommend you monitor these areas for new cracking or movement and ask the sellers what they know about the repairs.



Limitations

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

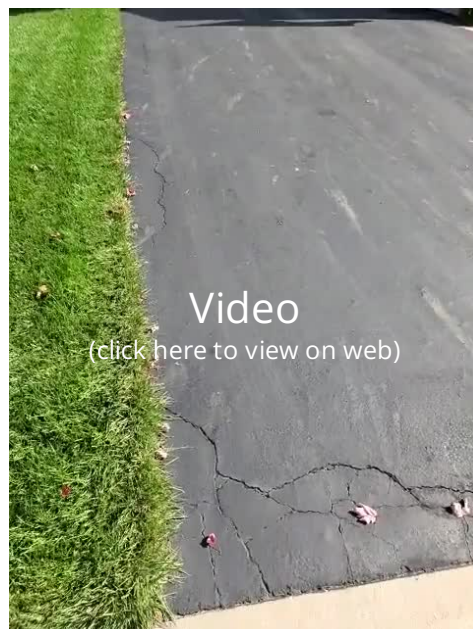
5.2.1 Adjacent Driveways



Good To Know

CRACKS

We observed cracks on a hard surface indicating that section may be near the end of its useful life. We recommend sealing the cracks and monitoring this area for further deterioration.



5.2.2 Adjacent Driveways



Good To Know

RECOMMEND CRACK FILL & RESURFACE

Based on its condition, we recommend the asphalt driveway is repaired and resealed to extend its useful life.

5.2.3 Adjacent Driveways



Good To Know

SEALANT NEEDED

We observed an area where we recommend sealant is added to keep water from entering.



5.4.1 Wall Coverings
CAULK NEEDED

 Recommend Repair

We observed degraded caulking/sealant, which could allow moisture to penetrate into the house.



Back



Back

5.4.2 Wall Coverings
MILDEW/MOSS/ALGAE

 Good To Know

We observed signs of algae/moss/mildew on the exterior wall-covering materials. This is common on north-facing walls and shaded portions of the home. We recommend routine cleaning to remove the growth.



Front

5.4.3 Wall Coverings

MISSING SIDING

 Recommend Repair

We observed an area of missing wall-covering material that is likely to cause moisture damage.



Front



5.6.1 Exterior Foundation

MINOR CRACKING

 Good To Know

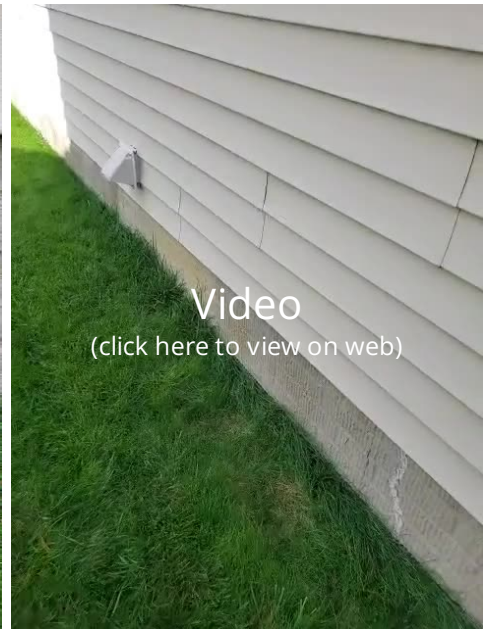
We observed minor cracking in one or more areas of the exterior foundation. We recommend monitoring the area for additional cracking/expansion and sealing the cracks to avoid moisture entry.



Right Side



Right Side



Video
(click here to view on web)



Back



Left Side



Left Side

5.10.1 Exterior Plumbing

SPIGOT DAMAGED

We observed that a hose bib was damaged. Vacuum breaker was leaking. Here's a DIY repair video <https://youtu.be/59gSLqVc9A>





5.12.1 Exterior Doors

PAINT IN POOR CONDITION 2



We observed paint in poor condition. This should be corrected to avoid further damage.



Back Door



Front Door

6: ATTACHED GARAGE

Information

Vehicle Door:	Description of Door	Vehicle Door Opener:	Type of Operation
	Uninsulated, Metal		Automatic Opener



Recommendations

6.1.1 Vehicle Door

WEATHER STRIPPING

We observed that the weather stripping at the garage door is in poor condition. This may negatively impact any insulating, noise reduction, weather sealing, or pest control features of the garage door.

 Good To Know



6.1.2 Vehicle Door

MINOR DAMAGE

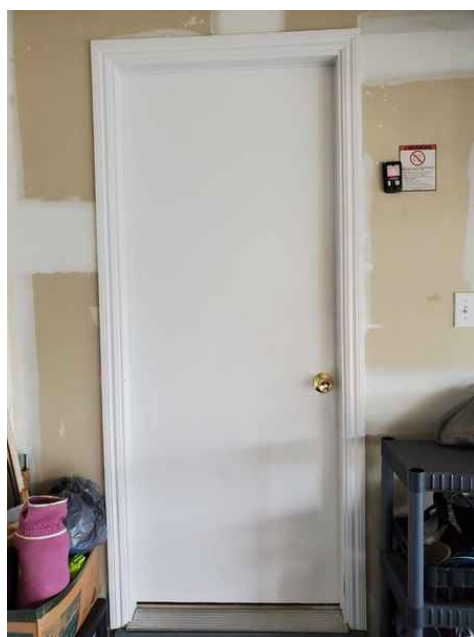
We observed minor damage to the garage vehicle door.



6.3.1 Garage Interior

GARAGE DOOR WASN'T SELF-CLOSING

We observed that the door between the garage and the house was not self-closing. We recommend a closer or self-closing hinges be installed to keep harmful fumes out of the home and maintain an intact fire-separation wall.



6.4.1 Garage Floor

MINOR CRACKS

We observed cracks in the garage floor. These are common and are not often structural concerns. We recommend that these cracks be sealed and monitored.



6.5.1 Garage Electric

RECOMMEND MORE OUTLETS



We recommend more outlets in the garage. There should be at least 1 outlet per vehicle bay to minimize the need for extension cords.

7: INTERIOR

Information

Fireplace: Type of Fireplace

Factory-Built, Gas Log

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.](#)

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.

Fireplace

NO PILOT OR AUTO IGNITE

The fireplace appears to require manual lighting. We did not ignite the fireplace to test operation as part of the home inspection.

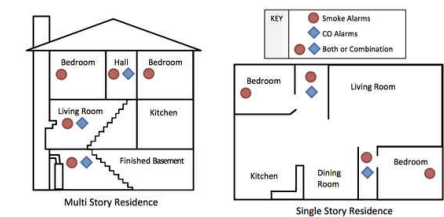
Smoke & CO Detectors

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 did not test the detectors during the inspection and we disclaim knowledge of the adequate function or code compliance of the installed detectors.



Detector Locations

Recommendations

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. Minor settling is common. These areas should be monitored to ensure that the cracks do not grow.



2nd Floor Ceiling



2nd Floor Ceiling



Living Room Wall

7.3.2 Floors, Walls, Ceilings

SURFACE DAMAGE

We observed damage to a finished interior surface.



Basement Stairwell

7.4.1 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.](#)



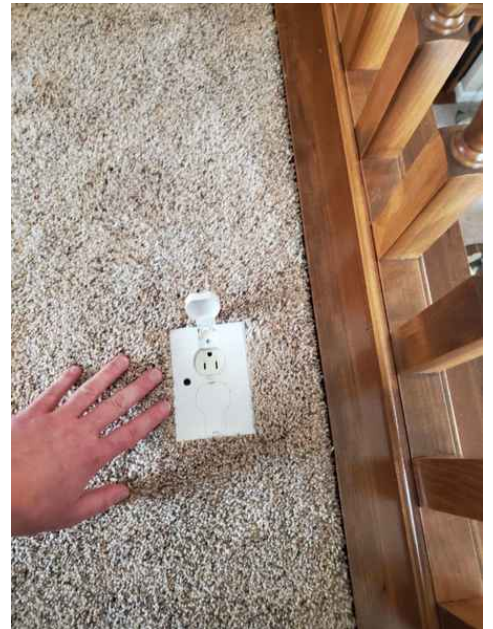
7.6.1 Electric Fixtures

FLOOR OUTLET

We observed a floor outlet. We recommend a child-proof cover for these since they are more easily accessible to kids, moisture, & damage.



Good To Know



2nd Floor Loft

7.7.1 Stairs & Handrails

HANDRAIL LOOSE

We observed a loose handrail.



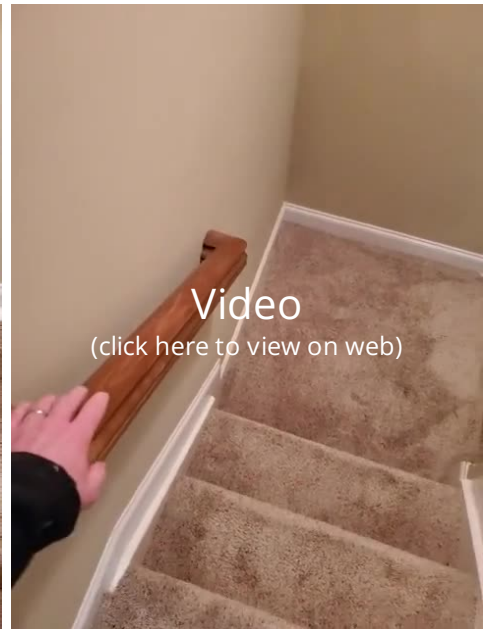
Recommend Repair



Basement Stairwell



Basement Stairwell



8: KITCHEN

Information

Dishwasher: Brand
Whirlpool



Range/Oven/Cooktop: Energy Source
Electric

Range/Oven/Cooktop: Brand
Whirlpool



Refrigerator: Brand
Whirlpool



Built-in Microwave: Brand
Whirlpool



Limitations

Sink & Disposal

STORAGE RESTRICTION

At the time of the inspection, the cabinet under the sink was full of belongings, which blocked some visual inspection areas. This was an inspection restriction.



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.

Recommendations

8.5.1 Range/Oven/Cooktop

MISSING ANTI-TIP DEVICE

We observed that the range appliance was not secured to the wall with an anti-tip device.



8.7.1 Built-in Microwave

RECOMMEND EXTERIOR VENTING

We recommend that the built-in microwave exhaust vents outside to improve indoor air quality, especially if there are gas-fired appliances.



9: BATHROOMS

Limitations

Jetted/Jacuzzi Bathtub

MISSING ACCESS

We were not able to fully inspect the jetted tub because we could not locate or access a sufficient access panel to view the mechanical system.



Recommendations

9.2.1 Jetted/Jacuzzi Bathtub

MISSING ACCESS

We observed missing access to the plumbing & mechanical systems for the jetted tub.

 Good To Know



10: LAUNDRY

Information

Clothes Washer: Brand
Maytag



Clothes Dryer: Dryer Power Source
Electric, 4-Prong Outlet

Clothes Dryer: Brand
Maytag



Recommendations

10.2.1 Clothes Dryer

DIRTY DRYER EXHAUST VENT

We observed lint built-up in the dryer exhaust vent. It was not fully blocked at the time of the inspection, but we recommend it is cleaned.

 Recommend Repair



Right Side

10.2.2 Clothes Dryer

LONG DRYER VENT

We observed a dryer exhaust duct that was very long. Dryer performance may be impacted and we recommend cleaning the dryer ductwork frequently to avoid buildup and/or performance issues.



Good To Know



Crawlspace

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

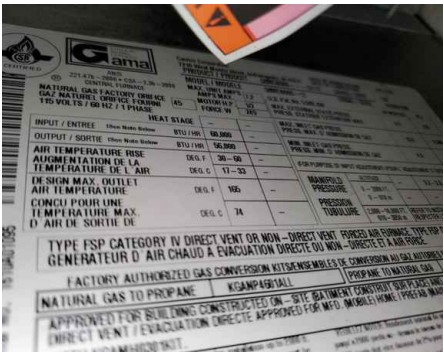
Heating & Ductwork: Heating Method

Central Forced Air



Heating & Ductwork: Manufacture Date Listed

2010



Cooling & Condensate: Cooling Method
Central Forced Air



Back

Cooling & Condensate: Manufacture Date Listed
2010



Thermostat(s): Thermostat Location(s)
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.

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

SPACE HEATERS OBSERVED



We observed space heaters in the home during the inspection. This may indicate that the current occupants experience insufficient heat from the permanent heating equipment. We recommend asking the sellers about this.



Bedroom Above Garage

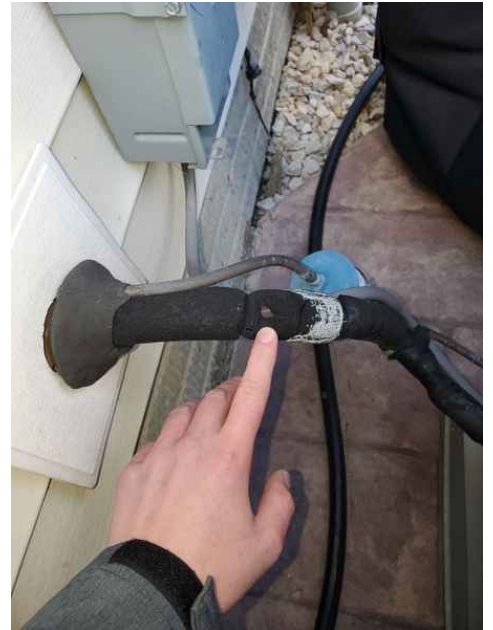
11.2.1 Cooling & Condensate

LINESET INSULATION MISSING/DAMAGED



Good To Know

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



11.2.2 Cooling & Condensate

EXTERIOR ELECTRICAL UNPROTECTED



Recommend Repair

We observed exterior electrical that was not properly protected with waterproof conduit.



[Back](#)

12: PLUMBING

Information

Water Supply System: Water Shut-off Valve

Basement

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.

Water Supply System: Pipes

Appeared to be:

Copper, CPVC

Water Heater: Type of Water

Heater

Electric

Water Heater: Size (gallons)

50 g

Water Heater: Manufacture Date

Listed

2010



Drain, Waste, & Vent Systems:

Pipes Appeared to Be:

PVC

Drain, Waste, & Vent Systems:

Service Appears to be:

Sewer

Gas Supply System: Gas Shut-off Valve

Right Exterior

Make sure that you and all of the home's occupants know where the main gas 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. If you ever smell a strong odor of natural gas (similar to rotten eggs), we highly recommend that you call 911 and your local gas supplier to report a gas emergency and vacate the house immediately.

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.





12.2.1 Water Heater

TPR VALVE EXTENSION ISSUE



We observed an issue with the TPR (temperature, pressure, and relief) valve extension.



Basement

12.2.2 Water Heater



RECOMMEND EXPANSION TANK



We observed that there was not an expansion tank installed. Some areas require them, and we recommend one be installed.

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) 150
	Disconnects, Panels, Breakers, & Wiring: Type of Panel Square D 	
	Basement	

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.

Recommendations

13.2.1 Disconnects, Panels, Breakers, & Wiring

OBJECTS INSIDE PANEL

We observed that there were foreign objects inside the electrical panel. These should be removed.

 Good To Know



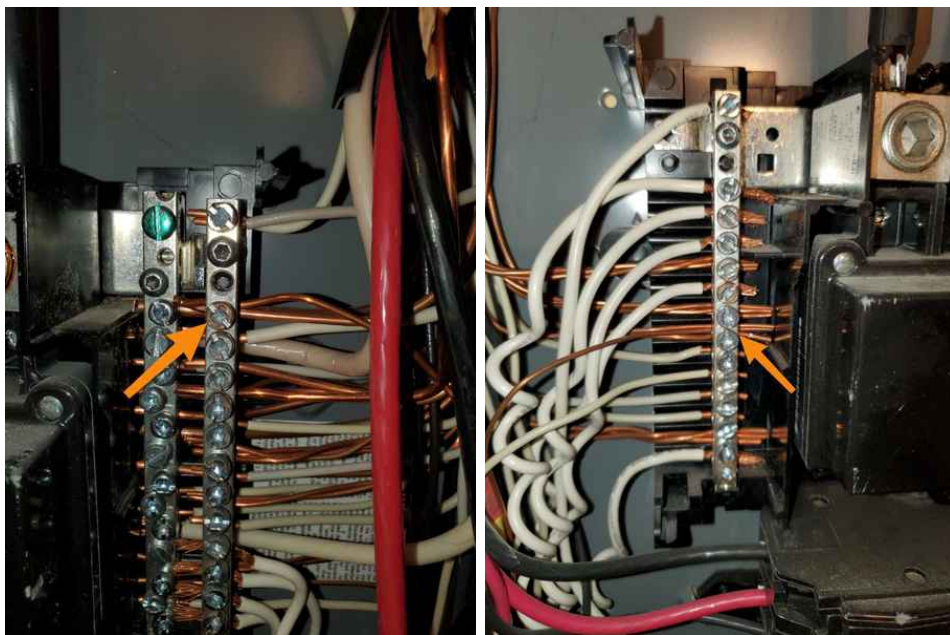
13.2.2 Disconnects, Panels, Breakers, & Wiring

DOUBLED GROUNDS (DIFFERENT GAUGES)



Recommend Repair

We observed doubled ground wires of different sizes connected under the same single lug, which is not allowed.



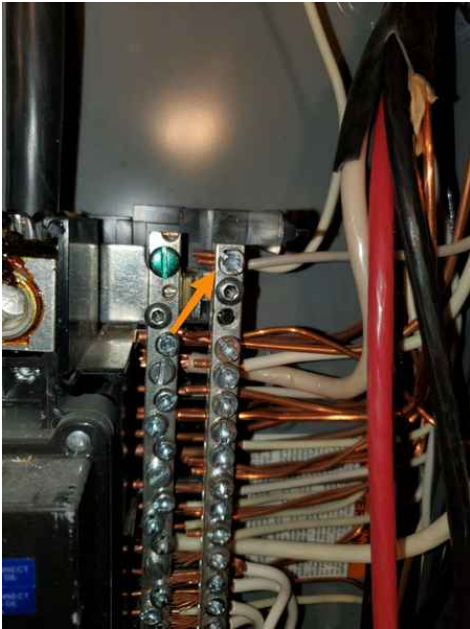
13.2.3 Disconnects, Panels, Breakers, & Wiring

DOUBLED NEUTRALS



Recommend Repair

We observed doubled neutral wires connected under the same single lug, which is not allowed.



14: RADON MITIGATION SYSTEM

Information

Radon System Installed?

No

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 Walls

Appeared to Be:

Poured Concrete

Basement: Dehumidifier Present

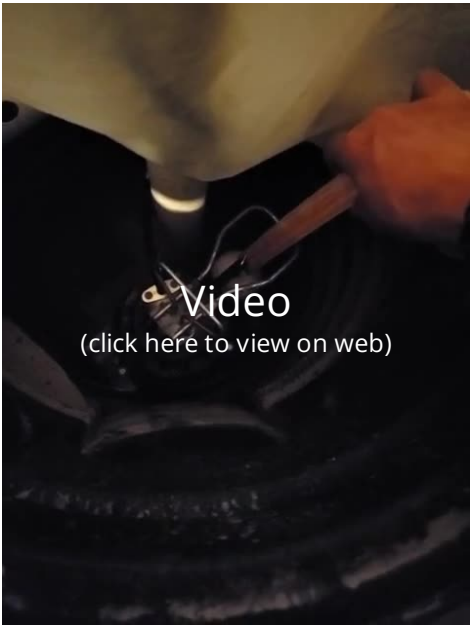
We observed a dehumidifier in the basement. We recommend at least 1 active dehumidifier in every basement. This may be an indication that the basement has humidity and moisture issues (which most do).



Sump Pump: Sump Pump System Installed?

Yes

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

UNPROTECTED ELECTRICAL

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

 Recommend Repair

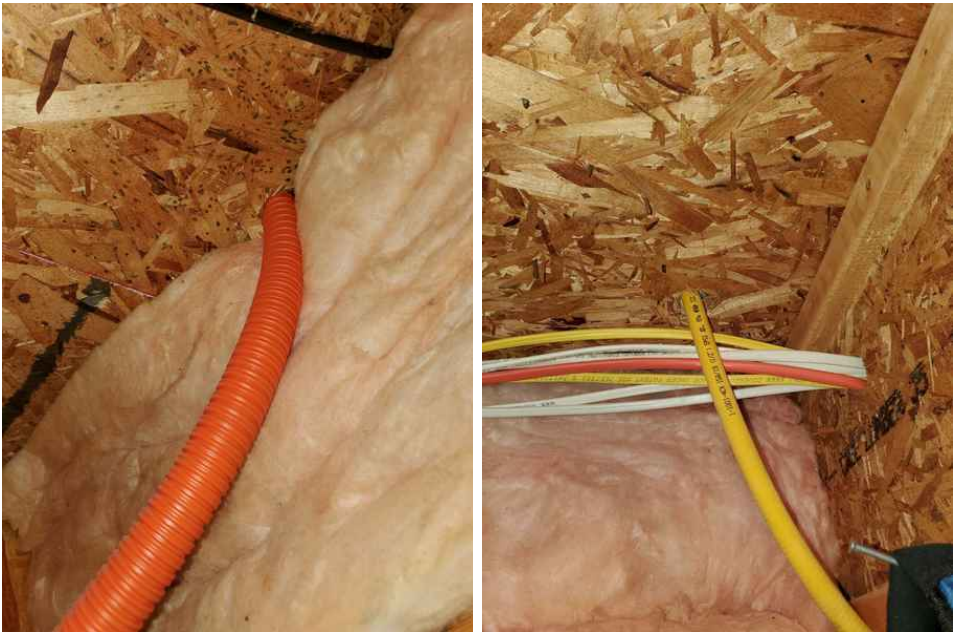


15.1.2 Basement

MISSING FIREBLOCKING 2

 Recommend Repair

We observed that multiple holes in the ceiling/floor were not properly fireblocked with insulation or foam. Fireblocking is required at penetrations through floors to prevent fire from spreading to additional areas of the home.



15.2.1 Sump Pump

RECOMMEND BACK-UP PUMP

 Good To Know

We recommend a back-up system for the sump pump as a fail-safe in case of power outage and/or main pump failure.

15.2.2 Sump Pump

CHECK VALVE ISSUE

We observed a check valve that appears poorly installed. It may leak or fail to work properly over time.

**Recommend Repair**

16: CRAWLSPACE

Information

Crawlspace: Foundation Walls Appeared to Be: Poured Concrete	Crawlspace: Crawlspace Access Location Basement	Crawlspace: Inspection Method Inside Crawlspace
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Crawlspace: Foundation Repairs

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



Limitations

Crawlspace

PERSONAL STORAGE

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



Recommendations

16.1.1 Crawlspace

RECOMMEND SEALED CRAWLSPACE

We recommend a sealed-crawlspace strategy that includes a sealed air barrier and perimeter insulation.

16.1.2 Crawlspace

INSULATION INSTALLED POORLY

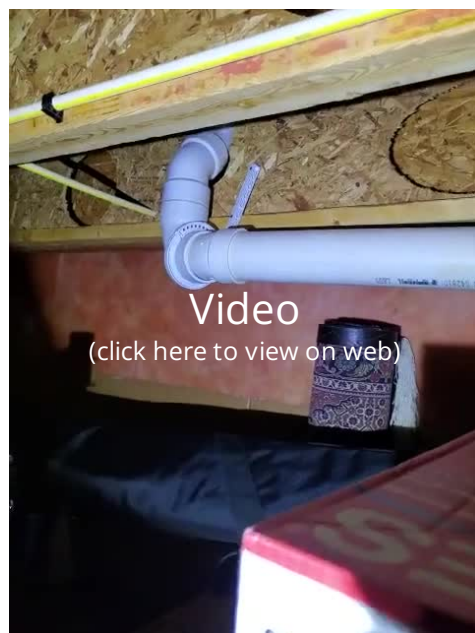
We observed insulation that was installed poorly in an area of the crawlspace.



16.1.3 Crawlspace

DAMAGED FLOOR TRUSS

We observed a damaged or missing component on an engineered truss that is not designed to be cut or modified. This is a potential structural issue and we recommend further evaluation by a specialist.





16.1.4 Crawlspace

WET AREAS

We observed wet areas and evidence of past water presence in the crawlspace.



Recommend Repair



16.1.5 Crawlspace

LIGHT BULBS NEED PROTECTION

We observed light bulbs in the crawlspace that are subject to damage. We recommend a protected service-area light fixture here instead.



Recommend Repair

