



ELEVATE HOME INSPECTION

123 Court St
Columbus OH 43221

James DeGraw

NOVEMBER 4, 2021



Inspector

James DeGraw

James DeGraw

Ohio License #OHI.2021007685, InterNACHI Certified
Home Inspector

(614) 706-2958

james@elevateinspection.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Helpful Information	6
3: Roof	8
4: Attic	13
5: Exterior	19
6: Attached Garage	41
7: Interior	47
8: Kitchen	59
9: Bathrooms	63
10: Laundry	65
11: Heating & Cooling	67
12: Plumbing	73
13: Electrical	83
14: Radon Mitigation System	90
15: Basement	91

How to Understand Your Home Inspection

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

Every house is the right house 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 even 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. 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 None Occupancy Occupied/Furnished Approx. Temperature at Start 52 F	In Attendance Client Weather Clear Type of House Detached, Single-Story
Year Built (MLS) 1968		

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 of House Faces: Northwest

House Orientation: Front



House Orientation: Right



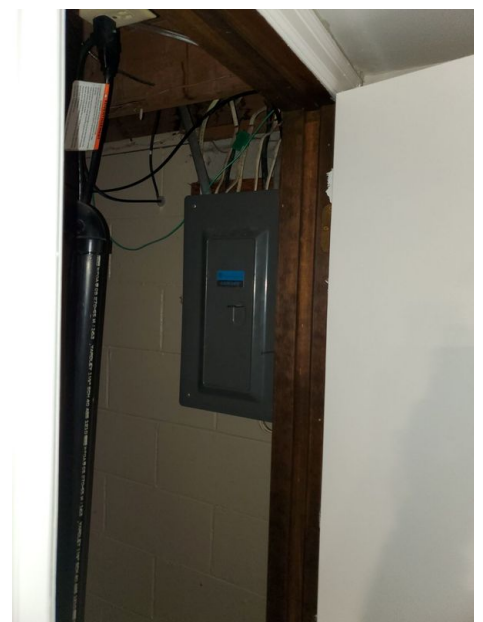
House Orientation: Back



House Orientation: Left



Main Shutoffs: Electrical Disconnect Basement



Main Shutoffs: Gas Shut-off Valve

Left Exterior



Valve

Basement

**System Service Life: Heating System Aged**

The heating system showed signs that it is nearing the end of its expected service life. We recommend further evaluation by a specialist and budgeting for replacement.

System Service Life: Cooling System Aged

The cooling system showed signs that it is nearing the end of its expected service life. We recommend further evaluation by a specialist and 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 further evaluation by a specialist and budgeting for replacement.

System Service Life: Electrical Panel Aged

The electrical panel showed signs that it is nearing the end of its expected service life. We recommend further evaluation by a specialist and budgeting for replacement.

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. We recommend further evaluation by a specialist and budgeting for replacement.

System Service Life: Sump Pump Aged

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

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, Appeared New

Roof Covering: We Inspected the Roof from:

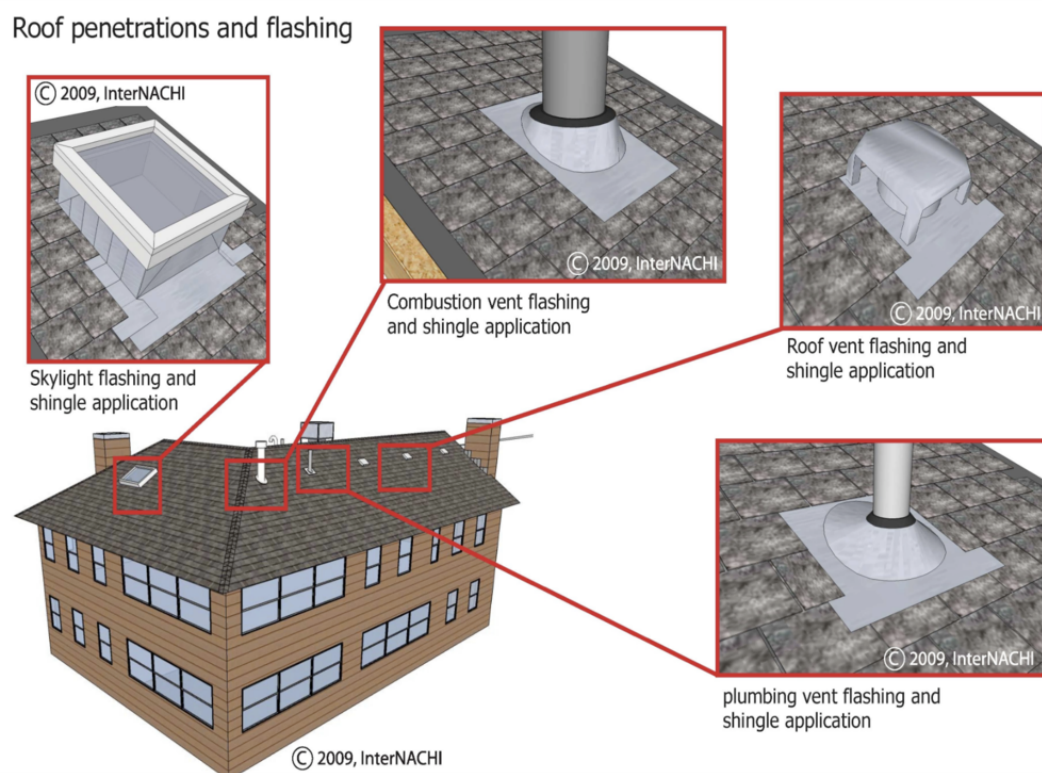
on the Roof

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



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.



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.

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.

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.



3.4.1 Flue Gas Vent Pipes

PIPE TOO SHORT



We observed that the gas vent pipe that extends above the roof surface seemed to be too short. The gas vent pipe should extend at least 1 foot above the roof surface for a pitched roof & should be at least 2 feet above anything within 10 feet of the vent. This is a safety concern.



3.5.1 Gutters & Downspouts

DEBRIS IN GUTTERS

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



3.5.2 Gutters & Downspouts

DOWNSPOUT DRAINAGE CONCERN

We observed a downspout with a buried drain. It is unclear where the pipe drains to, so we suspect it is not draining properly. We recommend you monitor this area during a rain shower to see if it is draining properly.





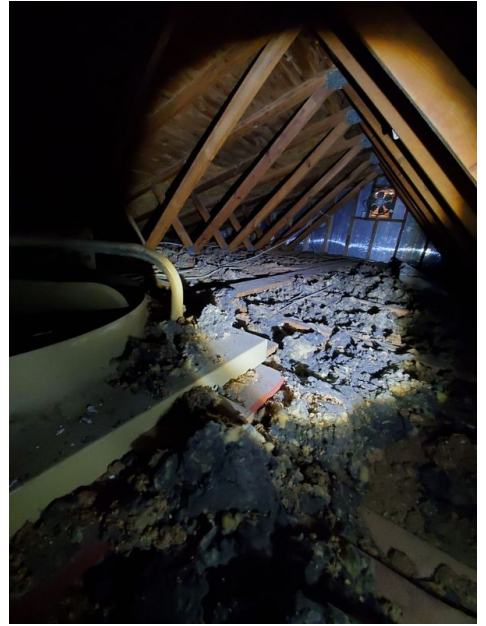
Right Side Back



4: ATTIC

Information

Structure: We Observed the Attic from:
Inside the Attic



Insulation: Type Observed
Fiberglass, Cellulose, Blown-In

Insulation: Approx. Depth
1-3 inches, 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
POSSIBLE ORGANIC GROWTH

 Recommend Repair

We observed indications of organic growth in the attic. We recommend that this area be further evaluated by a qualified mold professional. This is a safety concern.



4.1.2 Structure

SIGNS OF PAST WATER ISSUES

 Recommend Repair

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.



4.1.3 Structure

LOOSE/UNPROTECTED ELECTRICAL

 Recommend Repair

We observed loose electrical lines near the attic access that were exposed and unprotected. This is a safety concern.



4.2.1 Insulation

CONTACT HAZARD**Significant Issue**

We observed that combustible insulation was in direct contact with a vent, component, or system that is not rated for contact with combustibles. This is a safety concern and fire hazard.



4.2.2 Insulation

COMPRESSION**Good To Know**

We observed compressed insulation in certain areas. Therefore it is not performing as intended. We recommend adding extra insulation in these areas.

4.2.3 Insulation

ACCESS UNINSULATED**Good To Know**

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.

4.2.4 Insulation

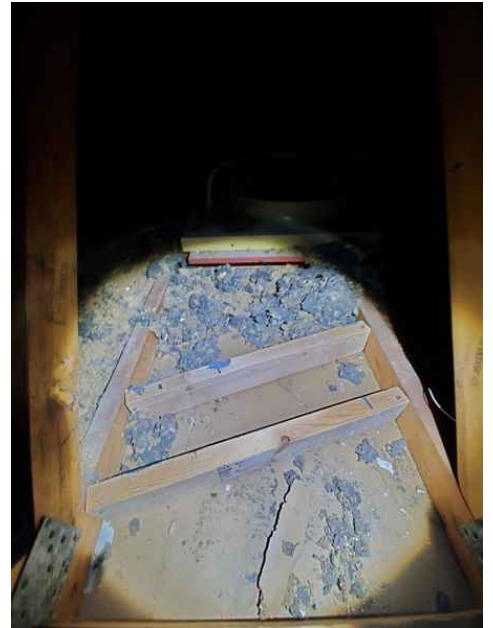
RECOMMEND MORE INSULATION

We recommend adding more insulation to the attic for better thermal performance.

4.2.5 Insulation

INSULATION ISSUE

We observed sections of insulation that were damaged and/or improperly installed. It is not likely to function as intended.



4.3.1 Ventilation

ATTIC FAN INOPERABLE

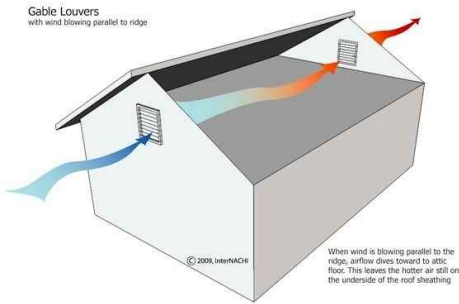
We observed that the attic fan was inoperable at time of inspection.



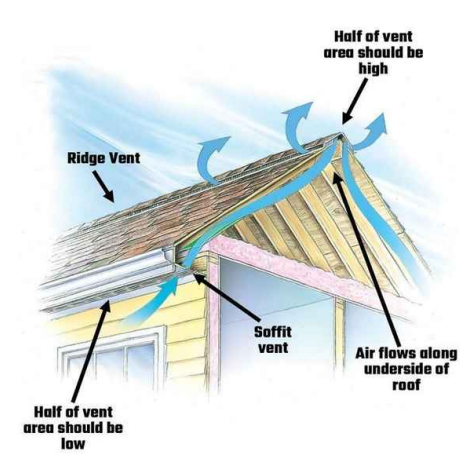
4.3.2 Ventilation

IMPROPER VENTILATION

We observed that the attic ventilation system appears to be improperly installed compared to best practices. The system's openings may be competing with each other and interfering with proper ventilation of the roof and attic systems. This can lead to shorter lifespans of materials in the attic and roofing systems.



Gable Venting



Soffit & Ridge Venting

4.3.3 Ventilation

WHOLE HOUSE FAN INOPERABLE

 Good To Know

We observed that the whole house fan was inoperable or damaged at time of inspection.



5: EXTERIOR

Information

General: Detached Structures Observed

Shed

The only detached structures included in this home inspection are 1 detached garage or carport. Other detached structures were not closely inspected unless otherwise agreed in writing.



General: Homeowner Hacks

At all times, the exterior of your home is deteriorating. Your job is to monitor the building's exterior and keep it as weathertight as possible. Water is your home's nemesis. Watch for patterns of damage or deterioration. An annual re-caulking routine is a fantastic habit to establish.

A rain shower is also a great time to walk around your property and observe how the roof, downspouts, and grading are performing. Observe the drainage patterns of your property as well as how your neighbor's house and yard may affect yours. Keep that water away!

Adjacent Driveways: Material
Asphalt



Adjacent Walkways: Material
Concrete



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

Wall-Covering System: Trim Appeared to Be:
Vinyl

Exterior Foundation: Foundation Repairs

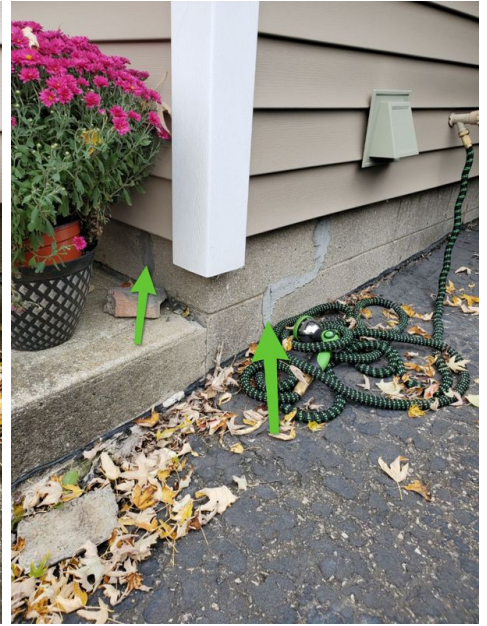
We observed previous foundation repairs that were likely due to minor foundation and settling issues. We recommend you monitor these areas for new cracking or movement and ask the sellers what they know about the repairs.



Front Left



Front



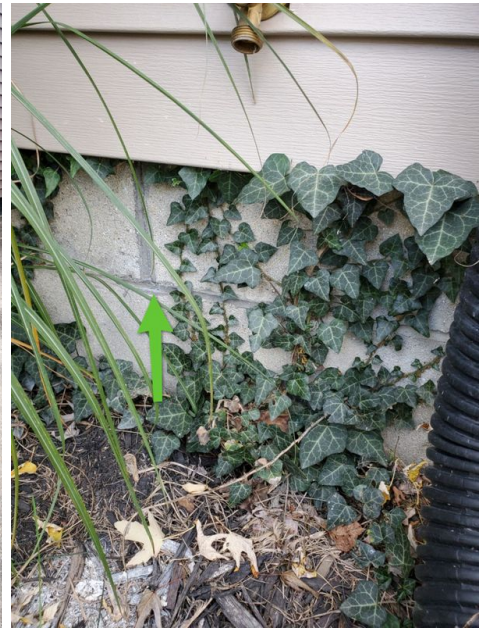
Front Right



Right Side



Back



Left Side

House-Adjacent Structures: Structures Observed

Patio, Deck



Chimney: Chimney Type

Masonry

Out 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

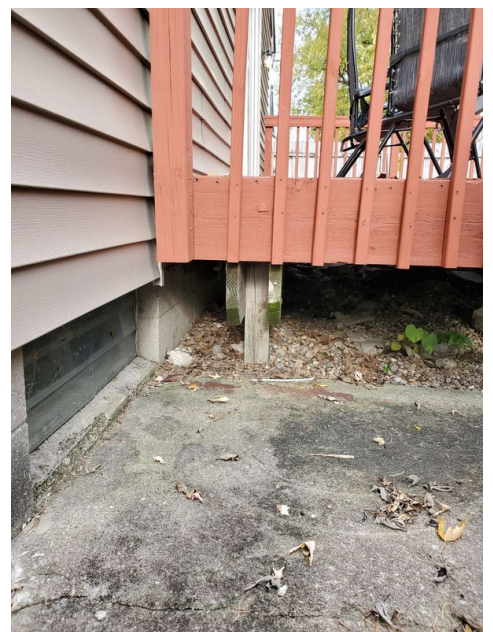
At the time of the inspection, dense vegetation near the house restricted our ability to closely inspect some areas of the foundation. Defects may be hidden from view by the dense vegetation and this was an inspection restriction.



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.



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 the cracked section of the surface may be near the end of its useful life. We recommend sealing the cracks and monitoring these areas for additional movement.



5.2.2 Adjacent Driveways

 Good To Know

RECOMMEND CRACK FILL & RESURFACE

Based on it's condition, we recommend that the asphalt driveway be repaired & resurfaced.

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. Continued water entry may lead to further deterioration.



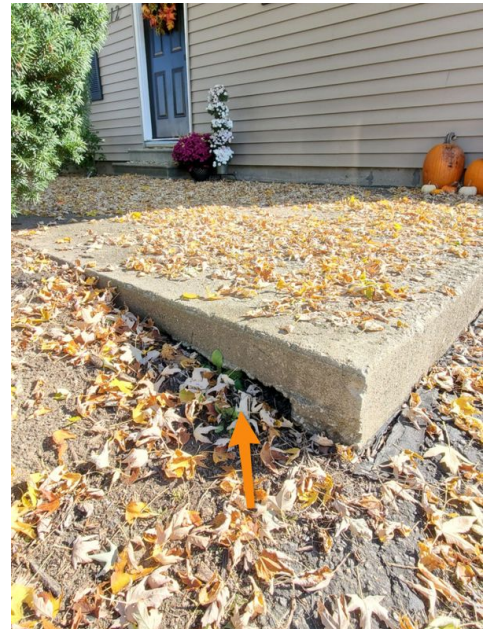
5.3.1 Adjacent Walkways

EROSION

We observed an area of hard surface where the soil has washed out/eroded the ground underneath. This should be backfilled to prevent cracking and potential safety issues.



Recommend Repair



5.4.1 Wall-Covering System

PAINT IN POOR CONDITION

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



Good To Know



Garage Back Door

5.4.2 Wall-Covering System

CAULK NEEDED



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



Front Door



Left Side



Left Side



Left Side



Left Side

5.4.3 Wall-Covering System

COSMETIC DAMAGE

We observed damage of the exterior wall-covering material that we deemed cosmetic at the time of the inspection.

 Good To Know



Back

5.4.4 Wall-Covering System

IVY/VEGETATION ON HOUSE

 Good To Know

We observed ivy/vegetation which has been allowed to grow and attach to the house's exterior wall-covering materials. Although this is a cosmetic preference by some, we highly recommend against this. This condition is likely to damage wall-covering materials, shorten their useful life, and retain high levels of moisture close to the house's structure. We recommend removal and ongoing maintenance to keep the exterior wall-covering materials free of vegetation.



Front Left



Back Left



5.4.5 Wall-Covering System

MISSING SIDING

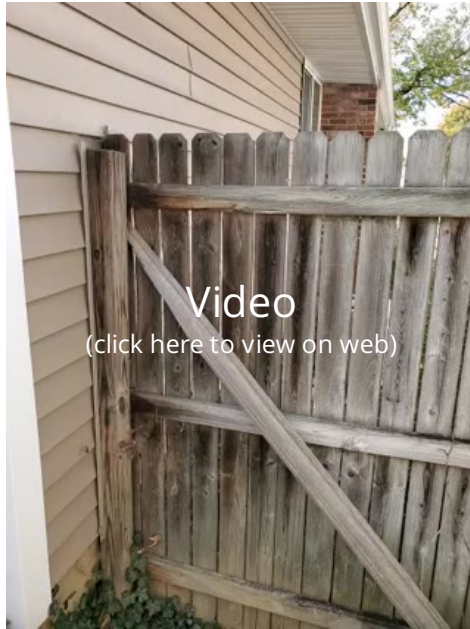
We observed an area of missing wall-covering material that is likely to cause moisture damage.



Recommend Repair



Left



5.7.1 Exterior Foundation

GRADING ISSUE

We observed grading that is flat or sloping towards the home. This could lead to water intrusion and foundation issues. The ground around a house should slope away from all sides, ideally at least 6 inches within the first 10 feet from the house's foundation.



5.7.2 Exterior Foundation

MINOR CRACKING

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.





Back



Back

5.7.3 Exterior Foundation

**Good To Know**

PUDDLES/STANDING WATER

We observed water puddles/areas that will hold water on the ground surface near the house foundation. There shouldn't be any areas that allow standing water. The ground surface should be properly sloped in order to drain away the surface water.



Right Side

5.8.1 Stairs, Ramps, & Handrails

**Recommend Repair**

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.

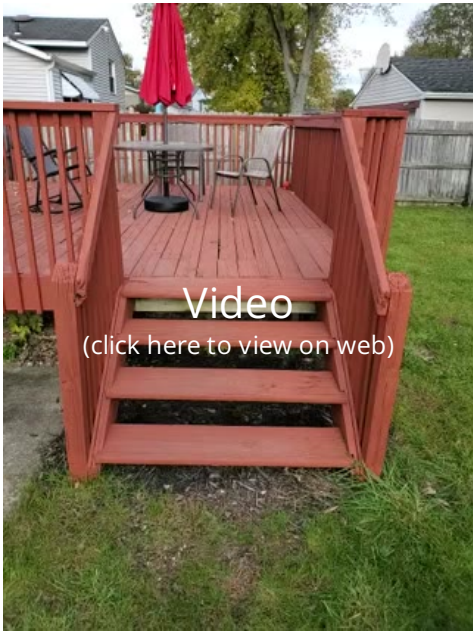
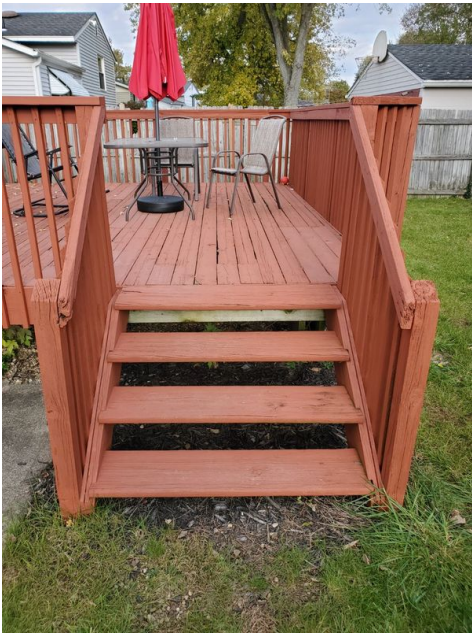


5.8.2 Stairs, Ramps, & Handrails

HANDRAIL MISSING

 Recommend Repair

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

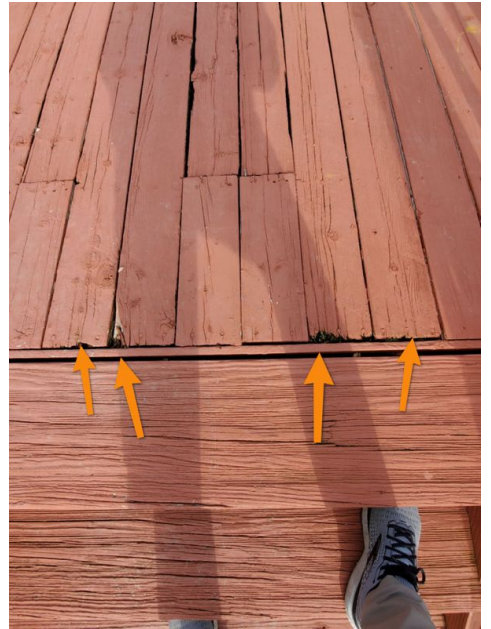


5.9.1 House-Adjacent Structures

WOOD ROT

 Recommend Repair

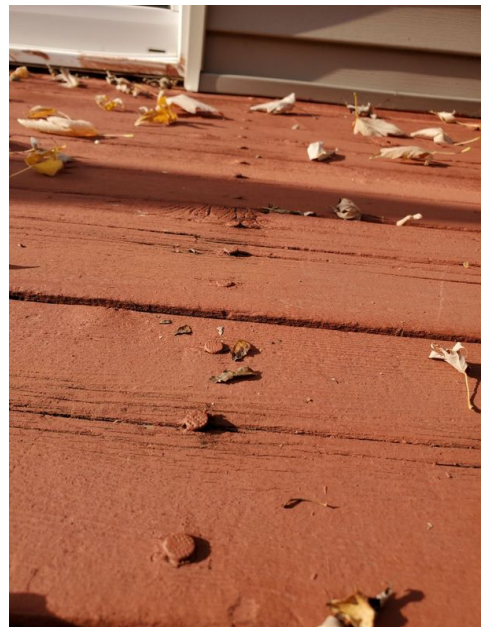
We observed wood rot at the deck. This is a safety concern.



5.9.2 House-Adjacent Structures

DECK NAILS EXPOSED

We observed nails exposed and elevated above the deck surface. This is a safety concern.



5.9.3 House-Adjacent Structures

HARD SURFACE CRACKING

We observed cracking at a hard surface indicating that it may be near the end of its useful life.



Good To Know



Back

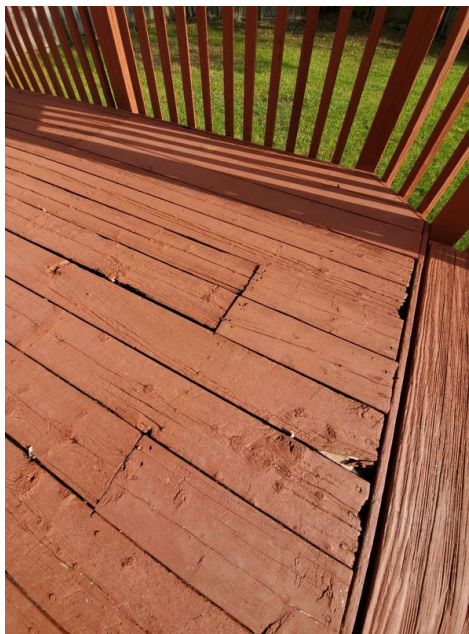
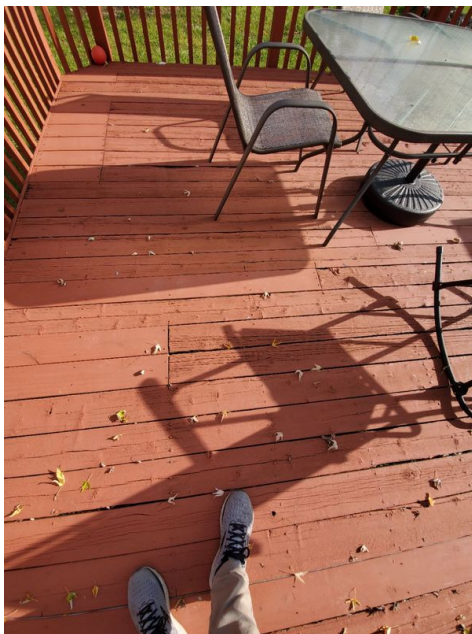
5.9.4 House-Adjacent Structures

DETERIORATED SURFACES

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



Good To Know

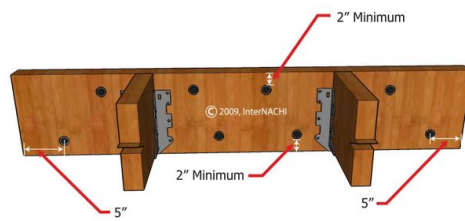


5.9.5 House-Adjacent Structures

LEDGER BOARD FASTENING ISSUE

Recommend Repair

We observed a ledger board that wasn't installed according to best practices. We didn't observe any indication of structural damage at the time of the inspection, but we recommend that correct fasteners be added.



5.10.1 Receptacles & Lighting

ELECTRIC NOT WATER-TIGHT

We observed receptacles or fixtures that were not water-tight.



Recommend Repair



Back



Back



Back

5.10.2 Receptacles & Lighting

GFCI DEFECT

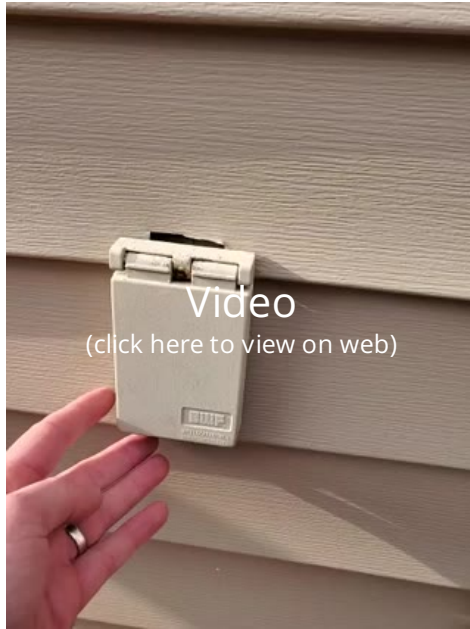
We observed a GFCI receptacle that did not trip or reset properly.



Recommend Repair



Back



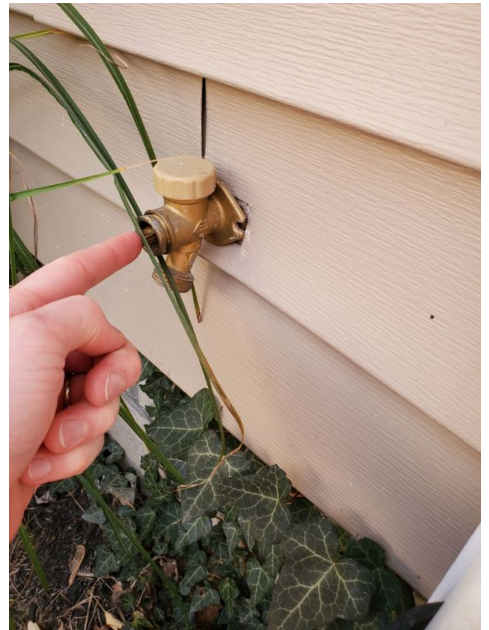
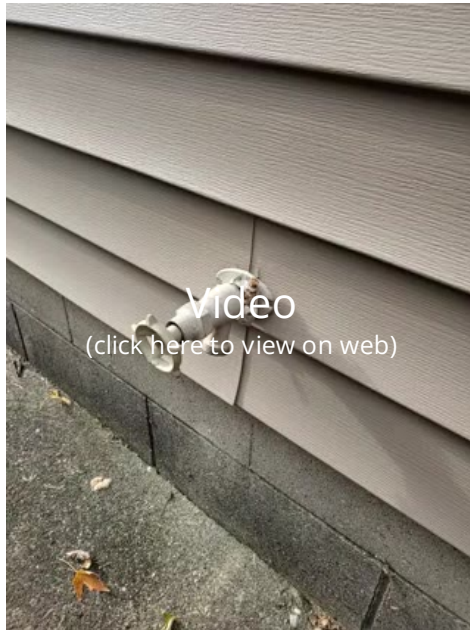
5.11.1 Exterior Plumbing

SPIGOT DAMAGED

We observed that one or more hose bibs were damaged at the time of the inspection.



Back



Left Side

5.11.2 Exterior Plumbing

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

5.12.1 Retaining Walls & Fencing

FENCE DETERIORATION



We observed a poor condition of the fence that may affect its function. We recommend you use extra care in these areas and monitor the issue for further deterioration.



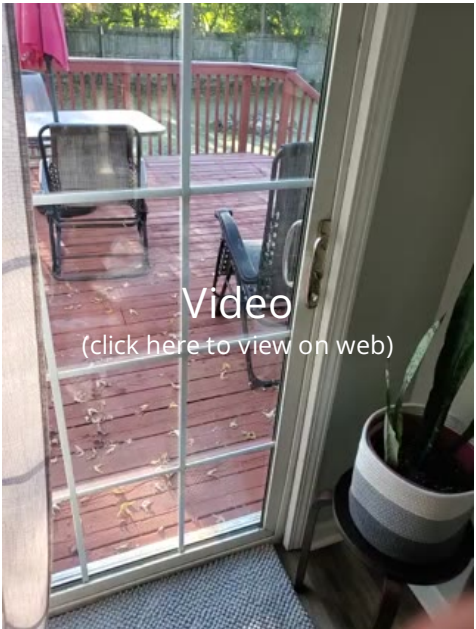


5.13.1 Exterior Doors

SLIDER DOOR DEFECT

 Recommend Repair

We observed a defect at the slider door that affects its ease of use and/or security.

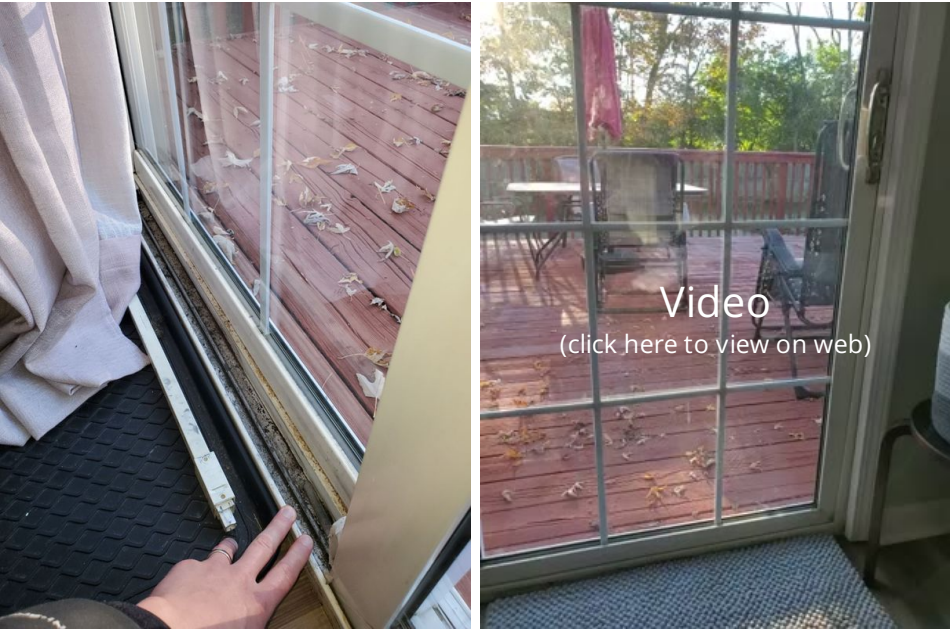


5.13.2 Exterior Doors

SLIDER DOOR WATER ENTRY LIKELY

 Good To Know

We observed indications that water may be penetrating through the sliding door system. We recommend you monitor this area and seal any potential water entry points.



5.13.3 Exterior Doors

MISSING WEATHER STRIPPING

We observed that the door is missing weather stripping, which can result in energy loss, moisture intrusion, and/or pest control issues.

 Good To Know



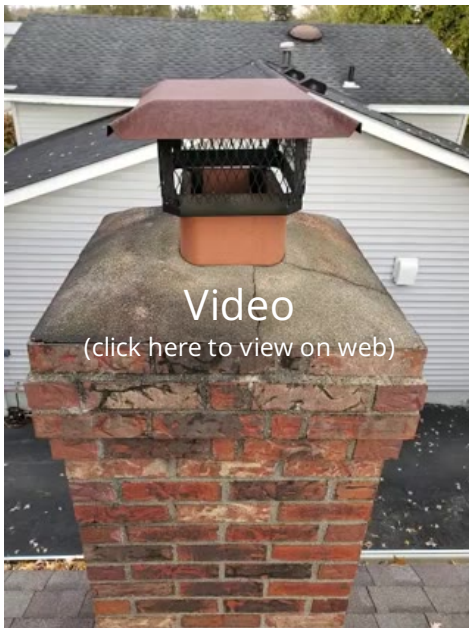
Front Door

5.14.1 Chimney

CROWN/CAP DAMAGED

We observed damage at the chimney cap. This is the top of the chimney that is sloped to divert water away from the top of the chimney stack. If a cap on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

 Recommend Repair



5.14.2 Chimney

RECOMMEND CHIMNEY SWEEP

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: ATTACHED GARAGE

Information

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



Limitations

Garage Floor

INSPECTION RESTRICTION

At the time of the inspection, there was a vehicle and/or a lot of items stored in the garage that presented an inspection restriction.



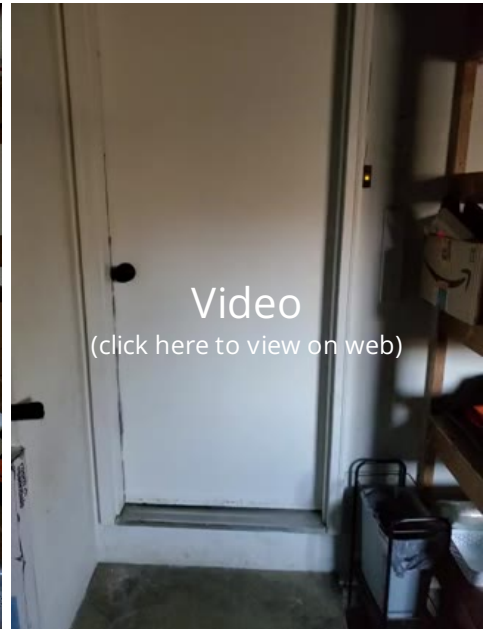
Recommendations

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. This is a safety concern. We highly recommend a closer or self-closing hinges be installed to keep harmful fumes out of the home and maintain an intact fire-separation wall.



6.3.2 Garage Interior

FIRE-SEPARATION BREACH



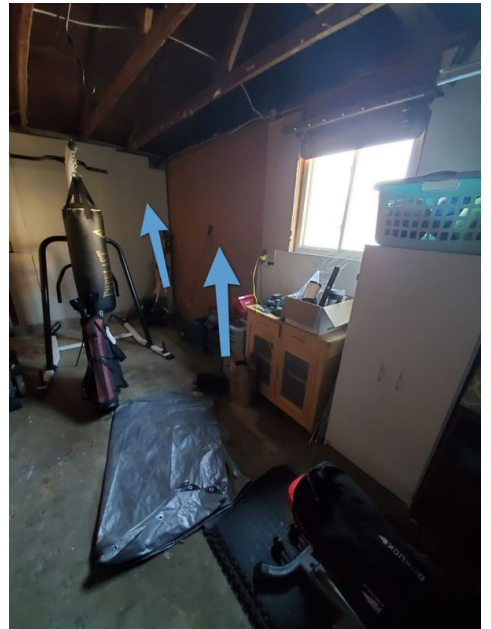
We observed a breach/deficiency in the garage fire-separation wall. There must not be any openings in this wall of the garage and the fire-separation wall must be made of approved materials. This is a safety concern. [Here is a link to more information about garage fire-separation walls.](#)



6.3.3 Garage Interior

DAMAGED DRYWALL

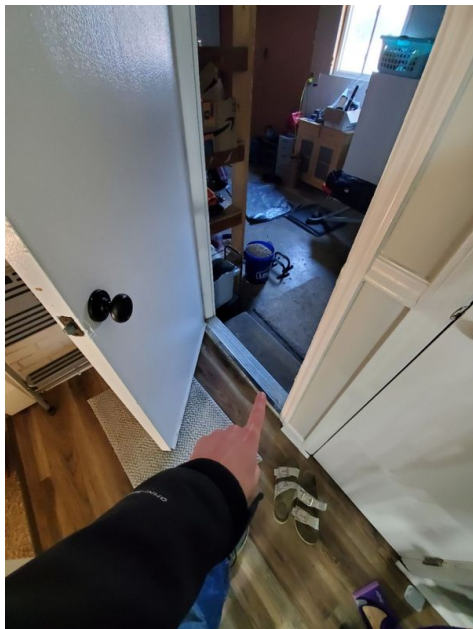
We observed that a garage area (not a firewall) had damaged drywall. One section of drywall was installed backwards.



6.3.4 Garage Interior

DOOR FRAME RUBS

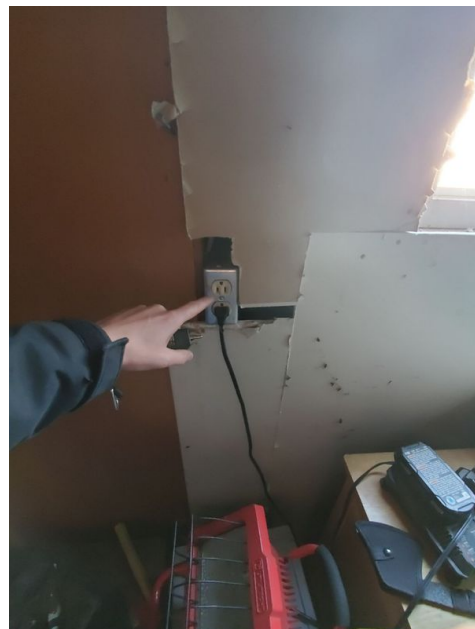
We observed that the garage door rubbed against the frame making it difficult to use.



6.5.1 Garage Electric

MISSING GFCI PROTECTION

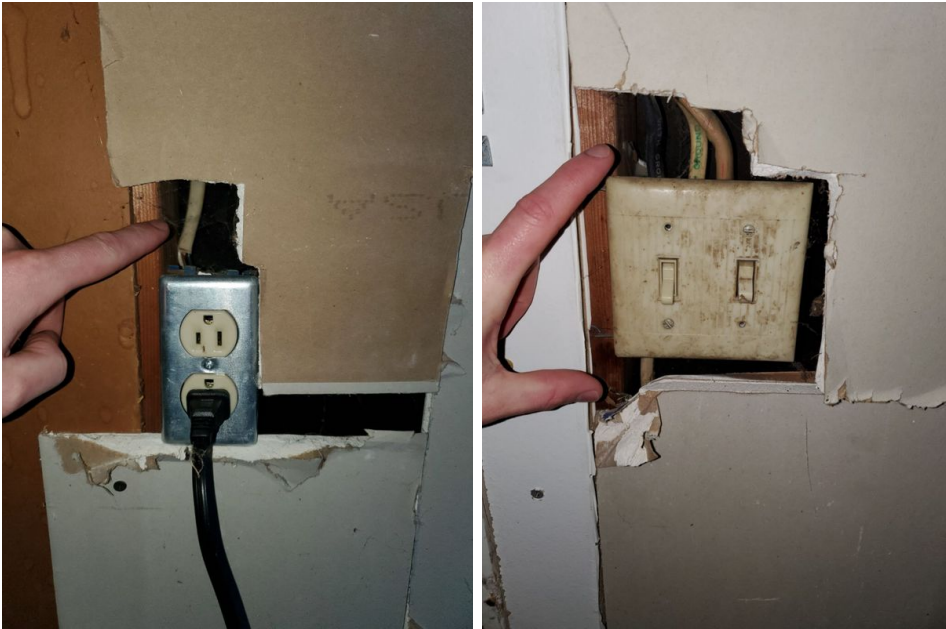
We observed a receptacle in the attached garage without GFCI protection. GFCI protection is required for all 15 & 20 amp receptacles in the garage, including outlets for appliances & garage door openers.



6.5.2 Garage Electric

LOOSE/UNPROTECTED ELECTRICAL

We observed electrical lines that were loose and/or unprotected. This can be an indication of "handyman work" that is often incorrectly installed.



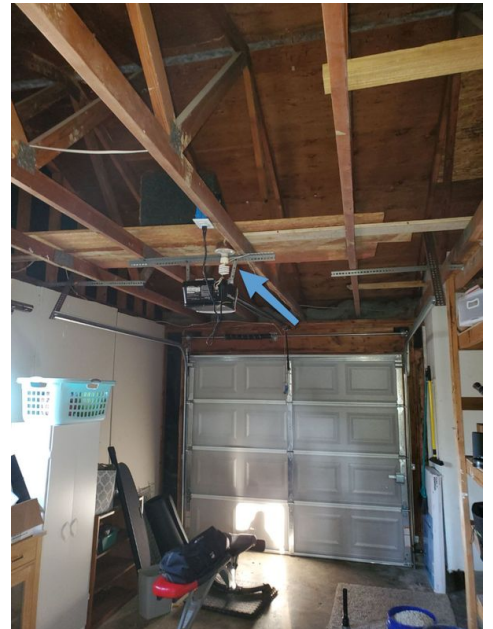
6.5.3 Garage Electric

LIGHT FIXTURE ISSUE (COULD BE BULB)



Good To Know

We observed one or more light fixtures that did not illuminate when tested during the inspection. A new light bulb may fix the problem, but we can't say for sure. We recommend asking the homeowner about why this light fixture did not turn on.



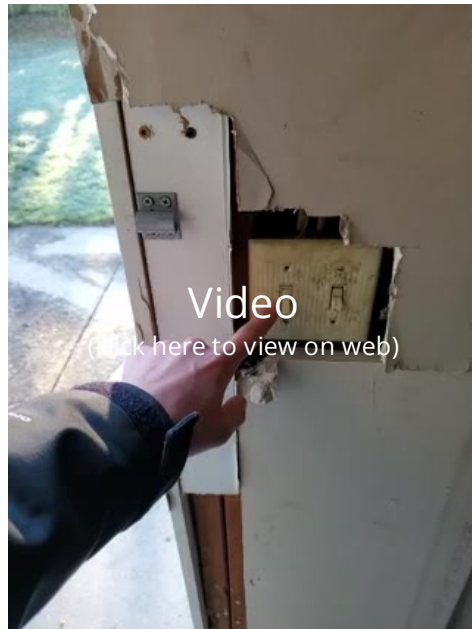
6.5.4 Garage Electric

SWITCH INSTALLED IMPROPERLY



Good To Know

We observed that one or more switches were installed improperly.



7: INTERIOR

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.

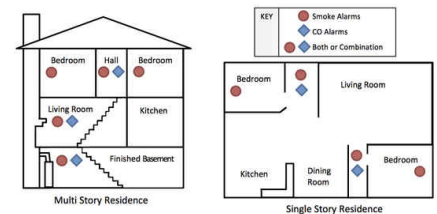
Smoke & CO Detectors

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

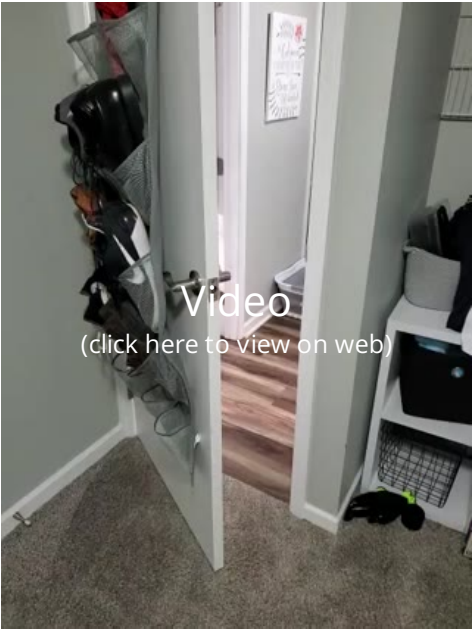
Recommendations

7.1.1 Doors

DOESN'T LATCH

We observed that a door does not latch properly.





Guest Bedroom

7.1.2 Doors

MISSING

We observed that a door is missing.



Good To Know



7.2.1 Windows

GLASS CRACKED

We observed cracked glass at a window. This is a safety concern.



Significant Issue

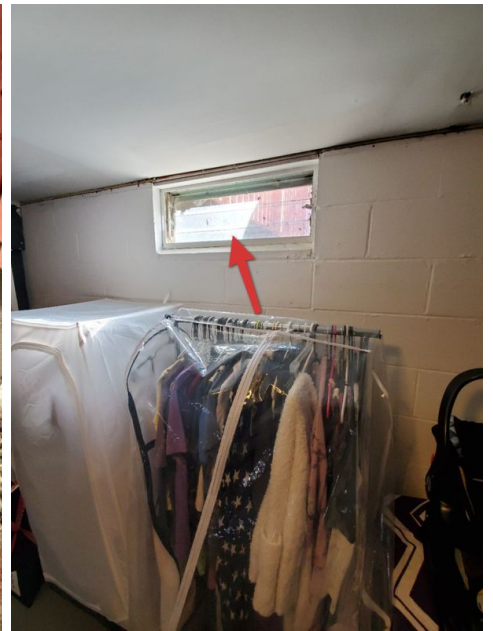


Back



Video

(click here to view on web)



Basement Back

7.2.2 Windows

DAMAGED/MISSING WINDOW SCREEN

We observed a damaged or missing window screen. We did not closely inspect all windows screens at the time of the inspection, so there may be additional screens with defects.



Front



Right Side

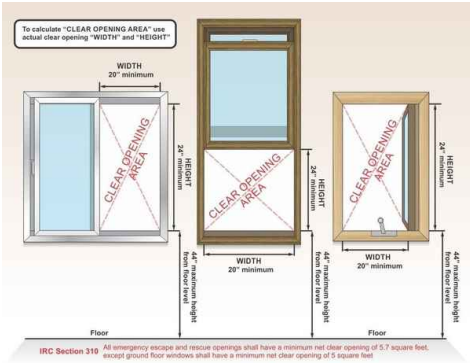


Back

7.2.3 Windows

EGRESS ISSUE

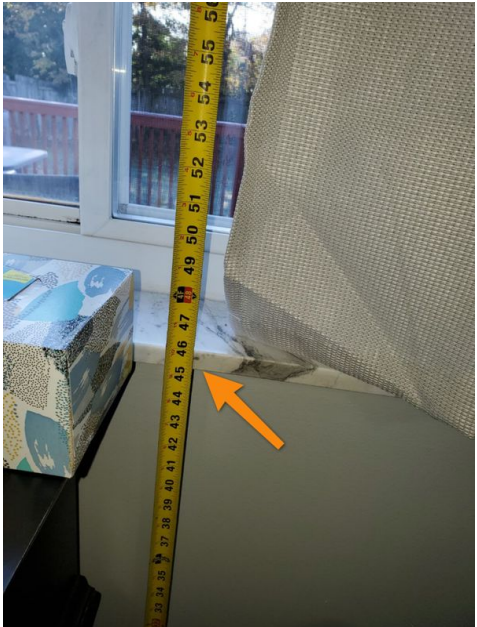
We observed an issue with the emergency egress window(s). Each bedroom should have a secondary means of emergency egress that satisfies modern building standards. This is a safety concern.



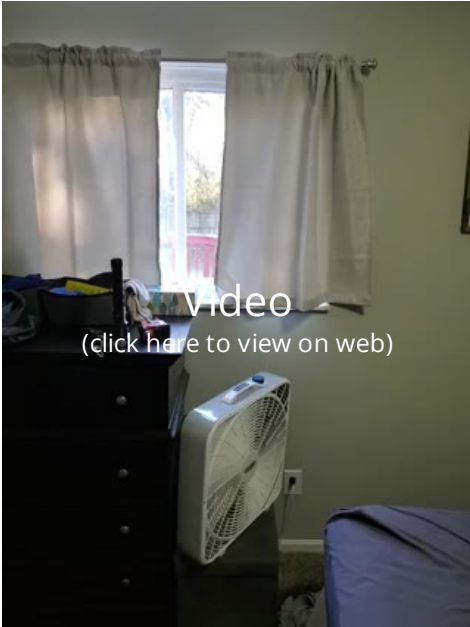
Egress Window Requirements



Guest Bedroom



Master Bedroom



7.2.4 Windows

IMPROPER INSTALLATION

We observed that one or more windows appear to be installed improperly. Window was improperly blocked/closed in for a finished basement area and water intrusion is likely.

 Recommend Repair



7.3.1 Floors, Walls, Ceilings

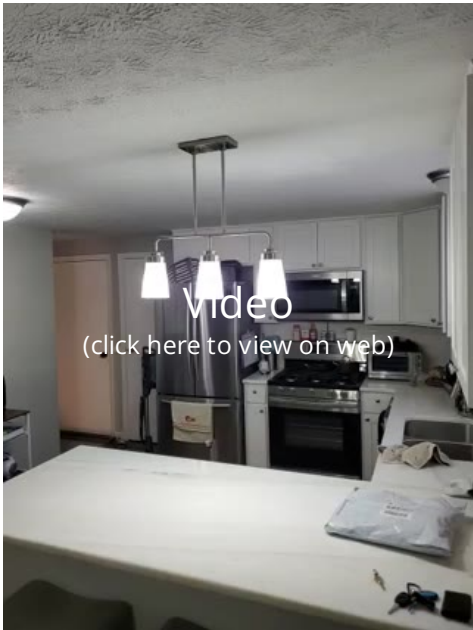
EVIDENCE OF STRUCTURAL MODIFICATION

 Good To Know

We observed an area that appears to have been modified from its original layout. We recommend asking the sellers about this area and whether a structural engineer was consulted on the changes. No evidence of defects were observed.



Kitchen



7.4.1 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.



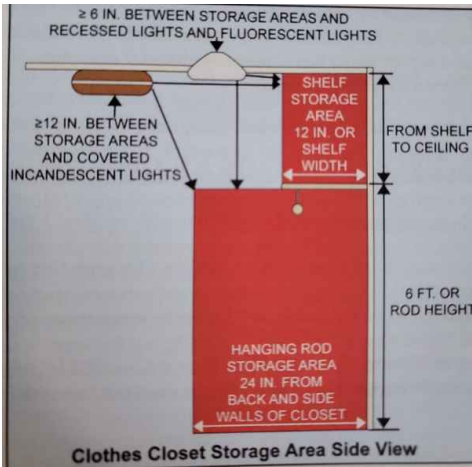
Basement

7.5.1 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



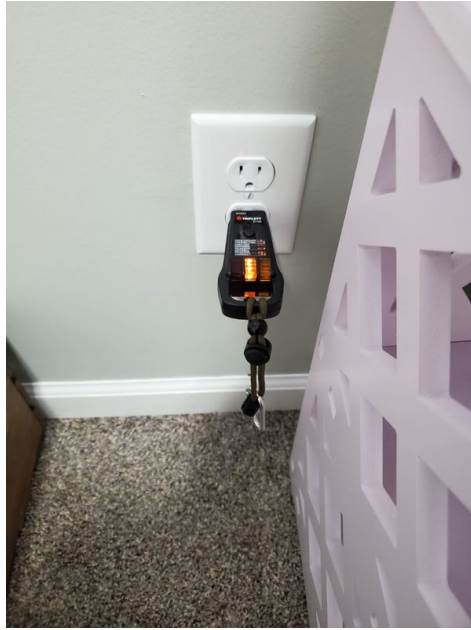
Master Bedroom Closet

7.5.2 Electric Fixtures

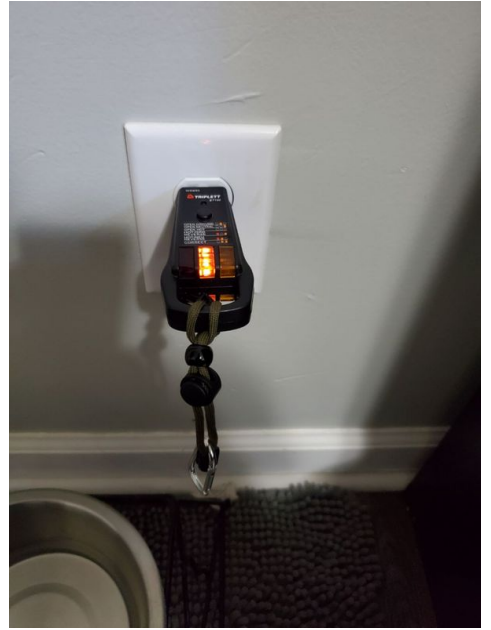
RECEPTACLE TESTED: OPEN GROUND

 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.



Guest Bedroom



Dining Room



Dining Room



Dining Room

7.5.3 Electric Fixtures

RECOMMEND TAMPER-RESISTANCE (TR)



We observed that not all of the interior standard-use electric receptacle outlets (anything less than 5' 6" above the floor) were a tamper-resistant (TR) type. This is a newer electrical requirement that we recommend whenever electrical changes or upgrades are made to a home. [Here's an article that explains the benefits of TR receptacles.](#)

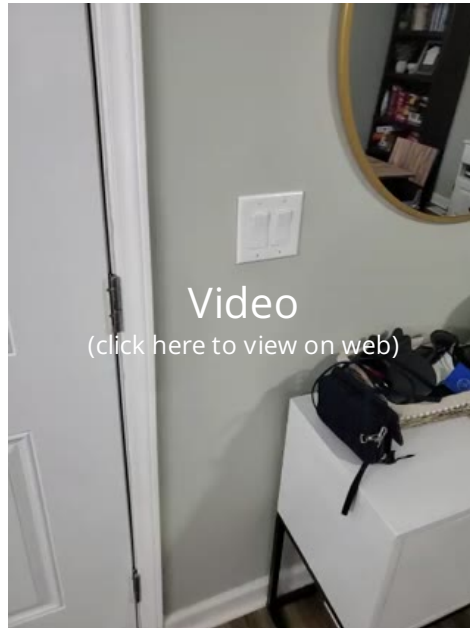
7.5.4 Electric Fixtures

SWITCH INSTALLED IMPROPERLY

We observed that one or more switches were installed improperly.



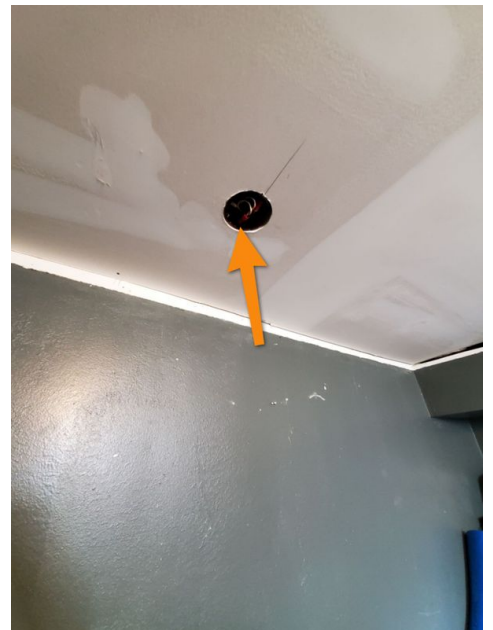
Dining Room



7.5.5 Electric Fixtures

DAMAGED/MISSING COVER PLATE

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



Basement

7.5.6 Electric Fixtures

EXPOSED ELECTRICAL

We observed electrical wiring that was loose and/or unprotected. This can be an indication of "handyman work" that is often incorrectly installed.

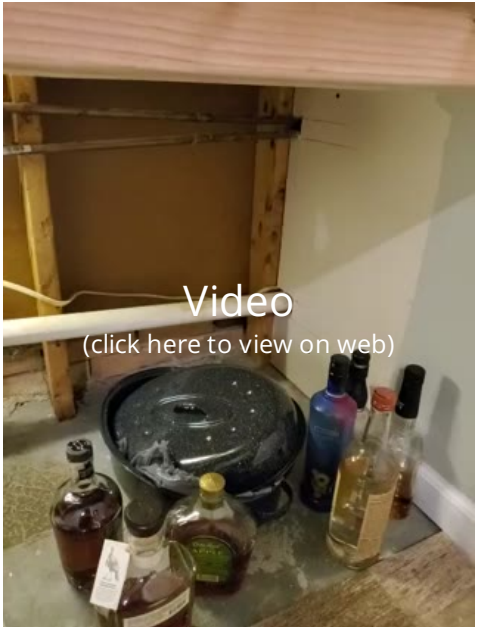




Guest Bedroom Closet



Basement



7.6.1 Stairs & Handrails

HANDRAIL NOT CONTINUOUS

We observed that the handrail is not continuous. Handrails for stairs should be continuous for the full length of the stairway. The ends should return to the wall, or terminate in a newel post. We recommend that you use this area with increased caution.



Good To Know



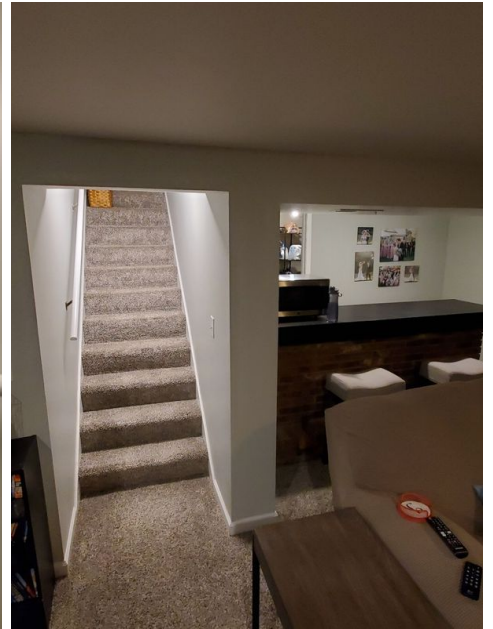
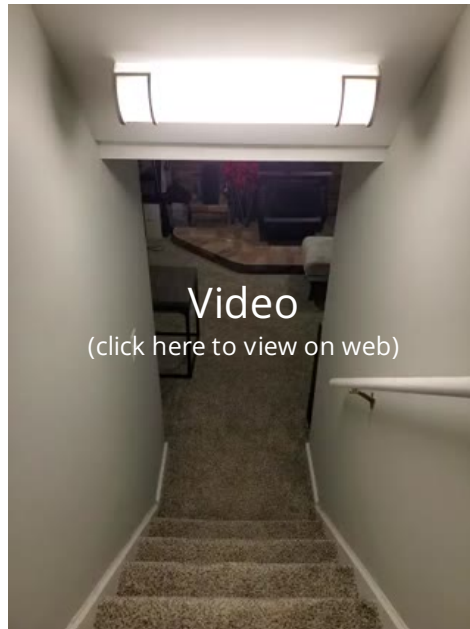
7.6.2 Stairs & Handrails

LOW HEADROOM (<6' 8")

We observed that the headroom above the stairs is lower than modern minimum of 6 feet and 8 inches. We recommend that you use this area with increased caution.



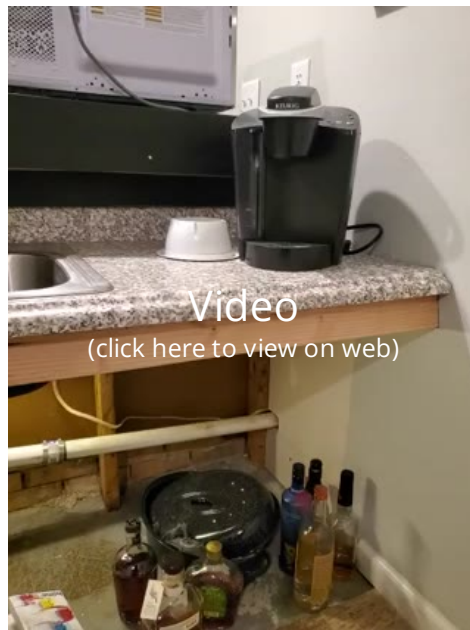
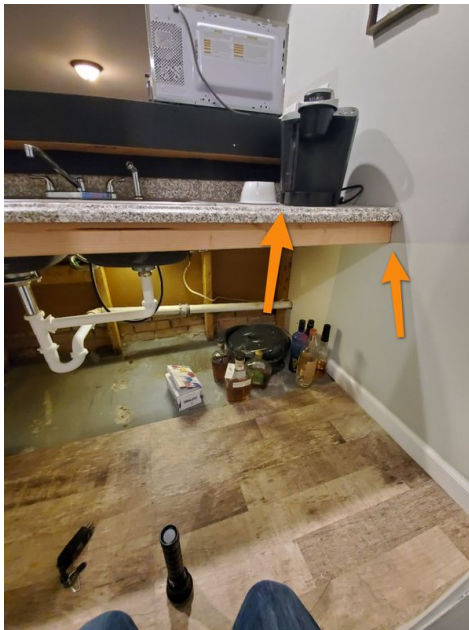
Recommend Repair



7.8.1 Wet/Dry Bar Area

COUNTERTOP LOOSE/NOT SUPPORTED

We observed a countertop that was loose and/or not properly supported. This is a safety concern.

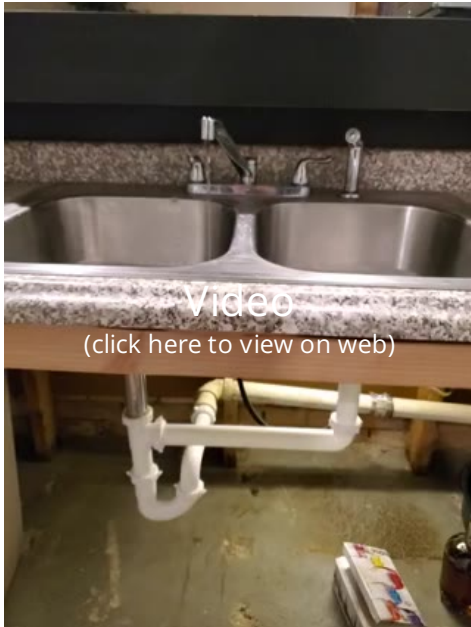


Basement

7.8.2 Wet/Dry Bar Area

PIPE GURGLING

We observed a gurgling pipe when we ran the water that indicated a lack of proper venting for the drain system.

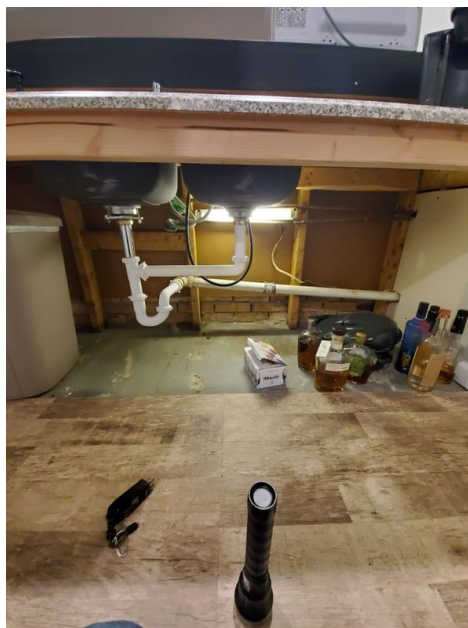
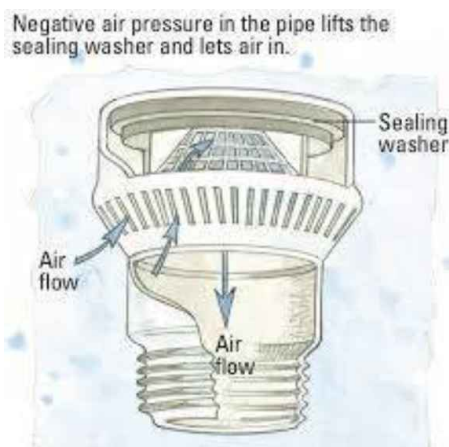


7.8.3 Wet/Dry Bar Area

MISSING AAV IN RECOMMENDED LOCATION



We observed an area where an Air Admittance Valve (AAV) should be installed for proper venting of the drain pipes.



Basement

7.8.4 Wet/Dry Bar Area

MISSING GFCI PROTECTION



We observed that GFCI protection is missing in an area where it is required. All sink-area receptacles should be on a GFCI-protected circuit, which can be accomplished by a GFCI outlet or a GFCI breaker.



8: KITCHEN

Information

Range/Oven/Cooktop: Energy Source

Natural Gas

Range/Oven/Cooktop: Brand
Samsung



Built-in Microwave: Brand
Whirlpool



Refrigerator: Brand
Samsung



Dishwasher: Brand
Samsung

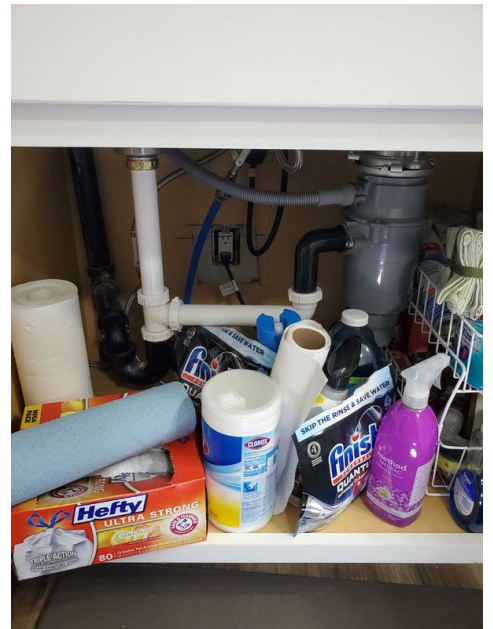


Limitations

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.



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.

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.

Recommendations

8.1.1 Cabinets & Countertops

CABINET CLEARANCE ISSUE

We observed a clearance issue that prevents full usage of a cabinet.





8.3.1 Kitchen Electric

RECOMMEND MORE RECEPTACLES

Good To Know

We observed that there are not many receptacles in the kitchen. There should be at least one receptacle every 4 feet along the countertop areas.

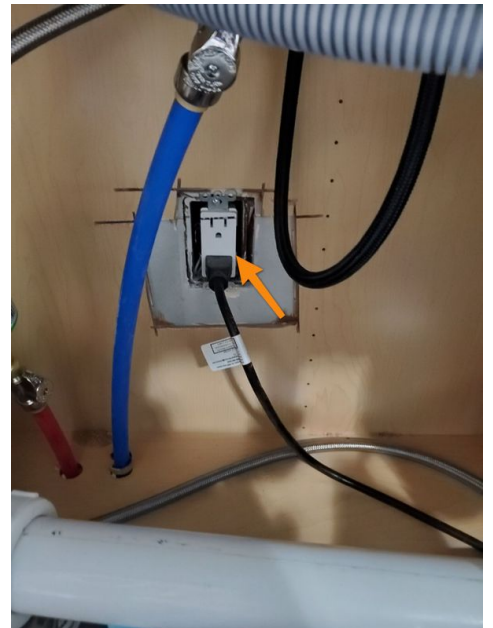


8.3.2 Kitchen Electric

DAMAGED/MISSING COVER PLATE

Recommend Repair

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

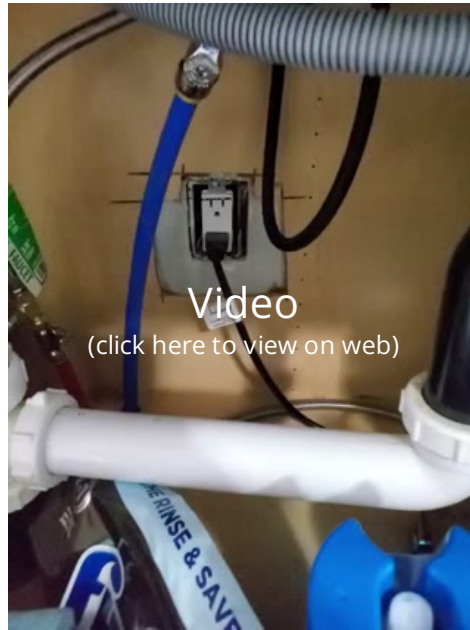


8.3.3 Kitchen Electric

DAMAGED RECEPTACLE

Recommend Repair

We observed a damaged receptacle that needs replaced. This is a safety concern.



Video

(click here to view on web)

8.5.1 Built-in Microwave

RECOMMEND EXTERIOR VENTING

Good To Know

We observed an exhaust system that does not vent outside. We highly recommend a kitchen exhaust system that is properly vented to the outdoors, especially if there are gas-fired appliances.

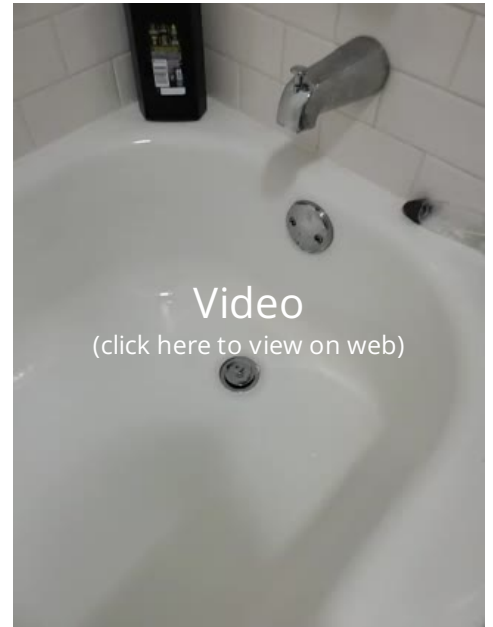
9: BATHROOMS

Recommendations

9.1.1 Toilets, Sinks, Tubs, & Showers

TUB/SHOWER DRAIN SLOW

We observed a slow drain at the tub/shower, likely due to a clog.



9.1.2 Toilets, Sinks, Tubs, & Showers

BATHROOM PLUMBING ISSUE



We observed improper installation and/or handyman work 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. This condition is likely allowing sewer gas into the home and this is a safety concern.



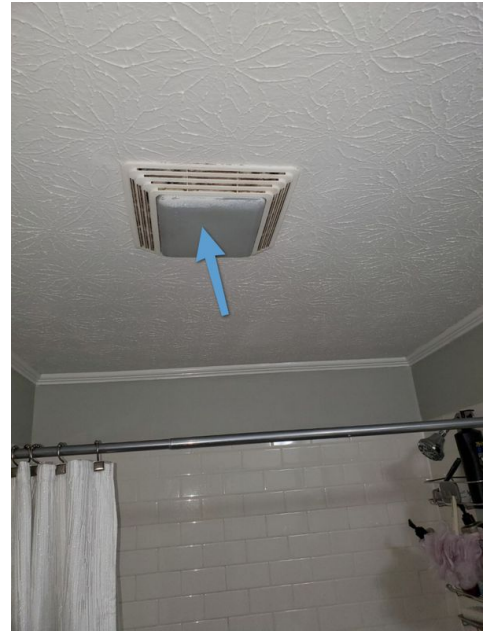
9.2.1 Bathroom Electric & Exhaust Fan



Good To Know

LIGHT DID NOT TURN ON

We observed a light that didn't turn on as expected. Could be a light bulb, but can't say for sure.



10: LAUNDRY

Information

Clothes Dryer: Dryer Power Source
Electric, 3-Prong Outlet

Clothes Dryer: Brand
Samsung



Clothes Washer: Brand
Samsung



Recommendations

10.3.1 Laundry Plumbing & Electric
MISSING GFCI PROTECTION

 Recommend Repair

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

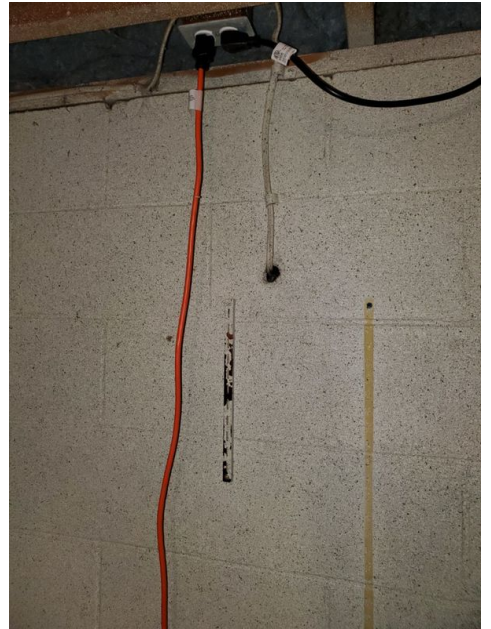


10.3.2 Laundry Plumbing & Electric

WASHER INSTALLED WITH EXTENSION CORD

Good To Know

We observed an extension cord being used for the washing machine. We do not recommend any permanent use of an extension cord. We recommend a new dedicated GFCI-protected outlet is added closer to the washing machine.



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
2002



Cooling & Condensate: Cooling
Method
Central Forced Air



Cooling & Condensate:
Manufacture Date Listed
1999



Thermostat(s): Thermostat Location(s)
Hallway, Multiple Thermostats, Basement



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
WOOD BURNING STOVE

We observed an installed wood-burning stove. Inspection of these is not included in our home inspection, so we highly recommend it is inspected by a heating stove specialist.



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

RECOMMEND SERVICE

We observed indications of delayed maintenance at the heating system. We recommend that the system be serviced by an HVAC professional annually.





11.1.2 Heating & Ductwork

APPEARED AGED



We observed that the heating system 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.](#)

11.1.3 Heating & Ductwork

CLEARANCE TO COMBUSTIBLES



We observed an area with a clearance issue between a combustion appliance and combustible material. This is a safety concern.



11.2.1 Cooling & Condensate

CONDENSER INSTALLATION ISSUE



We observed that the exterior condenser unit had installation issues at the time of the inspection. The unit should be sufficiently level and installed on a support base or brackets above grade. It should have serviceable clearance from other systems, vents, & vegetation.



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.



Good To Know



11.2.3 Cooling & Condensate

APPEARED AGED

We observed that the cooling system 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.](#)



Good To Know

11.2.4 Cooling & Condensate

R-22 REFRIGERANT

The data tag on the cooling system lists the approved refrigerant as R-22. This type of refrigerant is no longer made and is increasingly expensive to purchase if your system requires service.



Good To Know

11.3.1 Thermostat(s)



Good To Know

THERMOSTAT APPEARED OLD

We observed that the thermostat appeared to be old and may be near the end of its service life. As such, it may not perform reliably. Some old thermostats contain mercury and should be disposed of properly. We recommend budgeting for replacement. Check out this helpful guide for estimating the service life of home systems.

[InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



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, PEX

Water Supply System: Location of Shut-Off Valve

Basement

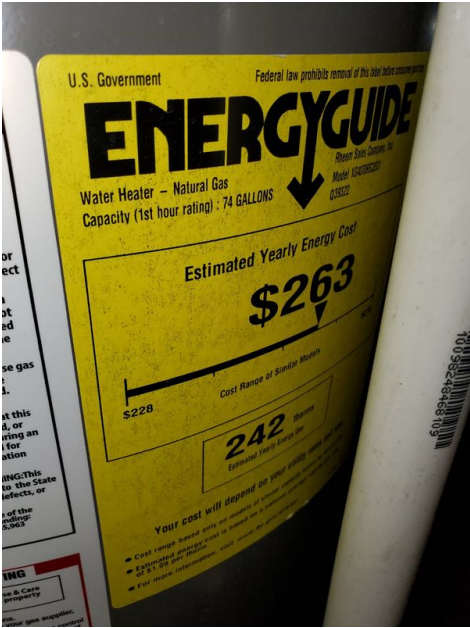


Water Heater: Type of Water Heater
Natural Gas

Water Heater: Size (gallons)
40 g



Water Heater: Manufacture Date Listed
2017



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

ABS, PVC, Cast Iron

**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

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

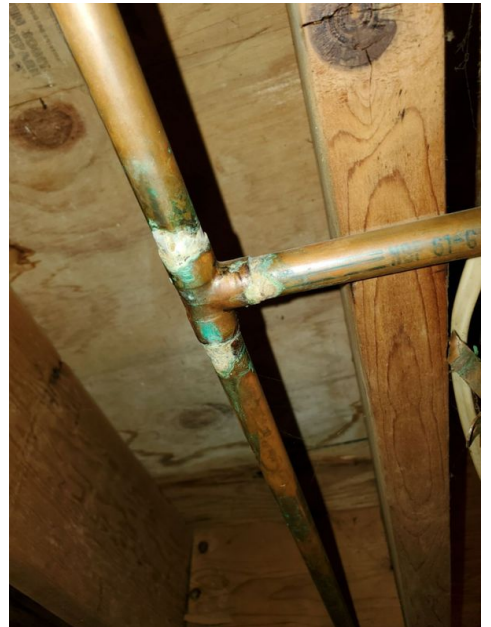
12.1.1 Water Supply System

CORROSION



Good To Know

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



Good To Know

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.

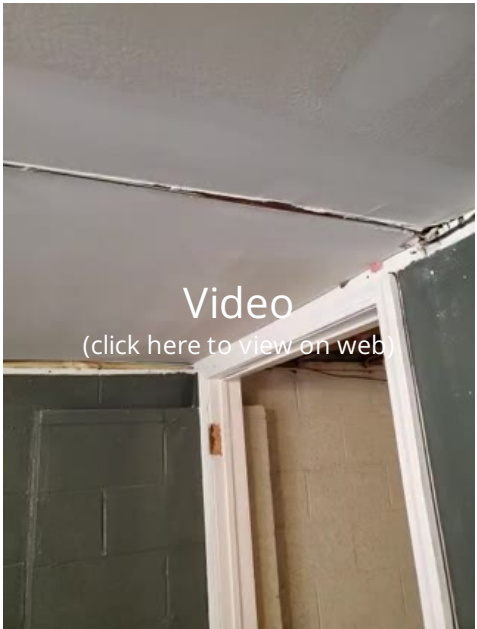


Video
(click here to view on web)

12.1.3 Water Supply System
IMPROPER INSTALLATION

 Good To Know

We observed that plumbing supply pipes were installed in a sub-standard way. We recommend this is further evaluated by a qualified professional.



Video
(click here to view on web)

12.1.4 Water Supply System
IMPROPER CONNECTION

 Good To Know

We observed one or more supply lines with an improper connection. We recommend you monitor this area closely for leaks and correct the improper connection.



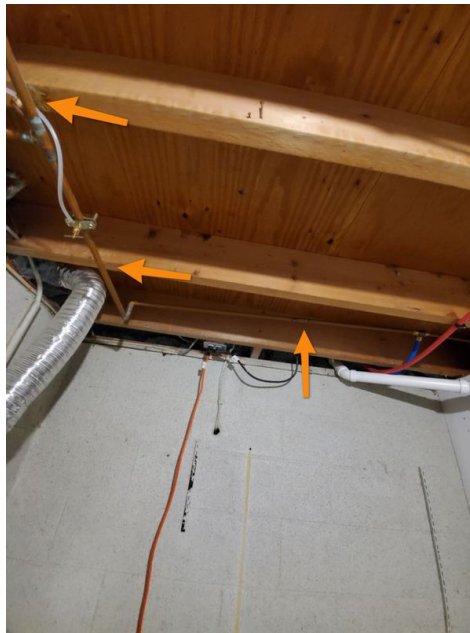
Laundry Area

12.1.5 Water Supply System

PIPE SUPPORT ISSUE

Recommend Repair

We observed area(s) where the pipe was not properly supported. This can lead to fitting failures and leaks.

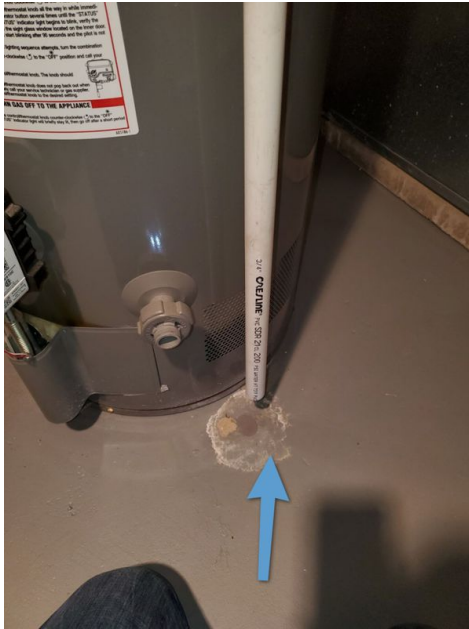


12.2.1 Water Heater

EVIDENCE OF PREVIOUS LEAK

Good To Know

We observed an area where a leak had occurred in the past. No active leaks were observed in this area.



12.3.1 Drain, Waste, & Vent Systems

ABS/PVC CONNECTION



We observed PVC pipe connected to ABS pipe. This is generally not allowed, although there is one type of pipe adhesive for this purpose. We cannot tell if this adhesive was used. We recommend using a rubber Fernco fitting to connect ABS & PVC and monitoring this area for leaks.



12.3.2 Drain, Waste, & Vent Systems

IMPROPER SLOPE OF PIPE



We observed an improper slope of a drain pipe. Drain pipes must be sloped properly "downhill", but not too steep in order to drain properly.



12.3.3 Drain, Waste, & Vent Systems

IMPROPER CONNECTION



We observed an improper drain pipe connection. We recommend you monitor this area closely for leaks.

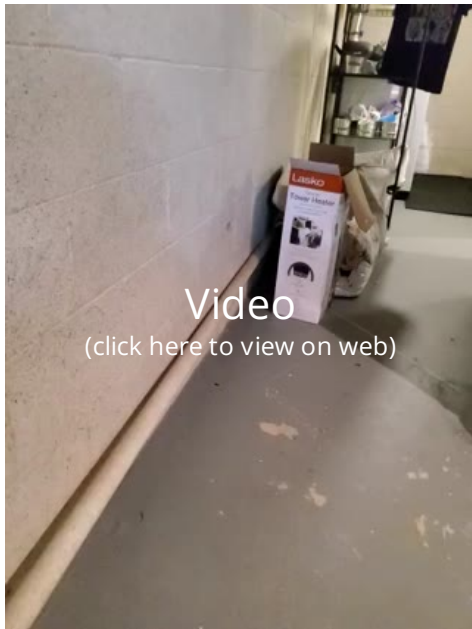


12.3.4 Drain, Waste, & Vent Systems

PIPE SUPPORT ISSUE



We observed a section of pipe that needs more support.



12.3.5 Drain, Waste, & Vent Systems

CAST IRON APPEARED AGED



We observed that the drain pipes appeared to be made from cast iron. 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.



12.3.6 Drain, Waste, & Vent Systems

EVIDENCE OF SEWAGE LEAK



We observed evidence of previous sewage leaks. No active leaks were observed during the inspection.



13: ELECTRICAL

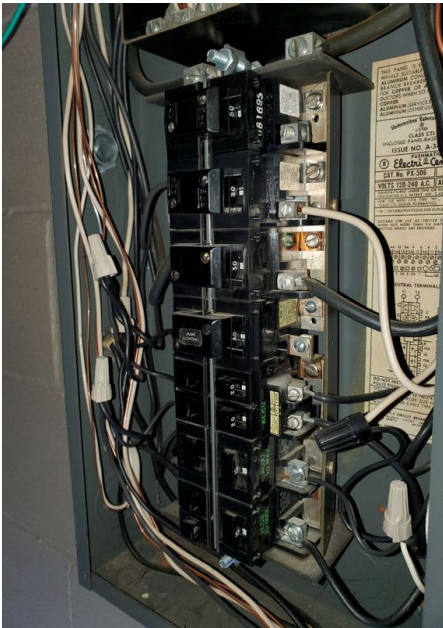
Information

Exterior Electrical Service: Service Drop Type
Underground

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



Disconnects, Panels, Breakers, & Wiring: Main Disconnect Rating (If Labeled)
Not Labeled



Disconnects, Panels, Breakers, &

Wiring: Type of Panel

PushMatic (problematic)



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

ALUMINUM BRANCH CIRCUIT WIRING



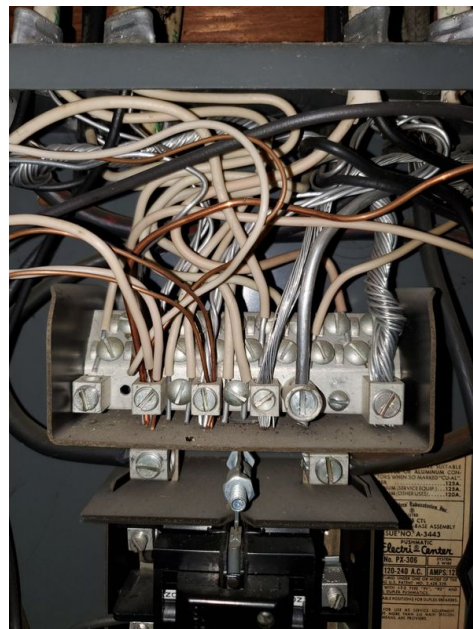
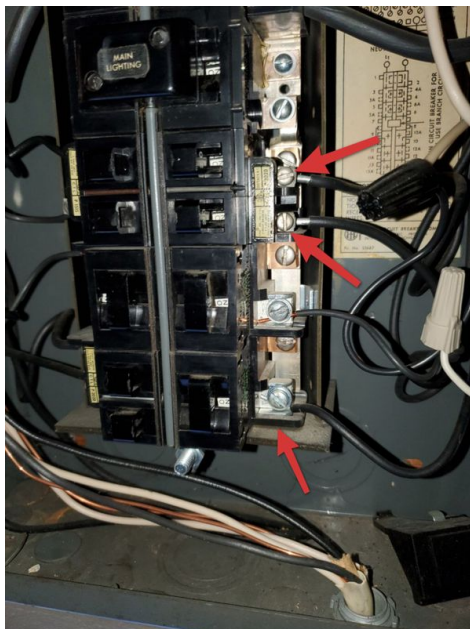
Significant Issue

We observed the presence of solid-conductor aluminum branch circuit wiring in the electrical system.

This type of wiring can be a fire hazard if it is not properly remediated with proper components and tools by a qualified professional. We highly recommend that the electrical system be evaluated by a licensed electrician to confirm that approved remediation system(s) were correctly installed.

We also recommend that you talk with you insurance agent about whether the presence of aluminum wiring in your home is a hazard, a defect, and a problem that requires changes to their policy language. Some carriers will not insure a property with this condition unless it has been properly remediated.

These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires.



13.2.2 Disconnects, Panels, Breakers, & Wiring

WORKSPACE AT PANELBOARD

We observed limited workspace at the panelboard. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment.



Good To Know



13.2.3 Disconnects, Panels, Breakers, & Wiring

RECOMMEND AFCI PROTECTION

We observed that there was missing AFCI protection for receptacles in the interior rooms of the house.

This is a newer electrical requirement that we recommend whenever electrical changes or upgrades are made to a home.



Good To Know

13.2.4 Disconnects, Panels, Breakers, & Wiring

MISSING BREAKER LABELS

We observed poor identification of each circuit at the panel. Each circuit should be clearly labeled with its purpose.



Good To Know

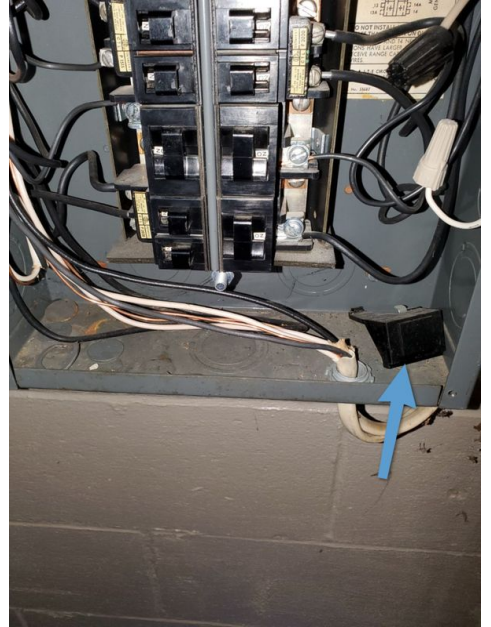
13.2.5 Disconnects, Panels, Breakers, & Wiring



Good To Know

OBJECTS INSIDE PANEL

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



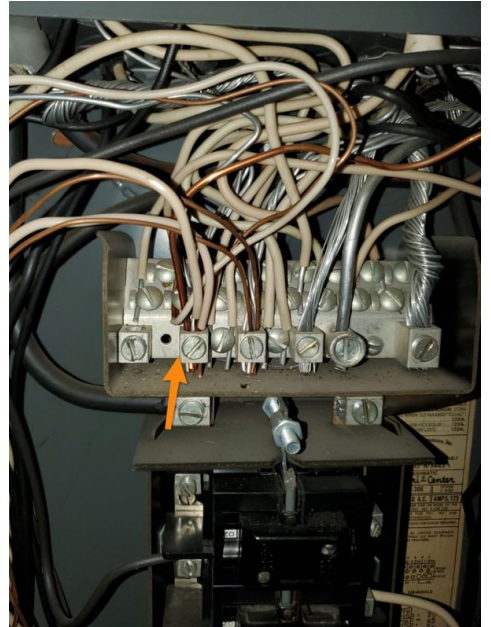
13.2.6 Disconnects, Panels, Breakers, & Wiring



Recommend Repair

DOUBLED GROUNDS (DIFFERENT GAUGES)

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



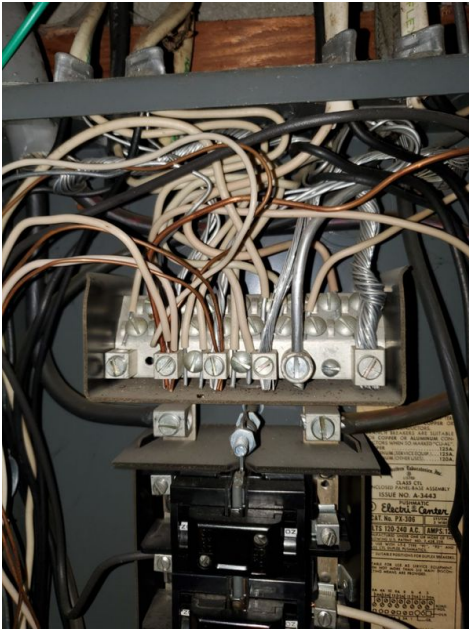
13.2.7 Disconnects, Panels, Breakers, & Wiring



Recommend Repair

DOUBLED NEUTRALS

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



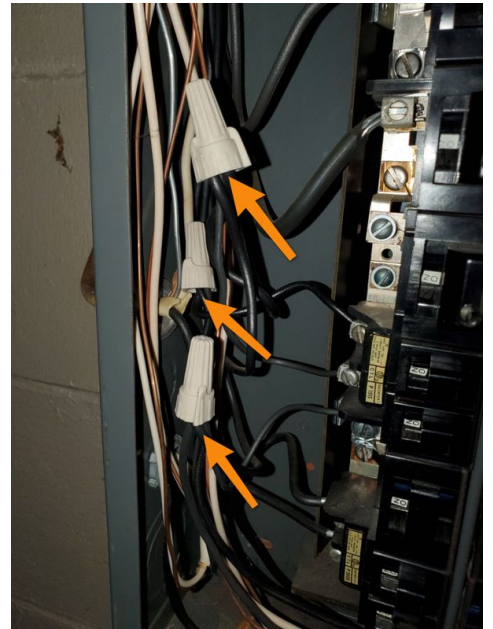
13.2.8 Disconnects, Panels, Breakers, & Wiring



Recommend Repair

PIGTAILED HOTS

We observed pigtailed hot conductor wires connected to the same breaker, which is not allowed.



13.2.9 Disconnects, Panels, Breakers, & Wiring



Recommend Repair

PROBLEMATIC PANEL (AGE/DISCONTINUANCE)

We observe a type of electrical panel that is no longer made. Its presence is not a safety concern in itself, but replacement parts are difficult to find and can be expensive. Based on the age of the panel and its discontinuance, we recommend it is replaced.

13.2.10 Disconnects, Panels, Breakers, & Wiring



Recommend Repair

GROUND & NEUTRALS COMBINED

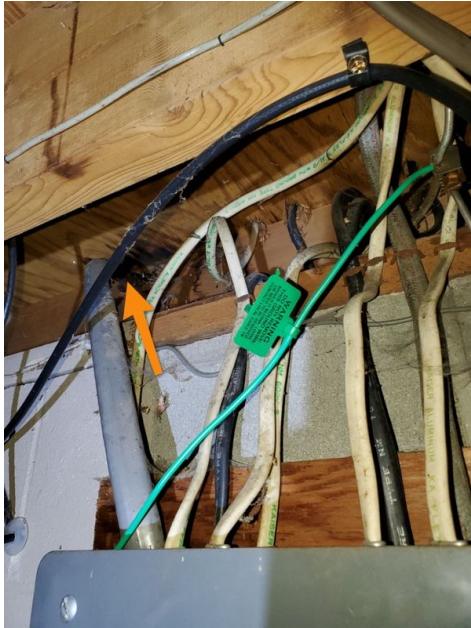
We observed that a ground and neutral wire were combined under the same lug in the panel. This is not allowed.

13.2.11 Disconnects, Panels, Breakers, & Wiring

POSSIBLE SCORCH MARKS

Recommend Repair

We observed what appeared to be scorch marks near the electrical panel. We recommend this is further evaluated by a qualified professional.



13.2.12 Disconnects, Panels, Breakers, & Wiring

NEUTRAL POWER NOT LABELED

Recommend Repair

We observed a white wire carrying power from a standard breaker. The wire needs to be marked black with tape or marker.



13.2.13 Disconnects, Panels, Breakers, & Wiring

WIRE THROUGH CONCRETE WITHOUT CONDUIT

Recommend Repair

We observed wiring installed through concrete and/or underground without visible conduit.



Laundry Area

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:

Masonry Block

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.

Basement

BASEMENT FINISHED

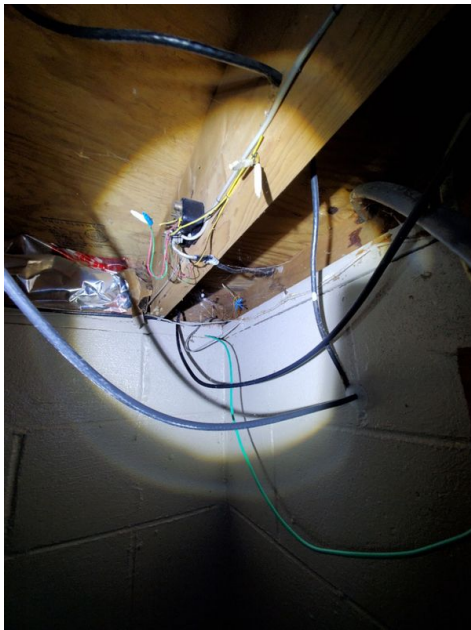
The basement was finished, so many components of the house were blocked from view. This was an inspection restriction.

Recommendations

15.1.1 Basement

RECOMMEND MORE INSULATION

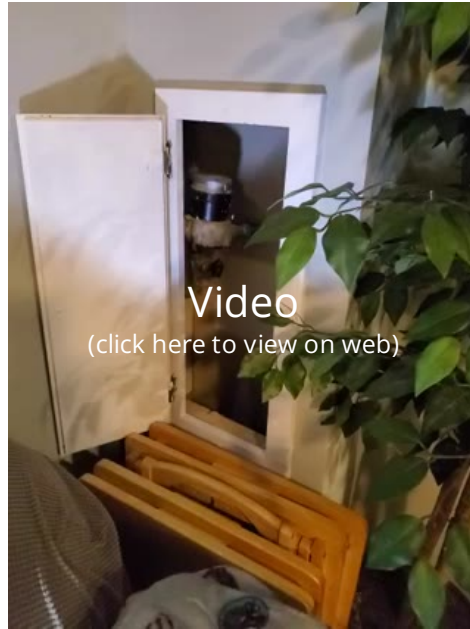
We observed the general absence of insulation in the basement. We highly recommend insulation in the rim joists, as this is a major heat loss area.



15.1.2 Basement

POSSIBLE ORGANIC GROWTH

We observed excessive moisture/humidity in the basement and indications of organic growth. We recommend that this area be further evaluated by a qualified mold professional. This is a safety concern.



Video

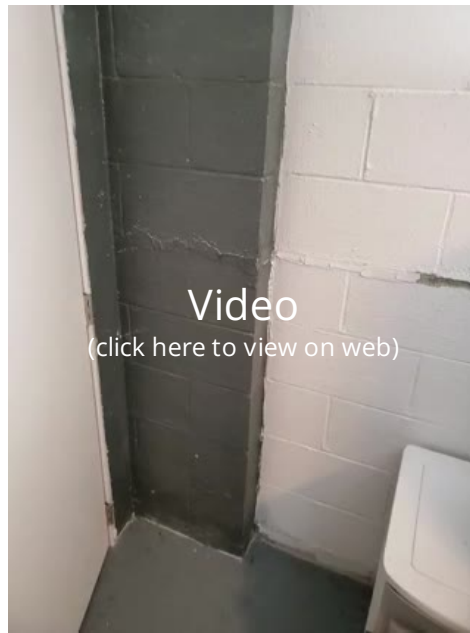
(click here to view on web)

15.1.3 Basement

MAJOR CRACK

Significant Issue

We observed major cracking at the foundation. This is a potential structural issue. This should be further evaluated and corrected by a qualified professional and/or structural engineer.



Video

(click here to view on web)

15.1.4 Basement

MINOR BASEMENT FLOOR CRACK(S)

Good To Know

We observed minor cracking of the basement floor. At the time of the inspection these were not structural concerns. We recommend sealing the cracks and monitoring for additional cracking.

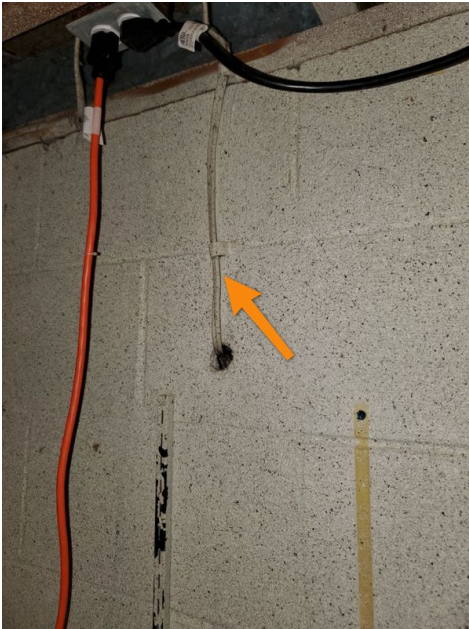


15.1.5 Basement

UNPROTECTED ELECTRICAL

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.





15.1.6 Basement

EVIDENCE OF PREVIOUS WATER ISSUES



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



Basement Bar Area



Basement

15.2.1 Sump Pump

RECOMMEND BACK-UP PUMP



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

APPEARED AGED

We observed that the sump pump 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.](#)

15.2.3 Sump Pump

EVIDENCE OF LEAKING

We observed that the sump pump drain pipes showed signs of past leaks. No active leaks were observed in this area.

