InspecTec LLC

Professional Property Inspections ~ Radon Testing

Residential Property Inspection Report

This report is confidential and property of Inspectec and clients as listed therein.

Inspected Property Address

123 First Street
Westlake, Ohio 44145

Note: Not all Report Pages are shown in this "Sample Report".

Visit us at: www.inspectec.net

440-212-3830

North Olmsted, Ohio

Property Inspection Information

Client:

First name Joe
Last name Smith
Address: 123 Street
Westlake, Ohio 44145

Main Contact # : 440-111-2323
Other:
Other:
E-Mail Address: joesmith@yahoo.com

Inspection Address: 123 First Street, Westlake, Ohio 44145

Square ft. (approx) : 1,200
Year Built (approx) : 1980 (About 34 years old)

This home faces primarily : [x] N [ ] S [ ] E [ ] W

Type of Property:	Foundation:	Appliances to be Inspected:	Additional Bldgs. to be Inspected:
[x] Single Home	[x] Full Basement	[x] Range	[ ] Barn
[ ] Condo	[ ] Partial Basement	[x] Refrigerator	[ ] 2nd Garage
[ ] Double	[ ] Slab	[x] Dishwasher	[x] Out Bldg. (<400 sq ft.)
[ ] Triple	[ ] Crawl	[x] Microwave	
[ ] 4-Plex	[ ] Combination	[ ] Disposal	[ ] Out Bldg. (>400 sq ft.)
[ ] Other	[ ] Other	[ ] Other	

Inspector Richard Sumen CMI (NSHI Inspector #213967)
Date of inspection: 5/1/14
Time of inspection: 10:00 AM
Todays approx. temp: 55

Today's Weather		Recent Weather
[ ]	Dry	[x]
[x]	Some Rain	[ ]
[ ]	Very Rainy	[ ]
[ ]	Light Snow	[ ]
[ ]	Heavy Snow	[ ]

Type Inspection: [x] Full [ ] Interior Only [ ] Partial

Inspection Report Contents

General property information and a table of contents, is listed here.

How to Read this Report

- Each page in this report represents a section/system of the property that was inspected. Exterior Grounds, Roofing, etc. The section/system will be listed in a box on the top right of each page. (See Sample Below)
- Pages are sectioned into components in bold on the left. Each component inspected will have one of three general condition grades "Xed" on the right. These conditions are;

S = Component is satisfactory and can perform its "intended function". We did not observe conditions that would lead us to believe that problems exist. Some satisfactory items may, however, show signs of wear and tear or have very minor issues / problems. (Condition Box will be checked with a green "**X**")

M = Component is marginal. Component is performing its "intended function" but the item has some observed issues or the component is near / at the end of its intended Life Cycle. (Condition Box will be checked with a blue "**X**")

NS = Not Satisfactory. Item is "significantly deficient" or (Not working, Has Major Damage, is Greatly Improper, or is Unsafe) Read comments for details of condition observed. (Condition Box will be checked with a Red "**X**")

- Additional boxes may also be "filled in" with a FE, RN, MN or NI as follows;

FE = Further Evaluations are needed / recommended, by a *qualified person. The item / component, was not fully evaluated enough to determine the full condition or full condition could not be viewed. Or, Further evaluation would be needed to fully assess the condition and / or "what may need to be done". (Box will be checked with an "FE")

RN = Some level of repair is needed or suggested, by a *qualified person / company. (Box will be checked with an "RN")

MN = Some level of maintenance is needed or suggested. (Box will be checked with a "MN".)

NI = Component was not rt of this inspection.

Note: An abri st pages.

*Note: * Indications of a " ualified to make evaluations and / or repairs.*

- Component sections may er relevant information. Observed problems / issu
- At the bottom of each pag and/or serious issues noted.
- About photos: We may use photos to help better describe conditions that exist but all adverse conditions are not photographed or used. When photos are used, we usually photograph the best example of the condition.
- Glossary of some common "home component" terms you may see in the report:

An overview of "How to Read this Report" is included, as shown above.

Soffit ~ The soffit is a portion of the roof that overhangs the house walls at roof lower edges, but can also be present at some gable ends.
Gable ~ The generally "triangular shaped section" of wall, at the end of a pitched roof
Sheathing ~ Usually a plywood type material, installed over wall studs or on roof rafters (below shingles or wall coverings).
Fascia or Gutter Board ~ The horizontal board running along the outer edge of a soffit, typically covered or mostly covered by a gutter.
House Wrap. ~ Provides a "moisture & wind" barrier. It is applied over sheathing to reduce water & wind related issues into wall cavities.
Flashings ~ Can be metal or other materials. Used in a variety of ways to stop water from intruding into areas where damage could occur; against walls, around windows, chimneys, doors, decking connections to a home, etc.
Footings ~ Supports the foundation wall, below grade.
Footing Drain ~ A foundation drain system (perforated pipe & gravel), extended to daylight or a storm sewer to drain water near footers.
Pier ~ Alternative to a continuous foundation wall. May support posts that in turn support girders or beams carrying wall loads.
Wall Stud ~ Basic framing unit of wood frame construction. (Typically 2x4s)
Sill Plate ~ This component is typically connected to the top of the foundation wall, and connects / supports the rim & floor joists, and wall studs
Masonry Fireplace ~ Typically a "wood" burning fireplace where the firebox, chimney and related components are brick / masonry.
Pre-Fab Fireplace ~ A wood or gas fireplace where the unit is pre-made and typically metal. (some could have masonry components).
Hearth - The flat, non combustible surface in front of the fireplace. It protects the flooring areas from fire
Damper ~ In a fireplace, it is the "flap or damper" above the firebox to allow combustion gases to vent up into the flue. When closed (during fireplace non-use) it prevents the homes conditioned air from escaping. In an air heat duct, a "damper" will allow the control of air, passing by.
TPR Valve ~ Temperature & Pressure relive valves. Used at hot water tanks, boilers, and other types of components, for safety.
Draft Fan ~ Commonly found in newer furnaces and some hot water tanks to "draft out, or vent" combustion gases.
Flue - Typically a metal "chimney type" of pipe, for venting combustion gases to the exterior. It can also be a PCV pipe, or a masonry chimney.
Condensation Drain ~ A drain e, or drain system, to allow the removal of "condensation water" away from the appliance or component.

Some commonly used "Terms" and a glossary is also listed on this page.

Important Note, Please rea ort however, this report does contain some technical inform son, a verbal consultation with the inspector is a mandatory part e inspection company cannot be held responsible for your unde nspection and report are furnished as "professional opinion" only, reporting on major components of the home. To be thorough, some smaller, or minor components may also be reported on as an extra service but this report is intended to report major components as listed in the "standards of practices" of NSHI. Comments of "repairs" or "further evaluation" needs, are intended to mean "by a qualified person / company". Inspections have time restraints of a "standard property inspection" and as such, are not intended, or may not reveal, all defects and / or conditions of the property. This inspection report excludes any component, items or conditions not found or listed, regardless of the reason they are not observed.

Abridged Key: S = Satisfactory. M = Marginal. Some issues exist or item is near / at, the end of it's Life Cycle. NS = Not Satisfactory.
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Components & Materials	► = Potential Problems and/or Observations	Overall Condition	S	M	NS	FE	RN	MN	NI
General Lot:	Sloped								
X Flat	Very Sloped	►No major problems observed.	X						
X Slight Slope	Steep								
Drainage		Front	X						
(At foundation areas)		Sides	X						
		Back		X	X			MN	
Ideally, Soil should slope away from t... a minimum of about 6" for the first ... foundation to curtail water rela...		roved.							
Driveway	Not Present		X				RN	MN	
X Concrete		►Observed in overall average condition with some minor cracks. See notes below.							
Asphalt / Mixed		►Major SPALLING is present. (Peeling or Flaking of the concrete)							
Gravel / Pavers / Brick									
Walkways (Along streets)	Not Present	► Areas viewable were observed in overall good condition.	X						
Walkways (At home areas)	Not Present	►There is minor lifting / sinking of material. (Could be a "trip" hazard)		X			RN		
Fences & Gates	Not Present	► Fences are in overall average condition.	X						
Window Wells	X Not Present								
Retaining Walls									
Sheds		condition.	X						
Grounds Elect.	None observed	►A "grounding rod" extends up too high and is unsafe. See notes below.			X		RN		

*** Each Page is a "section" of the home.**
*** Components of the section are listed on the Left.**
*** Observations made, are shown in the center.**
*** Overall "conditions" are listed here.**
*** Additional boxes show the need for "repairs, maintenance, or further evaluation needed".**

Additional "details" of some of the issues, may be noted at the bottom of each page.

Additional Comments / Photos:

~The driveway has a "less than average" amount of cracking and an "above average" amount of spalling for its age.
*Spalling or "flaking" of concrete is usually a result of our freeze/thaw cycles which contracts/expands concrete. Some minor spalling is normal Excessive spalling could be the result of several conditions; an improper concrete mixture, improper installation, or by concrete that was too wet when poured. "Sealing" concrete may help curtail spalling. Concrete "sealers"
~Consider raising level areas of the ground against the foundation of the home to p
Ideally, The soil should slope away from the foundation (at a minimum of 6" for th
accumulating near the foundation. Soil in this case refers to the hard layer of soi

Pictures, showing some of the homes defects or components are included.

This rear corner area is too low (poor drainage).

A small "Trip" hazard, where

Concrete "spalling".

No issues at the rear shed.

This condition is a hazard.
This "grounding rod needs to be cut down, and the grounding clamp & wire, moved to the bottom.

Components:		► = Potential Problems and/or Observations:	Overall Condition	S	M	NS	FE	RN	MN	NI
Steps into home		Not Present	Front		X	X		RN		
			Rear	X						
(At front steps)		►The concrete is in good condition, but the step is too high. See below.	Side							
(At rear steps)		►Steps are in good overall condition.								
Attached Porches	X	Not Present	Front							
Ground Level Patio		Not Present		X						
		► Observed in overall good condition.								
Deck #1		Not Present Location: Rear of home	Supports / Connections	X						
X Wood			Floor Areas		X	X		RN		
Composite		►Deck has some "Dried Out - Splintering" wood. Some repairs are needed.	Guardrails	X						
Other		►Deck has some "Raised Nails". Some repairs needed.	Stairs	X						
Combination										
Deck #2	X	Not Present Location:	Supports / Connections							
Wood			Floor Areas							
Composite			Guardrails							
Other			Stairs							
Combination										

Note: Not all Report Pages are shown in this "Sample Report".

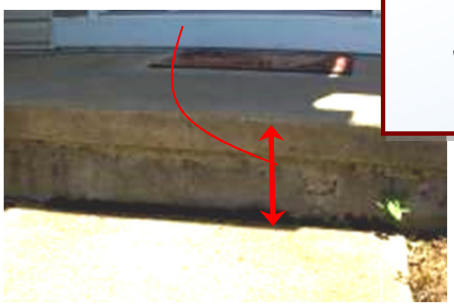
Additional Comments / Photos:

The following observations were made at the main deck:
~The deck has no major safety problems but is very old and nearing the end of it lifecycle. At the least, It will need a few repairs for safety.
~Raised nail heads are present. These will need to be re-set / driven down to prevent accidents. Check all areas.
~The deck wood has some drying wood and splintering. Make needed repairs (you may want to replace some of the boards) and seal wood.

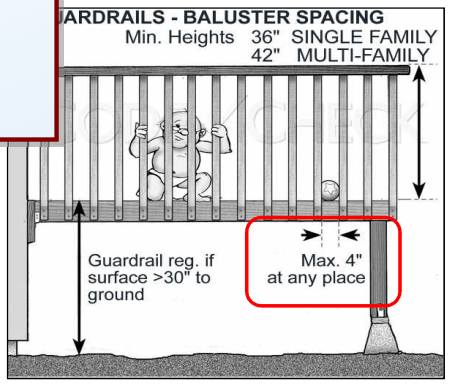
Re-set any raised nails.

~ The front setp is a bit too "high". This is due to a "settled down" walkway. As we discussed, you could have "concrete pumping or lifting" done to "raise the settled down walk".

Step up, is too high.



Illustrations are many times included to help explain or show "proper construction or instillations".



Includes: Exteriorly viewed observations of listed components on or attached to the structure..

Exterior - Structure

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Structure Type: **Wood frame**

Components:	► = Potential Problems and/or Observations:	Overall Condition S	M	NS	FE	RN	MN	NI
Foundation (Outside)	Largest cracks observed: [X] <1/16" [ ] <1/8" [ ] <1/4" [ ] <3/8" [ ] <1/2"	X					MN	
Materials: [X] Brick / Block [X] Concrete [ ] Stone	►SMALL CRACKS in the foundation observed. Common							
Wall Coverings	Overall visual condition: Excellent [X] [X] Poor	X	X			RN		
[ ] Wood [X] Brick/Stone [X] Vinyl [ ] Stucco [ ] Aluminum [ ] EFIS	►Wall coverings have some DENTED / DAMAGED areas.							
Exterior Windows & Trim [ ] NA [X] Paint / Maint needed. [ ] Rot Observed [X] Re-Caulking needed		X					MN	
[ ] Window glazing needed. [ ] Broken glass observed.	►Observed in overall, average condition for the age. ►Some of the homes Wood Trim needs paint / maintenance.							
Eaves/ Soffits/Fascia [ ] Paint / Maint needed. [ ] Rot Observed [ ] Loose / Sagging panels.	► Observed in overall, good condition.	X						
Building Columns [X] NA [ ] Paint / Maint needed. [ ] Rot Observed [ ] Not properly connected.								
Outside Gas Meter/Shut-Off	►The gas meter and shut off have no observed issues / problems.	X						
Location: North side of home								
Main Elect. Service / Meter		X						
Type : Underground	► No service cable / entrance problems observed.							
Voltage: 240 / 120								
Amperage: Undetermined outside								
Exterior Elect. Panels [X] Not Present								
Exterior Main Disconnect located: Not Observed Outs								
Outlets / Elect on Structure [ ] None C	tested.)	X		X		RN		
Type: [X] GFCI [ ] Non-Grounded (Outlets) [ ] Non-GFCI [ ] Some undetermined	►UNPROTECTED, UNSAFE wiring was observed See notes below.							

Tips & suggestions of what should, or can be done are included.

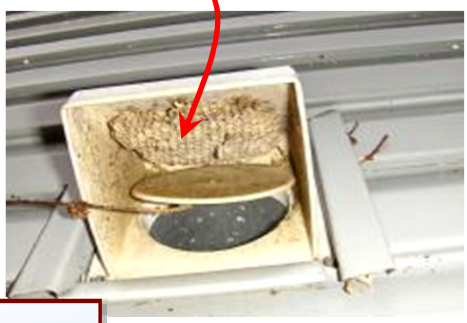
Addl. Comments / Photos: Note: Existing, Pre 1973, ext. outlets may not be required to be GFCI updated, but is recommended for safety.

~ Foundation walls (north side), were observed with smaller cracks.

* Small and hairline cracks as observed are common and usually caused by a homes normal settlement. Concrete also shrinks as it cures which may also cause minor cracking. Although the cracks observed appear stable, additional separation can not be predicted. It is always a good idea to fill and monitor any cracks for further separation / movement.

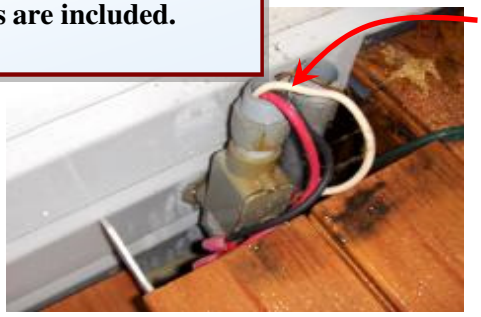
~The clothes dryer vent was observed with a large wasps nest in it, and a vine growing into the vent. Cleaning is needed ASAP.

Foundation Crack, Should be filled / sealed & monitored.



Some damage at the rear siding will need to be repaired.

Pictures, showing the homes major defects are included.



These electrical feed wires appears to have been from a past (removed hot tub panel). The breaker feeding this is turned off, but these wires will need to be removed, or an electrical box will need to be installed here, for these wires to properly terminate in.
<u>As is, this is dangerous.</u>

Includes: Permanently installed exterior air conditioning / heat pump and related exterior components.

Ext. Air Conditioning Unit

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Air Conditioning Units Present:	None	1	2	3
		X		

Components:	► = Potential Problems and/or Observations:	Overall Condition	S	M	NS	FE	RN	MN	NI
Unit #1	X Tested	**Unit**		X					
	Unable to test due to outside temperature <65F (Not fully inspected)	**Elect. / Shut-Off**	X						
	Unable to test due to no power (Not fully inspected)	**Lines**			X		RN		
Make: Trane									
Model #: Shown in Photo Below	►Unit is older but observed in operational condition.								
Capacity: 3.5 Ton	►Unit is older and at / near the end of its lifecycle. (Consider replacing)								
Location: Rear of House	►Refrigerant tube INSULATION should be REPLACED.								
	►There is a GAP where the lines enter the home.								
Unit #2	Tested	**Unit**							
	Unable to test due to outside temperature <65F	**Elect. / Shut-Off**							
	Unable to test due to no power	**Lines**							
Make:									
Model #:									
Capacity: Ton									
Location:									

Additional Comments / Photos:

Note: Not all Report Pages are shown in this "Sample Report".

~The AC unit is a bit older, but tested in go ectrical components were observed safe and proper.

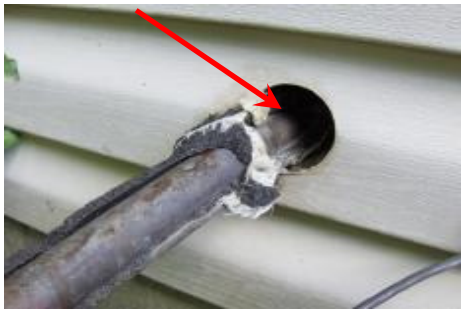
~The Air conditioner is a 3 1/2 ton capacit s home.
A basic guideline of cooling capacity needed is: 1 ton of cooling per 500 -1,000 sq. ft. of living. It all depends on many factors including; The homes orientation to the sun, its age, types of windows, insulation, roofing, etc.
*Determining the exact sizing requirements of AC equipment involves details calculations that is outside the scope of a home inspection.

~The AC lines have a gap where they enter the house. This gap should be filled to prevent pests / air from entering the home.

~The air conditioning cooling line insulation is deteriorating / missing. Bad or missing insulation will cause the unit to be less efficient. New foam insulation can be purchased at local home improvement stores and is an easy installation.

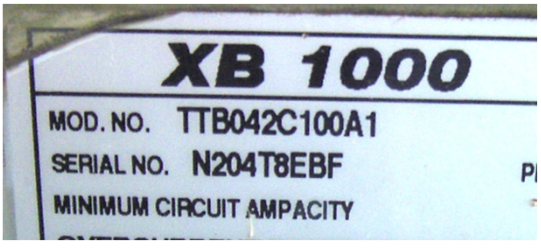
Trim back, and keep bushes 1' away from the unit.

Gap where lines enter the home



Bad insulation on cooling line

~This units "SEER" rating is listed as 10. 10 was the minimum standard from 1992 through Jan. 2006.
* What is a "SEER" Rating? Cooling efficiency for air conditioners is indicated by a SEER (Seasonal Energy Efficiency Rating): the higher the number, the greater the efficiency. In 1992, 10 SEER was the minimum rating for units installed in new homes. The Department of Energy has since set a new minimum standard of 13 SEER for air conditioners manufactured on or after January 23, 2006. 13 SEER equipment is approximately thirty-percent more efficient to operate than 10 SEER equipment. Energy star rated AC units are required to be 14 SEER or greater. Some high end AC units can be as high as the mid 20s SEER, although



Information about the "efficiency" of major components may be added to help you better understand what the home has, and what may be a good choice for upgrades.

Includes: Listed roof components that were viewable based on the type of "roof observation" noted.

Roofing System

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Roof observed:	X	From ground	X	By Ladder		By walking on	X	With binoculars	X	From upstairs balconies / windows		
		Partially not visible		Mostly not visible.		Not visible				Roof was partially snow covered.		
Main Roof Type:		Gable	X	Cross Gable		Hip		Cross Hip		Gambrel		Mansard		Combination or Modified

Components:	► = Potential Problems and/or Observations:	Overall Condition S	M	NS	FE	RN	MN	NI
Roof Coverings	**Type of Roofing Material:**	**Layers Present:**			**Approx Age:**			
House:	Composition	X 1	2	3	4	10 Years	X						
Garage:	Composition	X 1	2	3	4	10 Years	X						
		1	2	3	4								
	►Overall, roof is in average condition for its age.												
Flashing								X		FE	RN		
Note: Not all flashings are visible, thus, can not be fully evaluated.	►Some of the flashings were not very well installed. See below. ►Some of the flashings were not viewable.												
Chimneys	Not Present	Locations: #1 Center #2 #3						X	X		RN		
Types present: X Brick, Block, Metal, In chase	►Chimney has some CRACKED / DAMAGED bricks.												
Roof Vents (Air Vents)	Not Present	►No problems or issues observed.						X					
Stack Vents (Plumbing Vents)	Not Present	►No problems observed						X					
Skylights	X Not Present												
Gutters	Not Present	Screens Present	X No screens	X Clear	Some Clogged			X					
Downspout					pperly Discharges			X					

Information is added to explain "how" some components become damaged & what could be done to prevent additional damage.

tion.
st" type. See sample.

Additional Comments:

~Roof coverings on t… blems were observed.

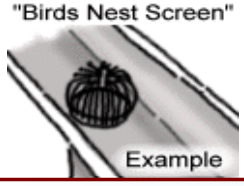
~ A proper "drip edge" and also an "ice guard material" was observed at the gutter areas where checked. These products help protect the roof and roof edge area, from water damage that can happen during heavy "wind driven rains", or when ice builds up on the roof in the winter.

~The (main) chimney has some "freeze damaged" bricks. As some bricks age they become more porous than normal. This will allow the brick to absorb water that expands during freezing weather and causes the exterior of the brick to "flake off'. Minor freeze damage can usually be stabilized by applying a masonry sealer available at most DIY stores. More seriously damaged brick (as observed) may need to be replaced.

~ Some of the "Flashings" were not very well done / installed. I suggest these be further checked when the bricks are repaired as we discussed.

"Freeze Damaged" Chimney Bricks. "Flaking" from bricks. Poorly installed "flashings".

"Birds Nest Screen"



Illustrations are added so you can see how components look, or are installed

Shingles are in good / average condition.

Drip Edge & Ice Guard. Both Observed

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Components:	► = Potential Problems and/or Observations:	Overall Condition	S	M	NS	FE	RN	MN	NI
Exterior Doors		Main / Front	X						
Front	►No major issues observed.	Back / Side	X						
Back		Garage	X						
Side									
Sliders	►No major issues observed.								
To Garage	►No major issues observed.								
French type									
Interior Doors	►No major door Issues or Problems observed. ►Doors are in average condition.		X						
Walls	►Walls have average wear & tear for a home of this age.		X						
Ceilings	►Ceilings were observed in overall, good condition. Except for missing insulation at one skylight area. See below.		X		X	FE	RN		
Floors	[ ] Some / [X] Most - floors covered (carpet, etc.) All areas NOT observable ►No major issues / problems were observed		X						
Windows	Conditions / Operations: Excellent [X] Poor [ ] Conditions are mixed.		X						
Glass Types Observed:									
[ ] Single Pane	Mixed	►Windows are in overall AVERAGE CONDITION for their age.							
[X] Dual Pane	[ ] Ext. Storms Present								
[ ] Mixed	[ ] Int. Storms Present								
Outlets / Electrical	(See other pages for details on Bathroom, Kitchen, Garage, and Basement outlets)		X						
Amount Tested:									
[ ] All Visible	►Checked outlets tested OK. No problems observed.								
[X] Representative Number									
Smoke Detectors	(Detectors are required on each level of the home minimum. Test smoke detectors often)		X					MN	
[X] Present	Properly [X] Yes	►No problems observed.							
[ ] Not present	placed: [ ] No								

Additional Comments / Photos: Note: At a minimum, a representive number of windows and electrical outlets are checked / inspected.

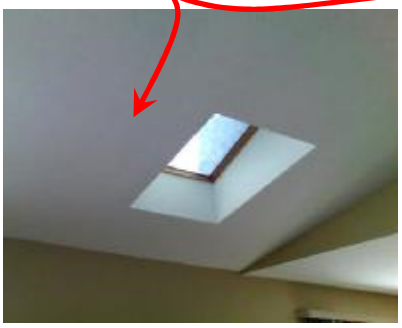
~The interior overall is in average condition for a house of this age with some minor maintenance issues.

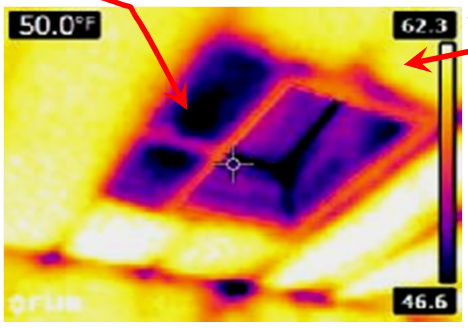
~Doors and trim were observed in overall good condition.

~ The laundry area has a natural gas dryer "hook-up".

~ The laundry area has a newer washer, and a newer dryer, Both were tested and in "operational" condition.

~ There was peeling paint observed at the side of the skylight in the great room. Upon further evaluation with a thermal imaging camera, it appears that insulation is missing at this same side. (this could cause moisture condensation and explain the peeling paint), not to mention "heat loss". This will need to be further checked & corrected.





Inspections sometimes include "limited use" of "Thermal Imaging".

Including "Full Thermal Imaging" in your report is an option you could choose. See our web site for details.

A proper "gas shut-off" valve was observed for the dryer.

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Components:	► = Potential Problems and/or Observations:	Overall Condition S	M	NS	FE	RN	MN	NI
Doors	►No major door Issues or Problems observed.	X						
Walls	ION for a home of this age.	X						
Ceilings	, GOOD condition.	X						
Floors	[ ] Some, [X] Most - floors covered (carpet, etc.) All areas NOT observable ►No major issues / problems were observed	X						
Windows	Conditions / Operations: Excellent [X] [X] Poor [X] Conditions are mixed.		X	X		RN	MN	
Bedroom Egress	►B.R. windows observed that exceed proper "Egress Standards" for safety.	X						
Bedroom Outlets / Elect.	(See other pages for details on Bathroom, Kitchen, Garage, and Basement outlets)	X						
Bedroom Area Smoke Detectors	►Be sure to test all smoke detectors regularly.			X		RN		

Glass types observed:

- [ ] Single Pane [ ] Mixed
- [X] Dual Pane [ ] Ext. Storms Present
- [ ] Mixed [ ] Int. Storms Present

►There are windows that are FOGGED inside. ◄One, Front Center BR (see photo).
►Most windows in AVERAGE CONDITION for their age with some paint/maint. needs.

Outlets Tested:

- [ ] All Visible
- [X] Representative Number

►Checked outlets tested OK. No problems observed.

- [ ] Present In BRs
- [X] Present Outside BRs
- [ ] None Present

►Smoke detectors did not respond to test.
►Bedroom smoke detectors are old. Suggest replacing.

Additional Comments / Photos: Note: At a minimum, a representive number of windows and electrical outlets are checked & inspected.

Note: Regulations vary on where BR smoke detectors should be located. It is best to have smoke detectors in each BR and also outside bedrooms in the hall. Smoke detectors should also be on each level of the home, minimum one per floor.

~I recommend installing at least one Carbon Monoxide Detector near sleeping areas for safety. Additional floor units can be installed as desired.

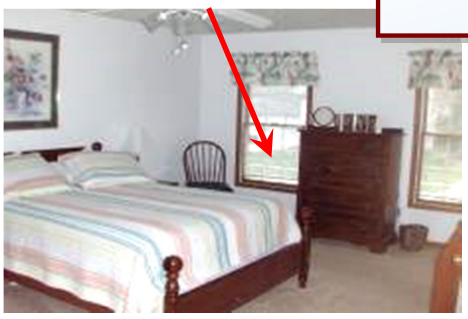
~Bedroom egress windows were observed approx: 32 " wide and 29 " high for a total of: 928 sq. inches. (2nd level rear BR)

~The bedroom windows meet or exceed proper "Egress Standards" for safety. 1st floor windows should have 5 sq. ft. of openable space, 2nd floor windows 5.7 sq. ft.. This [illegible] ncy.

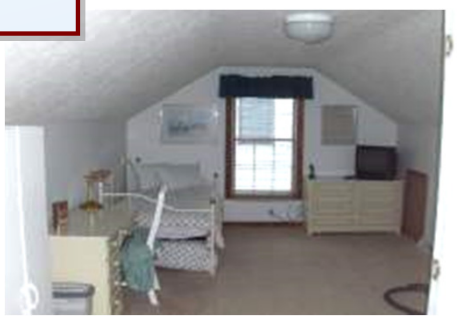
Note: Not all Report Pages are shown in this "Sample Report".

Pictures, showing the homes major components & biggest defects are included.

Windows Meet Egress Standards



Bonus room.



One rear BR window is badly "fogged" inside.

Several window handles are loose, or come off.

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Components:	► = Potential Problems and/or Observations:	Overall Condition	S	M	NS	FE	RN	MN	NI
Main Stairway (To Upper Levels)	☐ Not Present	Handrails / Guardrails		X					
		Stairs	X						
	►Handrails have no "wall returns" at ends. Common (See below)	Lighting	X						
			See notes below.						
Basement Stairway (To Basement / Lower Level)	☐ Not Present	Handrails / Guardrails		X					
		Stairs	X						
	►Handrails have no "wall returns" at ends. Common (See below)	Lighting	X						
			See notes below.						

Fireplace / Stove ☐ None Present	Overall Condition	S	M	NS	FE	RN	MN	NI
	Unit #1	X						
	Unit #2							
	Unit #3							

Type:	Masonry	Pre-fab.	Stove	Insert	Direct vent	Non-Vented Unit	Gas Logs Present
Unit #1	X						X
Unit #2							
Unit #3							

Locations: Family Room

Note: Fireplaces and stoves are checked for normally visible, primary components and safety features only. Fireplaces may not be lit except on gas units where the pilot is on, or ignition control is accessible. For safety, all units should be cleaned and checked yearly, by a fireplace professional.

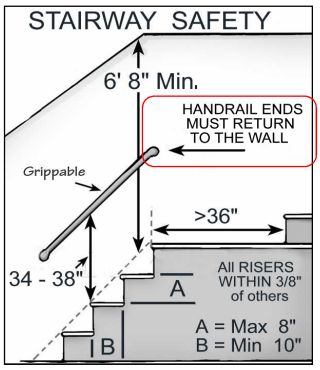
►Unit appears operational. No Major Problems observed. ~ ~

Observed at Unit:	#1	#2	#3
	X		

Additional Comments / Photos: *Smoke chambers and flue liners are not readily visible and should be checked when fireplaces are cleaned.*

~Handrails at the steps to the basement and the steps to the 2nd floor have "open ends" that do not return to the wall. Clothes, purse straps, ect, can catch on these "open ends" while going up or down the stairs causing someone to fall. Consider correcting.

"Open Ends" On Handrails

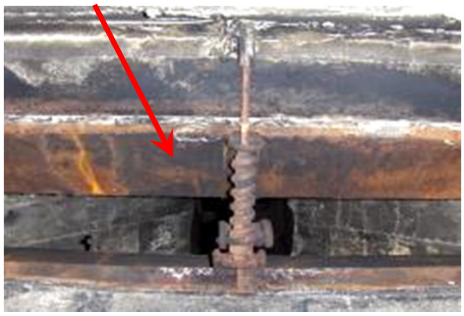


Safety "tips & suggestions" are many times included.

~The fireplace was observed properly built [illegible] out and 8" past the side of the firebox). The fire box, flue and damper had no observed major issues / problems.

~Note: There are "Raised & Sharp" corners at the raised fireplace hearth extension. These can be dangerous with children playing near them.

Fireplace Damper was observed proper / operational /clean.



Includes the Buildings Main Electrical Panel, Sub-panels, and visible main circuits and wiring near the electrical panels.

Main Electrical Systems

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Components	► = Potential Problems and/or Observations:	**Overall Condition** S	M	NS	FE	RN	MN	NI
Main Panel	Location: South wall of Basement	X						

Volts:
- [X] 240-120v
- [ ] 120v

Type:
- [X] Circuit Breakers
- [ ] Fuses

Type of feed wire:
- [X] Copper
- [ ] Aluminum

Capacity (Amps):
- [ ] 60 A
- [ ] 100 A
- [ ] 125 A
- [ ] 150 A
- [X] 200 A
- [ ] Other
- [ ] Not Determined

Grounding (at least one method):
- [X] Grounded
- [ ] Not Grounded
- [ ] Not Determined

Bonding (Required at main):
- [X] Bonding is Proper
- [ ] Bonding - NOT Proper

►No major issues / problems were observed.

Sub Panels	Location #1: South wall of Basement	Sub-Panel #1	X					MN	
	Location #2:	Sub-Panel #2							

Volts: (#1 / #2)
- [X] [ ] 240-120v
- [ ] [ ] 120v
- [ ] [ ] Undetermined

Type:
- [X] [ ] Breakers
- [ ] [ ] Fuses

Type of Feed wire:
- [X] [ ] Copper
- [ ] [ ] Aluminum

Capacity (Amps): (#1 / #2)
- [X] [ ] 60 A
- [ ] [ ] 100 A
- [ ] [ ] 125 A
- [ ] [ ] 150 A
- [ ] [ ] 200 A
- [ ] [ ] Undetermined

Grounding (at least one method): (#1 / #2)
- [X] [ ] Grounded
- [ ] [ ] Not Grounded
- [ ] [ ] Not Determined

Bonding (No Neutral Bonding at Sub)
- [X] [ ] Neutrals, ARE isolated (Proper)
- [ ] [ ] Neutrals, ARE NOT isolated (Improper)
- [ ] [ ] Further evaluations needed.

►No major issues / problems were observed.
►Circuits need to be clearly labeled for safety.

Visible Circuits & Conductors (In Basement / Utility Room)	S	M	NS	FE	RN	MN	NI
	X						

Types of Wiring Observed:
- [X] Romex type, (NM)
- [ ] Knob and Tube
- [X] B/X, (AC)
- [ ] Conductors in Conduit
- [ ] Wooden Raceway
- [ ] Mixed

►No Major Issues or Problems were observed at circuit wiring.

Note: Older, existing wiring in general living areas may not be grounded or be required to be updated.
Updating to grounded GFCIs in Baths, Kitchens, Basements, Garages and outside locations is always recommended.
(Details on electrical outlets & lights are listed on appropriate pages i.e.: Exterior, Living areas, Bedrooms, Bathrooms, Kitchen, Etc.)
~ All electrical repairs should be done in accordance with local codes and by a qualified electrical contractor ~

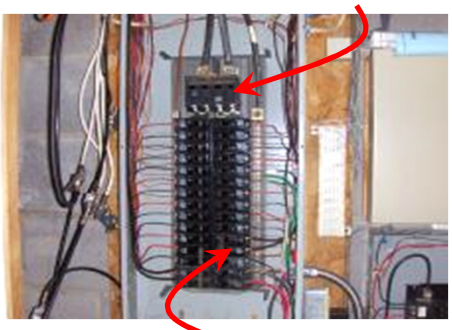
Additional Comments / Photos:

A complete and full electrical system evaluation is done.

~The main electrical panel appears to be professionally installed. No major problems were observed.
* The panel box was installed in a proper location.
* The panel box is sized properly for the total amperage present.
* Panel over-current protection was observed as proper.
* Bonding of neutrals, grounds and the panel box was observed proper.
* The main grounding conductor was observed exiting the main panel and terminating at least one proper location. (A secondary ground termination is also required, and in this case observed)
* Installation and connections of branch wiring is proper.
* Wire sizes are matched properly to circuit breakers.
* Exiting wiring clamps / protection are proper.
* Branch circuits are labeled properly for safety.

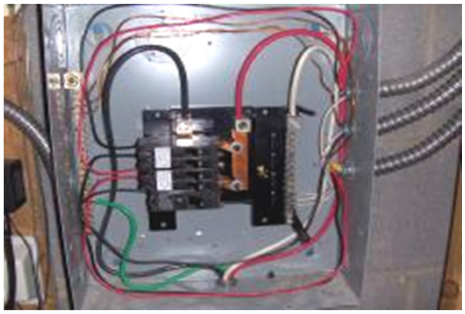
The following observations were made at sub-panel #1:
~This electrical sub panel was observed with isolated neutrals, and overall properly wired. No major problems were observed however, circuits are not all properly labeled properly, but should be for safety.

Main Electrical Panel, Main Shut-Off



Shut-Off for sub panel.

Electrical Sub-Panel



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Heating Systems

(Includes interior AC components)

	Make and/or Model:	Approx. Capacity:	Estimated. Age:
Unit #1	Amana	100,000 BTUs	18 Years
Unit #2		BTUs	Years
Unit #3			Years
Unit #4			Years

Note: Not all Report Pages are shown in this "Sample Report".

	Units Overall Condition			Connected Gas Lines & Exhaust Flue						
	S	M	NS	S	M	NS	FE	RN	MN	NI
Unit #1		X		X				RN	MN	
Unit #2										
Unit #3										
Unit #4										

System:	#1	#2	#3	#4
Location				
Basement	X			
Main Floor				
2nd Floor				
Attic / Storage Rm				
Utility Room				
Type:				
Gas	X			
Elect.				
Heat Pump /Elect.				
Heat Pump w/Gas				
Boiler				
Baseboard				
Other				
Status:				
System on	X			
System off				
Tested	X			
Could not test				

System:	#1	#2	#3	#4
Fuel Source:				
Public Gas	X			
Propane Tank				
Electricity				
Oil Tank				
Heat Distribution:				
Forced Air	X			
Radiant Heat				
Gravity				
Baseboard				
Radiators				
Combination				
Humidifier:				
Present				
Not Present	X			
Tested				
Not Tested				
Working				
Not Working				

Gas Furnace ~ Component Checklist	Unit: #1	#2	#3	#4	
Burner / Flame Check	X				◄ Dusty / Dirty
Blower / Fan Check	X				
Gas Leak Check	X				
Gas Shut-off Present	X				
Gas Dirt Leg Installed	X				
Gas Lines Proper	X				
Flue Rise Proper	X				
Flue Connection Proper	X				
Electrical Shut-Off	X				
Duct Connections	X				
Filter Checked	X				◄ Repairs Needed
Electric Furnace ~ Component Checklist					
Electrical Shut-Off					
Electrical Connections					
Heating Element Area					
Fan / Blower check					
Duct Connections					
Filter Checked					

Comments / Photos: ***Note:*** *Furnace heat exchangers / interior components are not fully visible thus not be fully inspected or evaluated.*

~The heating system is a bit older but observed in working condition at the time of the inspection.
~This is a *semi-high efficiency furnace in overall average condition, (*no draft hood but an open burner). It uses inside air for burner combustion.
~Note: We have preformed a low level CO test of this furnace and found no signs of CO gas.

We list advice on items that may "not be a major concerns", but are recommended / best to correct.

~The furnace filter is improperly and/or poorly installed. It should be reconfigured as to not a
~ Cleaning of the furnace is also needed as dust has been bypassing the furnace for a long t

~The air conditioning condensation drain does not have a "clean out" near the "drain trap". (A minor issue). A "clean out" is not always installed but is a good idea to have. Water that drains through this trap will leave behind dust and dirt particles that may eventually clog the pipe trap causing an overflow at the furnace / drain pan. There are several ways to install a clean out. See one sample photo below.
* Note: In this case you could also just "eliminate" the trap by replacing the "trap section" with elbows and a straight pipe section.

Filter needs to be "Re-Configured" so air will not bypass it.

Furnace

Furnace Filter Location

No "clean out" on Condensation Trap.

Condensate Drain Trap

A property inspection was performed at the address listed in this report as noted / requested by the client, to evaluate the overall condition of the homes major components. Please read the entire reports contents. Some of the bigger / important observations are listed below however the complete report should be read to understand all components inspected and/or

Overview:

This home overall is in average condition for its age, but with some "m he biggest cost / concern items are listed on the top section below. Additi ed repairs or corrections, many of which are commonly found in a home o e plus side there are some "good / newer" components such as; A roof still in overall good condition, A "general interior" in overall very good condition, and a newer hot water tank. Of course costs of the repair needs (especially the bigger issues), should be reflected in the price or taken into consideration.
The cost of "total repairs" will greatly depend on "what is updated vs. repaired, and the choices of "replacements and / or repairs" of components and fixtures.

A "Summary Page" is included giving a brief "Overview" of the inspection.

Biggest "cost / repair" Concerns / Issues:

~ The furnace is older and will need at least some repairs as noted on the heati nsidered.
~ The AC unit is also older. No major issues were observed and the unit operat
It would be best to replace, when a new furnace is installed.
~ One, rear bedroom window is badly "fogged" and will need to be replaced.
~ The chimney will need at least some repairs of the "damaged brick". Total costs will depend on if "the further evaluations" show that additional damage is present, or if other damage is present, that was not visible.

We include in the summary, a list of "The Biggest Concerns & Costs"

Other Key / Safety Concerns / Issues:

~ There is a moderate "gas leak" at the gas pipe on the ceiling, near the furnace
~ Due to the presence of CSST gas piping in the home, the main gas line (where
See the main plumbing page on this.
~ The "protruding up" grounding rod (at the side of the home) needs to be corrected. IT is dangerous as observed.
~ The main driveway should be cleaned & "sealed" as noted. This will hopefully "curtail" the amount of future spalling.
~ A lack of "proper insulation" (at the skylight area), needs to be further checked & corrected. See the general interior page.
~ The hot water tank is newer, but was not installed properly. The flue pipe will need to be replaced (aluminum material is not permitted for used with combustion gas appliances) and the TPR valve that is leaking will need to be further checked or replaced.
~ A new smoke detector will new needed at the upper hall area for the bedrooms. It would be best to install one at each bedroom.
~ The dryer vent needs to be cleaned out and the old bees nest removed. (at the exterior, south side)
~ The garage opener "safety eyes" are mounted too high at the sides. They should be lowered to 4 - 6" from the floor as noted.
~ The garage also has some exposed and unsafe wiring that will need to be corrected (by the rear wall).
~ The "open water supply pipe". In the basement by the laundry area will need a proper "cap" installed.
~ Correct the "lack out a proper clean out" at the condensation drain line at the furnace.
~ The laundry area has a faucet that is dripping. Check the fittings to see if it can be tightened and the dripping stopped, before you purchase a new faucet assembly.
~ The sub panel will need to have all the circuits "labeled" as noted.
~ See additional issues / concerns as listed in this report.
~ Note: Due the owners belongings and stored items being present, not all issue

We also recap some of the additional repair needs the home has.

Note: Not all Report Pages are shown in this "Sample Report".

CSST Gas Piping - Addendum

What Is It? Corrugated Stainless Steel Tubing or "CSST" for short is a newer type of gas pipe first used around 1988. It's a flexible pipe covered with a plastic sheathing and is very common to see in newer homes. To make the pipe flexible a continuous ridge was designed into the pipe. Which is how the "corrugated" made it's way into the name. Because it is flexible and available on large spools long continuous pipe runs are possible without the need for connections. Fewer connections mean less potential for leaks. It is also faster, and [illegible] traditional gas piping. Opini[illegible]


SAMPLE PHOTO of CSST

Your report may include various "addendums" depending on what components may be present. These addendums allow us to give you more "detailed information" on variety of components such as CSST gas pipe, proper deck construction, electrical bonding, bedroom egress, etc.


SAMPLE PHOTO

How to identify CSST

CSST consists of a continu[illegible] covered with a yellow exter[illegible] manufactured by OmegaFl[illegible] with a black exterior coatin[illegible] as "GASTITE," Ward's CSS[illegible] CSST is known as "TRACP[illegible] or COUNTERSTRIKE," and Parker Hannifin's CSST product is known as "PARFLEX."

Note: That similar looking yellow or stainless "flex connectors" (commonly seen at

The potential safety concerns

Problems with this product began to show up some years after the first installations. Because the pipe is metal it is electrically conductive. What was discovered was a lightning strike entering the home, can disperse through the CSST resulting in holes in the pipe . The ridges are thought to create "electrical arcs" between ridges, causing possible "burn holes" through the tubing. This is a danger as you can imagine. The importance of "Bonding" of this product, was not always noted in the older instillation guides, and many times this product was installed without proper "bonding" to the homes electrical grounding system. This is where most issues exist. All manufactures of CSST now include proper "bonding requirements" in instillation guides, and some companies now even print requirements that CSST pipes should be "bonded" and only be installed by certified installers, directly on the piping jacket.

There have been reports of fires caused by lightning strikes near homes with CSST flexible gas piping. The root cause of these fires has been attributed to either a lack of, or inadequate bonding, of the CSST which has resulted in "arcing damage" to the tubing. This problem resulted in a class action law suit involving four CSST manufacturers: Omegaflex (TRACPIPE or COUNTERSTRIKE); Parker-Hannifin Corp. (PARFLEX); Titeflex Corp. (GASTITE); and Wward Manufacturing, Inc. (WARDFLEX). The parties to the suit have signed a Settlement Agreement that provides class members with a partial to full financial reimbursement for either a lightning protection system or upgraded bonding of their existing CSST system, but this class suit is now settled / closed.

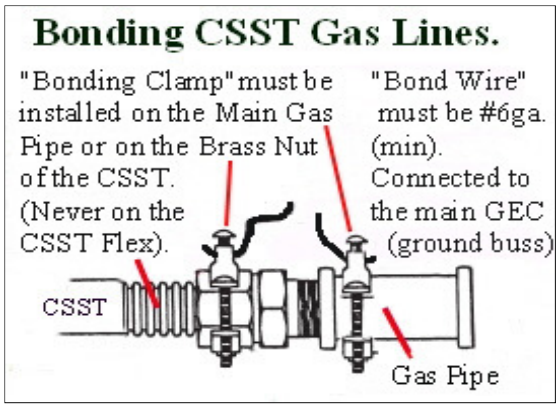
Note: Stainless steel gas piping is approved by all national plumbing and gas codes. However, in isolated areas, local jurisdictions may may restrict the use of CSST pipe. If the presence of CSST is a concern, you could talk to a qualified gas

Required "Bonding"

Bonding of the homes gas piping / CSST, is required to prevent / reduce the risks of fires associated with CSST piping. Bonding is required to be done by a qualified contractor that has been training and is certified on installing this product. The method of Bonding this product may vary depending on how the CSST was installed and where it is present.

The 2009 edition of NFPA 54, National Fuel Gas Code, includes new requirements for bonding CSST gas piping systems to the grounding conductor of the building's electrical system. Section 7.13.2 states; "CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building. The bonding jumper shall not be smaller than 6 AWG copper wire or equivalent."

The CSST must be bonded only at the end nearest the entry of the gas service into the building. If it is bonded at both ends, or at the end nearest the gas-burning appliance, the CSST may carry stray electrical currents or act as a grounding conductor



Note: This information is NOT a description of what conditions are present at the inspected home. (see report for observations) Information on this addendum is given to explain issues / and the importance of proper "bonding" when CSST piping is present. CSST is regulated by American National Standards Institute ANSI/IAS LC 1-1997/CSA 6.26-M97 Fuel Gas Piping Systems Using Corrugated Stainless Steel Tubing (CSST). The standard requires that a contractor be certified before installing CSST. Note: Not all plumbers are properly trained or certified to install CSST piping and fittings..