



Private

Inspection Date:

Private

Prepared For:

Private

Prepared By:

Keystone Home Inspection

216-469-8600

440-684-1573 Fax

gregkolar@yahoo.com

Report Number:

Private

Inspector:

Greg Kolar

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	Older than 70
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground cover:	Wet

RECEIPT / INVOICE

Keystone Home Inspection
Cleveland, Ohio 44124
216-469-8600

Date: **Private**

Inspection Number: **Private**

Name: **Private**

Inspection:

Other**

Private

Total:

- ☐ Check #:
- ☐ Cash
- ☐ Credit Card:

** ☐ Radon ☐ Pool / Hot Tub ☐ Shipping ☐ Well & Septic ☐ WDO/WDI

Inspected By: **Greg Kolar**



SERVICE WALKS ☐ None ☐ *Public sidewalk needs repair*

Material: ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Trip Hazard*

☐ *Pitched towards home* ☐ *Settling cracks* ☐ Not visible ☐ Typical cracks

DRIVEWAY/PARKING ☐ None

Material: ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other

Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Fill cracks and seal

☒ *Pitched towards home* ☒ *Trip hazard* ☒ *Settling Cracks* ☐ Typical crack

PORCH (covered entrance) ☐ None

Support Pier: ☐ Concrete ☐ Wood ☐ Not visible ☒ Other

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Railing/Balusters recommended*

Floor: ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Soft decking

STOOPS/STEPS ☐ None ☐ *Uneven risers*

Material: ☒ Concrete ☐ Wood ☐ Other ☐ *Railing/Balusters recommended*

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Cracked* ☐ *Settled*

☐ *Rotted/Damaged* ☐ *Safety Hazard*

PATIO ☐ None

Material: ☒ Concrete ☐ Flagstone ☐ Kool-Deck® ☐ Brick ☐ *Trip hazard*

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Settling Cracks*

☐ *Pitched towards home (See remarks page)* ☐ Drainage provided ☐ Typical cracks

DECK/BALCONY (flat, floored, roofless area) ☐ None

Material: ☐ Wood ☐ Metal ☐ Composite ☒ Not visible ☐ *Railing/Balusters recommended*

Finish: ☐ Treated ☐ Painted/Stained ☐ Other

☐ *Improper attachment to house* ☐ *Railing loose*

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Wood in contact with soil*

DECK/PATIO/PORCH COVERS ☐ None ☐ *Earth to wood contact* ☐ *Moisture/Insect damage*

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Posts/Supports need Repair*

Recommend: ☐ Metal Straps/Bolts/Nails/Flashing ☐ *Improper attachment to house*

FENCE/WALL ☒ Not evaluated ☐ None

Type: ☐ Brick/Block ☐ Wood ☐ Metal ☐ Chain Link ☐ *Rusted* ☐ Other

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Loose Blocks/Caps* ☐ Typical cracks

Gate: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: ☒ East ☐ West ☐ North ☐ South ☐ Satisfactory

☐ *Recommend additional backfill* ☐ *Recommend window wells/covers* ☒ *Trim back trees/shrubberies*

☐ *Wood in contact with/improper clearance to soil* ☐ Yard drains observed - not tested

RETAINING WALL ☒ None **Material:** ☐ *Drainage holes recommended*

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Safety Hazard* ☐ *Leaning/cracked/bowed*

(Relates to the visual condition of the wall)

HOSE BIBS ☐ None ☐ No anti-siphon valve

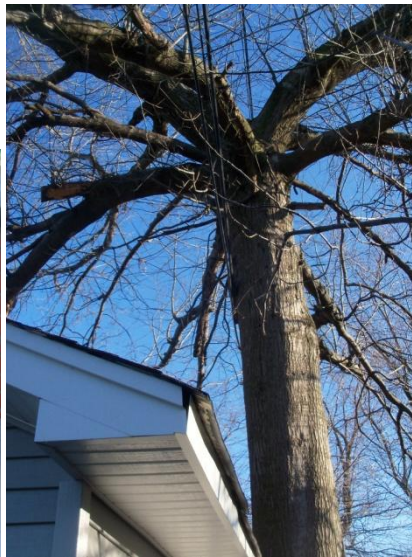
Operates: ☐ Yes ☐ No ☐ Not tested ☒ Not on

GENERAL COMMENTS

Recommend trimming back any foliage against the home or overhanging the garage.
Driveway has typical cracking and settling. Recommend filling and sealing as necessary.

NE corner is taking on water due to a downspout that is leaking. This is causing active water intrusion in the basement as well as heaving to the concrete around it. Recommend repairs.

Gap located between the driveway and the homes foundation is allowing for water intrusion in the basement. Recommend repairs.



**ROOF VISIBILITY**
☐ All ☒ Partial ☐ None ☐ Limited by:
INSPECTED FROM
☐ Roof ☐ Ladder at eaves ☒ Ground (*Inspection Limited*) ☒ With Binoculars
STYLE OF ROOF

Type: ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other
Pitch: ☐ Low ☒ Medium ☐ Steep ☐ Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Estimated Layers: **1+ Layers** Approximate age of cover: **15-20+** years
Roof #2: Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years
Roof #3: Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years

VENTILATION SYSTEM

Type: ☐ Soffit ☐ Ridge ☒ Gable ☐ Roof
Appears Adequate: ☒ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other
(See Interior remarks page) (See Attic section)

FLASHING

Material: ☒ Galv/Alum ☐ Asphalt ☐ Not visible ☐ Rubber
☐ Copper ☐ Foam ☐ Other ☐ Lead
Condition: ☐ Not visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ **Rusted**
☐ *Separated from chimney/roof* ☒ **Recommend Sealing** ☐ Other

VALLEYS

☐ N/A **Material:** ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper
☐ Not visible ☐ Satisfactory ☒ Marginal ☐ Poor
☐ **Rusted** ☐ Holes ☒ **Recommend Sealing**

CONDITION OF ROOF COVERINGS

Roof #1: ☒ Satisfactory ☐ Marginal ☐ Poor
Roof #2: ☐ Satisfactory ☐ Marginal ☐ Poor
Roof #3: ☐ Satisfactory ☐ Marginal ☐ Poor
Condition: ☒ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☐ Broken/Loose Tiles/Shingles
☐ Nail popping ☒ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles
☐ Moss buildup ☐ Exposed felt ☒ Cupping ☐ Incomplete/Improper Nailing

SKYLIGHTS

☒ N/A ☐ **Cracked/Broken** ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

PLUMBING VENTS

☒ Yes ☐ No ☐ Satisfactory ☐ Marginal ☒ Poor
☒ **Recommend roofer evaluate** ☒ Leaking

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: Roof appears to be in overall satisfactory condition but is leaking from a few flashing areas. Recommend a qualified further evaluate and repair as necessary.

Active water intrusion into the home





EXTERIOR

CHIMNEY(S) ☐ None

Viewed From: ☐ Roof

Rain Cap/Spark Arrestor:

Chase: ☒ Brick

Evidence of: ☐ Holes in metal

Flue: ☒ Tile

Evidence of: ☐ Scaling

☐ *Have flue(s) cleaned and re-evaluated*

Condition: ☐ Satisfactory

Location(s): Middle of roof

☐ Ladder at eaves

☐ Yes

☐ Stone

☒ Cracked chimney cap

☐ Metal

☐ Cracks

☒ Marginal

☒ Ground with binoculars

☒ No

☐ Metal

☒ Loose mortar joints

☐ *Unlined*

☐ Creosote

☐ Poor

☒ *Recommended*

☐ Blocks

☐ Flaking

☒ Not visible

☐ *Not evaluated (See remarks page)*

☐ *Recommend Cricket/Saddle/Flashing*

☐ Framed

☒ Loose Brick

☐ Rust

GUTTERS/SCUPPERS/EAVESTROUGH ☐ None

Material: ☐ Copper

Condition: ☒ Satisfactory

Leaking: ☐ Corners

Attachment: ☒ Loose

Extension needed: ☐ North

☐ Vinyl/Plastic

☐ Marginal

☐ Joints

☐ *Missing spikes*

☐ South

☐ *Needs to be cleaned*

☒ Galvanized/Aluminum

☐ Poor

☐ *Rusting*

☐ *Hole in main run*

☐ *Improperly sloped (See remarks page)*

☐ East

☐ West

☐ *Downspouts needed*

☐ Other

SIDING

Material: ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco

☐ EIFS* ☐ Asphalt ☐ Wood

☐ Typical cracks

☐ *Monitor*

☒ Metal/Vinyl

☐ Other

☐ *Wood rot*

☐ Peeling paint

☐ *Loose/Missing/Holes*

Condition: ☒ Satisfactory

☐ Marginal

☐ Poor

☐ *Recommend repair/painting*

(*See remarks page EIFS)

TRIM, SOFFIT, FASCIA, FLASHING

Material: ☐ Wood ☐ Fiberboard

☐ *Recommend repair/painting*

Condition: ☒ Satisfactory

☐ Marginal

☒ Aluminum/Steel

☐ *Damaged wood*

☐ Poor

☐ Fiber Cement

☐ Other

☐ Stucco

CAULKING

Condition: ☐ Satisfactory

☐ Marginal

☐ Poor

☒ *Recommend around windows/doors/masonry ledges/corners/utility penetrations*

WINDOWS & SCREENS

Material: ☐ Wood

Screens: ☐ Torn

Condition: ☒ Satisfactory

☐ *Failed/fogged insulated glass*

☐ Metal

☐ Bent

☐ Marginal

☒ Vinyl

☒ Not installed

☐ Poor

☐ Aluminum/Vinyl Clad

☐ Glazing/caulk needed

☐ *Wood rot*

☐ *Recommend repair/painting*

STORMS WINDOWS ☒ None

Putty: ☐ Satisfactory

Condition: ☐ Satisfactory

☐ Not installed

☐ *Glazing/caulk needed*

☐ *Broken/cracked*

☐ Wood

☐ N/A

☐ *Wood rot*

☐ Clad comb. ☐ Wood/metal comb.

☐ *Recommend repair/painting*

SLAB-ON-GRADE/FOUNDATION

☒ N/A (See Basement/Crawl Space)

Stem Wall: ☐ Concrete block

Condition: ☐ Satisfactory

Slab: ☐ Post tensioned

Condition: ☐ Satisfactory

☐ Poured concrete

☐ Marginal

☐ Poured concrete

☐ Marginal

☐ Other

☐ Poor

☐ Other

☐ Poor

☐ Not visible

(See comments page)

GENERAL COMMENTS

Chimney is in need of tuck point as well as a screened chimney cap to keep out moisture and pests.
Recommend all gutters and downspouts are fully draining away from the foundation.





ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

☐ Underground ☒ Overhead ☐ *Weather head/mast needs repair* Condition: ☐ Sat. ☐ Marginal ☐ Poor
 Exterior outlets: ☐ Yes ☒ No **Operative:** ☐ Yes ☐ No ☐ *Overhead wires too low*
 GFCI present: ☐ Yes ☐ No **Operative:** ☐ Yes ☐ No ☐ *Less than 3' from balcony/deck/windows*
☐ Reverse polarity ☐ Open ground ☐ Safety Hazard

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: ☒ Not visible ☐ Framed ☐ Masonry ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

EXTERIOR DOORS

Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace
Door Condition: ☐ Satisfactory ☐ Marginal ☒ Poor

EXTERIOR A/C - HEAT PUMP

UNIT #1: ☐ N/A **Location:** Removed

GENERAL COMMENTS

A/c unit has been removed. Recommend adding.
 Rear entry door has been damaged and kicked in. Recommend repair/replace.



**TYPE**

☐ Attached
 ☒ None
 ☒ Detached
 ☒ 1-car
 ☐ 2-car
 ☐ 3-car
 ☐ 4-car

AUTOMATIC OPENER

☐ Yes
 ☒ No
 ☐ Operable
 ☐ Inoperable
 ☐ *Remote not available*

SAFETY REVERSE

Operable:
☐ Pressure reverse
 ☐ Electric eye
 ☐ *Need(s) adjusting*
☐ *Safety hazard*

ROOFING

Material:
☒ Same as house
 Type: **INFO**
 Approx. Age: **INFO**
 Approx. layers: **INFO**

GUTTERS / EAVESTROUGH

Condition:
☐ Satisfactory
 ☒ None
 ☐ Marginal
 ☐ Poor

SIDING / TRIM

Siding:
☒ Same as house
 ☐ Wood
 ☐ Metal
 ☐ Vinyl
 ☐ Stucco
 ☐ Masonry
 ☐ Slate
 ☐ Fiberboard

Trim:
☒ Same as house
 ☐ Wood
 ☐ Aluminum
 ☐ Vinyl

FLOOR

Material:
☒ Concrete
 ☐ Gravel
 ☐ Asphalt
 ☐ Dirt
 ☐ Other

Condition:
☐ Satisfactory
 ☐ Typical cracks
 ☒ *Large settling cracks*
☐ *Recommend evaluation/repair*

Burners less than 18" above garage floor:
☒ N/A
 ☐ Yes
 ☐ No
 ☐ *Safety hazard*

SILL PLATES

☐ Not visible
 ☒ Floor level
 ☐ Elevated
 ☐ *Rotted/Damaged*
☐ *Recommend repair*

OVERHEAD DOOR(S)

Material:
☐ Wood
 ☐ N/A
 ☐ Fiberglass
 ☐ Masonite
 ☒ Metal
 ☐ *Recommend repair*

Condition:
☐ Satisfactory
 ☐ Marginal
 ☒ Poor
 ☒ *Overhead door hardware loose*

Recommend Priming/Painting Inside & Edges:
☐ Yes
 ☐ No
 ☐ *Recommend lubrication*
☐ *Weatherstripping missing/damaged*

EXTERIOR SERVICE DOOR

☒ None

Condition:
☐ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ *Damaged/Rusted*

ELECTRICITY PRESENT

☒ Yes
 ☐ No
 ☐ Not visible

Reverse polarity:
☐ Yes
 ☐ No
 Open ground:
☒ Yes
 ☐ No
 ☒ *Safety hazard*

GFCI Present:
☐ Yes
 ☐ No
 Operates:
☐ Yes
 ☐ No
 ☐ *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING (Between garage & living area)

☒ N/A
 ☐ Present
 ☐ *Missing*

Condition:
☐ Satisfactory
 ☐ *Safety hazard(s)*
☐ *Recommend repair*
☐ *Holes walls/ceiling*

Fire door:
☐ Not verifiable
 ☐ *Not a fire door*
☐ *Needs repair*
☐ Satisfactory

☐ N/A
 ☐ Satisfactory
 ☐ Inoperative
 ☐ Missing
 ☐ *Needs repair*

Moisture Stains Present:
☐ Yes
 ☐ No
 Typical Cracks:
 ☐ Yes
 ☐ No

GENERAL COMMENTS

Garage has 2 prong ungrounded electrical service. Recommend upgrade due to safety hazard.
 Garage roof has a hole in it and is letting in water. Recommend repair.
 Garage floor is buckled and will need replacement in the future.



**COUNTERTOPS**
☐ Satisfactory ☒ Marginal ☐ *Recommend repair/caulking*
CABINETS
☐ Satisfactory ☒ Marginal ☐ *Recommend repair/adjustment*
PLUMBING COMMENTS

Faucet Leaks: ☐ Yes ☐ No **Pipes leak/corroded:** ☐ Yes ☐ No
Sink/Faucet: ☐ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ *Recommend repair*
Functional Drainage: ☐ Adequate ☐ Poor **Functional Flow:** ☐ Adequate ☐ Poor

WALLS & CEILING

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ *Moisture stains*

HEATING / COOLING SOURCE
☒ Yes ☐ No
FLOOR

Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Sloping ☒ Squeaks

APPLIANCES

(See remarks page)

<input type="checkbox"/> Disposal	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Oven	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Exhaust fan	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Range	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Refrigerator	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Microwave	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

Dishwasher Airgap: ☒ Yes ☐ No **Dishwasher Drain Line Looped:** ☐ Yes ☒ No
Outlets Present: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
G.F.C.I.: ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☒ Yes ☐ No ☒ *Potential safety hazard(s)*

GENERAL COMMENTS

Kitchen has hot/neutral reverse outlets. Recommend repair due to safety hazard.
 Water was not on at time of inspection. No evaluation could be made to system.



LAUNDRY ROOM**ROOM COMPONENTS**

Laundry sink: ☐ N/A **Faucet leaks:** ☐ Yes ☐ No **Pipes leak:** ☐ Yes ☐ No
Cross connections: ☐ Yes ☐ No **Heat source present:** ☒ Yes ☐ No **Room vented:** ☒ Yes ☐ No
Dryer vented: ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented
☐ *Not vented to Exterior* ☐ *Recommend repair* ☒ *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: ☐ Yes ☒ No ☐ *Safety hazard*
G.F.C.I. present: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No
Appliances: ☐ Washer ☐ Dryer ☒ Water heater ☒ Furnace
Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☐ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ *Safety hazard* ☐ Not visible

GENERAL COMMENTS

No water at time of inspection.

Recommend removal of vinyl dryer vent and replacing with flex metal due to fire hazard.





BATHROOM(S)

BATH: SECOND FLOOR
BATH

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☐ No

Fixture(s) Condition:

Loose: ☐ Yes☐ No☐ Satisfactory☒ Marginal

Pipes leak:

☐ Yes ☐ No☐ Poor

TOILET

Bowl Loose: ☒ Yes ☐ NoOperates: ☐ Yes☐ No☐ Toilet leaks☐ Cracked bowl/tank☐ Cross connection

SHOWER / TUB AREA / SINK(S)

Material: ☐ Ceramic/Plastic☒ Fiberglass☐ Masonite☐ OtherCondition: ☒ Satisfactory☐ Marginal☐ Poor☐ Rotted floors

Caulk/Grouting Needed:

☒ Yes☐ No

Where: Open joints

Functional Drainage:

☐ Adequate☐ Poor

Functional Flow:

☐ Adequate☐ Poor

Whirlpool Operable:

☒ N/A☐ Yes☐ No

Access panel to pump/motor:

☐ Yes ☐ No

WALLS / CEILING / CABINETS

Moisture stains present:

☒ Yes☐ No

G.F.C.I. Present:

☒ Yes☐ No

Open ground/Reverse polarity within 6' of water:

Outlets present:

☒ Yes☐ No

Operates:

☒ Yes☐ No☐ Yes☒ No

Potential safety hazards present:

☐ Yes☒ No

HEATING / COOLING SOURCE

☒ Yes☐ No

Window/Door:

☒ Yes☐ No☒ Satisfactory☐ Marginal☐ Poor

Exhaust Fan:

☐ Yes☒ No

Operates:

☐ Yes☐ No

Noisy:

☐ Yes☐ No

GENERAL COMMENTS

Second floor bath has active water intrusion in the ceiling. Recommend repair.
 Water not on. No evaluation could be made to water supply.

BATH: BASEMENT BATH

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☐ No **Loose:** ☐ Yes ☐ No **Pipes leak:** ☐ Yes ☐ No
Fixture(s) Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

TOILET

Bowl Loose: ☒ Yes ☐ No **Operates:** ☐ Yes ☐ No ☐ Toilet leaks ☐ Cracked bowl/tank ☐ Cross connection

WALLS / CEILING / CABINETS

Moisture stains present: ☒ Yes ☐ No **Outlets present:** ☒ Yes ☐ No
G.F.C.I. present: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No **Potential safety hazards present:** ☐ Yes ☐ No

HEAT / COOLING SOURCE

☒ Yes ☐ No
Window/Door: ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No **Noisy:** ☐ Yes ☐ No

GENERAL COMMENTS

Basement bath has some rot to the drain line. Recommend repairs.




**LOCATION: SECOND FLOOR
REAR BED**

Walls & Ceiling: ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☒ Yes ☐ No Where: **Ceiling**
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☒ Cracked Glass

GENERAL COMMENTS

Active water intrusion in ceiling. Repairs needed.
Cracked window glass.
Balcony access.
Attic access.

**LOCATION: SECOND FLOOR NW
BED**

Walls & Ceiling: ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where:
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ No ☐ Coverplates missing ☒ **Safety Hazard**
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

NW bed has hot exposed wires hanging from the middle of the wall. Recommend repair due to hazard.



**LOCATION: SECOND FLOOR SW
BED**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Typical cracks.

**LOCATION: FIRST FLOOR DINING
ROOM**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: ☐ Squeaks ☒ Slopes
Floor: ☐ Satisfactory ☒ Marginal ☐ Poor
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☒ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Wood floor is damaged. Recommend repairs.

**LOCATION: FIRST FLOOR
FAMILY ROOM**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☒ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

See fireplace section of this report.

**INTERIOR WINDOWS / GLASS**

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Needs repair
☒ Representative number of windows operated ☐ Painted shut (See remarks page)
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☐ No
☐ Glazing compound needed ☒ Cracked glass ☐ Hardware missing ☐ Broken counter-balance mechanism
Security Bars Present: ☐ Yes ☒ No ☐ Not tested ☐ Safety hazard ☐ Test release mechanism before moving in

FIREPLACE

☐ None Location(s): Family room
Type: ☒ Gas (Not Tested) ☐ Wood ☐ Woodburner stove (See remarks page) ☐ Electric ☐ Ventless
Material: ☒ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ☐ Blower built-in Operates: ☐ Yes ☐ No **Damper operates:** ☐ Yes ☒ No
☒ Open joints or cracks in firebrick/panels should be sealed ☒ Fireplace doors need repair
Damper Modified for Gas Operation: ☐ Yes ☐ No ☐ Damper missing ☐ Pre-fab panels damaged/worn
Hearth Adequate: ☒ Yes ☐ No **Mantle:** ☐ N/A ☒ Satisfactory ☐ Adequate ☐ Loose/missing
Physical Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Handrail: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard
Risers/Treads: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks page)

Present: Smoke Detector: ☒ Yes ☐ No **Operates:** ☐ Yes ☒ No ☐ Not tested
CO Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No ☐ Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION☐ N/A

Access: ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No access ☐ Other
Inspected From: ☐ Access panel ☒ In the attic ☐ Other
Location: ☐ Bedroom hall ☐ Bedroom closet ☐ Garage ☒ Other
Access Limited By:
Flooring: ☐ Complete ☐ Partial ☒ None
Insulation: ☒ Batts ☒ Loose Average inches: 1-3 Approx. R-rating: Unknown
☐ Damaged ☐ Displaced ☐ Missing ☒ Compressed ☐ Recommend Baffles @ Eaves
Installed In: ☐ Rafters ☐ Walls ☒ Between ceiling joists ☐ Not visible
☒ Recommend additional insulation
Ventilation: ☒ Ventilation appears adequate ☐ Recommend additional ventilation
Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☐ No Outside: ☐ Yes ☐ No ☒ Not visible
HVAC Duct: ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
Chimney Chase: ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not visible
Structural Problems Observed: ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend Structural Engineer
Roof Structure: ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Other
Collar Ties Present: ☐ Yes ☒ No ☒ N/A
Roof Sheathing: ☐ Plywood ☐ OSB ☒ 1x Wood ☐ Rotted ☒ Stained ☐ Delaminated
Evidence of Condensation/Moisture Leaking: ☒ Yes ☐ No (See remarks page)
Ceiling Joists: ☒ Wood ☐ Metal ☐ Other ☒ Not visible
Vapor Barriers: ☐ Kraft/foil faced ☐ Plastic ☒ Not visible ☐ Improperly installed
Firewall Between Units: ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing (See remarks page)
Electrical: ☐ Open junction box(es) ☐ Handyman wiring ☒ Visible knob-and-tube

GENERAL COMMENTS

ATTIC FRAMING: Rafters appeared to be in overall adequate condition. **SHEATHING:** Roof sheathing, examined from the attic, showed no major defects or moisture damage. **ATTIC INSULATION:** Insulation was poor and should be improved. **ATTIC VENTILATION:** Ventilation was normal.

Fireplace should be serviced prior to use. Damper door has difficult operation. Masonry fire block is cracked and open. Recommend sealing. Safety.



Attic



**STAIRS** ☐ N/A

Condition: ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Typical wear and tear ☒ Need repair
Handrail: ☒ Yes ☐ No **Condition:** ☐ Satisfactory ☐ Loose
Headway Over Stairs: ☐ Satisfactory ☒ Low clearance ☒ Safety hazard

FOUNDATION **Condition:** ☐ Satisfactory ☐ Marginal ☒ Have evaluated ☒ Monitor
Material: ☒ Brick ☒ Concrete block ☐ Fieldstone ☐ Poured concrete
Horizontal Cracks: ☐ North ☐ South ☒ East ☐ West
Step Cracks: ☐ North ☐ South ☒ East ☐ West
Vertical Cracks: ☐ North ☐ South ☒ East ☐ West
Covered Walls: ☐ North ☐ South ☐ East ☐ West
Movement Apparent: ☐ North ☐ South ☒ East ☐ West
Indication Of Moisture: ☒ Yes ☐ No ☒ Fresh ☐ Old stains

Condition reported above reflects visible portion only

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

P = Paneling

D = Drywall

S = Storage

O = Other

C = Crack(s)

M = Monitor

E = Evaluate

West

North



East

South

FLOOR **Material:** ☒ Concrete ☐ Dirt/Gravel ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

SEISMIC BOLTS

☒ N/A ☐ None visible ☐ Appear satisfactory ☐ Recommend evaluation

BASEMENT DRAINAGE

Sump Pump: ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Not tested
Floor Drains: ☐ Yes ☐ Not visible **Tested:** ☐ Yes ☐ No ☒ Efflorescence present

GIRDERS / BEAMS / COLUMNS

Material: ☒ Steel ☐ Wood ☐ Block ☐ Concrete
☐ Not visible

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted

JOISTS

Material: ☒ Wood ☐ Steel ☐ Truss ☐ Not visible
☒ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type ☒ Sagging/altered joists
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor

SUB FLOOR

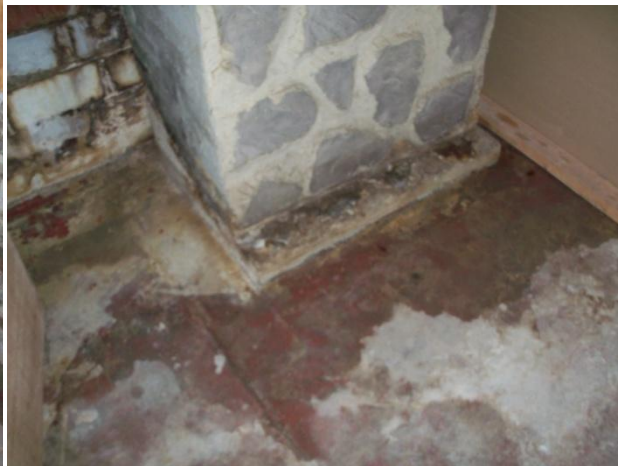
☐ Indication of moisture stains/rotting
 ** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

Rear foundation wall found under the rear kitchen bump out has pushed inwards over 3" and is considered a structural issue. Further evaluation needed by a structural engineer.
 Altered basement joists were found throughout. Recommend repair due to hazard.
 Basement is taking on water due to exterior issues and rear foundation issues. Recommend repair to exterior and consideration of some sort of water proofing system.

Structural compromise





Basement stairs are rotted out and need replacement. Safety.



**WATER SERVICE****Main Shut-off Location:** In the basement

Water Entry Piping: ☐ Not visible ☐ Copper/Galv. ☐ **Plastic*** (PVC, CPVC, Polybutylene, PEX) ☐ Unknown
Visible Water Distribution Piping: ☐ Copper ☐ Galvanized ☐ **Plastic*** (PVC, CPVC, Polybutylene, PEX) ☐ Unknown
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Lead Other Than Solder Joints: ☐ Yes ☐ No ☐ Unknown ☐ Service entry
Functional Flow: ☐ Adequate ☐ Poor ☐ **Water pressure over 80 psi**
Pipes, Supply/Drain: ☐ **Corroded** ☐ **Leaking** ☐ **Valves broken/missing** ☐ **Dissimilar metal**
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☐ ABS
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor **Cross connection:** ☐ Yes ☐ No
Support/Insulation: Type: **INFO**
Traps Proper P-Type: ☐ N/A ☐ Yes ☐ No ☐ **P-traps recommended**
Functional Drainage: ☐ Adequate ☐ Poor ☐ **Recommend plumber evaluate**
Interior Fuel Storage System: ☐ Yes ☐ No Leaking: ☐ Yes ☐ No
Gas Line: ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

MAIN FUEL SHUT-OFF LOCATIONIn the basement ☐ N/A**WATER HEATER #1**☐ N/A**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor

Brand name: A.O. Smith **Serial #:** ???
Type: ☒ Gas ☐ Electric ☐ Oil ☐ Other
Unit Elevated: ☐ Yes ☐ No ☐ N/A ☐ **Tank/Piping corroded/leaking**
Capacity: 40 gallons Approximate age: 10 year(s)
Combustion Air Venting Present: ☐ Yes ☐ No ☐ N/A Seismic restraints needed: ☐ Yes ☐ No ☐ N/A
Relief Valve: ☐ Yes ☐ No **Extension proper:** ☐ Yes ☐ No ☐ **Missing** ☐ **Recommend repair**
Vent Pipe: ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ **Improper** ☐ **Rusted** ☐ **Recommend repair**

GENERAL COMMENTS

All gas lines checked for leaks. Non found at time of inspection.

Water service was not connected at time of inspection. No evaluation could be made to flow or drainage.



HEATING SYSTEM

HEATING SYSTEM - UNIT #1

Location: In the basement

(See remarks page)

Brand Name: Rheem

Approximate age: 10 year(s)

☐ Unknown

Energy Source:

☒ Gas☐ LP☐ Oil☐ Electric☐ Solid Fuel

Warm Air System:

☐ Belt drive☒ Direct drive☐ Gravity☐ Central system☐ Floor/Wall unit

Heat Exchanger:

☒ N/A (sealed)☐ Visual w/mirror☐ Flame distortion☐ Rusted☐ Carbon/soot buildup

Carbon Monoxide:

☐ N/A☐ Detected at Plenum/Register☐ Not tested

CO Test:

Tester: TUFF 8800

Combustion Air Venting Present:

☐ Yes☒ No☒ N/A

Controls:

Disconnect: ☒ Yes ☐ No☒ Normal operating and safety controls observed

Distribution:

☒ Metal duct☐ Insul. flex duct☐ Cold air returns☐ Duct board☒ Asbestos-like wrap

Flue Piping:

☐ N/A☐ Rusted☐ Improper slope☐ Safety hazard

Supports for Piping/Insulation:

☐ N/A☐ Yes☐ No

Filter:

☐ Standard☐ Electrostatic☐ Satisfactory☐ Needs cleaning/replacement☒ Missing

When Turned On By Thermostat:

☒ Fired☐ Did not fire

Proper Operation:

☒ Yes☐ No☐ Not tested

Heat Pump:

☐ Aux. electric☐ Aux. gas☒ N/A

Sub-Slab ducts:

☐ Yes☐ No☒ N/A

System Not Operated Due To:

☐ Exterior temperature☐ Other☒ Recommend technician examine

System Condition:

☒ Satisfactory☐ Marginal☐ Poor

GENERAL COMMENTS

Furnace was in normal working order at time of inspection but was extremely dirty. Recommend service call and clean out. Sections of duct work has fallen free and is not connected. Recommend repair. Asbestos like wrap found. Recommend sealing or removal.





ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Basement

Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
Adequate Clearance To Panel: ☒ Yes ☐ No Amperage: 100 Volts 120/240 ☒ Breakers ☐ Fuses
Appears Grounded: ☐ Yes ☐ No ☒ Not visible
G.F.C.I. present: ☐ Yes ☒ No **Operative:** ☐ Yes ☐ No
A.F.C.I. present: ☐ Yes ☒ No **Operative:** ☐ Yes ☐ No
MAIN WIRE: ☐ Copper ☒ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ Tapping before the main breaker ☐ Double tapping of the main wire
Condition: ☒ Satisfactory ☐ Poor ☐ Federal Pacific Panel Stab Lok® (See remarks page)*
BRANCH WIRE: ☒ Copper ☐ Aluminum* ☐ Copper clad aluminum ☐ Not visible
Condition: ☐ Satisfactory ☐ Poor ☒ Recommend electrician evaluate/repair*
☒ Romex ☐ BX cable ☐ Conduit ☒ Knob & tube**
☒ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated **Reason:** INFO

SUB PANEL(S) ☒ None apparent

Location 1: INFO Location 2: INFO Location 3: INFO
☐ Panel not accessible ☐ Not evaluated **Reason:** INFO
Branch Wire: ☐ Copper ☐ Aluminum ☐ Copper clad aluminum
 Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No ☐ Safety hazard
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend separating/isolating neutrals

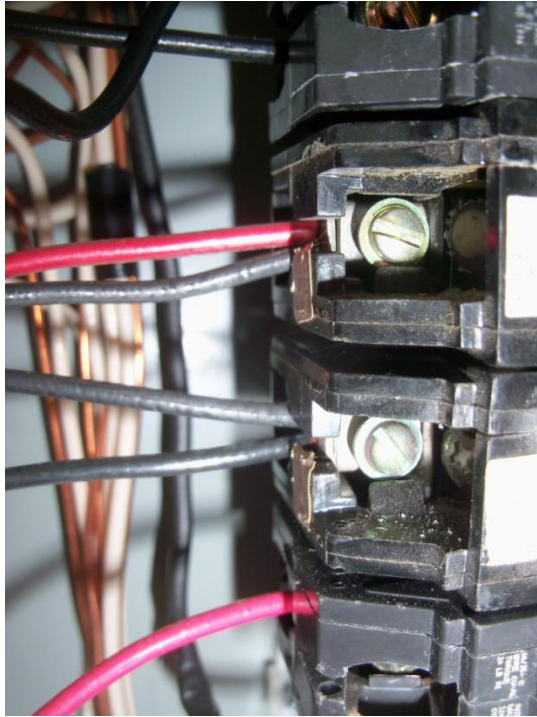
ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☒ Open grounds ☒ Reverse polarity ☐ GFCIs not operating
☐ Solid conductor aluminum branch wiring circuits* (See remarks page)
☒ Ungrounded 3-prong outlets ☒ Recommend electrician evaluate/repair*

GENERAL COMMENTS

Main electrical panel service line entering the home does not appear to be sized correctly to support 100 amp service. 3 double taps found in breaker box. Recommend a qualified, licensed electrician further evaluate and repair as necessary. Safety hazard.





ITEMS NOT OPERATING

A/c unit has been removed. Recommend adding.

Water supply

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

NE corner is taking on water due to a downspout that is leaking. This is causing active water intrusion in the basement as well as heaving to the concrete around it. Recommend repairs.

Gap located between the driveway and the homes foundation is allowing for water intrusion in the basement. Recommend repairs.

ROOF: Roof appears to be in overall satisfactory condition but is leaking from a few flashing areas. Recommend a qualified further evaluate and repair as necessary.

Garage roof has a hole in it and is letting in water. Recommend repair.

Rear foundation wall found under the rear kitchen bump out has pushed inwards over 3" and is considered a structural issue. Further evaluation needed by a structural engineer.

Basement is taking on water due to exterior issues and rear foundation issues. Recommend repair to exterior and consideration of some sort of water proofing system.

POTENTIAL SAFETY HAZARDS

Garage has 2 prong ungrounded electrical service. Recommend upgrade due to safety hazard.

Kitchen has hot/neutral reverse outlets. Recommend repair due to safety hazard.

Recommend removal of vinyl dryer vent and replacing with flex metal due to fire hazard.

NW bed has hot exposed wires hanging from the middle of the wall. Recommend repair due to hazard.

Fireplace should be serviced prior to use. Damper door has difficult operation. Masonry fire block is cracked and open. Recommend sealing. Safety.

Altered basement joists were found throughout. Recommend repair due to hazard.

Basement stairs are rotted out and need replacement. Safety.

Main electrical panel service line entering the home does not appear to be sized correctly to support 100 amp service. 3 double taps found in breaker box. Recommend a qualified, licensed electrician further evaluate and repair as necessary. Safety hazard.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Roof
A/c

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.