

Ohio Home Inspection

PO Box 602703
Cleveland OH 44102-0703
Inspector: Scott Sharp



Property Inspection Report

Client(s): **John Q Public**
Property address: **123 Main Street**
Cleveland, OH
Inspection date: **Monday, September 7, 2020**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 101

Time started: 1351

Time finished: 1651

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Rain

Temperature during inspection: Cool

Inspection fee:

Payment method:

Type of building: Single family with in-law suite

Buildings inspected: One house

Number of residential units inspected: 2

Age of main building: estimate 1892

Source for main building age: Municipal records or property listing

Front of building faces: East

Main entrance faces: East

Occupied: Yes

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2)  Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Masonry

3)   One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.



Photo 3-1

4)  The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit:

<http://www.reporhost.com/?RAD>



Photo 4-1

5)  It's beyond the scope of a home inspection to determine if these drains flow adequately during prolonged periods of heavy rain. Recommend consulting with the property owners about this if possible, and monitoring drains in the future. If water is found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by cleaning, repairing or installing drains.



Photo 5-1

6)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 6-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood, Steel

Beam material: Solid wood, Built-up wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

7)   The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 7-1

8)   Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 8-1

9)   Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

10)   The only entrance/exit to the basement appeared to be the basement stairs. While this is common in older homes, modern standards require a secondary escape for use in the event of fire or an emergency. Such entrances/exits should allow entry by emergency personnel and their equipment. It is beyond the scope of this inspection to verify compliance with the current codes, and codes are generally not retroactive. Consult with a window/door contractor and/or the local municipal building officials regarding egress guidelines.

11)    Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 11-1



Photo 11-2

12) Sealant or water-proofing coating was found on basement walls and/or floors. This may indicate that water has infiltrated or accumulated in the basement previously. Monitor the basement for excessive moisture conditions in the future, and review any disclosure statements related to accumulated moisture in the basement. Note that the inspector does not guarantee or warrant that water will not accumulate in the basement in the future.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: camera on extension pole

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of gutters, downspouts and extensions: Appeared serviceable

13)



Photo 13-1



Photo 13-2

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

14)  One or more attic access hatches or doors were too small to allow easy access. Such hatches should be at least 22 x 30 inches in size, and in safely accessed areas. Recommend that a qualified person modify attic access points per standard building practices.

15)  The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120-240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): Not applicable, no single main disconnect

System ground: Cold water supply pipes

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Location of main service panel #A: Basement

Location of main service panel #B: Basement

Location of main disconnect: No single main disconnect, use all breakers in main service panel

Condition of branch circuit wiring:

Branch circuit wiring type: armor clad (AC), metal clad (MC) or flexible metal conduit (FMC), knob and tube, copper

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

16)   "Knob and tube" wiring or related components such as porcelain insulators were found. This type of wiring was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation can become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. However, this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob-and-tube type, or to determine what percentage of the knob and tube wiring is energized versus abandoned. Recommend that a qualified electrician evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Consult with your insurance carrier regarding this. For more information, visit:

<http://www.reporhost.com/?KNOBTUBE>



Photo 16-1

17)    Thermal insulation was in contact with "knob and tube" wiring. Many municipalities prohibit this practice for the following reasons:

- Thermal insulation traps the heat created by current, and can cause the wiring insulation to degrade and fail.
- Knob and tube wiring is easily damaged. Because wiring is hidden by insulation, someone moving around in an attic can damage the wiring because they can't see it.

Some municipalities do allow thermal insulation to be installed in contact with knob and tube wiring. But in most cases where this is allowed, the wiring must be inspected by a state-licensed electrician prior to installing the insulation, with written documentation. Also, a posted notice may be required in the attic, warning of hidden wiring.

Consult with the property owner about the insulation being in contact with the wiring. If no records are available that verify an evaluation by a licensed electrician prior to the insulation's installation, insulation should be moved or removed as necessary, and a qualified electrician should evaluate the wiring and make repairs if necessary. If the local municipality doesn't allow it, then a qualified contractor and/or electrician should repair as necessary. For example, by removing insulation or replacing knob and tube wiring with modern wiring. For more information, visit:

<http://www.reporthost.com/?IKNOBTUBE>



Photo 17-1

18)    One or more electric receptacles at the laundry area and/or exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>



Photo 18-1

19)   The electric service was configured so that too many hand movements were necessary to turn off all power for the service. Six or fewer circuit breakers should be required to turn off all power to a residence. This is a potential safety hazard during an emergency when the power needs to be turned off quickly. Recommend that a qualified electrician repair per standard building practices.



Photo 19-1



Photo 19-2 circuit breaker damaged

20)   One or more circuit breakers in panel(s) # were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace circuit breakers and make repairs as necessary.

21)   Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.



Photo 21-1

22)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 22-1



Photo 22-2

23)  No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

24)  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

25)  The legend for circuit breakers or fuses in panel(s) #A and B was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 25-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper, CPVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic, Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Galvanized steel, Copper

Sump pump installed: No

Sewage ejector pump installed: No

Location of main fuel shut-off valve: At gas meter

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 115

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

26)   The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

27)



Photo 27-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace, custom

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 60,000 btu

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of controls: Appeared serviceable

28)   One or more "livable" rooms had no visible source of heat. Examples of livable rooms include bedrooms, kitchens and living/dining rooms, NOT hallways, closets or bathrooms. Livable rooms without heat (e.g. heat register, radiator, baseboard or wall heater) can be uncomfortable and have high levels of moisture. Depending on the client's needs, recommend consulting with a qualified heating contractor to determine options for modifying or improving the heating system per standard building practices.



Photo 28-1 No heat source in bedroom

29)



Photo 29-1

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of chimneys and flues: Appeared serviceable

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Natural gas

Condition of refrigerator: Appeared serviceable

30)  No exhaust hood, ceiling or wall-mounted exhaust fan or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor install a venting system per standard building practices.



Photo 30-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, 1 st floor

Location #B: Full bath, 2 nd floor

Location #C: Laundry room/area, basement

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes

31)   The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporthost.com/?DRYER>



Photo 31-1

32)  The bathroom with a shower or bathtub at location(s) #A and B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.



Photo 32-1

33)  The toilet fill valve or float mechanism in the toilet at location(s) #B did not operate properly or was inoperable. Recommend that a qualified person repair as necessary.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Metal

Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Type(s) of windows: Vinyl
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall, Plaster, Paneling
Ceiling type or covering: Drywall, Plaster
Condition of flooring: Appeared serviceable
Flooring type or covering: Vinyl, linoleum or marmoleum, Laminate
Condition of stairs, handrails and guardrails: Appeared serviceable

34)   The inspector was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

35)   One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.



Photo 35-1



Photo 35-2



Photo X-1



Photo X-2



Photo X-3



Photo X-4



Photo X-5



Photo X-6



Photo X-7



Photo X-8



Photo X-9



Photo X-10



Photo X-11



Photo X-12



Photo X-13



Photo X-14



Photo X-15



Photo X-16



Photo X-17



Photo X-18



Photo X-19

Your default report footer here...