

# Finegan Inspection Services Inc.

76 West Foster - Maineville Rd, Maineville, OH 45039  
Tel: 513 683-0733 Fax: 513 697-0163  
fineganinspectionsservices.com finegan@fuse.net

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Example**

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### INSPECTION ADDRESS

Sandmar, Cincinnati, Ohio 45242

### INSPECTION DATE

3/13/2006 1:30 pm to 4:30 pm



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Narratives - Page 1

# Finegan Inspection Services Inc.

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## SUMMARY REPORT

**Client:** Example  
**Inspection Address:** Sandmar, Cincinnati, Ohio 45242  
**Inspection Date:** 3/13/2006 Start: 1:30 pm End: 4:30 pm  
**Inspected by:** Terry Finegan

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### *Conditions Needing Repairs/Service*

#### **Exterior**

##### **Type of Exterior Wall Surface**

###### **Brick Surface**

- There were a few wall penetrations on the house surfaces that were noted to need an application of a caulk sealant to the gap in the wall. This will eliminate vermin and water and cold air access in the future.
- The front left of the garage had horizontal cracking at the corner of the wall. The cracks have been filled with mortar. The cracks are consistent with those found in homes that have "rotation". A footing rotation is caused by excessive water or dry clay soil. The soil expands and contracts and moves the footing. The movement causes the wall to crack. A piercing of the foundation in these locations is often times recommended by structural engineers. This rotation crack may be considered for further evaluation by a structural engineer.

##### **Trim and Eaves - Type and Condition**

###### **Wood Surfaces**

- At the rear right exterior wall, where the lower breakfast room roof surfaces intersects the shingles on the main roof surface. The existing condition will serve to allow moisture to wick into the wood in the future and rot the trim. There should be a 3/4" gap between the shingle surface and the wood siding.

##### **Step and Handrails Types and Condition**

###### **Concrete Steps**

- The installation of handrails is needed at the exterior basement stairs. There were none noted to be installed next to the steps and this condition could cause a fall. The proper height of the rail from the tread and the proper securing of the handrail to the newels and balusters is important. The C.A.B.O. code should be observed when constructing the rails because of the safety concern.

## **Patio Type and Condition**

### **Flagstone Surfaces**

- The rear patio needs to be modified. The lift of the various individual sections will cause a trip hazard. The modification is recommended to be accomplished by elevating the entire surface with compacted gravel, then set the pavers on a level surface.

## **Roof**

### **Roof Surface Type and Conditions**

#### **Composition Shingle Roof Surface**

- The shingles on the roof were noted to have some of the shingle surfaces lifted up and off the surface of the shingle tabs below. This nail lift is caused by the roofing nails being not completely set flush with the tabs below the exposed shingle tabs. In order for the shingles to be less vulnerable to wind lift or torn surfaces, carefully lift the affected tabs with a flat bar to separate the shingle surfaces, then set all lifted roofing nails flush with the tabs below, then apply roofing tar to the underside of the lifted tab. This will seal the shingles together so that wind lift can not damage the shingles in the future.
- There were "ladder lines" on the rows of the shingles. These are vertical patterns of lifted shingle tabs. The cause of this condition is due to the method of installation of the individual shingles being very tight against the ends of the adjoining shingle. The expansion of the shingles forces the tabs to lift on the edges slightly.  
The best repair at this time would be to apply a roofing tar to the underside of the lifted shingles so as to seal the exposed shingle tab to the shingle surface below.

### **Flashing Materials Used**

#### **Steel Flashing**

- There were skylights on the rear house roof. These were poor quality type of units and were noted with evidence of active leaks at most observable locations.

## **Site**

### **Lot Grade**

#### **Gentle Slope**

- The soil grade was noted to be higher than recommended. This condition will serve to attract termite or carpenter ant infestation into the house. Have the soil grade no higher than 4" below the first row of brick. Use a treatment product such as Dursban around the perimeter of the foundation.

## **Kitchen**

### **Trash Compactor**

#### **Repairs Recommended-Required**

- The trash compactor was tested and did not properly function during the inspection. The examination of the unit and necessary repairs should be accomplished by a professional in appliance repair.

## **Fireplaces**

### **Family Room**

#### **Firebox Type and Condition**

- The firebox needs to have the rear firebrick in the fire back area re pointed. The use of a refractory type of mortar is suggested.

### **Flue Condition**

- There was moderate soot in the flues and smoke chamber in the family room chimney system. The cleaning within the next year is suggested. There were no observed cracks or damage to the flues observed at this time from firebox observations. There was some soot on the flue interiors that did inhibit complete observation of the flue interiors.

## **Bathrooms**

### **Master Bathroom**

#### **Shower Condition**

- The master shower faucets handles were noted to be old and were somewhat difficult in operation.

## **Garage**

### **Overhead Door Opener Types and Condition**

#### **Chain Drive**

- The garage door opener(s) was noted to function but it has no automatic reverse function. This is a very old opener. A new opener with a reverse function is advised.

## **Attics**

### **Insulation Type**

#### **Fiberglass**

- The low levels of insulation were noted in the attic area. It appears to be partly caused by past access by vermin. The addition of 8" of insulation to the existing insulation is needed.

### **Roof Construction Type and Condition**

#### **Rafter**

- The attic was noted to be a rafter system. There was a cracked rafter located at the ridge line above the family room area. Adding a sister rafter that is approximately 6' long to the side of the cracked rafter is needed.

## **Heating**

### **Heating System Venting Type(s)**

#### **PVC**

- There was noted some rust stains and corrosion on the bottom of the induction motor. This could be caused by condensation reaching the induction motor via the vent pipe. The cause of the condensation reaching the induction motor may be a blocked or partially blocked condensate drain tube or an overly long vent in the basement area. The input of a professional in H.V.A.C. is recommended. If this condition is allowed to continue, the induction motor may fail.

### **Heating System Humidifier(s)**

#### **Needs Replacement**

- The water panel inside all humidifiers should be replaced each year because of bacteria growth on the panels and the corrosion that develops in the systems. This water panel needs such a replacement.

## **A/C**

### **Age of AC System(s)**

### **12 + Years**

- This is an older air conditioning unit. Any unit over 14 years is on the last part of its normal life span. This unit is 18 years old and should be monitored closely and professionally serviced once per year due to its age. The unit is in the latter part of its functional life and will require repair or replacement within the next 1 or 2 years.  
At this time, the unit has a low temperature output and needs service.

### **Exterior Compressor**

#### **Not Properly Functional - Needs Serviced**

- The air conditioner was noted with a need for a professional service. It was noted with a slightly dirty condensing coil and the temperature differential was noted to be lower than normal 20 degrees F. typical of most units. The temperature drop reading was only 12 degrees. This should be investigated further by a professional in H.V.A.C.

### **Basement**

#### **Drainage System Type and Conditions**

##### **Sump Pump**

- The sump pump was noted to be connected to the sanitary drain rather than the surface waste line. This type of connection is not allowed by plumbing code. The sanitary sewer is only for sanitary waste. Sump pump ground water is surface waste.

### **Crawlspace**

#### **Drain System Type and Conditions**

##### **Sump Pump**

- The sump pump was noted to be connected to the sanitary drain rather than the surface waste line. This type of connection is not allowed by plumbing code. The sanitary sewer is only for sanitary waste. Sump pump ground water is surface waste.

The sump was a bootleg type that is installed in a bucket with holes in the bottom. The sump is located in a window well. The sump is draining into the laundry tub.

### **Plumbing**

#### **Water Heater Type and Conditions**

##### **Gas**

- The hot water tank was noted to be recently replaced. Most local codes require an expansion tank to be installed into the plumbing system when the tanks are replaced. There was no expansion tank observed on this system. Recommend to have a unit installed per code requirements.

### **Electrical**

#### **Main Service Panel Location & Condition**

##### **Garage**

- There were double taps on the circuit breakers in the main electrical panel. This is a wiring technique that is not advised. The "double tap" condition is where there are two individual circuit load wires on a single circuit breaker that is designed for only one wire connection. ( There are some breakers that are designed to accept more than one load wire.)

The condition should be modified in this case because it may lead to poor connections and resistance in the electrical circuit. Any double tap circuits should be separated and connected to a separate breaker. Professional input may be considered if a person does not have an adequate understanding of residential wiring.

- There were wires noted to be "tapped" off of the main feed wire securing lugs into the main electric panel. These were connected to the lugs prior to the main fuses. This is a potentially dangerous wiring practice and is not in conformance

with any local or national electric code requirements. The review of this condition and necessary modification are needed. Only a professional electrician should make the necessary repairs.

- The panel directory was in need of an update to better determine the location of the circuits.

### **Sub Panel Location & Condition**

#### **Next to Main Panel**

- There were wires noted to be "tapped" off of the main feed wire securing lugs into the sub panel next to the main panel. This is a potentially dangerous wiring practice and is not in conformance with any local or national electric code requirements. The review of this condition and necessary modification are needed. Only a professional electrician should make the necessary repairs.
- The proper sub panel electrical wiring technique needs to have the ground wires separate from the neutral wires at the connection bars known as bus bars.  
In this sub panel the white wires, ( neutral) and the copper wires, (ground), can not be connected to the same bus bar. Have the neutral and ground wires connected to separate bus bars as per N.E.C. code requirements.

#### **Basement**

- The proper sub panel electrical wiring technique needs to have the ground wires separate from the neutral wires at the connection bars known as bus bars.  
In this sub panel the white wires, ( neutral) and the copper wires, (ground), can not be connected to the same bus bar. Have the neutral and ground wires connected to separate bus bars as per N.E.C. code requirements.  
There were wood screws used to secure the dead front in this basement location near the washer. Have these replaced with panel screws.

### **Distribution Wiring Type and Condition**

#### **Copper**

- The wiring in this house is a combination of various techniques from a variety of persons in the past. The modifications and techniques are recommended for a closer review by a professional electrician. The depth and scope of an electrician's expertise is beyond that of a standard home inspection.

### **GFCI Conditions**

#### **Minor Repairs Needed**

- The GFCI outlet that is located on the rear exterior wall, near the pool equipment, has failed and does not trip off when tested.



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Inspection Narratives - Page 2

## GENERAL INFORMATION

**Inspection Address:** Sandmar, Cincinnati, Ohio 45242  
**Inspection Date:** 3/13/2006 Time: 1:30 pm to 4:30 pm  
**Weather:** Overcast - Temperature at time of inspection: 70 Degrees  
Humidity at time of inspection: 80%

**Inspected by:** Terry Finegan

**Client Information:** Example  
**Structure Type:** Double Masonry  
**Furnished:** Partial  
**Number of Stories:** One

**Structure Style:** ranch

**Structure Orientation:** East

**Estimated Year Built:** 1960 estimate  
**Unofficial Sq.Ft.:** 2000

**People on Site At Time of Inspection:** Buyer(s)  
Seller(s)

### PLEASE NOTE:

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**The observations and opinions expressed within this report are those of Finegan Inspection Services Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: Diane Thomas



## SCOPE OF WORK

You have contracted with Finegan Inspection Services Inc. to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a

litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

# Exterior

## Type of Exterior Wall Surface

### Brick Surface

#### *Functional Components and Conditions*

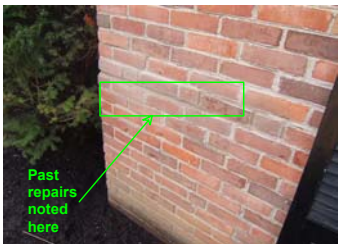
The exterior walls on this building are composed of double masonry. This means that there is a exterior surface that is masonry brick that are interlocked with masonry interior wall. This makes a very strong wall construction. There were no significant cracks in the surfaces that would indicate structural movement at this time. Tuck point and caulk as needed, in the future.



#### *Conditions Needing Repairs/Service*

There were a few wall penetrations on the house surfaces that were noted to need an application of a caulk sealant to the gap in the wall. This will eliminate vermin and water and cold air access in the future.

The front left of the garage had horizontal cracking at the corner of the wall. The cracks have been filled with mortar. The cracks are consistent with those found in homes that have "rotation". A footing rotation is caused by excessive water or dry clay soil. The soil expands and contracts and moves the footing. The movement causes the wall to crack. A piercing of the foundation in these locations is often times recommended by structural engineers. This rotation crack may be considered for further evaluation by a structural engineer.



## Trim and Eaves - Type and Condition

### Wood Surfaces

#### *Informational Items*

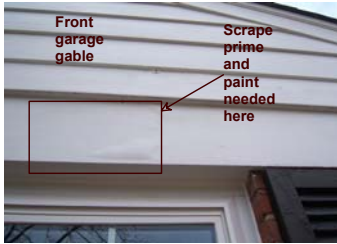
Because of the age of the house and the multiple paint applications on the exterior and interior wood trim and wall surfaces, it is a very strong probability that there is lead paint applied to the exterior and interior surfaces. The proper protocols should be followed when abating the lead paints. H.U.D. has developed specific protocols for dealing with lead paint surfaces. Please read the literature enclosed prior to any modifications of the wall surfaces on this house.

#### *Conditions Requiring Eventual Attention*

The wood trim on this house was in good general condition with some minor maintenance of the trim needed at this time.

The securing of all wood trim to the wall surfaces is recommended with the use of a Maze "splittless" nail. The Maze nail will hold the wood trim together very well. The application of quality caulking to the voids and gaps that develop on

all wood trim should be accomplished as needed.  
Paint or stain is suggested as needed. Generally every 5 to 7 years should be anticipated.



The wood trim on the shutter surfaces was due for a coat of paint in the next 12 months. An acrylic bonding primer after a pressure wash of the wood surfaces was recommended for the best final finish results.



### Conditions Needing Repairs/Service

At the rear right exterior wall, where the lower breakfast room roof surfaces intersects the shingles on the main roof surface. The existing condition will serve to allow moisture to wick into the wood in the future and rot the trim. There should be a 3/4" gap between the shingle surface and the wood siding.



## Exterior Door Types and Conditions

### Steel Doors

#### Functional Components and Conditions

All exterior steel doors were noted to be functioning as intended. A door is a house component that requires maintenance. Caulk, paint and adjustments are all periodically needed on all doors.

### Aluminum Sliding Doors

#### Functional Components and Conditions

The aluminum sliding glass door was functional with no evidence of significant problems with the rollers, door, frame or latch mechanism. The door was operable at the time of the inspection. There was no observed moisture infiltration noted around the door frame.

## Exterior Window Types and Conditions

### Vinyl Windows

#### *Functional Components and Conditions*

The exterior components on the vinyl windows were noted in good general condition. There were no damaged or loose sections observed on the sashes or frames. Caulk application at the brick/siding intersection with the window frames should be accomplished as needed.

There was no evidence of leakage around the units at this time.

## Guardrail Condition

### Secure

#### *Functional Components and Conditions*

The wrought iron guard rail at the side of the basement walk up steps was noted to be in good condition.

## Step and Handrails Types and Condition

### Concrete Steps

#### *Conditions Needing Repairs/Service*

The installation of handrails is needed at the exterior basement stairs. There were none noted to be installed next to the steps and this condition could cause a fall. The proper height of the rail from the tread and the proper securing of the handrail to the newels and balusters is important. The C.A.B.O. code should be observed when constructing the rails because of the safety concern.

## Hosebib Condition and Water Pressure

### Good Condition

#### *Functional Components and Conditions*

The hose bibs on the house were noted to be in good condition and were properly secured to the exterior wall surfaces and were correctly sealed to keep moisture out of the wall system.

### Average Water Pressure

#### *Functional Components and Conditions*

The water pressure was tested on the exterior hose bib faucet. The static water pressure was between 50 and 70 p.s.i. This is a good water pressure and should not be a problem with interior water supply operation.



## Patio Type and Condition

### Flagstone Surfaces

#### *Conditions Needing Repairs/Service*

The rear patio needs to be modified. The lift of the various individual sections will cause a trip hazard. The modification is recommended to be accomplished by elevating the entire surface with compacted gravel, then set the pavers on a level surface.



## Porch Type and Condition

### Concrete Surface

#### *Functional Components and Conditions*

The front porch on this house was noted without any significant cracks or signs of settlement that would indicate structural problems.

## Roof

## Roof Surface Type and Conditions

### Composition Shingle Roof Surface

#### *Functional Components and Conditions*

The standard composition shingles have an average life span of 20 to 25 years depending on the style and type of thickness. These shingles were noted to be in good general condition with average amount of wear on the surfaces. There were no apparent problems with the shingle surfaces at this time

The periodic inspection and repair of the roof shingle surfaces will need to be accomplished every other year in the future. There were no problems at this time but monitoring the shingles will be a part of normal maintenance.

#### *Conditions Needing Repairs/Service*

The shingles on the roof were noted to have some of the shingle surfaces lifted up and off the surface of the shingle tabs below. This nail lift is caused by the roofing nails being not completely set flush with the tabs below the exposed shingle tabs. In order for the shingles to be less vulnerable to wind lift or torn surfaces, carefully lift the affected tabs with a flat bar to separate the shingle surfaces, then set all lifted roofing nails flush with the tabs below, then apply roofing tar to the underside of the lifted tab. This will seal the shingles together so that wind lift can not damage the shingles in the future.



There were "ladder lines" on the rows of the shingles. These are vertical patterns of lifted shingle tabs. The cause of this condition is due to the method of installation of the individual shingles being very tight against the ends of the adjoining shingle. The expansion of the shingles forces the tabs to lift on the edges slightly.

The best repair at this time would be to apply a roofing tar to the underside of the lifted shingles so as to seal the exposed shingle tab to the shingle surface below.



## **Rolled Roof Surface**

### *Informational Items*

There was a rolled roof surface on the low slope section of the breakfast room area. The roof surface was noted with multiple layers of tar compound on the surface of the roofing. This is a temporary repair and should be monitored in the future. The removal of this material and the application of a single ply roof material is the best possible repair. In the meantime, have the roof surface checked yearly. Some water was noted to pool on the rear portion of this roof surface.



## **Number of Layers**

### **1 Layers**

#### *Functional Components and Conditions*

A single layer of shingles was noted to be applied to the roof sheathing surface. Because of the single layer, there can be a second layer applied to the roof surface in the future. The number of layers should not exceed 2 layers on any roof surface.

## **Age of Roof**

### **3 - 8 Years Old**

#### *Informational Items*

This roof system was noted to be about 3-8 years old

## **Style of Roof Design**

### **Hip System**

#### *Informational Items*

A hip structure roof was noted on the exterior design of the house. Hip roof design is a functional and common roof system that is structurally superior to most other systems because of its aerodynamic characteristics. The slope of this hip roof was of a good, steep pitch in excess of 12' height to 4' fall and should shed water and snow without difficulty.



## Style of Venting Type

### Individual Passive Vents

#### *Functional Components and Conditions*

All attics should be properly vented. There is a cubic feet ratio that should be followed on all new buildings. This same ratio should be followed on older buildings if possible. The attic should be properly vented to allow reduction of the moisture content that rises upward through the ceilings. The venting will also reduce the heat build up. This will provide a better the structure and will also increase the overall energy efficiency of the house.

This attic seems to have proper ventilation by a visual account. Further details will be noted on the attic portion of this report. The individual passive vents were properly secured to the roof surface and the nails were correctly sealed to keep water out of the attic area.

## Flashing Materials Used

### Steel Flashing

#### *Functional Components and Conditions*

Flashing are metal sections that are intended to seal all roof penetrations. The flashing can take various forms such as valley flashing chimney flashing, step flashing, wall flashing and vent stack flashing.

The flashing on this roof system is in good general condition with no evidence of active leaking from roof top observation. The periodic examination of the flashing is recommended. Caulk application to nail heads and intersection points is necessary.

#### *Conditions Needing Repairs/Service*

There were skylights on the rear house roof. These were poor quality type of units and were noted with evidence of active leaks at most observable locations.



## Style of Gutters

### Aluminum Continuous Gutters

#### *Functional Components and Conditions*

The gutters were noted to be in clean condition. Keep the gutters clear of any debris and check the securement once a year to ensured the system is properly attached to the house.

## Type of Downspout

### Aluminum Downspout

#### *Functional Components and Conditions*

There were no noted problems with the downspouts in terms of strapping or securing.

## Downspout Termination

### Sub-Surface Drain Tile

#### *Functional Components and Conditions*

The downspouts appear to be terminated in a fashion that does not appear to pose a threat to the foundation system/basement.

#### *Informational Items*

The termination point of all downspout drain tile was not observed. Take the time to locate the termination points and keep them free of debris and vermin. Screens are suggested at termination points. The left downspout may have blockage to the front drain tile. That is the only location where a leak was noted in the basement.

## Chimney Construction

### Masonry Brick with Clay Flue

#### *Functional Components and Conditions*

There were no observed problems with the masonry chimney structure or composition of the brick materials or mortar. The "draw" of the chimney was not tested. The occasional water seal of the brick surface, especially above the roof line is suggested for this chimney.

## Number of Chimneys

### 1 Unit

#### *Informational Items*

There was noted to be 1 chimney unit on this roof system.



## Type of Chimney Crown-Cap

### Concrete

#### *Functional Components and Conditions*

The chimney crown was in good functioning condition at this time. The annual checking of the concrete cap and addition of water seal and caulking to any future cracks with a high heat silicone, is recommended.

## Site

Note that the term "lot grading" only is in reference to those soil conditions that are within the 5 to 8' vicinity of the structure of the house. Keeping in mind that a large majority of water penetrations to a crawlspaces or basements are caused by surface water accessing the foundation, the grade around the house can play an important factor in the dryness of the crawlspaces and the basements. There is no inspection of the entire lot site, nor are there any claims made relative to the ability of the soil to drain surface water. The existence of any high or low areas on the site and/or water drainage ability of the site are not within the scope of this inspection service.

As with site conditions, any fences on acreage are not considered part of the inspection process

## Lot Grade

### Gentle Slope

#### Informational Items

There were soil grade locations on the front right and the right grade that have been modified by the Seller to improve water drainage.



### Conditions Needing Repairs/Service

The soil grade was noted to be higher than recommended. This condition will serve to attract termite or carpenter ant infestation into the house. Have the soil grade no higher than 4" below the first row of brick. Use a treatment product such as Dursban around the perimeter of the foundation.



## Landscaping

### Appears Satisfactory

#### Functional Components and Conditions

The landscaping was noted to be in good general condition with no observed areas where there is excessive bush or tree overgrowth. The rule of thumb is to keep all trees away from the walls and eave lines by at least 5' from the tip of the nearest tree branch, and all shrubs/bushes should have the limbs 12" away from all wall surfaces.

### Large Trees on Lot

#### Informational Items

There were large trees on this lot. The mature trees can impact the overall condition of a house both from a positive and negative standpoint. The trees should be constantly monitored for signs of insect damage or disease. A large tree can do a great deal of damage to a house or other structure if it falls during a wind storm.

Part of any maintenance routine should include periodic pruning and inspection of the trees and the tree branches. Things like gutter cleaning on the house and garage gutters and branch/leaf clean up should be expected.

## Fence - Gate Types and Conditions

### Chain Link

#### *Functional Components and Conditions*

There were no problems with the observed sections of the chain link fence. The exact property boundaries were not known, consequently it could not be determined who owns the fence sections.

## Driveway Materials and Conditions

### Asphalt

#### *Functional Components and Conditions*

The asphalt driveway was noted in good general condition at this time. There were no significant crack or pot holes noted. Keep a coat of sealant on the surface in the future.



## Sidewalk Materials and Conditions

### Concrete

#### *Functional Components and Conditions*

The sidewalk was noted to be in good general condition with no evidence of significant cracks or surface deterioration. The application of a quality water sealant is suggested to maintain the existing condition in the future. There were a few typical cracks in the concrete, none were structurally significant.

## Kitchen

## Cabinet Type and Condition

### Wood

#### *Functional Components and Conditions*

The cabinets in the kitchen were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition. There was paint added to the original surface. The long term wear of the added paint can not be determined.

## Counter Type and Condition

### Formica

#### *Functional Components and Conditions*

The counter tops in the kitchen were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition.

## Cooking Surface Type and Condition

### Electric

#### *Functional Components and Conditions*

The electric cook top was noted with functioning burners.

#### *Conditions Requiring Eventual Attention*

The burners smoked when tested from the oils left on the cooking surfaces. The range should be cleaned so as to make it properly functional.

## Oven Type and Condition

### Wall Oven Unit

#### *Functional Components and Conditions*

The oven functioned properly with no problems noted during operation. Calibration tests of the oven unit are not performed as part of the standard home inspection

## Dishwasher

### Proper Operation

#### *Functional Components and Conditions*

The dishwasher ran through a cycle with no evidence of leaking or malfunction. The unit displayed no outward signs of problems with operation during the one time test.

## Disposal

### Proper Operation

#### *Functional Components and Conditions*

There were no problems with operation of the disposal. There was no excessive noise during operation nor were there any leaks around the unit at present time. There are some units on the market that are noted to be louder than other units.

## Sink Component Conditions

### Proper Operation

#### *Functional Components and Conditions*

There were no problems noted with the installation or the function of the kitchen sink, the sink faucet or the sprayer at this time. There is no test on any additional sink equipment such as water purifiers or instant hot water units as this falls outside the scope of the standard home inspection.

## Vent Fan Type and Condition

### Downdraft Unit

#### *Functional Components and Conditions*

There was not noted to be any problems in the operation of the downdraft vent fan unit. The downdraft type of vent needs to have the filters cleaned often.

## Refrigerator

### Part of Transaction

#### *Conditions Requiring Eventual Attention*

There was a refrigerator in the kitchen. It was noted to be functioning, but cooling coils that are on the back or under the unit need to be cleaned. The dirty coils will cause the unit to function inefficiently and fail prematurely.

## Trash Compactor

### Repairs Recommended-Required

#### *Conditions Needing Repairs/Service*

The trash compactor was tested and did not properly function during the inspection. The examination of the unit and necessary repairs should be accomplished by a professional in appliance repair.

# Interior

If there was furniture and/or stored items in the way of some window units, no claims are made that all windows are functional. The only windows that are discussed in this report are those that could be accessed without reaching over or around furnishings or moving materials. This is not a complete test of every unit.

## Ceiling Material and Type and Conditions

### Plaster

#### *Functional Components and Conditions*

The plaster ceilings in the house were noted to be without evidence of past water leaking. The surfaces showed no signs of structural damage or deterioration. Small cracks in the surfaces are common in many houses.

## Wall Material and Types and Conditions

### Plaster - Drywall Combination

#### *Functional Components and Conditions*

There was no evidence of active structural movement noted in any wall surface in this house. There were a few common cracks noted at common locations at the interior corners and wall to ceiling intersections. None of these cracks are indicative of significant structural movement at this time.

#### *Informational Items*

Note that with a house of this age, the probability that there is lead based paint on some of the interior walls and trim is high. The abatement of lead paint is not necessary unless it is in a state of deterioration and peeling off the wall surfaces.

The only way to properly determine the existence of lead paint is to have a proper lead analysis of the home wall and trim surfaces utilizing a X-ray fluorescence meter or mass spectrometer. The lead analysis is costly but will provide a picture of the levels of lead in this house.

This firm does not test for the existence of lead in homes. If desired, a lead test can be performed in the house by a specialized firm for environmental testing. Contact the Ohio EPA for approved firms in this line of work.

## Floor Surface Types and Conditions

### Carpet

#### *Functional Components and Conditions*

The carpet floor finishes were observed to be in good condition. There was no evidence of damage to the surface or excessive wear.

### Tile

#### *Functional Components and Conditions*

The tile floor finishes were observed to be in good condition. There was no evidence of damage to the surface or excessive wear and the grout was in good condition with no signs of broken grout at the time of the inspection. No

observations were able to be made in relation to the materials used under the tiles for proper support. There was no observation under furniture or stored materials.

### **Hardwood**

#### *Functional Components and Conditions*

The hardwood floor finishes were observed to be in good condition. There was no evidence of damage to the surface or excessive wear. There was no observation under furniture or stored materials.

## **Interior Window Types and Conditions**

### **Vinyl Double Hung Windows**

#### *Functional Components and Conditions*

The interior of the windows were all observed to be in good condition. The units did not appear to have any problems at the time of the inspection.

## **Window Glass Types and Conditions**

### **Dual Glass Pane**

#### *Functional Components and Conditions*

There were no cracks observed in the window glass or failed seals noted in the windows in this house at this time. All the window glass appears to be in good condition at this time.

Note that atmospheric conditions can impact the observation of failed seal in some windows. There are some windows that may not appear to have a failed seal under certain lighting or during some times of day. There is no warranty that the seals in any dual pane windows will not fail at some time in the future.

## **Interior Door Types and Conditions**

### **Wood**

#### *Conditions Requiring Eventual Attention*

Cut the bedroom doors up and off the carpet by 1" so that the air flow to the return vent in the hall is increased. By increasing air flow, the H.V.A.C. system functions much better and more efficiently.



## **Interior Trim Condition**

### **Good Condition**

#### *Functional Components and Conditions*

The interior trim at the baseboards, casings and other trim installation was of good quality materials and workmanship.



## Smoke Detector Conditions

### Smoke Detectors - Add Units

#### *Conditions Requiring Eventual Attention*

There were smoke detectors in this house. These were installed at a time period when there was only one per floor level. Today there is an increase in the volume recommended per floor level by fire safety professionals. It is recommended that an update of the number of detectors be accomplished in this house. One per floor level and one per bedroom at a minimum.

The best situation is to have all detectors hard wired together, but that may be difficult in an existing home. If battery operated types of detectors are installed, the type with monoxide detectors built into the smoke detector is suggested. Be sure to change the batteries every year when the Daylight Savings time change is made.

## Fireplaces

### Family Room

#### Firebox Type and Condition

##### *Conditions Needing Repairs/Service*

The firebox needs to have the rear firebrick in the fire back area re pointed. The use of a refractory type of mortar is suggested.



#### Damper Condition

##### *Functional Components and Conditions*

The manual damper was tested and operated smoothly with no problems noted with function.

#### Hearth Condition

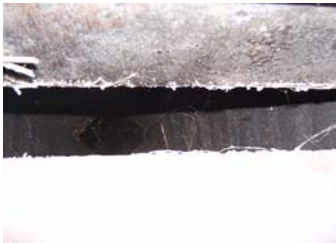
##### *Functional Components and Conditions*

No settlement or cracks were noted in the hearth at the time of the inspection.

#### Flue Condition

##### *Conditions Needing Repairs/Service*

There was moderate soot in the flues and smoke chamber in the family room chimney system. The cleaning within the next year is suggested. There were no observed cracks or damage to the flues observed at this time from firebox observations. There was some soot on the flue interiors that did inhibit complete observation of the flue interiors.



## Living Room

### Firebox Type and Condition

#### *Functional Components and Conditions*

The firebox was noted to be in good condition with no evidence of deterioration or loose or damaged firebrick. This firebox system has a gas log lighter or gas assist system. The gas flow was operable to the log lighter at this time and there were no leaks detected in the gas lines to the lighter.

### Damper Condition

#### *Functional Components and Conditions*

The manual damper was tested and operated smoothly with no problems noted with function.

### Hearth Condition

#### *Functional Components and Conditions*

No settlement or cracks were noted in the hearth at the time of the inspection.

### Flue Condition

#### *Functional Components and Conditions*

There were no problems with blockage or improper function noted during the inspection.

## Basement

### Firebox Type and Condition

#### *Functional Components and Conditions*

The firebox was noted to be in good condition with no evidence of deterioration or loose or damaged firebrick.

### Damper Condition

#### *Informational Items*

This was a direct vent type of fireplace system. There were no dampers. There was a vent cap noted on the exterior of the unit. There was no problems with operation of venting noted at the time of the inspection. Keep the vent free of debris and blockage.

### Hearth Condition

#### *Conditions Requiring Eventual Attention*

It is recommended that the fireplace be used for gas logs only. It is recommended the existing gas log system be updated with modern logs, shut off valves and gas line installation that comply with modern Fuel and Gas code requirements.

### Flue Condition

#### *Functional Components and Conditions*

There were no problems with blockage or improper function noted during the inspection.

## Bathrooms

### 1st Floor Full Bathroom

#### Commode Condition

##### *Functional Components and Conditions*

The commode in this bathroom was properly functioning as intended. There were no observed problems with installation or the materials used in the bathroom.

#### Combination Shower and Tub Condition

##### *Informational Items*

Because the whirlpool in the bathroom holds water in the lines after use, the lines should be disinfected every few months. The most common disinfection process is to fill the tub up past the whirlpool jets, add a cup and 1/2 of bleach and run the tub motor for 20 minutes. The addition of a dishwashing detergent can also be included to clean out the whirlpool lines of all dirt material. The disinfection of the whirlpool tub is recommended at this time.

##### *Conditions Requiring Eventual Attention*

Be sure to caulk around all shower/tub fixtures where they intersect the wall surfaces.

### **Sink Type and Condition**

#### *Functional Components and Conditions*

The plastic type of one piece top, known as a "cultured marble" top develops cracks around the drain hole in the bowl. This sink is not cracking at this time. Monitor the bowl in the future and if cracks develop, replace the top/bowl.

### **Sink Faucet and Plumbing Connections**

#### *Functional Components and Conditions*

There was not observed to be any problems noted with the sink unit in this bathroom.

### **Bathroom Vent Type and Condition**

#### *Conditions Requiring Eventual Attention*

A bath fan was recommended in this bathroom. Ensure that any added fan unit is vented to the exterior.

### **Bathroom Heating Type and Condition**

#### *Functional Components and Conditions*

This bathroom was observed to be heated and cooled by the central furnace system. There was noted to be good air flow to the bathroom vent register.

## **Master Bathroom**

### **Commode Condition**

#### *Functional Components and Conditions*

The commode in this bathroom was properly functioning as intended. There were no observed problems with installation or the materials used in the bathroom. The seat cover needs to be secured.

### **Shower Condition**

#### *Conditions Needing Repairs/Service*

The master shower faucets handles were noted to be old and were somewhat difficult in operation.



### **Sink Type and Condition**

#### *Functional Components and Conditions*

The plastic type of one piece top, known as a "cultured marble" top develops cracks around the drain hole in the bowl. This sink is not cracking at this time. Monitor the bowl in the future and if cracks develop, replace the top/bowl.

### **Sink Faucet and Plumbing Connections**

#### *Conditions Requiring Eventual Attention*

There was some corrosion noted on the waste trap in the master bathroom waste line. The chrome type of waste trap is susceptible to this type of deterioration and should be replaced in the near future.



### **Bathroom Vent Type and Condition**

#### *Conditions Requiring Eventual Attention*

A bath fan was recommended in this bathroom. Ensure that any added fan unit is vented to the exterior.

### **Bathroom Heating Type and Condition**

#### *Functional Components and Conditions*

This bathroom was observed to be heated and cooled by the central furnace system. There was noted to be good air flow to the bathroom vent register.

## **Basement Full Bathroom**

### **Commode Condition**

#### *Functional Components and Conditions*

The commode in this bathroom was properly functioning as intended. There were no observed problems with installation or the materials used in the bathroom.

### **Shower Condition**

#### *Conditions Requiring Eventual Attention*

The basement shower was improperly functioning. Have the shower head removed and clean the shower head with CLR.

### **Sink Type and Condition**

#### *Functional Components and Conditions*

The plastic type of one piece top, known as a "cultured marble" top develops cracks around the drain hole in the bowl.

This sink is not cracking at this time. Monitor the bowl in the future and if cracks develop, replace the top/bowl.

### **Sink Faucet and Plumbing Connections**

#### *Functional Components and Conditions*

There was not observed to be any problems noted with the sink unit in this bathroom.

## **Garage**

## **Firedoor Type and Condition**

### **Steel - Solid Core**

#### *Conditions Requiring Eventual Attention*

A fire door is the door between the garage and the house living area. It is intended to block fire from burning through the wall in a short time. The modern fire code requires that a solid core wood door or approved steel door with no glass, be installed between the garage and the living area. The fire door was noted to be a solid core type. It had a pressure closing device. The pressure closer was functioning, but needs to be adjusted so that it will force the door to latch when it is closed.

## **Floor Surface Type**

### **Concrete**

#### *Conditions Requiring Eventual Attention*

There was a concrete slab in this garage that appears to be in good condition from the limited observations that could be made due to the cars parked on the floor at the time of the inspection.

## Overhead Door Opener Types and Condition

### Chain Drive

#### *Conditions Needing Repairs/Service*

The garage door opener(s) was noted to function but it has no automatic reverse function. This is a very old opener. A new opener with a reverse function is advised.

## Overhead Door #1 Type and Condition

### Double - Wood

#### *Conditions Requiring Eventual Attention*

The overhead garage door should have the manual lock removed when ever an automatic opener is installed. This will avoid damage to the top panel in case the door is accidentally locked.

The weather stripping at the base of the overhead door unit was noted to be gapped at the bottom of the bottom door panels. The weather stripping was recommended for replacement.

## Attics

### Access Location

#### 1st Floor Ceiling

#### *Conditions Requiring Eventual Attention*

Add an attic insulation batt to the attic access panel. An R-30 is best. The present condition will allow warm air to rise up and out of the house if left in this condition.



### Insulation Type

#### Fiberglass

#### *Conditions Needing Repairs/Service*

The low levels of insulation were noted in the attic area. It appears to be partly caused by past access by vermin. The addition of 8" of insulation to the existing insulation is needed.



## Roof Construction Type and Condition

### Rafter

#### *Functional Components and Conditions*

There were no noted structural movements in the observable rafter system above the main part of the home from the attic observation of this house. The installation of the rafters appears to be consistent with proper methods used during the time period in which the construction of this home was accomplished. The collar ties were in place, the plum and pitch cuts were proper. The ridge appears to be properly supported.

NOTE: All surfaces of all rafters could not be observed due to the design of the roof and insulation levels.

#### *Conditions Needing Repairs/Service*

The attic was noted to be a rafter system. There was a cracked rafter located at the ridge line above the family room area. Adding a sister rafter that is approximately 6' long to the side of the cracked rafter is needed.



## Roof Sheathing Type and Condition

### Boards

#### *Functional Components and Conditions*

The yellow pine boards that make up this roof sheathing are in good condition with no evidence of damage or deterioration.

## Attic Ventilation Condition

### Active

#### *Functional Components and Conditions*

There appears to be sufficient venting of the attic space given the number and size of the attic vents on this roof system.

# Heating

## Number of Unit(s)

1

#### *Informational Items*

There was observed to be 1 heating unit in this house structure.

## Location of Unit(s)

### Basement

#### *Informational Items*

The heating system was located in the basement in this house.

## Heating System Types

### Forced Air

#### *Informational Items*

This is a "high efficiency" furnace unit. This means that the furnace system produces 90% or more heat out of the total amount of fuel input. This is accomplished by the engineering of the unit through the utilization of a double heat exchanger that will draw out as much of the heat from the burning gases as possible. The induction motor then vents the spent gases out of the exchanger.

Note that in many furnaces there is a circuit panel in the blower chamber area of this furnace. There is a small fuse that is located in this circuit board. The fuse is a small car 3 or 5 amp fuse. This fuse should be checked if the unit should ever not start up. The other electrical items to check in a non start situation would be the service man switch that is located on the blower compartment door and the panel switch next to the furnace. These three items are often the cause of the failure of the furnace units to operate.

The new 80% and 90% furnaces are recommended for a invasive inspection of the heat exchangers at 2 year intervals after the first 5 years of operation. The heat exchangers in these types of units have been found to fail earlier than anticipated at a higher rate than anticipated.

The proper protocol for invasive heat exchanger inspections include pulling the blower and inspecting the underside of the exchanger, cutting the back of the furnace cabinet and inspecting the rear upper portion of the heat exchanger and inspection of the interior of the heat exchanger by pulling out the burners and then viewing the interior by using a long mirror and flashlight.

The process is INVASIVE. It will take over an hour to accomplish correctly. The entire procedure can be found in the residential furnace inspection manual by Ellis Prach. Only a trained professional should undertake the inspection.

## Age of System(s)

### 6-13 Yrs - Mid Life

#### *Informational Items*

This was a mid life heating unit in this house. Keep the unit serviced on a regular basis to allow the unit to work most efficiently and provide a long lifetime. As the unit ages there will be an increased cost and schedule in the maintenance of the system.

## Fuel Type(s)

### Gas

#### *Functional Components and Conditions*

The gas furnace was noted to be properly functional with good heat rise measured across the heat exchanger. There were no detected gas or monoxide leaks during operation. The cleaning of the unit in the Fall was suggested.

The furnace unit appears to be properly sized for the size and configuration of the house. There were no load calculation made to verify this statement, only an estimate based on imperial experience.

## Heating System Venting Type(s)

### PVC

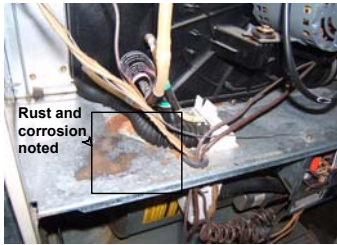
#### *Conditions Needing Repairs/Service*

There was noted some rust stains and corrosion on the bottom of the induction motor. This could be cause by condensation reaching the induction motor via the vent pipe. The cause of the condensation reaching the induction motor may be a blocked or partially blocked condensate drain tube or a overly long vent in the basement area.

The input of a professional in H.V.A.C. is recommended. If this condition is allowed to continue, the induction motor



may fail.



## Heating System Burner - Elements

### Closed System

#### *Functional Components and Conditions*

The modern 90% efficient furnace systems are mostly closed from access to the burner and heat exchanger due to design. The only way to access the heat exchanger and/or the complete burners would be to partially dismantle the furnace unit. The dismantling of a furnace is beyond the scope of a normal, visual home inspection.

The observable burners were noted to be in functioning condition. There were no observable conditions with the burners that were determined to be problematic. The access to the burners was limited due to the system being a "closed" burner system.

## Heating System Control(s)

### Mercury Switch System

#### *Functional Components and Conditions*

The thermostat(s) was tested and properly operated the H.V.A.C. unit(s). The mercury type of thermostat is a good system when leveled properly. Thermostat temperature calibration tests are not conducted as part of this inspection service.

## Heating System Distribution Type(s)

### Ductwork

#### *Functional Components and Conditions*

Sufficient air flow was noted on the various supply ducts in the house at this time. There appears to be normal volume of supply ducts to the various rooms in the house.

#### *Conditions Requiring Eventual Attention*

It is recommended that the duct work in the house be cleaned. Every 10 years and/or after remodeling, it is recommended that the duct work in all homes, be cleaned. There are several contractors that specialize in this sort of service in the Cincinnati area. Be cautious in the selection process of a duct cleaning contractor. Price per vent should not be a sole consideration when choosing a contractor. Years of practice, detailed methods of cleaning, a list of references should all be available. Professional liability insurance must be carried by the contractor.

## Heating System Filter Type(s)

### Electronic

#### *Conditions Requiring Eventual Attention*

There is an electronic air filter in this system. An electronic air filter utilizes electrical charges that are continuous through a series of metal sections to clean the particulate out of the interior air. There are normally two "cells" of metal strips in each electronic system. The electronic types of air filters must have the cells cleaned regularly in order for the unit to function properly.

The metal strips inside this air filter unit need a cleaning at this time. Remember to follow the directions when cleaning

these electronic cells and also clean the metal "pre-filters" that are located in front of the cells. Be careful with handling the cells. The metal strips are very sharp and can cut easily. Never put the cells back into the housing when they are wet.

## Heating System Humidifier(s)

### Needs Replacement

#### *Conditions Needing Repairs/Service*

The water panel inside all humidifiers should be replaced each year because of bacteria growth on the panels and the corrosion that develops in the systems. This water panel needs such a replacement.

## A/C

## Number of Unit(s)

1

### *Informational Items*

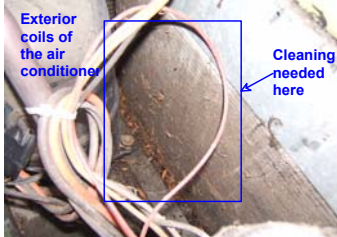
There was noted to be 1 heat pump unit for this house. The size of the home may cause the unit to run for long periods of time during the summer time high heat and humidity.

## Location of Unit(s)

### Right Side of the House

#### *Conditions Requiring Eventual Attention*

Keep all debris off of the air conditioner exterior coils. Clean the exterior coils often. There was noted a great deal of debris on the coils at this time.



## AC System Type(s) & Condition(s)

### Central Electric

#### *Informational Items*

The data plate was noted to be worn to a point where size and date of manufacture was not possible to read. The age and size of this unit were estimates only.

## Age of AC System(s)

**12 + Years**

### *Conditions Needing Repairs/Service*

This is an older air conditioning unit. Any unit over 14 years is on the last part of its normal life span. This unit is 18 years old and should be monitored closely and professionally serviced once per year due to its age. The unit is in the latter part of its functional life and will require repair or replacement within the next 1 or 2 years.

At this time, the unit has a low temperature output and needs service.

## AC Installation Type(s) & Condition(s)

**Ground Pad**

### *Functional Components and Conditions*

There was no problems with the unit in terms of installation technique or method. The future location of any bushes, plantings or fences should be at least 4' from the exterior unit.

## AC Condensation Line Type(s)

**Floor Drain**

### *Informational Items*

Monitor the floor area for future signs of overflow of the condensate line, none were noted at this time. Clean the condensate line with bleach once per year. Clean the evaporator tray and coils every year. Keep the air filter clean.

## AC Freon Line Type(s) & Condition(s)

**No Problems**

### *Functional Components and Conditions*

The exterior copper line that connects the air conditioner exterior unit with the interior furnace/air handler is known as the "suction line". It carries the compressed Freon gas in to the evaporator coil that is inside the furnace/air handler. It should be insulated so that the cold Freon gas can be transferred in cold form, into the interior evaporator coils with minimum cooling loss of the Freon.

In the case of this suction line, there were no apparent problems noted with the line set condition in terms of missing insulation, or restriction of flow of the Freon gas.

## AC Electrical Condition(s)

**Good Condition**

### *Functional Components and Conditions*

Note that there are fuses in the exterior sub panel that controls the air conditioner or heat pump. The fuses were in good condition at this time, check these if the unit stop running.

## Exterior Compressor

**Not Properly Functional - Needs Serviced**

### *Conditions Needing Repairs/Service*

The air conditioner was noted with a need for a professional service. It was noted with a slightly dirty condensing coil and the temperature differential was noted to be lower than normal 20 degrees F. typical of most units. The temperature drop reading was only 12 degrees. This should be investigated further by a professional in H.V.A.C.

## AC Evaporator Coil Condition(s)

### Observed

#### *Informational Items*

There are three major components in any air conditioning system. The exterior compressor which creates the cold temperature by the use of the "Freon gas". This compressor has the condensing coils wrapped around the outside of the exterior cabinet. These coils serve to help cool and return the Freon to the compressor. The gas is compressed, (chilled) and returned to the evaporator coil that is located inside the furnace plenum.

The evaporator coil works to transfer the cooled Freon gas temperature into the interior air flow. It also works to dehumidify the interior air. Like the exterior condensing coil, the interior evaporator coil needs to be cleaned periodically. Because the interior coil becomes wet from the condensation, it needs to be checked for rust, dirt and deterioration. The tray that is located under the evaporator coil catches the condensate water and then drains the moisture, (condensate) out of the furnace cabinet. This too, must be cleaned and inspected periodically to insure that there is no rust or blockage of the drain.

After 5 years of operation if there has never been any invasive inspection or cleaning of the interior evaporator coil, there should be one accomplished by a professional in H.V.A.C.

### Not Observed

#### *Informational Items*

The interior evaporator coil were not observed due to the invasive methods necessary to access the coils inside the air plenum. Invasive tests are beyond the scope of the inspection service. Have the coils cleaned every few years and ALWAYS keep the air filter clean.

## Basement

Termites can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a termite problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended.

Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

Conditions that are attractive to wood boring insects should be avoided. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).

Wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity.

## Basement Conditions

### Past Leaks

#### *Conditions Requiring Eventual Attention*

There was evidence of past moisture penetration visible in the basement at the time of the inspection at the front wall. The stains were noted on the wall/floor surfaces. The stains were damp at the time of the inspection.

It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage.

Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## Foundation Type and Conditions

### Cast in Place

#### *Functional Components and Conditions*

Common cracks were noted in the foundation wall surfaces. There were no "off set" types of cracks that would be indicative of structural movement. The foundation appears to be in good structural condition where observations can be made. Note that all foundations will crack, the important question is whether the cracks are structurally significant. In the case of this foundation there does not appear to be structural implications to the observable foundation cracks.

#### *Informational Items*

A parge coating is a mortar compound that is applied to the interior and/or exterior surface of the foundation. The parging seals and makes attractive the foundation where it is exposed. In the case of this foundation, the parging compound has delaminated from the rear left surface of the foundation in some locations. This is not a structural problem. Simply chip off the loose parging material, clean the exposed foundation surface and then re-apply the compound. A mortar mix with a bonding agent such as Acril is recommended.



## Floor Type and Conditions

### Concrete

#### *Functional Components and Conditions*

Typical slab cracks were noted in the basement floor. Slab cracks are normally of no structural consequence. The slab in a basement or crawlspace is independent from the foundation. Cracks are normally a result of stress caused by moisture or typical concrete shrinkage. The grouting of the cracks was suggested to seal the openings. A quality concrete grouting compound was suggested.

#### *Informational Items*

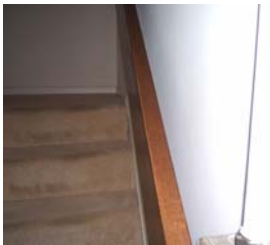
The basement floor in the house was mostly covered with carpet and or other floor finishes. There were no detected uneven areas in the floor where ever observations could be made of the slab. The complete observation of all basement floor surfaces was not able to be made with the stored materials and floor covering.

## Stair System Conditions

### Interior Stairs

#### *Conditions Requiring Eventual Attention*

The handrail on the basement interior stairs was noted to be loose. Recommend to have this handrail tightened for better safety of persons using the stair system.



## Foundation Insulation Type

**None**

### *Conditions Requiring Eventual Attention*

There was no insulation observed on the exterior walls. On the exterior rim joist of the basement and either a foam board or fiberglass blanket to the exterior walls is recommended. The installation of insulation is recommended. This will help with the thermal resistance and better energy savings.

## Drainage System Type and Conditions

**Sump Pump**

### *Conditions Needing Repairs/Service*

The sump pump was noted to be connected to the sanitary drain rather than the surface waste line. This type of connection is not allowed by plumbing code. The sanitary sewer is only for sanitary waste. Sump pump ground water is surface waste.

## Drainage Termination

**Not Observed**

### *Informational Items*

Termination point of the foundation drain system was not determined.

## Ventilation Type and Conditions

**Basement Windows**

### *Informational Items*

The replacement of these low efficiency windows is recommended for energy conservation. A dual pane vinyl is suggested.



## Crawlspace

### Crawlspace Conditions

**Dry Conditions**

### *Conditions Requiring Eventual Attention*

Due to the lack of access and the design, there was no observation of the crawlspace area. There was missing ventilation and no ability to check for insect access.

## Foundation Type and Conditions

### Block

#### *Functional Components and Conditions*

Common cracks were noted in the foundation wall surfaces. There were no "off set" types of cracks that would be indicative of structural movement. The foundation appears to be in good structural condition where observations can be made. Note that all foundations will crack, the important question is whether the cracks are structurally significant. In the case of this foundation there does not appear to be structural implications to the observable foundation cracks.

## Floor Type and Conditions

### Dirt - Gravel

#### *Conditions Requiring Eventual Attention*

Installation of a 6 mill plastic vapor barrier was strongly recommended on the crawlspace floor. This will reduce moisture absorption into the wood framing components. The addition of crawlspace vents was also encouraged.

## Crawlspace Access Location

### Interior Scuttle

#### *Informational Items*

Access to the crawlspace from the interior scuttle was limited due to mechanicals and size of the opening. Observations were limited in the crawlspace.

## Foundation Insulation Type

### Fiberglass Blankets

#### *Informational Items*

The additional support of the insulation batts to the area between the crawlspace floor joist is needed because some of the batts are falling down.

## Drain System Type and Conditions

### Sump Pump

#### *Conditions Needing Repairs/Service*

The sump pump was noted to be connected to the sanitary drain rather than the surface waste line. This type of connection is not allowed by plumbing code. The sanitary sewer is only for sanitary waste. Sump pump ground water is surface waste.

The sump was a bootleg type that is installed in a bucket with holes in the bottom. The sump is located in a window well. The sump is draining into the laundry tub.

## Ventilation Type and Condition

### None

#### *Conditions Requiring Eventual Attention*

Ventilation of the crawl space is not observed. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.



# Plumbing

## Main Supply Line Type and Condition

### Copper Pipe

#### *Conditions Requiring Eventual Attention*

The replacement of the older "needle valve" main shut off on the water supply system was suggested with a modern "ball valve". After this many years, and the level of corrosion on the existing valve, complete shut off and/or operation may very well be impaired. The ball valve will insure that complete shut off of water supply can be accomplished if necessary.

## Main Supply Line Location

### Basement Wall

#### *Informational Items*

The main water shut off valve was located on the front wall of the basement

## Main Supply Line Shut Off Size

### 3-4 Inch

#### *Conditions Requiring Eventual Attention*

The main incoming water line shut off valve was noted to be a three quarter inch unit. There was no water pressure regulator, recommend installation of one at the entry location.

## Interior Supply Line Type and Conditions

### Copper Pipe

#### *Informational Items*

There were some locations where there were copper lines that have excessive corrosion noted. The repair of those corroded water supply lines/fittings is needed as shown.

## Waste Line Type and Conditions

### Cast Iron

#### *Functional Components and Conditions*

The waste lines in this house were noted to be in functioning condition at this time. There were no observed leaks in any of the observed waste lines at the connection locations. Note that there is only limited observation of the waste lines in this house due to finished ceilings and walls.

## Water Heater Type and Conditions

### Gas

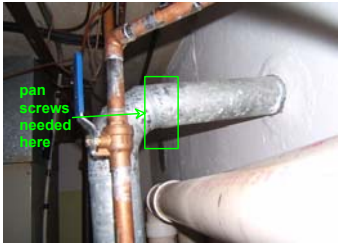
#### *Functional Components and Conditions*

The gas water heater was noted to be functioning properly with no evidence of water, gas or carbon monoxide leaking at the time of the inspection. There was no excessive corrosion on the tank or supply water fittings. The bottom burner was checked and determined that it was in good functioning condition without rust build up on top of the burner.

The flushing of the water heater is important to accomplish every year. This draining will reduce harmful mineral deposits that build up in the bottom of the water tank.

### *Conditions Requiring Eventual Attention*

The venting of the water heater was improper. There was a metal vent pipe used without sheet metal screws at all connections of the vent pipe. Recommend these screws be installed on this vent system.



### *Conditions Needing Repairs/Service*

The hot water tank was noted to be recently replaced. Most local codes require an expansion tank to be installed into the plumbing system when the tanks are replaced. There was no expansion tank observed on this system. Recommend to have a unit installed per code requirements.

## **Gas Line Type and Conditions**

### **Black Iron**

#### *Functional Components and Conditions*

There were no problems with installation of the gas lines and no gas leaks detected at any accessible fitting. There were proper materials used in the installation of the gas pipes and good securing of the gas lines to the framing system.

### **Copper**

#### *Informational Items*

There were noted copper gas lines that installed in this house. The only approved method of copper pipe installation is without any soldered fittings. All fittings must be compression type. The copper fittings in this house could only be observed in the open areas. There were no problems at this time with installation or leaks.

Note that copper is a soft metal and should be treated with care in areas where impact could be possible.

# **Laundry**

## **Location**

### **Basement**

#### *Informational Items*

There was a laundry located in the basement of this house

## **Laundry Tub Type**

### **Plastic**

#### *Functional Components and Conditions*

The laundry tub was tested and there were no leaks from the waste line or the supply lines. The unit was properly mounted and was in good condition with no observed cracks or damage to the surface.

## Dryer Type and Connections

### Electric - 3 Prong Cord

#### *Informational Items*

There was a gas line and a 220 electrical outlet in this laundry area. Either a gas or electric dryer will be possible for installation in this laundry. Both the electrical outlet and the gas line were properly installed without damage or leakage noted to either system.

## Washer Connection Conditions

### Appears Functional

#### *Functional Components and Conditions*

The connection of both the water supply and the drain to the washing machine were noted to be in good condition at the time of the inspection. Due to the position of the units full observations could not be observed.

#### *Informational Items*

Recommend to install the steel braided water supply hoses on the washing machine. The new steel sleeved hoses are superior to the old rubber types because they are much less likely to rupture.

Note that there is no testing of the water supply valves or waste line of any wall box type of supply/waste system in any laundry. The valves are often open for very long periods of time and tend to "freeze" in open position and/or tend to drip/leak when the washer is removed by the Sellers. There is no guarantee that the valves will not have problems in the future. The replacement of any older valves, ( more than 10 years) is recommended.

# Structure

## Wall Framing Type and Condition

### Double Masonry

#### *Informational Items*

With masonry construction, there are no wood studs or timbers in the exterior wall structure. Instead there is a brick exterior wall that is tied together with a masonry block wall on the interior side of the structure. This type of double masonry construction makes for a very strong exterior wall system. It does, however have less R value than a wood frame structure with standard insulation between the studs.

The application of caulking to any wall penetration, mortar tuck pointing of gaps or holes in the brick mortar and the installation of a quality window system are the best ways to reduce air infiltration and maintain good R value in a double masonry house.

Attic insulation is also very important to energy efficiency in a double masonry home. Maintain a R-35 minimum in the attic areas over the living areas of the house.

## Floor Structure Type and Condition

### Joist

#### *Informational Items*

Because of the finished ceiling in the basement. The complete observation was not possible of the floor joist system and the sub-floor surfaces. Invasive testing is not possible in a standard home inspection.

## Sub-Floor Type and Condition

### Boards

#### *Functional Components and Conditions*

The boards that make up this sub floor were noted with no evidence of damage or deterioration. The sub floor was composed of boards of 3/4" thickness.

If ever the sub floor begins to squeak, try placing shims between the sub floor and the floor joist. This will often time silence the squeak.

## Beams - Columns Condition

### Steel Post

#### *Functional Components and Conditions*

The steel posts were in good condition with no evidence of damage or misalignment. The observable steel post were properly secured to the "I beam" and the basement slab.

### Limited Observations

#### *Informational Items*

There was limited observation of the structural beam and columns due to the volume of finished walls and surfaces. There appears to be no obvious signs of structural failure noted at any floor location observed in the house at this time.

## Sill Plate - Rim Joist Condition

### None

#### *Informational Items*

In this type of house, there are no "rim joist" due to construction technique. The double masonry house has the floor joist set into the concrete block foundation walls.

# Electrical

## Main Service Type and Condition

### Overhead Aluminum

#### *Informational Items*

The service drop cable is the cable from the utility pole to the house wall. All tree limbs should be kept pruned away from the cable in the future. The service drop cable is the responsibility of the local electric company, and if it is damaged the electrical company should be contacted for service.

This is an old "3 wire" type of service. It is only a 100 ampere system. It is advised that the service drop cable be replaced with a "braided" cable that can deliver 200 ampere.

#### *Conditions Requiring Eventual Attention*

Trim the tree branches away from the service drop cable. This will prevent damage to the cables from the trees. Recommend this be done by a professional tree timing company or the utility company due to the proximity to the power lines.



## Main Service Size

100 Amp 240V

### Conditions Requiring Eventual Attention

The size of the service appears marginally adequate and may be considered for a larger service if more electrical demands are placed on the system.

## Main Service Panel Location & Condition

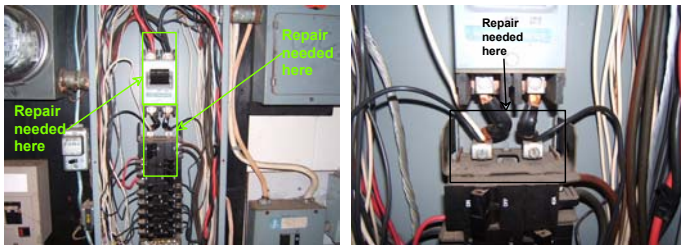
### Garage

#### Conditions Needing Repairs/Service

There were double taps on the circuit breakers in the main electrical panel. This is a wiring technique that is not advised. The "double tap" condition is where that are two individual circuit load wires on a single circuit breaker that is designed for only one wire connection. ( There are some breakers that are designed to accept more than one load wire.)

The condition should be modified in this case because it may lead to poor connections and resistance in the electrical circuit. Any double tap circuits should be separated and connected to a separate breaker. Professional input may be considered if a person does not have an adequate understanding of residential wiring.

There were wires noted to be "tapped" off of the main feed wire securing lugs into the main electric panel. These were connected to the lugs prior to the main fuses. This is a potentially dangerous wiring practice and is not in conformance with any local or national electric code requirements. The review of this condition and necessary modification are needed. Only a professional electrician should make the necessary repairs.



The panel directory was in need of an update to better determine the location of the circuits.

## Sub Panel Location & Condition

### Exterior Wall Surface

#### Functional Components and Conditions

The air conditioner/heat pump sub panel was accessed. It was observed to be a breaker system. The amp sizing was proper. The breaker was appropriate with the manufacturer specifications on the data plate. Check/test the breaker for evidence of scorching or over heating occasionally in the future. If the unit stops for no known reason, check the breaker prior to calling a H.V.A.C. person.

### Next to Main Panel

#### Conditions Requiring Eventual Attention

There were double taps on the circuit breakers in the electrical sub panel that is located next to the main panel. This is a wiring technique that is not advised. The "double tap" condition is where that are two individual circuit load wires on a single circuit breaker that is designed for only one wire connection. ( There are some breakers that are designed to accept more than one load wire.)

The condition should be modified in this case because it may lead to poor connections and resistance in the electrical circuit. Any double tap circuits should be separated and connected to a separate breaker. Professional input may be considered if a person does not have an adequate understanding of residential wiring.



**Conditions Needing Repairs/Service**

There were wires noted to be "tapped" off of the main feed wire securing lugs into the sub panel next to the main panel. This is a potentially dangerous wiring practice and is not in conformance with any local or national electric code requirements. The review of this condition and necessary modification are needed. Only a professional electrician should make the necessary repairs.



The proper sub panel electrical wiring technique needs to have the ground wires separate from the neutral wires at the connection bars known as bus bars.

In this sub panel the white wires, ( neutral) and the copper wires, (ground), can not be connected to the same bus bar. Have the neutral and ground wires connected to separate bus bars as per N.E.C. code requirements.



**Basement**

**Conditions Needing Repairs/Service**

The proper sub panel electrical wiring technique needs to have the ground wires separate from the neutral wires at the connection bars known as bus bars.

In this sub panel the white wires, ( neutral) and the copper wires, (ground), can not be connected to the same bus bar. Have the neutral and ground wires connected to separate bus bars as per N.E.C. code requirements.

There were wood screws used to secure the dead front in this basement location near the washer. Have these replaced with panel screws.



## Service Grounding Location & Condition

### Exterior Grounding Rod - Water Lines

#### *Functional Components and Conditions*

The ground clamp was securely mounted to the copper electrode with an observable and properly secured clamp. There were no problems noted with this ground system.

## Distribution Wiring Type and Condition

### Copper

#### *Informational Items*

The type of wiring in this house is older "2 wire" that is a type which consists of 2 plastic coated wires that are encapsulated in a sheathed outer cable. The cable has a load wire, ( black wire) , a neutral wire, ( white wire) , but there is no ground wire. The wiring in this house is all copper where it could be observed, on the 120 volt circuits. This is typical to the vast majority of 30 to 40 year old residential wiring systems. A grounding of all outlets is suggested in the house, particularly where computer, entertainment equipment is used.

#### *Conditions Needing Repairs/Service*

The wiring in this house is a combination of various techniques from a variety of persons in the past. The modifications and techniques are recommended for a closer review by a professional electrician. The depth and scope of an electrician's expertise is beyond that of a standard home inspection.

## Lights Conditions

### Good Condition

#### *Functional Components and Conditions*

The interior lights were tested during the inspection. There were no problems noted with the function of the light fixture or the securing of the fixtures in the house. The closets were all recommended to have a cover over the light bulbs or a florescent light installed.

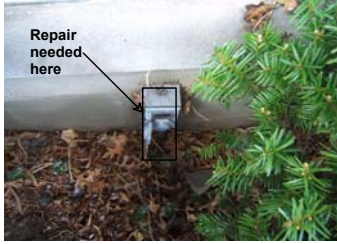
## Outlets Conditions

### Minor Repairs Needed

#### *Conditions Requiring Eventual Attention*

There were exterior outlets without proper weatherproof covers. This is a safety concern and should be repaired as soon as possible.





## Switches Conditions

### Good Condition

#### *Functional Components and Conditions*

The wall switches that were tested and were in good operating condition at this time. There were no loose or damaged light switches noted. All switches were not tested but rather a random sample of a majority of the existing switches.

## GFCI Conditions

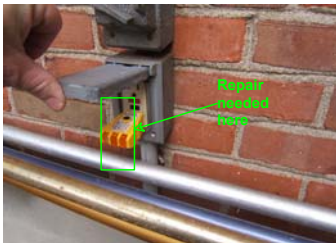
### Minor Repairs Needed

#### *Conditions Requiring Eventual Attention*

The exterior GFCI cover should be updated to the new type of outlet that has a large plastic "dome type" of cover that can be pulled over the entire outlet box as well as the electrical cord that may be connected to the receptacle. This dome protects the entire exterior outlet as well as the electrical connection of the cord into the receptacle.

#### *Conditions Needing Repairs/Service*

The GFCI outlet that is located on the rear exterior wall, near the pool equipment, has failed and does not trip off when tested.



### Needed at Some Locations

#### *Conditions Requiring Eventual Attention*

A GFCI circuit for the kitchen counter area was suggested. Presently there is no GFCI circuit. This is typical for the time period that this house was constructed.

## Bar Unit

## Cabinet Type and Condition

### Wood

#### *Functional Components and Conditions*

The cabinets in the bar area were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition.

## Counter Surface Type and Condition

### Formica

#### *Functional Components and Conditions*

The counter tops in the bar area were examined and noted to be properly installed with no evidence of damage or improper operation/function. All were in good condition.

## Sink Type and Condition

### Steel

#### *Functional Components and Conditions*

The steel/metal sink in the bar area was noted to be in good condition with no leaks observed in the plumbing supply or drain lines.

## AFFILIATIONS AND CERTIFICATIONS

## REPORT CONCLUSION

Sandmar, Cincinnati, Ohio 45242

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

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