



Footprints Property Inspections, LLC

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 4477 Minor Rd
 Copley OH 44321-2429
 Inspector: Dave Matheny



Summary








Client(s): John Smith and Susan Smith
Property address: 999 S. Some house Rd.
Copley Twp., OH 44321
Inspection date: Thursday, September 11, 2014

This report published on Monday, May 25, 2015 8:56:01 PM EDT



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Concerns are shown and sorted according to these types:

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

General Information

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

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

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

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

Grounds



3   - Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 3-1

Wood rot on supporting post - monitor to prevent future damage.


4  - The driveway sloped down towards the garage or house. Based on observations made during the inspection, significant amounts of water appear to have accumulated around building foundations or under buildings as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing and installing new pavement.



Photo 4-1

Concrete has dropped and recommend sealing and adding vinyl concrete patch with slope away from house.



Photo 4-2

Concrete slab along garage floor has dropped slightly and needs filled to prevent further damage to slab.

5  - One or more drains in the yard or landscaped areas appeared to be improperly installed. Water may accumulate and become a

nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.



Photo 5-1

Grate to close to foundation and is allowing water to pool next to foundation where water appears to be coming in basement.



Photo 5-2

Drain grate is set high to soil around - grading and sloping away from foundation is need all along north end of house to prevent water intrusion.



Photo 5-3

Missing grate cover and is sitting to high.



Photo 5-4

Open drain without grate cover but unable to tell need or use for it? Could clogged other lines if not capped.



Photo 5-5

Grading along driveway being washed away due to downspouts empty against. This will erode soil under and allow shoving and heaving which will damage concrete driveway. Relocation of downspout needs done soon.



Photo 5-6

Open drain without grate cover. evaluate drain system and need.

Exterior and Foundation


7  - Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 7-1
Soil and mulch against wood framing under window. Recommended to be min. 6" below.



Photo 7-2
Soil and mulch against window ledge and wood framing. Recommend keeping soil min. 6" away.


8  - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 8-1
Gap around plastic conduit needs sealed or caulked.


9  - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.





Photo 9-1
Trees overhanging roof -recommend a tree arborist trim back off roof line to prevent wood destroying insects.



Photo 9-2
Trees overhanging roof lines - recommend trimming back to prevent wood destroying insects damage.

Basement


10   - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs

with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 10-1

No handrail on stairs - safety hazard.
Recommend installing a secured handrail.

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

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

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



Photo 11-1

Main water supply pipe is longer than needed and water is intruding in where mounted on wall. Recommend cutting back and filling holes with a product like UGL's Fast Plug.



Photo 11-2


Efflorescence in basement NE corner - show signs of previous moisture issues.

**Photo 11-3**

Efflorescence on block wall but recently painted.

**Photo 11-4**

Basement window framing replaced from what appears to be moisture issues on north basement wall. Efflorescence on wall below window also.

12  - Standing water was found in one or more sections of the basement. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

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

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

**Photo 12-1**

Evidence of water intrusion which appears to be from mount anchoring main water service pipe. Recommend removing anchor board and filling holes.

13  - Supply lines in basement need to be sealed around pipes.




Photo 13-1


Pipe needs sealed around to prevent water intrusion.

Photo 13-2

Piping through wall needs to be sealed to prevent water intrusion.

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

Roof

15  - Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

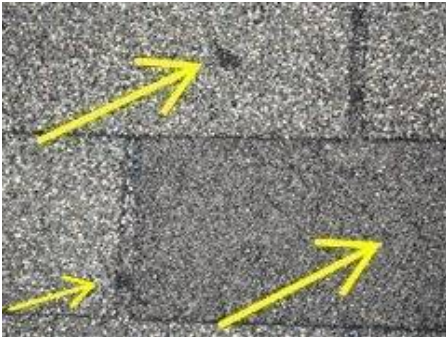


Photo 15-1
Missing granules on a few shingle tabs - monitor or seal.




Photo 15-2
#2 Missing granules on a few shingle tabs - monitor or seal.



Photo 15-3
#3 Missing granules on a few shingle tabs - monitor or seal.



Photo 15-4
#4 Missing granules on a few shingle tabs - monitor or seal.

16  - Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

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

**Photo 16-1**

Moss growth on roofing shingles - recommend cleaning off to prevent shingle life cycle shortened.

**Photo 16-2**

Moss growth on roofing shingles.

**Photo 16-3**

Moss growth on roofing shingle near 2nd story roof overhangs. Recommend cleaning off.


**Photo 16-4**

Moss growth on shingles that is recommended to clean off.



**Photo 16-5**

Moss growth.

Attic and Roof Structure

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

Garage or Carport

18   - The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are

solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

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





Photo 18-1
Non-fire rated garage - house entrance door.



Photo 18-2
Non spring loaded hinge to help aide in metal door fire rating. Recommend adding a spring loaded hinge.

Electric

19   - The main service panel appeared to be rated for less amperage than other service components (e.g. meter base, service conductor wires and main disconnect). This can result in the main service panel being overloaded. This is a potential fire hazard. Recommend that a qualified electrician evaluate and repair if necessary.





20   - Panel(s) #B used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.






Photo 20-1
Two 30amp fuses for dryer service. Recommend replace to a breaker sub panel or replacing main panel with an upgraded 150 amp service panel to eliminate.

21   - Substandard wiring was found at the basement. For example, missing or broken cover plates. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

**Photo 21-1**

Open slot in switch plate recommend install correct blank cover on one side plate cover.

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

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

For more information, visit:

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

**Photo 22-1**

No GFCI outlet at service panel as now recommended.

**Photo 22-2**

No GFCI outlet within six feet of laundry water source. Recommend changing out to a GFCI outlet as now required.



Photo 22-3
Outlet by sink needs to be replaced with a GFCI outlet.



Photo 22-4
Improper connection as wire connector is not used and wire is loosely hanging on wall. Unsafe condition



Photo 22-5
Food disposal outlet is a non GFCI outlet as recommended. Have a licensed electrician repair all electrical issues.



Photo 22-6
Additional service panel with breakers in garage.




Photo 22-7
Outlets in garage are non GFCI outlets as now recommended.

23 🔧 🔍 - One or more wall switches were scorched. The wiring for these switches may be damaged due to overheating. Recommend that a qualified electrician replace such switches, evaluate related wiring and repair if necessary.



Photo 23-1

Wall outlet shows signs of previous electrical issues - scorched outlet cover plate and outlet.

24  - One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporhost.com/?DBLTAP>

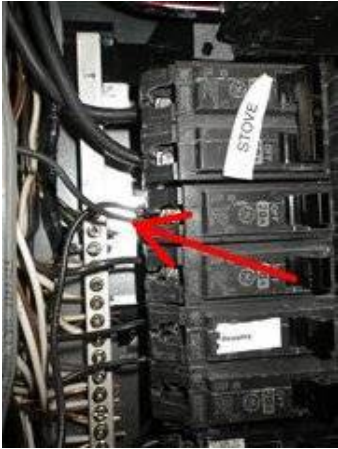


Photo 24-1
Double tap in service breaker panel.
Safety hazard


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



Photo 25-1
Missing cover plate - unsafe condition.



Photo 25-2
Missing cover plate - unsafe condition.



Photo 25-3



Photo 25-4

Missing outlet cover plate - unsafe condition.

Missing outlet cover plates in many different locations which creates unsafe condition.



Photo 25-5
Cover plate is missing.



Photo 25-6
Cover plate is missing.



Photo 25-7
More unsafe conditions from missing plate covers



Photo 25-8
Cover plate missing in garage. Safety hazard

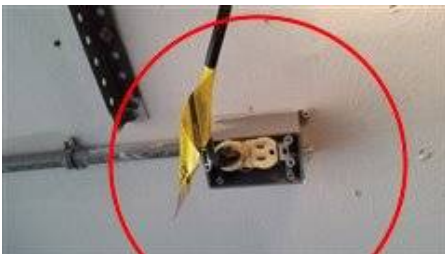






Photo 25-9
Cover plate missing in garage. Safety hazard

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

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

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which

they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.


28  - Main electrical service feed should be evaluated by First Energy on replacement of weathered feed line.



Photo 28-1

Electrical power service supply is weathered and recommend having First Energy evaluate or replace if needed.

Plumbing / Fuel Systems


29  - Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

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

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

30  - Pin holes and/or corrosion were visible on one or more copper water supply pipes. This can occur with acidic water, and from flux applied at fittings for soldering when the pipes were installed or repaired. Leaks can occur from pinholes and corrosion usually indicates past leaks. Recommend consulting with the local municipality and/or a qualified plumber about the local water supply's pH level, and researching solutions for this if necessary. Also recommend that a qualified plumber evaluate and replace water supply components if necessary.

**Photo 30-1**

Corrosion found on plumbing pipe that appears to not be used and is capped off. Monitor for possible future leakage.

**Photo 30-2**

Humidifier line is corrosion and is in non-working order. Recommend line replacement and evaluate by HVAC tech. when servicing furnace.

**Photo 30-3**

Monitor Galv. pipe connection as shows signs of previous leakage.

31 🔑🔍 - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

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

Water Heater

35 🛠️ - Water heater had galv. piping in place of approved black pipe - safety concerns. Recommend replacing with black pipe.

Water heater shut offs locations when needed.


**Photo 35-1**

Galvanized piping used in place of approved black gas piping. Safety concerns and should be replaced.

**Photo 35-2**


Water heater gas shut off and water supply shut off when needed.

Heating, Ventilation and Air Condition (HVAC)


37  - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

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

Fireplaces, Stoves, Chimneys and Flues

39  - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

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

40  - The fireplace's firebox was significantly deteriorated. For example, loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing mortar. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.

**Photo 40-1**

Wood burning fireplace has defective fire bricks with gaps. Fire brick lining needs tucked.

**Photo 40-2**

Gaps in fire box of wood burning fireplace - Unsafe condition.



Photo 40-3
Gas starter need stem replacement due to corrosion.


41  - Have chimney inspected with fireplace firebox repaired. See offset of clay flue liners in picture.



Photo 41-1
Clay flue liner in chimney is offset and needs evaluated by a qualified masonry contractor with chimney repair work.




Photo 41-2
Clay flue liner in chimney is offset and needs evaluated by a qualified masonry contractor with chimney repair work.



Photo 41-3
Second chimney flue appears to be okay.

Kitchen

42  - An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

43  - The under-sink food disposal was significantly corroded. Recommend that a qualified contractor repair or replace as necessary.

**Photo 43-1**

Garbage disposal is improperly sealed and shows previous leakage. See plastic tapped to mounting hardware.

**Photo 43-2**

Food disposal leaks and mount needs replacement seals.

Bathrooms, Laundry and Sinks

44 🔧🔍 - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

**Photo 44-1**

Toilet is loose and needs anchored or remounted with new wax ring installed to prevent leakage.

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

**Photo 45-1**

Bathroom has no exhaust fan - recommend installing one and vent out

roof line properly.


46  - Sink stopper missing in bathroom "A" lower level.



Photo 46-1
Stopper missing in sink



47  - Laundry tub/washer drain stops short of sump crock and needs extended to drain to prevent water on floor.



Photo 47-1
Washer drain piping needs extended down to sump crock to prevent water collecting on floor around sump crock.

48  - Kitchen sink stopper faulty.

Second soap dispenser broken and needs replaced.

Shower hear missing side cover.



Photo 48-1
Shower head missing cover plate.






Photo 48-2
Sink stopper is defective and doesn't seem to hold water when tested.

**Photo 48-3**

Second dispenser is broken and needs replacement.

Interior, Doors and Windows

49   - One or more bedrooms had windows that were too high off the floor. At least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a maximum sill height of 44 inches off the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit: <http://www.reporthost.com/?EGRESS>



50  - One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

**Photo 50-1**

Craftline Double hung window was stuck and did not open when tried.


**Photo 50-2**

Stuck window frame.

51   - Patio door needs aligned properly. Adjustment probably with use of longer screws.

**Photo 51-1**

Double door needs re-aligned. Recommend trying adjust with 2 1/2" to 3 1/2" screws replace in top hinge to pull door square.

52  - One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Also a couple of the doors needed bottoms trimmed off to prevent carpet damage.



Photo 52-1

Door needs side shaved or sanded as it stick in frame.



Photo 52-2



Doors drag on newer carpet and recommend trimming down to prevent damage to carpet.





Photo 52-3

Door dragging on carpet needs trimmed.

Wood Destroying Organism Findings

54   - Recommend treatment for Carpenter bees and carpenter ants. Location of cedar trimmed support beam on covered patio and privacy fence wall in same area.

55   - Evidence of infestation of carpenter ants was found at location(s) # in the form of frass, galleries or holes in wood with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 55-1
Carpenter ant evidence on decorative center beam - recommend treatment for both carpenter bees and carpenter ants.



Photo 55-2
Wood destroying insect damage evidence.

56 🔑 🔍 - Evidence of infestation of carpenter bees was found at location(s) # in the form of live insects, frass with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 56-1
Evidence of wood destroying Carpenter bees on patio privacy wall/screening.



Photo 56-2
Evidence of carpenter bee damage. Recommend plugging holes with a butyl caulk to prevent reuse next season.



Photo 56-3
Wood destroying insect damage evidence.



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4477 Minor Rd

Copley OH 44321-2429

Inspector: Dave Matheny



9112014Sample Property Inspection Report

Client(s): **John Smith and Susan Smith**

Property address: **999 S. Some house Rd.
Copley Twp., OH 44321**









Inspection date: **Thursday, September 11, 2014**

This report published on Monday, May 25, 2015 8:56:01 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

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

	Safety	Poses a safety hazard
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General Information

Report number: 9112014Perry

Time started: 8:30AM

Time finished: 12:10PM

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)Cloudy

Temperature during inspection: Warm

Inspection fee: \$ 485.00

Payment method: CheckCk# 3629

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1


Age of main building: 1965 - 49 years old

Source for main building age: Realtor, Municipal records or property listing

Front of building faces: East

Main entrance faces: East


Occupied: Yes

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

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

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

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

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

Grounds

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

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

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

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood



- 3)   Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 3-1

Wood rot on supporting post - monitor to prevent future damage.


- 4)  The driveway sloped down towards the garage or house. Based on observations made during the inspection, significant amounts of water appear to have accumulated around building foundations or under buildings as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing and installing new pavement.



Photo 4-1

Concrete has dropped and recommend sealing and adding vinyl concrete patch with slope away from house.



Photo 4-2

Concrete slab along garage floor has dropped slightly and needs filled to prevent further damage to slab.


5)  One or more drains in the yard or landscaped areas appeared to be improperly installed. Water may accumulate and become a nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.



Photo 5-1
Grate to close to foundation and is allowing water to pool next to foundation where water appears to be coming in basement.



Photo 5-2
Drain grate is set to high to soil around - grading and sloping away from foundation is need all along north end of house to prevent water intrusion.



Photo 5-3
Missing grate cover and is sitting to high.




Photo 5-4
Open drain without grate cover but unable to tell need or use for it? Could clogged other lines if not capped.



Photo 5-5
Grading along driveway being washed away due to downspouts empty against. This will erode soil under and allow shoving and heaving which will damage concrete driveway. Relocation of downspout needs done soon.



Photo 5-6
Open drain without grate cover. evaluate drain system and need.

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

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this

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

Wall inspection method: Viewed from ground, from a ladder

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete


7)  Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 7-1

Soil and mulch against wood framing under window. Recommended to be min. 6" below.



Photo 7-2

Soil and mulch against window ledge and wood framing. Recommend keeping soil min. 6" away.



8)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 8-1

Gap around plastic conduit needs sealed or caulked.

9)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

**Photo 9-1**

Trees overhanging roof -recommend a tree arborist trim back off roof line to prevent wood destroying insects.

**Photo 9-2**

Trees overhanging roof lines - recommend trimming back to prevent wood destroying insects damage.

Basement

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

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

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

Condition of floor substructure above: Appeared serviceable



Pier or support post material: Wood

Beam material: Built-up wood

Floor structure above: Solid wood joists




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

Insulation material underneath floor above: None visible

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

**Photo 10-1**

No handrail on stairs - safety hazard.
Recommend installing a secured handrail.

11)    Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner

about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

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

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



Photo 11-1

Main water supply pipe is longer than needed and water is intruding in where mounted on wall. Recommend cutting back and filling holes with a product like UGL's Fast Plug.



Photo 11-2

Efflorescence in basement NE corner - show signs of previous moisture issues.




Photo 11-3

Efflorescence on block wall but recently painted.



Photo 11-4

Basement window framing replaced from what appears to be moisture issues on north basement wall. Efflorescence on wall below window also.

12)  Standing water was found in one or more sections of the basement. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

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

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



Photo 12-1

Evidence of water intrusion which appears to be from mount anchoring main water service pipe. Recommend removing anchor board and filling holes.

13)  Supply lines in basement need to be sealed around pipes.




Photo 13-1

Pipe needs sealed around to prevent water intrusion.



Photo 13-2

Piping through wall needs to be sealed to prevent water intrusion.

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

Roof

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

Roof inspection method: Traversed/Walked

Condition of roof surface material: Appeared serviceable


Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

15)  Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

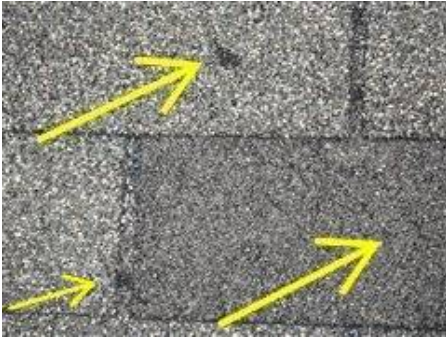


Photo 15-1
Missing granules on a few shingle tabs - monitor or seal.




Photo 15-2
#2 Missing granules on a few shingle tabs - monitor or seal.



Photo 15-3
#3 Missing granules on a few shingle tabs - monitor or seal.



Photo 15-4
#4 Missing granules on a few shingle tabs - monitor or seal.

16)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

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



Photo 16-1
Moss growth on roofing shingles - recommend cleaning off to prevent shingle life cycle shortened.



Photo 16-2
Moss growth on roofing shingles.

**Photo 16-3**

Moss growth on roofing shingle near 2nd story roof overhangs. Recommend cleaning off.

**Photo 16-4**

Moss growth on shingles that is recommended to clean off.

**Photo 16-5**

Moss growth.

Attic and Roof Structure

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

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt


Approximate attic insulation R value (may vary in areas): R-11

Vermiculite insulation present: None visible

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents

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

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1


Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None visible

18)  The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

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



Photo 18-1

Non-fire rated garage - house entrance door.



Photo 18-2

Non spring loaded hinge to help aide in metal door fire rating. Recommend adding a spring loaded hinge.

Electric


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

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120-240
Estimated service amperage: 100
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 100
System ground: Cold water supply pipes
Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Appeared serviceable
Location of main service panel #A: Basement
Location of main service panel #B: Basement
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: No
Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: Need to add more to current recommended standards.

19)  The main service panel appeared to be rated for less amperage than other service components (e.g. meter base, service conductor wires and main disconnect). This can result in the main service panel being overloaded. This is a potential fire hazard. Recommend that a qualified electrician evaluate and repair if necessary.



20)  Panel(s) #B used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.






Photo 20-1

Two 30amp fuses for dryer service.
 Recommend replace to a breaker sub panel or replacing main panel with an upgraded 150 amp service panel to eliminate.

21)  Substandard wiring was found at the basement. For example, missing or broken cover plates. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

**Photo 21-1**

Open slot in switch plate recommend install correct blank cover on one side plate cover.

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

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

For more information, visit:

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

**Photo 22-1**

No GFCI outlet at service panel as now recommended.

**Photo 22-2**

No GFCI outlet within six feet of laundry water source. Recommend changing out to a GFCI outlet as now required.



Photo 22-3
Outlet by sink needs to be replaced with a GFCI outlet.



Photo 22-4
Improper connection as wire connector is not used and wire is loosely hanging on wall. Unsafe condition



Photo 22-5
Food disposal outlet is a non GFCI outlet as recommended. Have a licensed electrician repair all electrical issues.



Photo 22-6
Additional service panel with breakers in garage.



Photo 22-7
Outlets in garage are non GFCI outlets as now recommended.





23)    One or more wall switches were scorched. The wiring for these switches may be damaged due to overheating. Recommend that a qualified electrician replace such switches, evaluate related wiring and repair if necessary.



Photo 23-1

Wall outlet shows signs of previous electrical issues - scorched outlet cover plate and outlet.

24)  One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporhost.com/?DBLTAP>

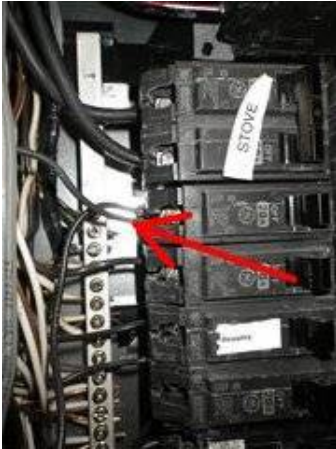


Photo 24-1
Double tap in service breaker panel.
Safety hazard


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



Photo 25-1
Missing cover plate - unsafe condition.



Photo 25-2
Missing cover plate - unsafe condition.



Photo 25-3



Photo 25-4

Missing outlet cover plate - unsafe condition.

Missing outlet cover plates in many different locations which creates unsafe condition.



Photo 25-5
Cover plate is missing.



Photo 25-6
Cover plate is missing.



Photo 25-7
More unsafe conditions from missing plate covers



Photo 25-8
Cover plate missing in garage. Safety hazard

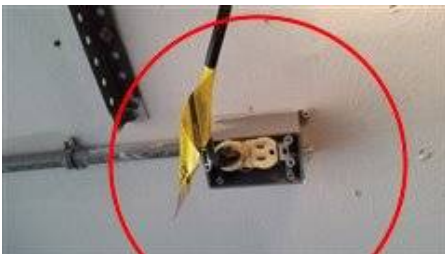






Photo 25-9
Cover plate missing in garage. Safety hazard

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

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

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

28)   Main electrical service feed should be evaluated by First Energy on replacement of weathered feed line.



Photo 28-1

Electrical power service supply is weathered and recommend having First Energy evaluate or replace if needed.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Galvanized steel

Condition of waste lines: Appeared serviceable



Waste pipe material: Plastic, Galvanized steel, Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Cast iron

Sump pump installed: Yes

Condition of sump pump: Appeared serviceable

29)   Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use

- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

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

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


30)  Pin holes and/or corrosion were visible on one or more copper water supply pipes. This can occur with acidic water, and from flux applied at fittings for soldering when the pipes were installed or repaired. Leaks can occur from pinholes and corrosion usually indicates past leaks. Recommend consulting with the local municipality and/or a qualified plumber about the local water supply's pH level, and researching solutions for this if necessary. Also recommend that a qualified plumber evaluate and replace water supply components if necessary.



Photo 30-1

Corrosion found on plumbing pipe that appears to not be used and is capped off. Monitor for possible future leakage.




Photo 30-2

Humidifier line is corrosion and is in non-working order. Recommend line replacement and evaluate by HVAC tech. when servicing furnace.



Photo 30-3

Monitor Galv. pipe connection as shows signs of previous leakage.

31)  Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

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

32) ✓ **i** Main gas shut off if needed.



Photo 32-1

Main gas shut off if needed.

33) **i** A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.



Photo 33-1

Sump pump crock has open grate and recommend changing out to a more sealed sump cover. Also recommend adding a battery backup system with a water alarm.

34) **i** No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.

Water Heater

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

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: 2007 - 7 years



Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

35)   Water heater had galv. piping in place of approved black pipe - safety concerns. Recommend replacing with black pipe.

Water heater shut offs locations when needed.




Photo 35-1

Galvanized piping used in place of approved black gas piping. Safety concerns and should be replaced.



Photo 35-2

Water heater gas shut off and water supply shut off when needed.

36)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

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

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

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown

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

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 2000 - 14 years

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 100,000

Condition of furnace filters: Appeared serviceable

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

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Type of combustion air supply: Vented door



Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable


Cooling system and/or heat pump fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

37)   The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

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

38)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Fireplaces, Stoves, Chimneys and Flues



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

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning fireplace type: Metal pre-fab

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

Wood-burning chimney type: Masonry

39)   One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

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



40)   The fireplace's firebox was significantly deteriorated. For example, loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing mortar. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.



Photo 40-1

Wood burning fireplace has defective fire bricks with gaps. Fire brick lining needs tucked.




Photo 40-2

Gaps in fire box of wood burning fireplace - Unsafe condition.

**Photo 40-3**

Gas starter need stem replacement due to corrosion.

41)  Have chimney inspected with fireplace firebox repaired. See offset of clay flue liners in picture.

**Photo 41-1**

Clay flue liner in chimney is offset and needs evaluated by a qualified masonry contractor with chimney repair work.

**Photo 41-2**

Clay flue liner in chimney is offset and needs evaluated by a qualified masonry contractor with chimney repair work.

**Photo 41-3**

Second chimney flue appears to be okay.

Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below)


Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: Appeared serviceable

42)  An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

43)  The under-sink food disposal was significantly corroded. Recommend that a qualified contractor repair or replace as necessary.



Photo 43-1

Garbage disposal is improperly sealed and shows previous leakage. See plastic tapped to mounting hardware.



Photo 43-2

Food disposal leaks and mount needs replacement seals.

Bathrooms, Laundry and Sinks

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

Location #A: 3/4 bath, basement

Location #B: Full bath, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable


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

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Spot exhaust fans


Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

44)  The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.


**Photo 44-1**

Toilet is loose and needs anchored or remounted with new wax ring installed to prevent leakage.

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


**Photo 45-1**

Bathroom has no exhaust fan - recommend installing one and vent out roof line properly.

-
- 46)  Sink stopper missing in bathroom "A" lower level.

**Photo 46-1**

Stopper missing in sink

-
- 47)  Laundry tub/washer drain stops short of sump crock and needs extended to drain to prevent water on floor.

**Photo 47-1**

Washer drain piping needs extended down to sump crock to prevent water collecting on floor around sump crock.

48) 🛠 Kitchen sink stopper faulty.

Second soap dispenser broken and needs replaced.

Shower head missing side cover.

**Photo 48-1**

Shower head missing cover plate.

**Photo 48-2**

Sink stopper is defective and doesn't seem to hold water when tested.

**Photo 48-3**

Second dispenser is broken and needs replacement.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the

inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Wood

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall


Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Wood or wood products, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

49)  One or more bedrooms had windows that were too high off the floor. At least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a maximum sill height of 44 inches off the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit: <http://www.reporthost.com/?EGRESS>


50)  One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 50-1
Craftline Double hung window was stuck and did not open when tried.



Photo 50-2
Stuck window frame.



51)  Patio door needs aligned properly. Adjustment probably with use of longer screws.



Photo 51-1
Double door needs re-aligned.
Recommend trying adjust with 2 1/2" to 3

1/2" screws replace in top hinge to pull door square.

52)  One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Also a couple of the doors needed bottoms trimmed off to prevent carpet damage.



Photo 52-1

Door needs side shaved or sanded as it stick in frame.




Photo 52-2

Doors drag on newer carpet and recommend trimming down to prevent damage to carpet.



Photo 52-3

Door dragging on carpet needs trimmed.

53)  One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.

Front entry door deadbolt no properly installed on latch bolt. (not cut of frame)



Photo 53-1

Deadbolt latch not cut into frame giving a false security from deadbolt.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the

inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: Yes

Visible evidence of active wood decay fungi: No


Visible evidence of past wood-destroying insects: Yes


Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: Yes

54)  Recommend treatment for Carpenter bees and carpenter ants. Location of cedar trimmed support beam on covered patio and privacy fence wall in same area.

55)  Evidence of infestation of carpenter ants was found at location(s) # in the form of frass, galleries or holes in wood with visible wood damage. Recommend the following:


- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 55-1
Carpenter ant evidence on decorative center beam - recommend treatment for both carpenter bees and carpenter ants.



Photo 55-2
Wood destroying insect damage evidence.

56)  Evidence of infestation of carpenter bees was found at location(s) # in the form of live insects, frass with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 56-1
Evidence of wood destroying Carpenter bees on patio privacy wall/screening.



Photo 56-2
Evidence of carpenter bee damage. Recommend plugging holes with a butyl caulk to prevent reuse next season.



Photo 56-3
Wood destroying insect damage evidence.



Photo X-1
Nails popped - remove and patch



Photo X-2
Attic fan



Photo X-3
Previous repaired roof sheeting