



## AMAC Inspection Services, LLC

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AMAC Inspection Services, LLC (AMAC) follow the Home Inspection Standards outlined in Ohio Revised Code 4767.

General Home Inspection cost range from \$350 - \$500

Radon cost between \$125 and \$150

The General Home Inspection report is produced for our client. Prior to sharing the report with a outside party including the Buyers Agent, Sellers Agent or any other interested party, AMAC must be made aware, otherwise this could be a breach of contact.

Upon review of the General Home Inspection please advise of questions or concerns with 24 hours.

Ohio Licenses Numbers RS544 and RC338

**Client Information:**

Frank the Tank  
Valley Forge Dr  
Brunswick, OH 44212

**Property Information:**

3267 Valley Forge Dr  
Brunswick, OH 44212

# Summary

## Site Grounds & Grading

### [Driveway](#)

The driveway has settled and is currently sitting a few inches below the garage floor. There also large cracks in the driveway as well as the apron. The apron is sitting below street level.

### [Sidewalks / Walkways](#)

Front sidewalk show signs of separation as well as unevenness. Back walkway cement is very uneven and could be a trip hazard. In certain areas is pitch toward the subjects structure allowing water to rest against the foundation.

### [Steps to Building](#)

Steps have settled and there is a large void below the bottom step. This opening could allow water to penetrate in further deteriorate the foundation for the steps. From the basement you are able to see daylight which appears to be coming from under the steps.

## Exterior & Structure

### [Foundation](#)

Damage or deterioration was observed in the foundation. The foundation shows signs of moisture and water penetration. Recommend further evaluation by a structural engineer. There are step cracks, horizontal cracks, wall bowing and block shifting within the foundation. Near the electrical panel there is a two to three in gap between the panel and the lower wall, while the upper panel is still attached.

### [Wall Structure](#)

Step crack with in the brick toward the left rear of the house. Brick has also shifted. Recommend further evaluation by a structural engineer.

## Roof

### [Roof Covering](#)

Recommend further evaluation. Many issues including missing shingles, raised shingles, damaged shingles and nails showing through the roof.

## Plumbing

### [Water Heater](#)

The hot water tank is nearing the end of its life expectancy. With proper maintenance the life expectancy can be extended.

## Electrical

### [Outlets, Fixtures, & Switches](#)

Open wiring junction, electrical light not properly secured to the ceiling and junction box plates not properly secured.

## Interior

### [Windows](#)

Windows in each of the bedrooms will not lock. There is a broken window in bedroom number three. Recommend further evaluation by a licensed contractor.

### [Ceilings](#)

Bedroom number three has discoloration of the ceiling and what appears to be streaking of water coming down the wall. Recommend further evaluation by a licensed contractor.

## Kitchen

### [Cabinets](#)

Cabinet door is not properly secured to the cabinet.

## Basement / Crawlspace

### [Walls](#)

There is moisture or dampness observed on the walls. Walls are bowing and show significant signs of cracking. Recommend further evaluation by a licensed contractor. Kevin Noble at Responsive Services LLC 330 697 0869



# Scope of Inspection

The purpose of the inspection is to report the general condition of the home and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with the inspection is the evaluation of primary attached garages/carports/decks/porches/patios. The inspection does not include evaluation of detached garages/carports/patios/decks or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Systems and components to be inspected include: exposed and visible foundations and structures, exteriors, roofing, plumbing, electrical, attic, interiors, bathrooms and kitchen, basement and crawlspaces, heating and central air conditioning, and garage or carport.

## LIMITS OF THE INSPECTION

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

## GENERAL EXCLUSIONS

The following conditions are NOT within the scope of the inspection:

1. Water or air quality
2. Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
3. Items that are obstructed, inaccessible or not in plain view.
4. Mold or mold type.
5. Animal or insect infestations.

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs, zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

**THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY** that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

## TERMS AND CONDITIONS:

A. The Client recognizes that this report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

B. The client agrees that any claim arising in connection with this agreement shall be made in writing to the Company at the address above by certified mail, return receipt requested within 10 days after discovering any problem.

C. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company.

D. The Client agrees that, to the extent allowed by law, any damages or breach of this contract or report are limited to the

amount of the inspection fee only. Furthermore, the Client agrees to pay all attorney fees should the Client pursue a civil action against the Company, and fail to prevail.

E. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

**LIMITATION OF LIABILITY AND ARBITRATION AGREEMENT:**

It is understood and agreed that the inspection company is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules of the state. The decision of the Arbitrator appointed thereunder shall be final and binding judgment on the Award that may be entered in any Court of competent jurisdiction.

## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Inspection Information

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**Date:** 3/7/2021

**Time:** Morning

**Weather Conditions:** Sunny, Cold

**Present at time of inspection:** Seller, Buyer, Client

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### Sidewalks / Walkways

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**Condition:** Needs Maintenance

**Type:** Concrete

#### Problems

- There is evidence of spalling.
- There are large cracks on the sidewalk.
- There are uneven spots on the sidewalk.
- The sidewalk has a bad slope.

#### **Comments:**

Front sidewalk show signs of separation as well as unevenness. Back walkway cement is very uneven and could be a trip hazard. In certain areas is pitch toward the subjects structure allowing water to rest against the foundation.



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### Driveway

---

**Condition:** Needs Maintenance

**Type:** Concrete

#### Problems

- The driveway is showing evidence of spalling.
- There are large cracks in the driveway.
- There are uneven spots on the driveway.
- The driveway has a bad slope (water runs towards building).

**Comments:**

The driveway has settled and is currently sitting a few inches below the garage floor. There also large cracks in the driveway as well as the apron. The apron is sitting below street level.



Apron



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## Steps to Building

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**Condition:** Needs Maintenance

**Step Type:** Concrete

**Landing Type:** Concrete

**Railing:** No

**Problems**

- The steps are deteriorating.
- The steps are settling.

**Comments:**

Steps have settled and there is a large void below the bottom step. This opening could allow water to penetrate in further deteriorate the foundation for the steps. From the basement you are able to see daylight which appears to be coming from under the steps.



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## Window Wells

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**Condition:** Satisfactory

Type: Metal

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## Grading at House Wall

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**Condition:** Needs Maintenance

### Problems

- The ground slopes toward the house.
- Roof-runoff could pool near the foundation.

### **Comments:**

Recommend regrading to ensure proper water runoff.



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## General Grading / Drainage

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**Condition:** Needs Maintenance

### Problems

- The ground slopes toward the house.
- There are low areas where water could pool.
- Roof-runoff pools near the foundation.

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## Patio / Terrace

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**Condition:** Needs Maintenance

**Type:** Concrete

**Location:** Rear of the home

### Problems

- There are cracks/defects in the patio floor.
- The patio floor is slanted / not level.

### **Comments:**

There is vegetation growing through the patio. The patio has multiple cracks.



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## Deck

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**Condition:** Satisfactory  
**Type:** Wood  
**Railing:** Yes

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## Trees & Shrubs

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### Problems

- There are shrubs growing too close to the foundation.

### **Comments:**

Shrubbery is contacting structure.



## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Building Information

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**Year Constructed:** 1969

**Type:**Ranch

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### Wall Structure

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**Condition:** Needs Maintenance

**Type:**Brick

**Comments:**

Step crack with in the brick toward the left rear of the house. Brick has also shifted. Recommend further evaluation by a structural engineer.



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### Foundation

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**Condition:** Professional Consultation

**Type:**Block

**Problems**

- There are large cracks in the foundation.
- There are signs of water penetration / condensation to the foundation.
- There are gaps in the mortar.
- Efflorescence was observed indicating prior water damage.

**Comments:**

Damage or deterioration was observed in the foundation. The foundation shows signs of moisture and water penetration. Recommend further evaluation by a structural engineer. There are step cracks, horizontal cracks, wall bowing and block shifting within the foundation. Near the electrical panel there is a two to three in gap between the panel and the lower wall, while the upper panel is still attached.



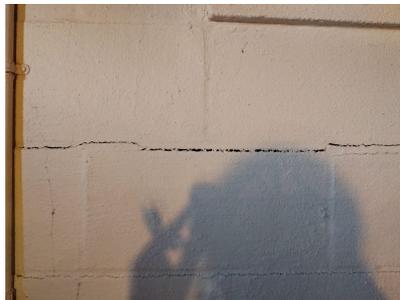
Signs of water penetration within the crawl space. This is the same area as the step cracks in the outside brick.



Moisture reading at the base of the foundation shows very high level of moisture.



Horizontal crack.



Second Horizontal Crack



Step Crack



Bowing wall.



Open joint. The block have begun to slip off of each other.



Electrical panel has separated from the foundation.

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## Columns

**Condition:** Satisfactory

**Type:** Steel

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## Exterior Wall Covering

**Condition:** Needs Maintenance

**Type:** Brick

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## Exterior Doors

**Condition:** Satisfactory

**Type:** Wood, Fiberglass

### Problems

- The exterior door is difficult to open and close.

### **Comments:**

Back door is difficult to open and close.

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## Chimneys

**Condition:** Satisfactory

**Type:** Block, Brick



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## Eaves & Soffits

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**Condition:** Satisfactory

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## **Trim**

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**Condition:** Satisfactory

**Type:** Wood, Metal, Vinyl

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## **Downspouts**

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**Condition:** Satisfactory

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## **Exterior Windows**

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**Condition:** Satisfactory

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## **Exterior Receptacles**

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**Condition:** Satisfactory

**Type:** GFCI

# Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## Roof Style

Type: Hip

## Roof Covering

Shingle Type: Asphalt

### Observations

Layers Observed: 1

Approximate Age: 15 years

### Problems

- The shingle tabs are clawing or curling up at the edges.
- Some shingles appear to be missing or damaged.
- Exposed nails were observed protruding from some areas.

### Comments:

Recommend further evaluation. Many issues including missing shingles, raised shingles, damaged shingles and nails showing through the roof.



Damage to the shingle.



Missing Shingle



Exposed, rusted nail.



Raising shingle which could allow water to penetrate.



Broken Shingle.



Excess sealant around roof vent.

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## Roof Leaks

**Condition:** Satisfactory

**Leaks Observed:** None Observed

**Viewed From:** Roof, Interior Attic

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## Exposed Flashing

**Condition:** Needs Maintenance

**Type:** Aluminum

### Problems

- There are vents flashed with roofing cement.



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## Gutters & Downspouts

**Condition:** Satisfactory

**Type:** Aluminum

**Extensions:** No extensions

## Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

### Water Service

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**Condition:** Satisfactory

**Type:** Public



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### Fixtures

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**Condition:** Satisfactory

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### Water Heater

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**Condition:** Satisfactory

#### Water Heater Data

**Extension:** Present

**Relief valve:** Present

**Gas shutoff:** Present

**Expansion tank:** Not present

#### Location & Capacity

**Location:** Basement Laundry Room

**Capacity (gallons):** 40

**Age:** 18

#### **Comments:**

The hot water tank is nearing the end of its life expectancy. With proper maintenance the life expectancy can be extended.




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## Fuel Service

**Condition:** Satisfactory  
**Type:** Gas meter

### Locations

**Meter location:** Right hand side of the house

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## Drain

**Condition:** Satisfactory  
**Type:** Brass, Plastic

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## Vent Pipes

**Condition:** Satisfactory  
**Type:** Cast iron, Plastic

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## Waste

**Condition:** Satisfactory  
**Pipe type:** Plastic  
**Septic type:** Public

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## Pipes

**Condition:** Satisfactory  
**Type:** Black iron, Brass, Plastic  
**Flow rate:** Satisfactory

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## Water Entrance

**Condition:** Satisfactory  
**Type:** Brass  
**Location:** Basement

### Problems

- There is rust or corrosion at the water entrance.
- There is seepage around the stem.



Corrosion around the water entrance and main shutoff valve.

## Electrical

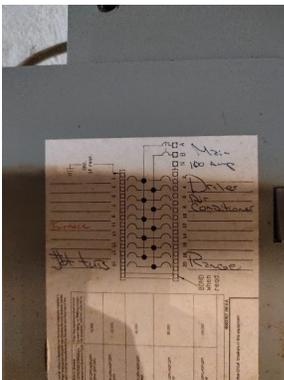
Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Service Line Entrance

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**Conductor:**Copper  
**Type of wiring:**Romex

**Main disconnect location:** Bottom of the basement steps  
**Number of circuits:** 20



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### Service Entrance Cable

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**Volts:**240 - 120V  
**Type:**Underground  
**Capacity:** 100 amp

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### Main Panel

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**Condition:** Satisfactory  
**Location:** Bottom of the steps  
**Volts:**240 - 120V  
**Capacity:**100 A  
**Type:**Circuit-breakers

#### Grounding & Bonding

**Grounding:**Grounded

**Bonding:**Not determined

**Problems**

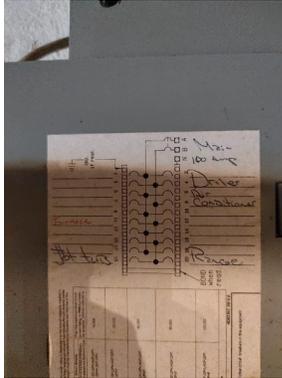
·The system is not properly bonded. *Item Not Inspected*

**Comments:**

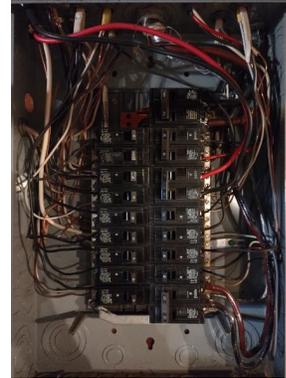
Not all circuits are labeled.



Exterior Panel



Not all breakers are labeled



Interior of the panel.

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**Smoke Detectors**

**Condition:** Satisfactory

**Smoke Detectors:**Not tested

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**Circuits & Conductors**

**Condition:** Satisfactory

**Type of wiring:**Romex

**Exterior GFCI Outlets**

**Exterior GFCI Receptacles:**Yes

**# of Outlets:** 1

**Garage GFCI Outlets**

**Garage GFCI Receptacles:**Yes

**# of Outlets:** 3

**Kitchen GFCI Outlets**

**Kitchen GFCI Receptacles:**Yes

**# of Outlets:** 2

**Bathroom GFCI Outlets**

**Bathroom GFCI Outlets:**Yes

**# of Outlets:** 1

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**Outlets, Fixtures, & Switches**

**Condition:** Satisfactory, Needs Maintenance

**Testing Information**

**Testing Method:** Outlet Tester

**Number Tested:** Representative number

**Problems**

-The wall switches are mounted improperly.

**Comments:**

Open wiring junction, electrical light not properly secured to the ceiling and junction box plates not properly secured.



light is not properly attached



Missing plate cover.



Plate covers not property attached

## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### Attic Sheathing

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**Condition:** Satisfactory

**Observed:** Observed

**Type of Sheathing:** Plywood, OSB

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### Ceiling Frame

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**Condition:** Satisfactory

**Type:** Joist framing

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### Roof Frame

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**Condition:** Satisfactory

**Type:** Rafter framing

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### Attic Insulation

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**Condition:** Satisfactory

**Location:** In-rafters

**Average Depth (inches):** 10

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### Attic Ventilation

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**Condition:** Satisfactory

**Type:** Roof vents

**Fan Type:** None observed

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### Vent Pipes & Flashing

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**Condition:** Satisfactory

**Leaks Observed:** No leaks

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### Moisture & Mildew

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**Condition:** Satisfactory

**Degree of Damage:** None

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### Attic Access

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**Location:** Garage

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## Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Interior Information

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**Number of Bedrooms:** 3

**Number of Bathrooms:** 2

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### Floors

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**Condition:** Satisfactory

**Type:**Hardwood, Ceramic tile, Vinyl, Laminate

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### Windows

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**Condition:** Needs Maintenance

**Type:**Double hung

**Material:**Vinyl

**Glass Properties:**Dual pane

#### Problems

- There is cracked / broken glass.

#### **Comments:**

Windows in each of the bedrooms will not lock. There is a broken window in bedroom number three. Recommend further evaluation by a licensed contractor.



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### Moisture & Mildew

**Condition:** Satisfactory  
**Degree of Damage:**None

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### **Other Entry Doors**

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**Condition:** Satisfactory  
**Type:**Sliding Glass  
**Insulated:**Insulated

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### **Stairs / Railings**

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**Condition:** Satisfactory

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### **Interior Doors**

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**Condition:** Satisfactory

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### **Walls**

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**Condition:** Satisfactory  
**Type:**Drywall

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### **Ceilings**

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**Condition:** Needs Maintenance  
**Type:**Drywall

#### **Problems**

-There is evidence of water damage to the ceiling.

#### **Comments:**

Bedroom number three has discoloration of the ceiling and what appears to be streaking of water coming down the wall. Recommend further evaluation by a licensed contactor.



Discoloration of the ceiling in the rear right corner.



Streaking water

## Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Master Bedroom

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**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Needs Maintenance  
**Ceiling Fan:** Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Not Present, Outside bedroom



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### Bedroom 2

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**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Needs Maintenance  
**Ceiling Fan:** Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Outside bedroom

**Comments:**

Could not access the window.



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### Bedroom 3

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**Walls & Ceiling:** Needs Maintenance  
**Flooring:** Satisfactory  
**Doors & Windows:** Needs Maintenance  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Outside bedroom

**Comments:**

There is a broke window, staining on the ceiling and water streaks on the wall.



## Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### Cabinets

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**Condition:** Needs Maintenance

**Problems**

·The cabinets are scratched or damaged.

**Comments:**

Cabinet door is not properly secured to the cabinet.



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### Counters

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**Condition:** Satisfactory  
**Type:**Laminate

---

### Flooring

---

**Condition:** Satisfactory  
**Type:**Tile

---

### Receptacles

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**Condition:** Satisfactory  
**Type:**GFCI

---

### Ventilation

---

**Condition:** Satisfactory  
**Fan Vents to:**Interior

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### Microwave

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**Type:**Not inspected

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**Refrigerator**

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Type:Operating

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**Disposal**

---

Type:Operating

---

**Dishwasher**

---

Type:Not inspected

---

**Moisture & Mildew**

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Condition: Satisfactory

Degree of Damage:None

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**Range / Oven**

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Condition: Satisfactory

Fuel:Electric

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## Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Location

**Location:** Main Hall



### Bathtub

**Condition:** Satisfactory

**Type:**Built-in

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Outside

### Toilets

**Condition:** Satisfactory

### Sinks

**Condition:** Satisfactory

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

---

**Floor**

---

**Condition:** Satisfactory

**Type:**Vinyl (Linoleum)

## Bathroom 2

### Location

Location: Off of the Master Bedroom



### Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Fan Vents to: Outside

### Toilets

Condition: Satisfactory

### Sinks

Condition: Satisfactory

### Receptacles

Condition: Satisfactory

Type: GFCI

### Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

### Floor

Condition: Satisfactory

Type: Vinyl (Linoleum)

## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

### Description

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#### **Basement Description**

**Type:**Full

**Access:**Stairs

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### Columns

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**Condition:** Satisfactory

**Type:**Steel

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### Moisture & Mildew

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**Condition:** Professional Consultation

**Degree of Damage:**Mold and mildew

#### **Problems**

- The basement is musty / excessively humid.
- There are surface stains or rust in the basement.
- There are signs of deterioration (efflorescence) in the basement.

#### **Comments:**

There is evidence of moisture or dampness. There is evidence of past moisture.

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### Floor

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**Condition:** Satisfactory

**Type:**Concrete

#### **Comments:**

Minor cracks in the flooring.

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### Sump Pump

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**Condition:** Satisfactory

**Status:**Tested

**Type:**Submersible

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### Insulation

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**Condition:** Needs Maintenance

**Location:** Rim Joist

#### **Comments:**

There is no insulation around the rim joist of the property.

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## Stairs / Railings

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**Condition:** Satisfactory

**Type:**Wood

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## Walls

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**Condition:** Needs Maintenance

### Problems

- There is evidence of moisture at the base of the walls.
- The walls are buckling or bowing.
- The walls are stained or water damaged.
- There are cracks more than 1/4" wide.

### **Comments:**

There is moisture or dampness observed on the walls. Walls are bowing and show significant signs of cracking. Recommend further evaluation by a licensed contractor. Kevin Noble at Responsive Services LLC 330 697 0869

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## Floor Joists

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**Condition:** Satisfactory

**Type:**Conventional

**Visibility:**Visible

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## Floor Drain

---

**Condition:** Satisfactory

**Visibility:**Visible

---

## Foundation

---

**Condition:** Professional Consultation

**Type:**Block

### Problems

- There are cracks more than 1/4" wide.

### **Comments:**

Please see the comments and photos under the Exterior and Structure section of this report.

## Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### Heating System

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**Condition:** Satisfactory

**Type:** Forced air

**Fuel Type:** Natural Gas

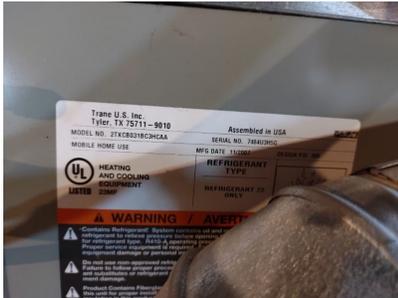
#### Heating System Data

**Furnace Age:** 14 years old

**Capacity:** 40000 BTU

**Location:** basement

**Thermostat Location:** Main Hallway



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### Unit Venting

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**Condition:** Satisfactory

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### Heat Exchanger

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**Condition:** Satisfactory

**Status:** Tested

**Visibility:** Visible

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### Combustion Air

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**Condition:** Satisfactory

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### Heat Distribution

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**Condition:** Satisfactory  
**Type:**Ductwork  
**Pipes:**Galvanized  
**Location:**Each room

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## **Gas Furnace**

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**Condition:** Satisfactory

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## **Air Filter**

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**Condition:** Satisfactory  
**Type:**Disposable  
**Filter Size:** 16x25x1

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## Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### Air Distribution

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**Condition:** Satisfactory

**Type:** Ductwork

**Location:** Each room

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### Air Conditioning Type

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**Condition:** Satisfactory

**Type:** Central air

**Status:** Not turned on

**Comments:**

Could not test due to the weather.

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### Electrical Disconnect

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**Condition:** Satisfactory

**Location:** Main Panel

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### Air Conditioning Unit

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**Condition:** Satisfactory

**Status:** Not tested

**AC Unit Data**

**Age:** 16

**Capacity:** 17 amps

**Location:** Rear of the home

**Last Service Date:** unknown



<end of report>