



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

Ohio Licenses Numbers RS544 and RC338

Client Information:

Chuck Taylor
14 Lakewood Ave
Lakewood, OH 44147

Property Information:

1560 Lakewood Ave
Lakewood , OH 44147

Summary

Site Grounds & Grading

[Patio / Terrace](#)

Slight separation of the brick on the rear patio.

Porch floor wood on lower porch shows signs of dry-rot and boards have come loose.

Porch floor on the second level is plywood and not pressure treated lumber. There has been some deterioration of the flooring material.

Upper porch right post has come loose from the structure.

Repairs completed on the lower porch support columns and one column appears to be in need of repair.

Unit 2 porch railings are loose and not properly secured to the home.

Exterior & Structure

[Chimneys](#)

Both chimneys are missing the chimney cap. The chimney to the back of the home has a stick protruding.

There is signs of moisture at the chimney base in the basement.

[Downspouts](#)

Downspout connection next to the porch has rusted and become separated. This is allowing water to rest against the foundation at the front of the property and undermining the grading under the porch.

[Eaves & Soffits](#)

Evidence of moisture penetration on the soffits. Improper soffit / gutter. Wood patching has not been installed correctly.

[Foundation](#)

Damage or deterioration was observed within the exterior of the foundation.

[Trim](#)

Multiple areas of chipped or dry-rotted trim around the property.

Roof

[Gutters & Downspouts](#)

Corner joint toward the front right of the home is not sealed correctly allowing water to discharge to the ground below. Downspout tie in from the left hand side of the house by the porch, runs under the porch to the drainage on the driveway side and has come undone.

[Roof Covering](#)

Missing Singles and Some Raised Shingles. Recommend further evaluation by a licensed contractor.

Roofing appears to be nearing end of useful service.

Electrical

[Circuits & Conductors](#)

The laundry area is missing GFCI outlets. GFCI should be installed in all areas where there is running water the kitchen has one GFCI. Both kitchens have one working and one non working GFCI.

[Main Panel](#)

Each unit has one main panel and one sub panel. The main panel for unit 2 shows as a 60 AMP the main panel for Unit one shows as one 50 amp breaker. Recommend further evaluation by a licensed electrician to verify the proper service to the home and the main panels are adequate for the home.

[Sub Panel](#)

Both sub-panels are over sized for the panel box. Unit 1 sub panel has frayed wires and improper splices within the box. Recommend further evaluation by a licensed electrician.

Attic

[Attic Sheathing](#)

Attic has been finished into a bedroom and two work space as such I was unable to inspect the sheathing and other structural components of the home.

Interior

[Ceilings](#)

Attic ceiling is sagging. Unit 2 kitchen ceiling has signs of water damage. Unit 2 has some discoloration on the dining room ceiling. Unit 1 has tiles separating from the structure.

Basement / CrawlSpace

Floor

The floors have some heaving of the top coat and crack within the top coat. Unable to determine if the mail floor concrete has major defects due to the top coat. There was one support post resting on the concrete floor opposed to a footer.

Floor Joists

Floor joist have been modified and have some sections missing. There are also wood post supporting areas of the floor joist where they have been modified. Recommend further evaluation.

Foundation

High moisture readings on three of four walls. There is peeling paint, efflorescence and concrete skim coat peeling on the wall. The front wall shows the most signs of water damage. The wall is directly below the porch where there is not a correct connection for the down spout. Recommend further evaluation.

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

Date: 3/16/2021

Time: Morning

Weather Conditions: Sunny

Present at time of inspection: Buyer's Agent, Current Occupants

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Driveway

Condition: Needs Maintenance

Type: Asphalt

Problems

- The driveway is showing evidence of spalling.
 - There are uneven spots on the driveway.
-

Steps to Building

Condition: Professional Consultation

Step Type: Wood

Landing Type: Wood

Railing: Yes

Problems

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

Comments:

Both sets of steps have settled and show signs of weathering.



Grading at House Wall

Condition: Needs Maintenance

Problems

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

Comments:

There are low areas around the property where water could pool and rest against the foundation. Slight pitch toward the home on the driveway side of the house by the downspout.



Low section in the rear of the home where water can pool against the foundation.



Slight pitch toward the home on the driveway side of the home.



Low areas along the non driveway side of then home where water to pool and rest against the foundation.

General Grading / Drainage

Problems

- There are low areas where water could pool.

Patio / Terrace

Condition: Needs Maintenance

Type:Brick

Location: Rear of the home

Problems

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

Comments:

Slight separation of the brick on the rear patio.

Porch floor wood on lower porch shows signs of dry-rot and boards have come loose.

Porch floor on the second level is plywood and not pressure treated lumber. There has been some deterioration of the flooring material.

Upper porch right post has come loose from the structure.

Repairs completed on the lower porch support columns and one column appears to be in need of repair.

Unit 2 porch railings are loose and not properly secured to the home.



Paver patio - rear of the home.



Unit 1



Unit 1



Unit 2



Unit 1



Unit 2 railing.



Unit 2 railing



Unit 2 ceiling

Trees & Shrubs

Condition: Satisfactory

Fences and Gates

Condition: Needs Maintenance

Type: Wood

- There are fences/gates rotting or deteriorating.
- There are cracked, loose, or missing sections of fence.

Comments:

Fence Panels have broke loose for the base.



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

Year Constructed: 1912

Type:Duplex

Wall Structure

Condition: Satisfactory

Type:Wood Frame

Foundation

Condition: Needs Maintenance

Type:Block

Problems

- There are signs of water penetration / condensation to the foundation.
- There are gaps in the mortar.

Comments:

Damage or deterioration was observed within the exterior of the foundation.



Mortar missing from foundation



Foundation is not properly sealed, allowing water to penetrate.

Columns

Condition: Needs Maintenance

Type:Stone, Block

Problems

- There are signs of deterioration to the columns.

Comments:

Porch Column.



Exterior Wall Covering

Condition: Satisfactory

Type:Vinyl

Exterior Doors

Condition: Needs Maintenance

Type:Wood

Problems

- Rot / deterioration was observed on the door at the sill.
- There are cracked, broken, or delaminating sections.

Comments:

Both unit doors show sign of weathering and could have dry-rot.



Gas Meter / Piping

Condition: Needs Maintenance

Problems

- The pipes are rusted.



Gas Meter located in the basement.



Gas line union shows signs of rust and sits above the electrical panels.

Chimneys

Condition: Needs Maintenance

Type:Brick

Problems

- The chimney is missing bricks or flashing. *Item Not Inspected*
- The chimney is missing a weather-protective cap.
- Efflorescence was observed on the bricks.

Comments:

Both chimneys are missing the chimney cap. The chimney to the back of the home has a stick protruding. There is signs of moisture at the chimney base in the basement.



Stick protruding from the chimney.



Missing Chimney Caps



Eaves & Soffits

Condition: Professional Consultation

Problems

- There are sagging soffit panels.
- There are water stains in soffit ventilation.

Comments:

Evidence of moisture penetration on the soffits. Improper soffit / gutter. Wood patching has not been installed correctly.



Trim

Condition: Needs Maintenance

Type:Wood

Problems

- There are signs of rot on the trim.
- There is evidence of past leaks.
- The caulking is shrinking / pulling loose.

Comments:

Multiple areas of chipped or dry-rotted trim around the property.



Downspouts

Condition: Needs Maintenance

Problems

- Deterioration was observed where downspouts are missing.

Comments:

Downspout connection next to the porch has rusted and become separated. This is allowing water to rest against the foundation at the front of the property and undermining the grading under the porch.



Exterior Windows

Condition: Needs Maintenance

Problems

- There are gaps or openings around windows that are uncaulked.



Exterior Receptacles

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:Gable

Roof Covering

Condition: Professional Consultation

Tile Type:Clay

Observations

Layers Observed: 1

Approximate Age: unknown

Problems

·Some shingles appear to be missing or damaged.

Comments:

Missing Singles and Some Raised Shingles. Recommend further evaluation by a licensed contractor. Roofing appears to be nearing end of useful service.



Missing Singles and Some Raised Shingles. Recommend further evaluation by a licensed contractor.

Roof Leaks

Condition: Needs Maintenance

Viewed From:Binoculars

Problems

- There is obvious damage to the roof or missing shingles.
 - There is weather-worn flashing on the roof.
 - Some roof areas are not visible from inspection level.
-

Exposed Flashing

Condition: Professional Consultation

Problems

- There is flashing that has been improperly installed. *Item Not Inspected*
- There are vents flashed with roofing cement. *Item Not Inspected*
- There is evidence of seepage from flashed areas. *Item Not Inspected*

Comments:

Unable to access the roof. Visual, ground level inspection only.

Gutters & Downspouts

Condition: Needs Maintenance

Type:Aluminum

Extensions:Has extensions

Problems

- The gutters are corroded.
- The gutter/downspout connections are bad.

Comments:

Corner joint toward the front right of the home is not sealed correctly allowing water to discharge to the ground below. Downspout tie in from the left hand side of the house by the porch, runs under the porch to the drainage on the driveway side and has come undone.



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

Condition: Satisfactory

Type:Public



Fixtures

Condition: Satisfactory

Problems

- There are signs of leakage.

Comments:

Second unit kitchen sink shows signs of a past leak. No active leak at the time of the inspection.

Water Heater

Condition: Satisfactory

Fuel type:Gas

Water Heater Data

Extension:Present

Relief valve:Present

Gas shutoff:Present

Venting (air supply):Present

Expansion tank:Not present

Location & Capacity

Location: Basement Laundry Room

Capacity (gallons): 40

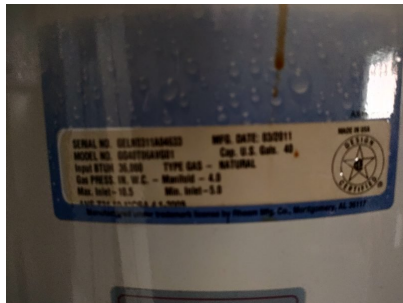
Age: 14 years old and 10 years old

Comments:

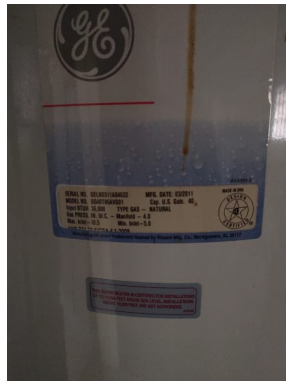
Both hot water takes could be nearing the end of the life expectancy.

Unit 1 hot water take has sign of water build up around the Cold Water in and Hot Water out.

Both tanks are missing a catch basin.



Lower Unit



Upper Unit



Build up around the Hot Water out and Cold Water In.

Fuel Service

Condition: Satisfactory

Type:Gas meter

Locations

Meter location: Basement

Shutoff-valve location: Yes

Drain

Condition: Satisfactory

Type:Cast iron, Plastic

Problems

- The tub or sink drains slowly.

Comments:

Second unit bathroom sink drains slowly.



Vent Pipes

Condition: Satisfactory

Type:Cast iron

Waste

Condition: Satisfactory

Pipe type:Cast iron, Plastic

Septic type:Public

Pipes

Condition: Satisfactory

Type:Combination

Flow rate:Satisfactory

Water Entrance

Condition: Satisfactory

Type:Copper

Location: Basement by the electrical panel

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

Conductor:Copper

Type of wiring:B/X

Main disconnect location: Basement

Number of circuits: 4

Problems

·There is frayed or tattered wiring insulation.

Service Entrance Cable

Volts:240 - 120V

Type:Overhead

Capacity: 60 amp

Location: Driveway side of the home

Problems

·The house operates on a 60-amp circuit.

Main Panel

Condition: Professional Consultation

Location: Basement

Volts:240 - 120V

Capacity:60 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Not determined

Comments:

Each unit has one main panel and one sub panel. The main panel for unit 2 shows as a 60 AMP the main panel for Unit one shows as one 50 amp breaker. Recommend further evaluation by a licensed electrician to verify the proper service to the home and the main panels are adequate for the home.



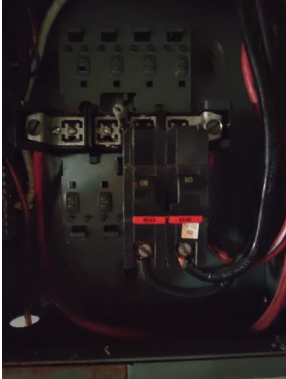
Unit 1



Unit 1



Unit 2



Unit 2

Sub Panel

Condition: Professional Consultation

Location: next to main panel

Volts: 240 - 120V

Capacity: 60 A

Type: Circuit-breakers

Grounding & Bonding

Grounding: Grounded

Bonding: Not determined

Problems

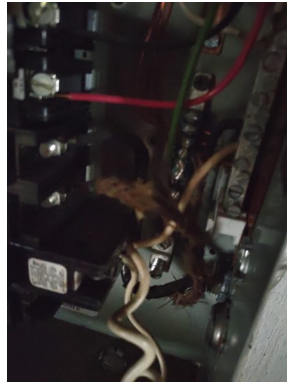
- The main panel is not properly secured.

Comments:

Both sub-panels are over sized for the panel box. Unit 1 sub panel has frayed wires and improper splices within the box. Recommend further evaluation by a licensed electrician.



Unit 1



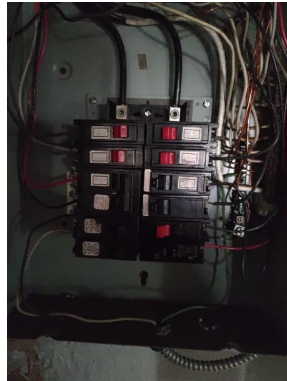
Frayed electrical wire.



Improper splice



Unit 2



Unit 2

Smoke Detectors

Condition: Satisfactory

Comments:

The property does have smoke detectors however they were not tested as the units were occupied. Smoke detectors should be in each bedroom in the home and one in each habitable area.

Circuits & Conductors

Condition: Satisfactory, Needs Maintenance

Type of wiring: Romex, Knob and tube wiring

Exterior GFCI Outlets

Exterior GFCI Receptacles: Yes

of Outlets: 1

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes

of Outlets: 1

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

of Outlets: 1

Comments:

The laundry area is missing GFCI outlets. GFCI should be installed in all areas where there is running water the kitchen has one GFCI. Both kitchens have one working and one non working GFCI.

Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: Outlet Tester

Number Tested: All visible

Outlets

- Ungrounded

Problems

- Most of the receptacles are only 2 wire receptacles.
- There are inadequate lighting fixtures.
- There are rooms missing switch-operated lights or outlets.

Comments:

Unit two does not have light switches or overhead lights in either of the bedrooms. There are multiple ungrounded outlets within each unit.

Unit 2 has metal conduit on the outside of the walls for electrical wiring throughout the unit. More of a FYI



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

Observed:Not observed

Comments:

Attic has been finished into a bedroom and two work space as such I was unable to inspect the sheathing and other structural components of the home.



Attic bedroom



Attic additional room.



Wood has begun to deteriorate around the attic window.



Attic ceiling is uneven.

Attic Access

Location: Stairs

Access Method:Stairs

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

Number of Bedrooms: 4

Number of Bathrooms: 2

Floors

Condition: Satisfactory

Type:Hardwood, Vinyl, Laminate

Windows

Condition: Needs Maintenance

Type:Double hung

Material:Vinyl

Glass Properties:Insulated glass

Problems

- There are rotting or broken frames.
- There are functioning windows without screens.

Comments:

Not able to open all windows as the tenant had plastic vapor barrier over them. The ones I was able to inspect some would not close or lock completely. The attic has a window with a rotting interior trim / frame.



Window would not close or latch.

Fireplace

Condition: Satisfactory

Type:Prefab

Operational:No

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Stairs / Railings

Condition: Satisfactory

Interior Doors

Condition: Needs Maintenance

Problems

- The door malfunctions when opening/closing.
- The doors are damaged.

Comments:

Most doors operated appropriately. Closet doors in unit one is not properly secured.



Walls

Condition: Needs Maintenance

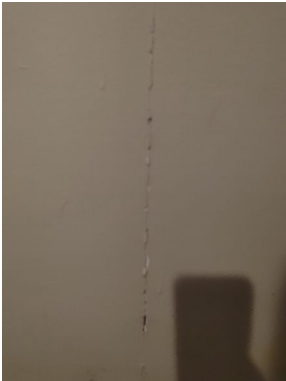
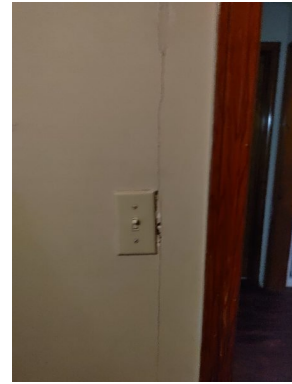
Type:Plaster

Problems

- There are cracks or holes in the walls.

Comments:

There are cracks within the walls however this is normal for the age of the home.



Ceilings

Condition: Professional Consultation

Type:Plaster

Problems

- There is evidence of water damage to the ceiling.
- The ceiling is sagging.

Comments:

Attic ceiling is sagging. Unit 2 kitchen ceiling has signs of water damage. Unit 2 has some discoloration on the dining room ceiling. Unit 1 has tiles separating from the structure.



Unit one kitchen ceiling.



Kitchen unit 2.



Kitchen Unit 2



Dining room Unit 2.

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

Location: Unit 1 BD1

Walls & Ceiling: Needs Maintenance

Flooring: Satisfactory

Doors & Windows: Needs Maintenance

Ceiling Fan: Not Present

Receptacles: Non-GFCI

Heating Source: Forced Air

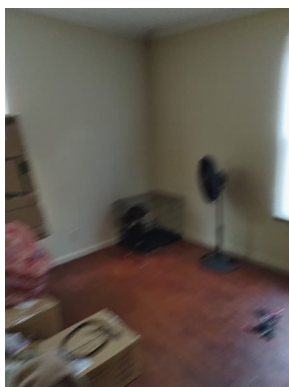
Smoke Detector: Outside bedroom

Problems

- There are 2-prong (ungrounded) receptacles present.
- There are inadequate lighting fixtures.

Comments:

Walls have surface cracks, which is normal for the age of the home. There are no overhead lights or a switch to operate a light. Windows were covered with plastic.



Bedroom 2

Location: Unit 1 BD2

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

Problems

- There are 2-prong (ungrounded) receptacles present.
- There are inadequate lighting fixtures.
- There are rooms missing switch-operated lights or outlets.

Comments:

Photo was not clear. Walls have surface cracks, which is normal for the age of the home. There are no overhead lights or a switch to operate a light. Windows were covered with plastic.

Bedroom 3

Location: Unit 2 BD1
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

Problems

- There are inadequate lighting fixtures.
- There are rooms missing switch-operated lights or outlets.

Comments:

Walls have surface cracks, which is normal for the age of the home. There are no overhead lights or a switch to operate a light.



Bedroom 4

Location: Unit 2 BD2
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

Problems

- There are inadequate lighting fixtures.
- There are rooms missing switch-operated lights or outlets.

Comments:

Walls have surface cracks, which is normal for the age of the home. There are no overhead lights or a switch to operate a light. Window would not latch or completely close.



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

Condition: Satisfactory

Problems

·The cabinets are scratched or damaged.

Comments:

Cabinet door shows signs of use and is normal for the age of the home.

Counters

Condition: Satisfactory

Type:Laminate

Flooring

Condition: Satisfactory

Type:Linoleum

Receptacles

Condition: Professional Consultation

Type:Non-GFCI

Problems

·There are non-GFCI receptacles in the kitchen.

Comments:

Each kitchen has one GFCI and one Non GFCI near a water source.

Ventilation

Condition: Satisfactory

Fan Vents to:No fan present

Comments:

Neither kitchen has a vent fan. However there are windows for venting.

Microwave

Condition: Satisfactory

Type:Operating

Refrigerator

Condition: Satisfactory

Type:Operating

Disposal

Condition: Satisfactory

Type:Not inspected

Comments:

Neither unit had a Garbage Disposal.

Dishwasher

Condition: Satisfactory

Type:Operating

Comments:

Powered on and off, did not run a cycle. Both Dishwashers appear to be operating appropriately.

Range / Oven

Condition: Needs Maintenance

Type:Operating

Comments:

Unit 1 Gas Stove rear burner would not engage.

Fuel:Gas



Sink

Condition: Satisfactory

Problems

- There is evidence of leakage from the sink.

Comments:

Evidence of a past leak. There was not a leak at the time of the inspection.



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: Unit 1



Bathtub

Condition: Satisfactory

Type:Built-in

Ventilation

Condition: Satisfactory

Fan Vents to:Outside

Comments:

Based on the lack of access to the attic I am unable to full determine of the bathroom vent fans terminate outside or in the attic.

Toilets

Condition: Needs Maintenance

Problems

- The toilet fixture is unstable.

Comments:

Toilet is very loose and needs to be re-secured to the floor. This could be an indication of loose connections or past water damage impacting the connection.



Sinks

Condition: Satisfactory

Shower Walls

Condition: Satisfactory

Type: Plastic

Comments:

Adding new caulk to the shower and floor in front of the shower is recommended.

Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Needs Maintenance

Degree of Damage: Some condensation

Comments:

Signs of past water penetration. No active leaks or soft floors observed during the inspection.



Floor

Condition: Satisfactory

Type: Vinyl (Linoleum)

Bathroom 2

Location

Location: Unit 2



Bathtub

Condition: Satisfactory

Type: Built-in

Problems

- The seal is caulked improperly.

Comments:

Recommend replacing the caulk between the tub and floor.

Ventilation

Condition: Satisfactory

Fan Vents to: Outside

Comments:

Based on the lack of access to the attic I am unable to full determine of the bathroom vent fans terminate outside or in the attic.

Toilets

Condition: Satisfactory

Sinks

Condition: Satisfactory, Needs Maintenance

Comments:

Sink is draining very slow.



Shower Walls

Condition: Satisfactory
Type: Plastic

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

Basement Description

Type:Full

Access:Stairs

Columns

Condition: Satisfactory

Type:Steel, Wood

Moisture & Mildew

Condition: Professional Consultation

Degree of Damage:Some condensation

Problems

- The basement walls are damp.
 - There are surface stains or rust in the basement.
 - There are signs of deterioration (efflorescence) in the basement.
 - Paint is peeling or cracking.
-

Floor

Condition: Needs Maintenance

Type:Concrete

Problems

- There are large cracks in the floor.
- There are support posts resting on the floor.

Comments:

The floors have some heaving of the top coat and crack within the top coat. Unable to determine if the mail floor concrete has major defects due to the top coat. There was one support post resting on the concrete floor opposed to a footer.



Insulation

Condition: Satisfactory

Location: Rim Joist

Stairs / Railings

Condition: Satisfactory

Type: Wood

Ventilation

Condition: Satisfactory

Type: Windows

Walls

Condition: Professional Consultation

Walls: Unfinished

Problems

- There is evidence of moisture at the base of the walls.
 - The walls are stained or water damaged.
-

Floor Joists

Condition: Professional Consultation

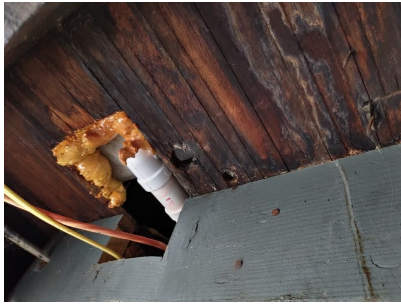
Visibility: Visible

Problems

- The joists have been modified.
- There are floor joists that sag or have notched sections.

Comments:

Floor joist have been modified and have some sections missing. There are also wood post supporting areas of the floor joist where they have been modified. Recommend further evaluation.



Notched Floor Joist.



Notched floor joist with wood post re-supporting the joist.



Missing section of the floor joist.

Floor Drain

Condition: Satisfactory

Visibility: Visible

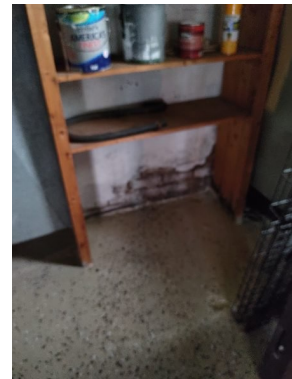
Foundation

Condition: Professional Consultation

Type: Block, Concrete, Brick

Comments:

High moisture readings on three of four walls. There is peeling paint, efflorescence and concrete skim coat peeling on the wall. The front wall shows the most signs of water damage. The wall is directly below the porch where there is not a correct connection for the down spout. Recommend further evaluation.





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

Condition: Satisfactory

Type: Forced air

Fuel Type: Natural Gas

Heating System Data

Furnace Age: 3 & 1 yrs

Capacity: 40000 BTU

Location: basement

Thermostat Location: living room of each unit



Unit 2 - 2017



Unit 1 - 2020

Unit Venting

Condition: Satisfactory

Heat Exchanger

Condition: Satisfactory

Status: Tested

Visibility: Visible

Combustion Air

Condition: Satisfactory

Heat Distribution

Condition: Satisfactory

Type:Ductwork

Pipes:Galvanized

Location:Each room

Problems

- There are duct joints leaking. *Item Not Inspected*

Comments:

Duct work was wrapped in plastic as a sealant for asbestos.



Air Filter

Condition: Satisfactory

Type:Disposable

Filter Size: 16x25

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

Condition: Satisfactory

Type: Ductwork

Location: Each room

Air Conditioning Type

Condition: Satisfactory

Type: Central air

Status: Not turned on

Comments:

Due to the weather I was unable to turn the AC units on.

Electrical Disconnect

Condition: Satisfactory

Location: side of the house

Air Conditioning Unit

Condition: Satisfactory

Status: Not tested

AC Unit Data

Age: 25

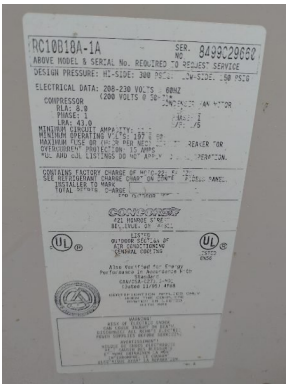
Capacity: unknown

Location: Rear of the home

Last Service Date: unknown

Problems

- Condenser fan operates improperly. *Item Not Inspected*
- The system is low on refrigerant. *Item Not Inspected*
- The unit is exposed to direct sunlight.



1996



1996

<end of report>