

# INSPECTION REPORT

Sherlock Homes Inspection, Ltd.  
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**Property Address:** 465 Summit St., Upper Sandusky, OH      **Client(s):** Paul Wagner

**Client(s) Email Address:** Kristy@wmsohio.com      **Phone:** (419)294-8067

**Inspection Date:** 4/12/16      **Time:** 9:45 AM      **Weather Conditions:** 40 degrees F, sun

**Attendance:**  Buyer  Buyers Agent  Seller  Listing Agent  Tenant

**Buyer Agent Email Address:**

**Services Requested:**  Whole House Inspection (\$225)  Pest Inspection

Radon Inspection  Gas Line Inspection  Air Quality/Mold Test

Occupied  Vacant      **Payment:**  Paid  Send Invoice

**Other:**

## IMPORTANT INFORMATION (Report Confidentiality)

This report is solely for the benefit of the Client. 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.

It is understood and agreed that the Company (Sherlock Homes Inspection, Ltd.) 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.

## REPORT SUMMARY

As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Overall, it was our observation that this dwelling was in need of repairs that are covered in this report. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

### Items in Need of Attention:

1. Deterioration and signs of past leakage were observed to the main water meter.
2. The door leading from the home to the garage is made of wood instead of a fire-safety-rated material (ie. metal).
3. Fungal growth was observed on a garage wall near a possible leak (southwest).
4. The basement lacks a smoke detector. A smoke detector unit in the bedroom hallway did not operate properly when tested. No functioning smoke detectors were observed in the home.
5. The base of the bathtubs lack caulking along the flooring, and the flooring in the area has begun to curl.
6. The chimney is missing its rain cap.
7. The installation of GFCI outlets in kitchen, bathroom, garage, laundry, basement, & exterior receptacles will increase the overall safety of the electrical system and is recommended but not required. Most outlets in the home are open ground. Grounded outlets were observed on the N and NW living room walls. Some light fixtures did not illuminate at the time of inspection (may lack bulbs or need fresh bulbs.) Open slots on the main electric panel are not properly covered. Some wall switches had no discernible effect when thrown. An unused 220-amp clothes dryer hookup was observed hanging from the basement ceiling. The exterior gang box was loose. An open electric junction was observed in the basement ceiling. A qualified electrician should be consulted when repairing or updating the electrical system in your home.
8. Fireplaces and chimneys should be cleaned and inspected by a chimney professional before first use and annually thereafter. A gas fireplace in the basement did not operate when tested (may not have a gas supply.)
9. No dehumidifier was observed operating at the time of inspection. Minor fungal growth was observed on occupant contents. Minor fungal growth was observed on joists in the basement.
10. Piping for bathroom ventilation fans terminates improperly within the attic space, instead of on the home's exterior.
11. Hot and cold are reversed in the master bathroom. Leakage was observed from the base of the showerhead and from the diverter knob during operation in the master bathroom.
12. The rear sliding glass door lacks a step down to ground level.

13. Signs were observed from the attic of moisture infiltration around the chimney.
14. Wood deterioration/rot was observed on exterior window components (north.)
15. Some gutters were observed to contain accumulated debris. Some downspouts do not extend properly to at least 36" away from the home's foundation. Some sections of gutter have loose or missing connections to the home.
16. A torn/missing roof shingle was observed.
17. The door to the basement improperly swings out over the stairwell.
18. Cracking, rust, and deterioration were observed to the underside of the basement sink drain, as well as corrosion to its knobs and drain piping. Dried moisture staining on the floor below the basement sink suggest past leakage, but no current leakage was observed at the time of inspection.

## 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 make no judgment as to the general health, age, suitability, nor condition of vegetation on the property. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Driveway

Type:  Asphalt  Concrete  Gravel  Other  
 Condition:  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered  
 Comments:

### Sidewalks / Walkways

Type:  Concrete  Brick  Paver  Gravel  
 Condition:  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered  
 Comments: The rear walkway appeared to slope improperly toward the home's foundation.

### Grading And Vegetation At House Wall

Condition:  Satisfactory  Not Satisfactory  Snow-Covered  
 Comments: Some vegetation (ie. trees & shrubbery) was observed growing too near the foundation

and/or coming into contact with the home. A hole was observed to have been dug in an area of eroded soil near the NE corner of the foundation wall.

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### Patio

Type:  Concrete  Brick  Flagstone  Other

Condition:  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered

Comments:

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### Deck / Porch

Type:  Wood  Plastic / Composite  Metal  Concrete  Brick

Deck On Grade  Deck Raised

Railing  No Railing

Condition:  Satisfactory  Signs Of Deterioration  Extensive Deterioration  Not Applicable

Snow-Covered

Comments: Moss growth was observed on the porch foundation.

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### Steps To Building

Type:  Wood  Concrete  Brick  Other

Wood Landing  Concrete Landing  Other

Railing  No Railing

Condition:  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered

Comments: The rear sliding glass door lacks a step down to ground level.

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## 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 are present along with, 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.

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## Building Information

Single  Duplex  Townhouse  Multi-Unit  Condo

Comments:

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## Foundation

Type:  Concrete  Block  Brick  Stone  Piers  Wood  Not Visible

Condition:  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered

Comments: Some cracks were observed in the exterior foundation. Some open mortar joints were observed in the exterior foundation. Deterioration and soil erosion were observed in the NE corner.

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## Exterior Wall Structure

Type:  Wood Frame  Masonry  Brick  Log  Post & Beam

Condition:  Satisfactory  Not Satisfactory

Comments:

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## Exterior Wall Covering

Type:  Wood  Vinyl  Plastic  Steel  Aluminum  Stucco  Brick  Stone

Other

Earth-To-Wood Contact  Swelling  Delamination  Deflections

Unsealed / Needs Paint  Open Joints  Gaps / Holes

Condition:  Satisfactory  Not Satisfactory

Comments: Some cracks were observed on exterior wall covering. A few damaged/broken siding corner pieces were observed. Sections of siding are displaced. Organic growth/moss was observed on some north wall covering.

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## Exterior Windows / Doors

Condition:  Satisfactory  Not Satisfactory

Comments: Wood deterioration/rot was observed on exterior window components (north). Minor chipping exterior paint was observed on exterior door components. The rear sliding glass door lacks a step down to ground level.

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## Soffit & Fascia

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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## Exterior Receptacles

Type:  GFCI (preferred)  Non-GFCI

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** An ungrounded outlet was switched controlled on the front of the home. The exterior gang box was loose.

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## Roofing Components

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.

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### Roof Covering

Asphalt Shingles  Wood Shingles  Metal  Rubber  Other

**Layers Observed:**  1  2  3

**Approximate Age:**  1st 1/2 of Useful Life  2nd 1/2 of Useful Life  End of Useful Life

**Viewed:**  From Ladder  From Ground  With Binoculars  From Roof  Snow-Covered  
 Not Fully Visible

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Some wear was observed on roof covering. Some moss growth was observed on roof covering. A torn/missing shingle was observed.

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### Exposed Flashing

**Type:**  Aluminum  Galvanized  Copper  Rubber Membrane

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered

**Comments:** Deterioration was observed to the boot around a vent pipe.

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### Gutters and Downspouts

**Type:**  Aluminum  Galvanized  Copper  Vinyl  Wood  Other

Extensions  No Extensions

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable  Snow-Covered

**Comments:** Some gutters were observed to contain accumulated debris. Some downspouts do not extend properly to at least 36" away from the home's foundation. Some sections of gutter have loose or missing connections to the home. Soil depressions were observed near downspout termination points.

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### Chimney(s)

**Type:**  Brick  Metal  Block  In Chase

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** The chimney is missing its rain cap. Some open mortar joints were observed in the chimney. Cracking observed to the concrete atop the chimney. Signs were observed of previous repairs.

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### Vent Pipes

**Material:**  Copper  Brass  Plastic  Lead  Cast Iron

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Deterioration was observed to the boot around a vent pipe.

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## Plumbing Systems

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.

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### Water Entrance

**Type:**  Public  Private (not inspected)

**Location:** Basement

**Material:**  Copper  Galvanized  Brass  Plastic  Lead  Unknown

**Size:**  1/2"  3/4"  1"

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Deterioration and signs of past leakage were observed to the main water meter.

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### Pipes

**Material:**  Copper  Galvanized  Brass  Plastic  Unknown

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Some piping was covered with insulation wrap in the basement.

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### Drain

**Material:**  Copper  Brass  Plastic  Lead  Cast Iron

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Past moisture staining was observed below bathtubs, from within the basement, but no current leakage was observed at the time of inspection.

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### Waste

**Type:**  Public  Septic System (not inspected)  Not Known

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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### Water Heater

**Fuel:**  Gas  Electric  Other

**Location:** Basement

**Capacity:** 50 Gallons

**Relief Valve:**  Present  Not Present

**Extension:**  Present  Not Present

**Gas Shut-Off:**  Present  Not Present  Not Applicable

**Expansion Tank:**  Present  Not Present  Not Applicable

**Venting:**  Satisfactory  Not Satisfactory  Not Applicable

**Condition:**  Satisfactory  Not Satisfactory

**Comments:**

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### Laundry

**Clothes Dryer Hookup:**  Observed  Not Observed  Electric  Gas

**Clothes Dryer:**  Operating  Not Operating  Not Tested  Not Observed

**Clothes Washer Hookup:**  Observed  Not Observed

**Clothes Washing Machine:**  Operating  Not Operating  Not Tested  Not Observed

**Comments:** Due to the potential for damage in the instance of malfunction, and due to the fact that laundry appliances often do not remain with the home during transfer of ownership, laundry appliances are not tested. Consult the homeowner for demonstration of operation. An unused 220-



amp clothes dryer hookup was observed hanging from the basement ceiling.

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## Electrical Systems & Components

Our examination of the electrical system includes a visual examination of the exposed and accessible wiring, service panel, lighting fixtures, switches, and receptacles. Panel covers are not removed during inspection. Service equipment, proper grounding, wiring methods are focal points. We inspect for adverse conditions such as lack of grounding, 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. 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.

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### Service Entrance Cable

Type:  Overhead  Underground  
Location:  North  East  West  South  
Condition:  Satisfactory  Not Satisfactory  Not Applicable  
Comments:

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### Main Panel

Location: Basement  
Capacity:  60 amp  100 amp  125 amp  150 amp  200 amp  Other  
 Circuit Breakers  Fuses  Labeled Circuits  Unlabeled Circuits  
Quantity: 33 of 36 slots used  
Condition:  Satisfactory  Not Satisfactory  
Comments: Open slots on the main electric panel are not properly covered.

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### Wiring

Romex  BX  Knob & Tube (active)  Knob & Tube (inactive)  
Comments:

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## Outlets, Fixtures, Switches

Outlet Testing:  Representative Number  All Visible  
 Reverse Polarity  Non-GFCI  Ungrounded

Condition:  Satisfactory  Not Satisfactory

Comments: The installation of GFCI outlets in kitchen, bathroom, garage, laundry, basement, & exterior receptacles will increase the overall safety of the electrical system and is recommended but not required. Most outlets in the home are open ground. Grounded outlets were observed on the N and NW living room walls. Some light fixtures did not illuminate at the time of inspection (may lack bulbs or need fresh bulbs.) Open slots on the main electric panel are not properly covered. Some wall switches had no discernible effect when thrown. An unused 220-amp clothes dryer hookup was observed hanging from the basement ceiling. The exterior gang box was loose. An open electric junction was observed in the basement ceiling. A qualified electrician should be consulted when repairing or updating the electrical system in your home.

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## Smoke Detectors

Tested  Not Tested

Condition:  Satisfactory  Not Satisfactory

Comments: The basement lacks a smoke detector. The bedrooms lack smoke detectors. A smoke detector unit in the bedroom hallway did not operate properly when tested. No functioning smoke detectors were observed in the home.

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## 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.

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## Attic Access

Stairs  Pull Down  Scuttle Hole  No Access

Location: Garage

Condition:  Satisfactory  Not Satisfactory

Comments:

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## Roof Frame

Truss  Rafter Framing  Not Determined

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments:

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### Ceiling Frame

Type:  Truss  Joist Framing  Not Determined

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments:

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### Roof Sheathing

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments:

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### Attic Insulation

Type:  Batts  Rolled  Foam  Blown-in / Loose fill

Location:  In Floor  In Rafters

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments:

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### Attic Ventilation

Type:  Windows  Ridge Vents  Gable Louvers  Soffit Vents  Roof Vents

Fan Type:  Attic Fan  Whole House Fan  Wind Turbine  Solar  None Observed

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments:

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### Vent Pipes and Flashing

No Leaks Observed  Holes or Gap  Visible Leaks  Vent Termination Observed

Bathroom Fan Observed Terminating Within Attic

Condition:  Satisfactory  Not Satisfactory  Not Observed

Comments: Signs were observed from the attic of moisture infiltration around the chimney. Piping for bathroom ventilation fans terminates improperly within the attic space, instead of on the home's exterior.

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### Roof Leaks

Type:  Signs of leaks  Extensive  None Observed

Comments: Signs were observed from the attic of moisture infiltration around the chimney.

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<h2>Interior Components</h2>
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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.

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### Information

Number of Bedrooms:  1  2  3  4  5  6

Number of Bathrooms:  Half  1  2  3  4

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### Floors

Type:  Wood  Tile  Vinyl  Laminate  Carpeted  Other

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed to millwork. Some stains and/or traffic wear were observed in carpeting. Occupant contents inhibited observation of some components. The base of the bathtubs lack caulking along the flooring, and the flooring in the area has begun to curl.

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### Walls

Type:  Drywall  Plaster  Wood  Masonry  Paneling  Other

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed to millwork. Some settlement cracks, nail holes, and/or blemishes were observed. Occupant contents inhibited observation of some components.

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### Ceilings

Type:  Drywall  Plaster  Wood  Paneling  Other

Condition:  Satisfactory  Not Satisfactory

Comments: Some settlement cracks and/or blemishes were observed.

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## Entry Door(s)

Material:  Wood  Metal  Sliding Glass  French  Other

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed to door components and/or millwork. The door leading from the home to the garage is made of wood instead of a fire-safety-rated material (ie. metal). The rear sliding glass door lacks a step down to ground level.

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## Interior Doors

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed on doors and/or millwork.

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## Stairs / Railings

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: The door to the basement improperly swings out over the stairwell.

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## Windows

Type:  Double Hung  Single Hung  Casement  Sliding  Fixed

Material:  Wood  Metal  Vinyl

Properties:  Dual Pane  Single Pane  Storm Windows  Screens

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed on window components and/or millwork. Some window sashes fell downward when raised. Some windows are tight/stiff during operation. Some windows lacked screens. Holes/tears were observed in screens.

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## Dampness

None Observed \*Although no fungal growth was visually observed at the time of inspection, the content of the air can not be determined without an optional air quality test.\*

Some  Extensive Signs

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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## Bathrooms

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.

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### Toilets

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed.

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### Sink

Condition:  Satisfactory  Not Satisfactory

Comments: Deterioration was observed to piping inside the bathroom vanity cabinets, but no leakage was observed at the time of inspection. Occupant contents inhibited observation of some components. Blemishes were observed to the inside of sink bowls. Cracking, rust, and deterioration were observed to the underside of the basement sink drain, as well as corrosion to its knobs and drain piping. Dried moisture staining on the floor below the basement sink suggest past leakage, but no current leakage was observed at the time of inspection.

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### Bathtub / Shower

Type:  Built-in  Leg Tub  Stall Shower  Whirlpool (not tested)

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: The base of the bathtubs lack caulking along the flooring, and the flooring in the area has begun to curl. Hot and cold are reversed in the master bathroom. Leakage was observed from the base of the showerhead and from the diverter knob during operation in the master bathroom. Shower fixtures in the basement were not tested due to the proximity of occupant contents.

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### Floor

Type:  Tile  Carpet  Vinyl  Hardwood  Laminate  Other

Condition:  Satisfactory  Not Satisfactory

Comments: The base of the bathtubs lack caulking along the flooring, and the flooring in the area has begun to curl.

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### Receptacles

Type:  GFCI Receptacles (preferred within 36" of a water source)  Non-GFCI

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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**Dampness**

Type:  None Observed \*Although no fungal growth was visually observed at the time of inspection, the content of the air can not be determined without an optional air quality test.\*

Some  Extensive Signs

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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<b>Kitchen</b>
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Inspection of standalone freezers, portable/countertop appliances, and built-in icemakers, and water-softening/filtration systems are outside the scope of the inspection. No opinion is offered as to the adequacy/efficiency of appliance 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.

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**Cabinets**

Condition:  Satisfactory  Not Satisfactory

Comments: Blemishes were observed to cabinetry. Occupant contents inhibited observation of some areas.

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**Counters**

Type:  Tile  Laminate  Solid Surface  Wood  Stone  Other

Condition:  Satisfactory  Not Satisfactory

Comments: Some blemishes, scratches, and/or knife marks were observed. Occupant contents inhibited observation of some areas.

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**Flooring**

Type:  Tile  Wood  Carpet  Linoleum / Vinyl  Laminate  Other

Condition:  Satisfactory  Not Satisfactory

Comments:

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**Ventilation**

Type:  Fan to Exterior  Fan to Interior  No Fan

Condition:  Satisfactory  Not Satisfactory

**Comments:**

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**Sink**

**Sprayer:**  Satisfactory  Not Satisfactory  Not Applicable

**Condition:**  Satisfactory  Not Satisfactory

**Comments:** Occupant contents inhibited observation of some components. Deterioration/rust was observed to the underside of the left sink drain inside the kitchen sink base cabinet, but no leakage was observed at the time of inspection.

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**Receptacles**

**Type:**  GFCI Receptacles (preferred within 36" of a water source)  Non-GFCI

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Some kitchen outlets appear to have GFCIs, however they do not trip properly when surge-tested and are open ground

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**Dampness**

None Observed \*Although no fungal growth was visually observed at the time of inspection, the content of the air can not be determined without an optional air quality test.\*

Some  Extensive Signs

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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**Dishwasher**

**Make / Model:** Whirlpool

Operating  Not Operating  Not Inspected  Not Applicable

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** The dishwasher drain hose lacks a high loop, up inside the sink base cabinet for proper backflow prevention.

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**Range / Oven**

Electric  Gas

**Make / Model:** GE

**Type:**  Operating  Not Operating  Not Inspected

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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**Refrigerator**



**Make / Model:** GE

Operating  Not Operating  Not Inspected

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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## 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. Because they are hidden by nature, it is not possible to report on the presence, condition, or adequacy of footings and slab foundations. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. Observation of some components may be inhibited by the presence of occupant belongings, insulation, and finishings. It is not unusual to find occasional moisture and dampness in the crawlspaces 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 the homeowner to monitor the crawlspace during the rainy season. If crawlspace vents are present, it is generally recommended that they remain open from spring through fall. Due to typical inaccessibility and/or the potential for causing damage, testing for operability of basement windows is left to the discretion of the inspector.

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### Description

**Type:**  Full Basement  Partial Basement  Crawl Space  Slab

**Access:**  Stairs  Interior Opening  Exterior Opening  Access Blocked  Not Applicable

**Access Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** The door to the basement improperly swings out over the stairwell.

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### Foundation

**Type:**  Concrete  Block  Brick  Stone  Wood  Not Visible

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Some of the foundation was covered (by insulation, drywall, panelling, etc.) thus not observable.

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### Columns

**Type:**  Concrete  Steel  Wood  Stone  Block  Brick  Not Visible

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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## Floor

Type:  Concrete  Dirt  Gravel  Carpeted

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Occupant contents inhibited observation of some components. Some minor cracks were observed, with one more significant crack in the NE corner.

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## Insulation

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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## Ventilation

Type:  Louvers  Screened Vents  Windows

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Signs were observed of past moisture infiltration to the E basement window. No current moisture was observed at the time of inspection. It is unclear whether infiltration is current/persistent issue, or whether the cause of any infiltration has been mitigated.

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## Floor Joists

Visible  Not Visible

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Minor fungal growth was observed on joists in the basement.

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## Sub Flooring

Visible  Not Visible

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Signs of minor past moisture damage were observed below the master bathtub, but no current leakage was observed at the time of inspection.

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## Sill Boards / Plate

Visible  Not Visible

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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## Receptacles

GFCI Receptacles (preferred)  Non-GFCI

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: An unused 220-amp clothes dryer hookup was observed hanging from the basement

ceiling. An open electric junction was observed in the basement ceiling.

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### Dampness

None Observed \*Although no fungal growth was visually observed at the time of inspection, the content of the air can not be determined without an optional air quality test.\*

Past Signs  Some Signs  Moderate Signs  Extensive Signs

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** No dehumidifier was observed operating at the time of inspection. Minor fungal growth was observed on occupant contents. Minor fungal growth was observed on wood components in the basement. Minor fungal growth was observed on joists in the basement.

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## Heating System

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 inspection. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. We do not test for the presence/absence of carbon monoxide gas anywhere inside/near the home. 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. Chimney/flue inspection and cleaning are beyond the scope of this inspection. Any fireplace(s), chimneys, and flues should be cleaned and inspected by a chimney professional prior to first use and annually thereafter.

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### Heating System

**Fuel:**  Natural Gas  Liquid Propane  Electric  Oil  Coal  Wood  Other

**Type:**  Forced Air  Heat Pump  Steam Boiler  Radiant  Baseboard Units  
 Geothermal  Other

**Distribution:**  In Each Room  Not In Each Room

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:**

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### Fuel Source

Public Gas Supply  Propane Tank  Electricity  Oil Tank in Basement

Oil Tank Buried / Not Observed

Turned On  Not Turned On

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** A baseboard heater was observed in the basement, but no thermostat or knob was observed to test/operate it.

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### Supplemental Heat

**Location(s):** Basement/garage

**Type:**  Wood  Coal  Electric  Gas

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** The wood-burning fireplaces were not tested. Fireplaces and chimneys should be cleaned and inspected by a chimney professional before first use and annually thereafter. A gas fireplace in the basement did not operate when tested (may not have a gas supply.)

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## Garage / Carport

The garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials and firewood should not be stored within the garage area if possible.

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### Description

Attached Garage  Separate  Carport

**Capacity:**  1 Car  2 Car  3 Car  4 Car  5 Car

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### Vehicle Door(s)

Tested  Not Tested

**Condition:**  Satisfactory  Not Satisfactory  Not Applicable

**Comments:** Chipping paint was observed to trim around the garage's vehicle door. A metal brace/plate was observed to have been connected to the exterior surface of the garage door, near an area where, on the interior surface, signs were present of past damage.

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### Door Opener(s)

Tested  Not Tested

**Automatic Reverse:**  Functional  Non-Functional  Not Tested  Not Applicable

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Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments:

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### Flooring

Type:  Concrete  Wood  Other

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Occupant contents inhibited observation of some components.

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### Walls / Windows / Ceiling

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Signs were observed of possible moisture infiltration, but without rain at the time of inspection it is unclear if there is current or past roof leakage. Fungal growth was observed on a garage wall near a possible leak (southwest). A dark substance was observed on garage ceiling above wood burner in the garage. Occupant contents inhibited observation of some components. Some sagging was observed to ceiling covering.

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### Dampness

None Observed \*Although no fungal growth was visually observed at the time of inspection, the content of the air can not be determined without an optional air quality test.\*

Some  Extensive Signs

Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Fungal growth was observed on a garage wall near a possible leak (southwest).

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### Receptacles

GFCI Receptacles (preferred)  Non-GFCI

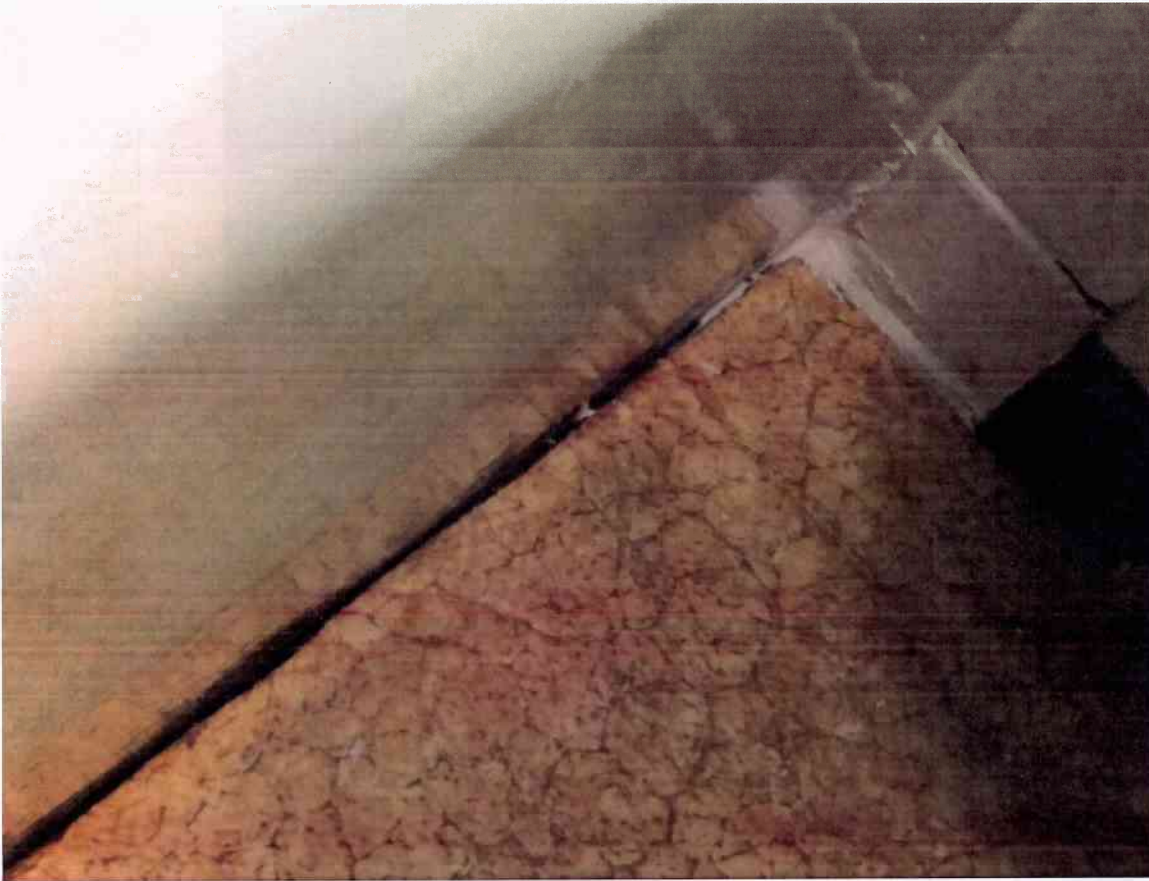
Condition:  Satisfactory  Not Satisfactory  Not Applicable

Comments: Ungrounded.

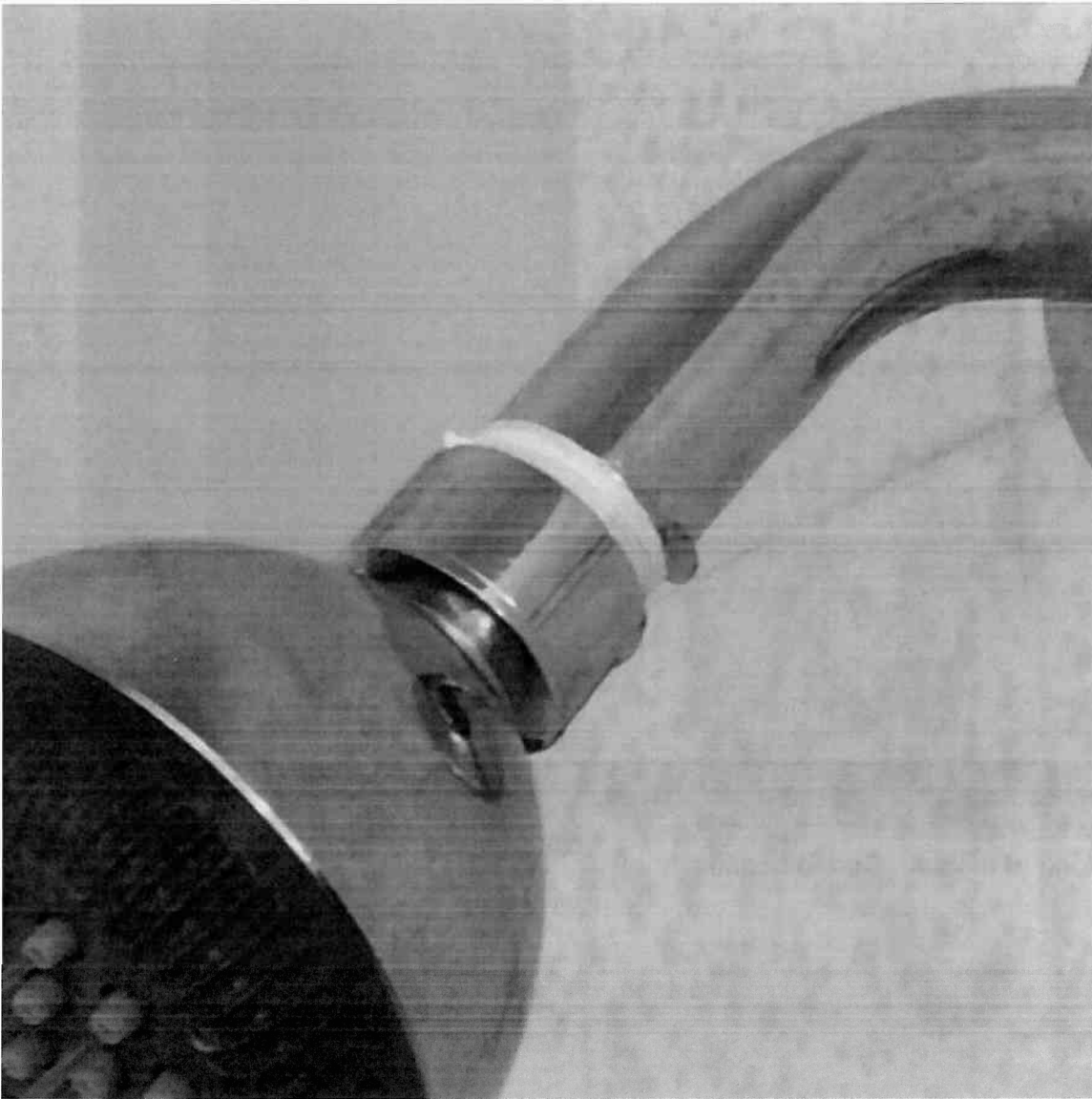
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Hall bath sink drain deterioration.

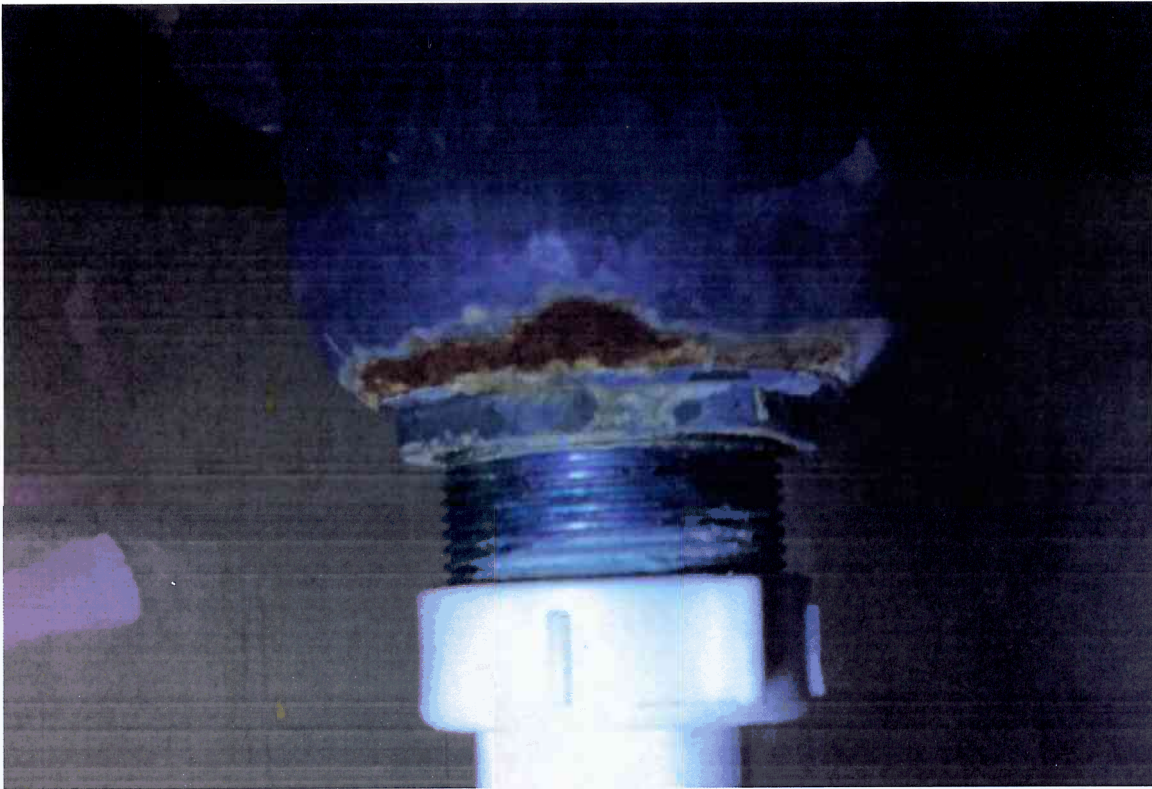


Gap lacking caulking at bathtub. Curled flooring.



Leakage at master showerhead.

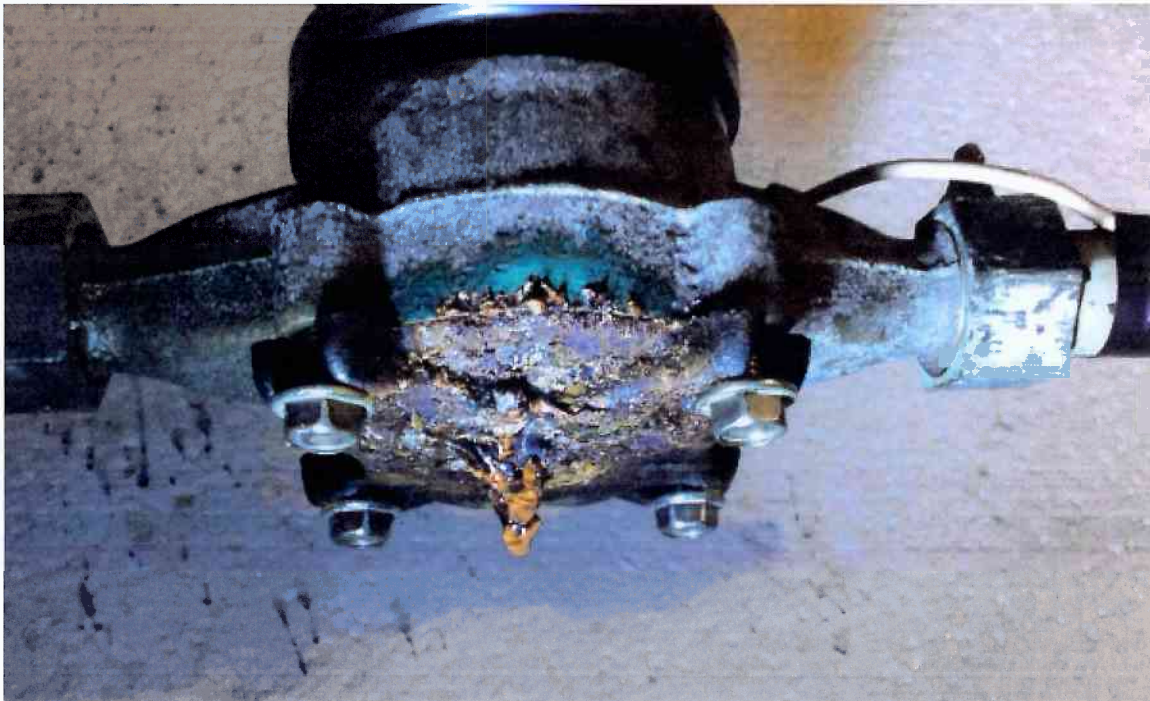




Kitchen sink drain deterioration.



Lack of high loop in dishwasher drain hose.



Deteriorated water meter.



Rust/deterioration to basement bathroom sink drain.



Moisture staining below master bathtub.



Fungal growth on basement contents.



Moisture staining at E basement window.



Open slots in main panel.



Soil erosion. Lack of downspout extension.



Displaced siding.

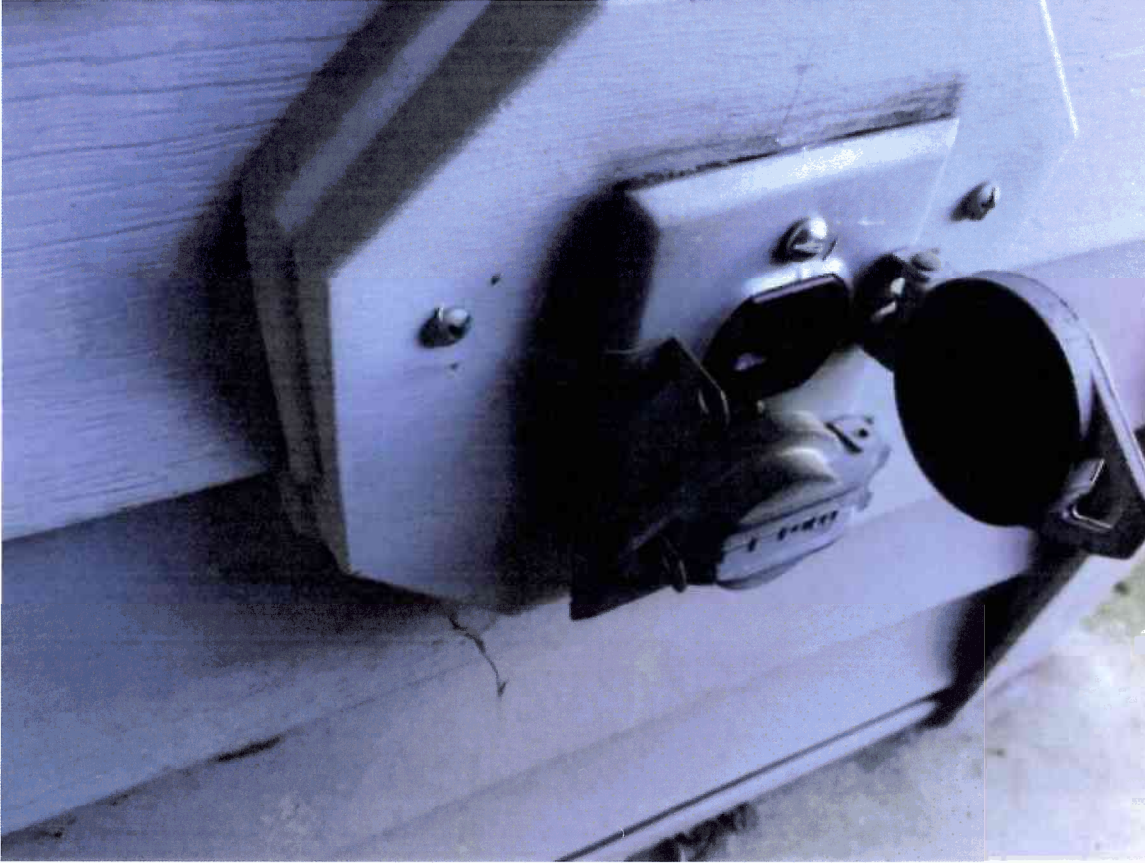




Wood rot.



Wood rot.



Loose gang box. Ungrounded outlet.



Missing/torn shingle



Open mortar joints. Missing rain cap.



Moisture in attic at chimney.



Improper bath vent terminus in attic.



Fungal growth in basement.



Fungal growth in basement.