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RESIDENTIAL INSPECTION COPY

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John Doe
OCTOBER 26, 2022



Inspector

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TABLE OF CONTENTS

1: Inspection Details	4
2: Exterior	5
3: Roof	12
4: Interiors	17
5: Basement, Foundation, Crawlspace & Structure	26
6: Heating	29
7: Cooling	33
8: Plumbing	35
9: Electrical	45
10: Fireplace	51
11: Attic, Insulation & Ventilation	52
12: Built-in Appliances	54
Standard of Practice	59

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 2.2.2 Exterior - Siding, Flashing & Trim: Damaged Mortar
- 🔧 3.1.1 Roof - Coverings: Potential Water Intrusion
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Restricted Flow
- ⊖ 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Cracked
- ⊖ 3.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Cracked Masonry/Chimney
- ⊖ 4.2.1 Interiors - Walls: Nail Pops
- 🔧 4.7.1 Interiors - Doors: Door Doesn't Latch
- 🔧 4.7.2 Interiors - Doors: Door Sticks
- ⚠️ 4.7.3 Interiors - Doors: Improper Door
- ⊖ 4.8.1 Interiors - Windows: Missing Screen
- ⊖ 4.9.1 Interiors - Garage Door: Improper Operation
- ⊖ 5.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Cracks - Minor
- ⚠️ 5.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Structural Damage
- ⊖ 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Unknown Connection
- ⊖ 8.7.1 Plumbing - Bathroom: S-Trap
- ⊖ 8.7.2 Plumbing - Bathroom: No Bathroom Fan Present
- ⊖ 8.8.1 Plumbing - Kitchen : S-Trap
- ⊖ 9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Open Junction Box
- ⚠️ 9.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Insulation on Knob and Tube
- ⊖ 9.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Insufficient Grounding (2 Prong Outlets)
- 🔧 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: General
- ⊖ 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Door Bell Inoperable
- ⚠️ 9.6.1 Electrical - Smoke Detectors: Deficient Smoke Detector Locations
- ⊖ 11.5.1 Attic, Insulation & Ventilation - Vermin : Vermin Presence
- ⚠️ 12.3.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

75 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Inspection Disclaimer/Disclosure

Older or Custom Home

This home is older than 50 years, and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current codes. This is not a new home; therefore, this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists, or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes, in older homes, there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in existence in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style

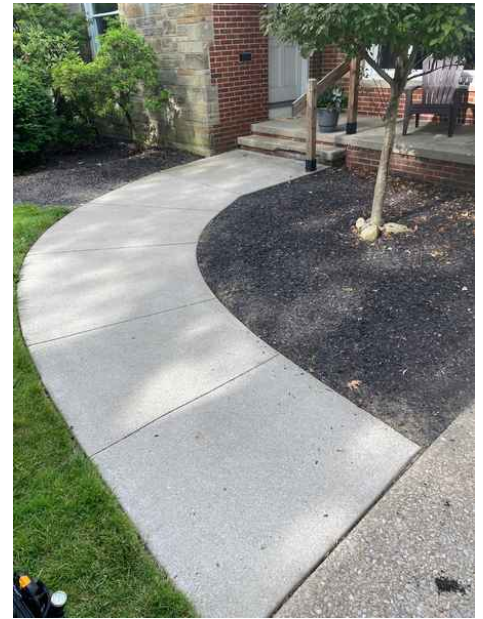
Traditional Lap

Exterior Doors: Garage Door



Garage Exterior

Walkways, Patios & Driveways: Walkway



Front Walkway

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch



Front Porch

Inspection Method

Visual



Front



From Left



Left



Back left



Back



Right



Back right



Front right

Lots/Grounds: Lot/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 areas around the exterior of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or underground piping, including municipal water and sewer service piping or septic systems. We routinely recommend that inquiry be made with the seller about knowledge of any foundation or structural repairs. Poor grading close to the foundation can be a major cause of water penetration into basements.



Right side yard



Front



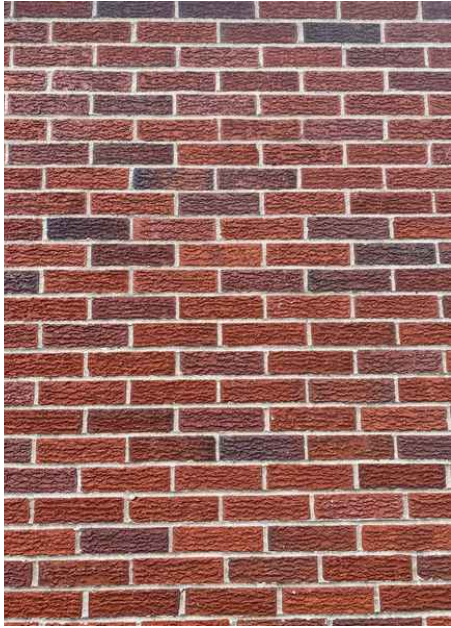
Left side yard



Back yard

Siding, Flashing & Trim: Siding Material

Aluminum, Stone Veneer, Brick



Exterior Brick



Aluminum Siding



Aluminum Siding

Exterior Doors: Exterior Entry Door

Vinyl



Rear Sliding



Garage Storm Door



Garage Exterior



Front Exterior

Walkways, Patios & Driveways: Driveway Material

Concrete



Driveway



Driveway

Decks, Balconies, Porches & Steps: Material

Concrete, Wood



Rear Deck



Rear Deck

Deficiencies

2.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Cracks were found in the masonry walls. The cracking noted does not appear to be a major structural concern and common of homes this age. Sealing the cracks is recommended.

Recommend monitoring and consulting a structural engineer if conditions worsen.

Recommendation

Contact a qualified masonry professional.





Left Side



Left Side



Left Side

2.2.2 Siding, Flashing & Trim

DAMAGED MORTAR

 Recommendation

Some of the mortar between the stone has fallen out and is allowing water to enter. When the water freezes in the winter it will expand and further damage the stone and mortar.

Recommend tuck point repairs to the damaged areas by a qualified professional to prevent further damage.

Recommendation

Contact a qualified professional.



Stone Mortar Cracking



Stone Mortar Cracking



Stone Mortar Cracking

3: ROOF

Information

Inspection Method

Roof

Roof Type/Style

Shed, Gable

Flashings: Material

Aluminum

Coverings: Material

Fiberglass, Asphalt, Rolled Asphalt

Fiberglass Asphalt. The average life expectancy for this shingle is 20-25 years.

Approximate Age is 7 years.

Rollled Roofing was observed on the dormers on the rear of the home. The average life expectancy is 5-10 years.
Budget for replacement in the next several years.

Approximate age 5-7 years.



Roof Rear



Fiberglass Asphalt Shingle



Dormer Shed/Flat Roof with Rolled roofing

Roof Drainage Systems: Gutter Material

Seamless Aluminum



Gutter



Downspout



Downspout



Downspout



Downspout

Roof Drainage Systems: Downspout Drainage

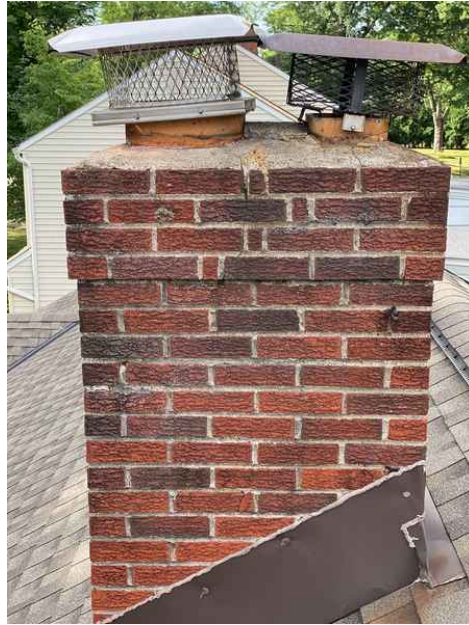
Below Grade

Maintenance Tip: Downspouts need to be extended away from the foundation via extensions or underground plumbing to prevent water intrusion.

Skylights, Chimneys & Other Roof Penetrations: Masonry Chimney



Chimney Left



Chimney Right

Limitations

Roof Drainage Systems

DOWNSPOUT DRAINAGE

Downspouts were observed to be discharging below grade. Functionality of the below grade drainage was not inspected due to visibility and weather conditions. Recommend consulting with a qualified plumbing professional if concerns are present.

Deficiencies

3.1.1 Coverings

POTENTIAL WATER INTRUSION

Exposed nail was observed on the front side of the roof. This should be resealed to prevent potential water intrusion.

Recommendation

Contact a qualified professional.



Maintenance Item



Compromised Sealant front

3.2.1 Roof Drainage Systems

RESTRICTED FLOW

The downspout was observed to be restricted. Recommend a qualified professional repair to prevent potential water intrusion.

Recommendation

Contact a qualified professional.

 Recommendation



Restricted Downspout Right Rear

3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN CRACKED

The crown of the chimney was observed to be cracked in multiple places. Recommend that a qualified masonry professional repair to prevent potential water intrusion.

Recommendation

Contact a qualified professional.

 Recommendation



Cracked Crown



Cracked Crown

3.4.2 Skylights, Chimneys & Other Roof Penetrations

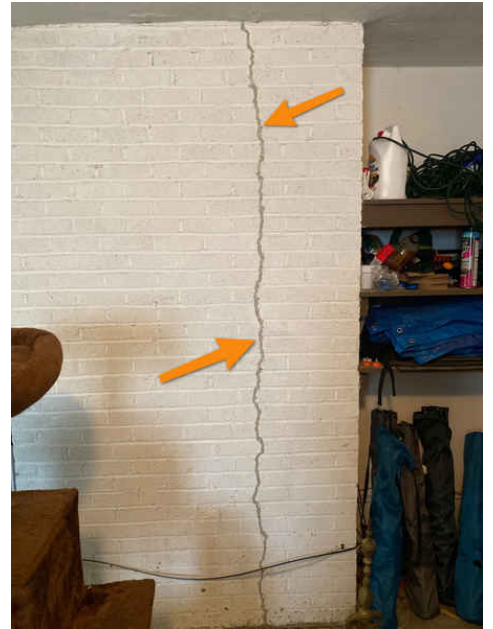
CRACKED MASONRY/CHIMNEY

 Recommendation

The section of chimney exposed in the garage exhibited previous crack repairs. Recommend monitoring this area and consulting with a qualified masonry professional for repair if condition worsens.

Recommendation

Contact a qualified professional.



Repaired Crack

4: INTERIORS

		IN	NI	NP	D
4.1	General			X	
4.2	Walls	X			X
4.3	Ceilings	X			
4.4	Floors	X			
4.5	Steps, Stairways & Railings	X			
4.6	Countertops & Cabinets	X			
4.7	Doors	X			X
4.8	Windows	X			X
4.9	Garage Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Walls: Wall Material

Drywall

Countertops & Cabinets: Cabinetry

Wood

Windows: Window Type

Double-hung

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets: Countertop Material

Composite, Laminate

Garage Door: Material

Insulated, Aluminum

Floors: Floor Coverings

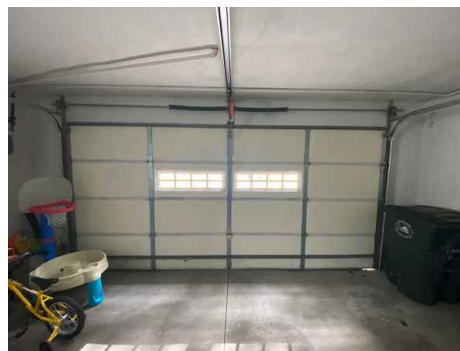
Carpet, Concrete, Tile

Windows: Window Manufacturer

Unknown

Garage Door: Type

Automatic



Garage Interior



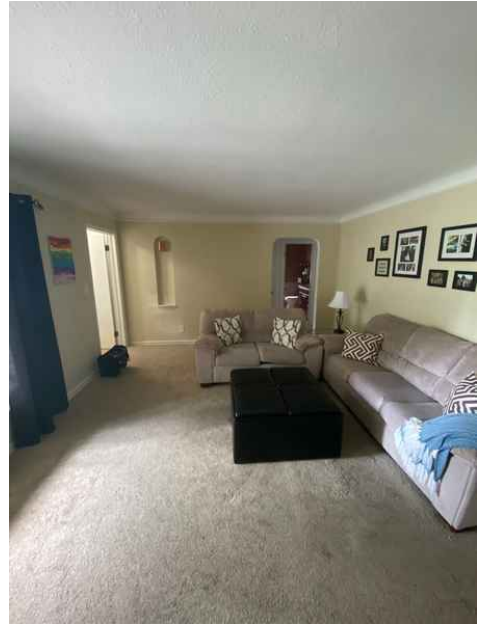
General: Rooms



Front Entryway



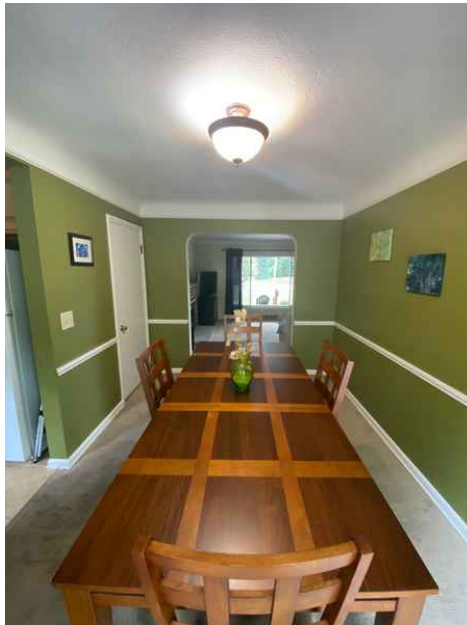
Living Room Right



Living Room Left



Dining Room Rear



Dining room front



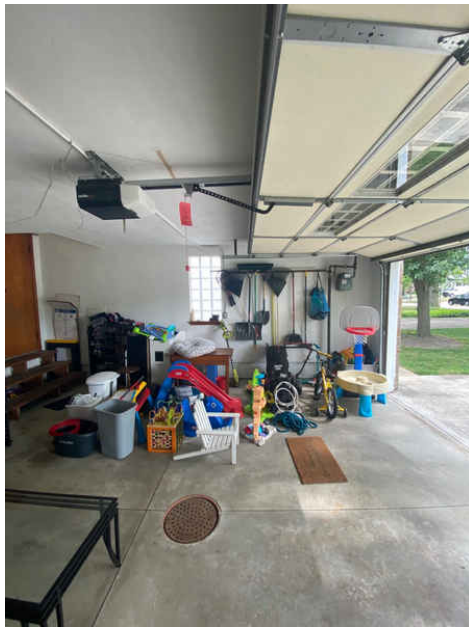
Kitchen Right



Kitchen Left



Side Entryway



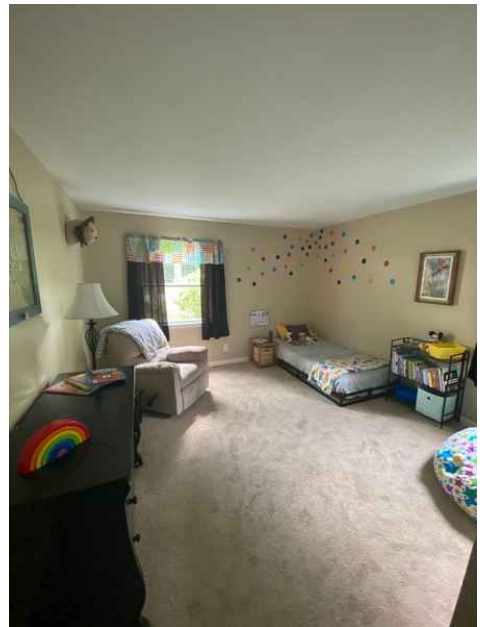
1st Floor 1/2 Bath



1st Floor 1/2 Bath

Garage Right

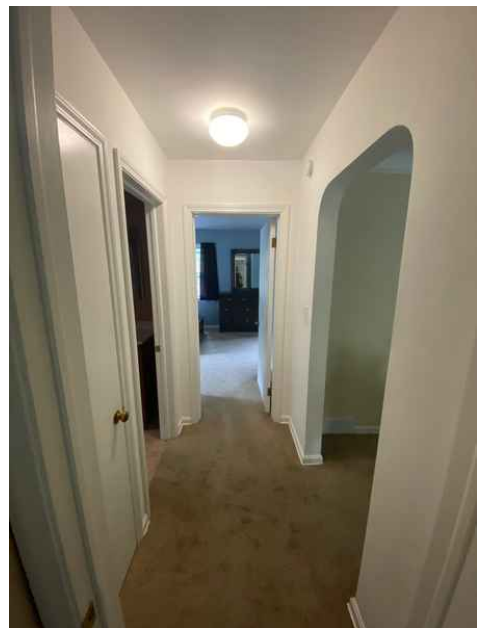
Garage Left



Side Entryway left

Basement Staircase

Front Left Bedroom Front



Front Left Bedroom Rear

Hallway Front

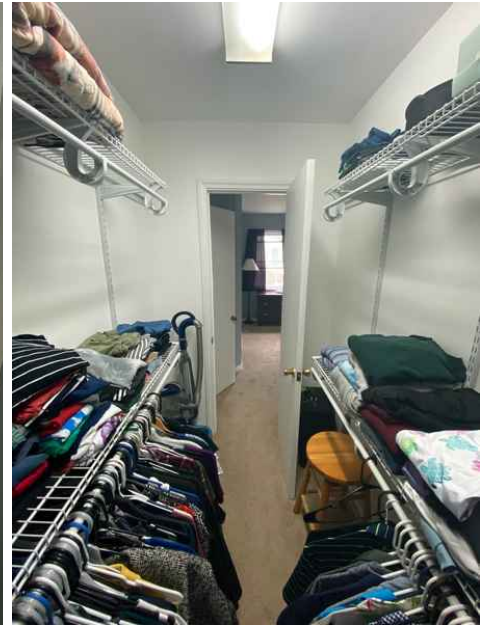
Hallway Rear



1st Floor Hallway Closet



1st Floor Bedroom Closet



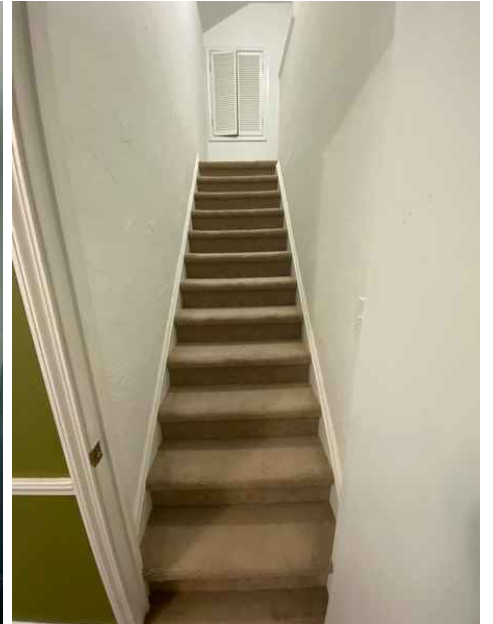
1st Floor Bedroom Closet



1st Floor Main Bedroom Right



1st Floor Main bedroom left



2nd Floor Staircase



2nd Floor right rear



2nd Floor Storage Closet



2nd Floor right front



2nd Floor Bathroom front



2nd Floor Bathroom rear



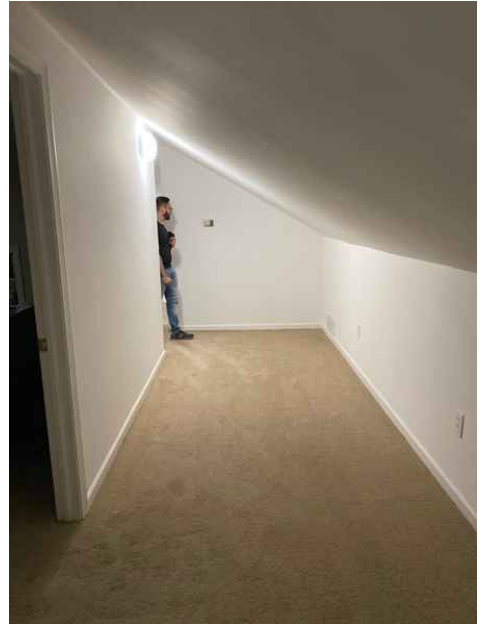
2nd Floor storage closet



2nd Floor left



2nd Floor left bedroom rear



2nd Floor right



2nd Floor Middle Rear



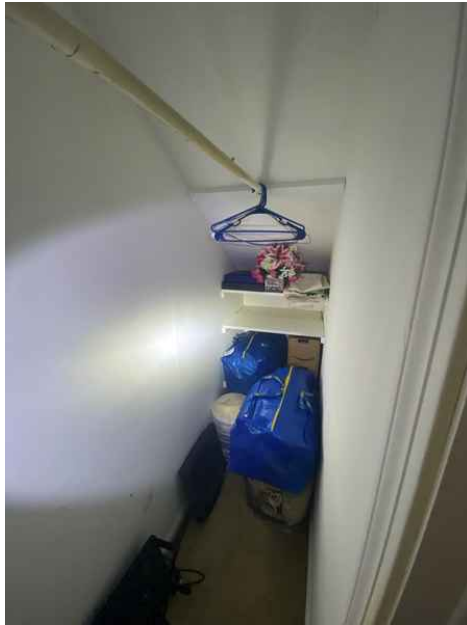
2nd Floor left bedroom front



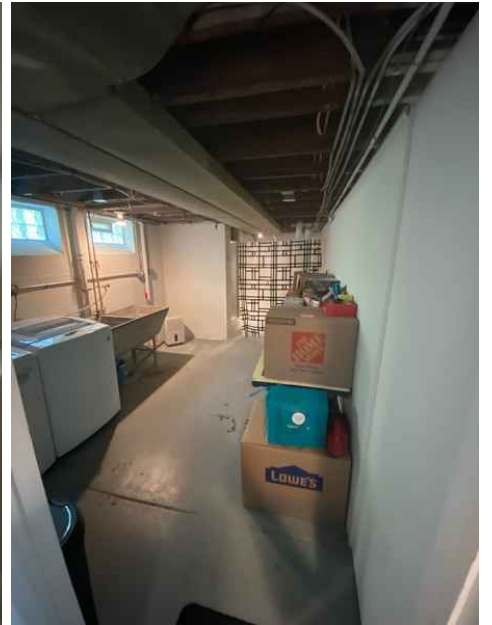
2nd Floor left bedroom closet



2nd Floor middle front



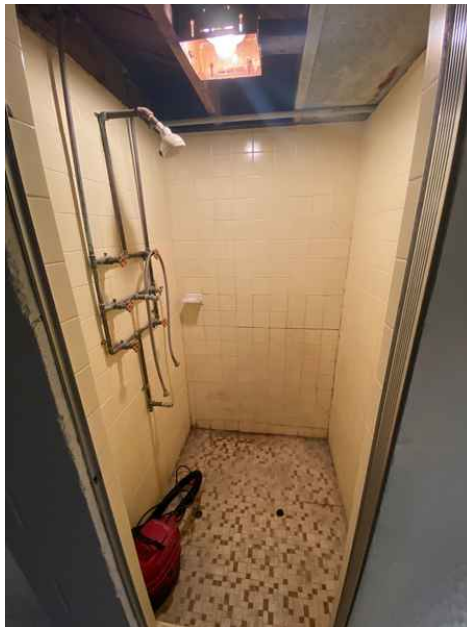
2nd Floor middle closet



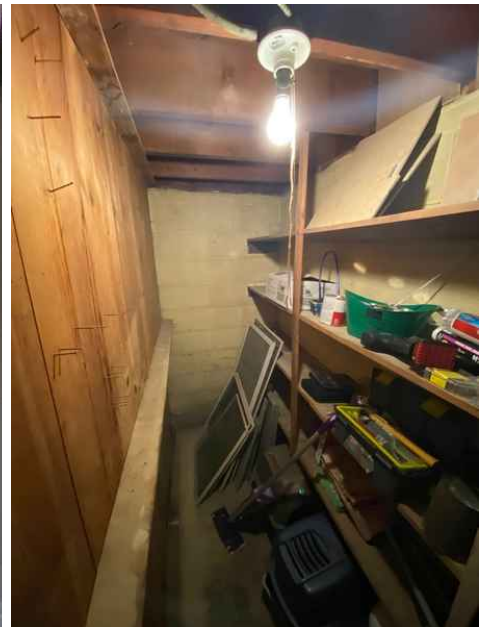
Laundry Right



Laundry Left



Laundry Bathroom



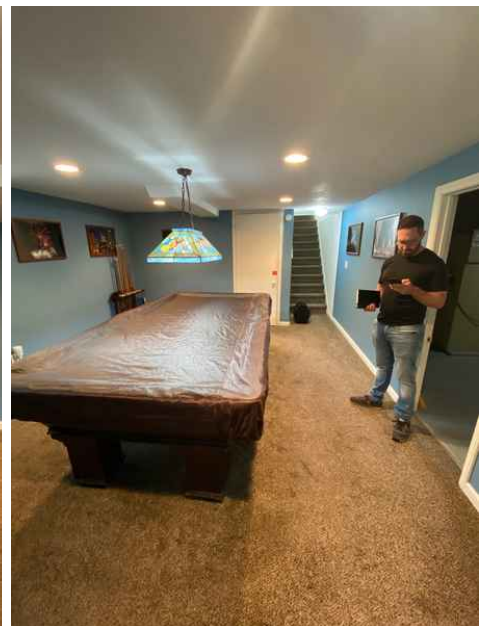
Laundry Storage



Laundry Storage



Basement Pool Room Left



Basement Pool Room Right



Basement Living Front



Basement Rear



Basement Bar Area

Limitations

General

BLOCKED VIEW

Personal belongings and furnishings were present during the time of inspection. These items block the view of our visual inspection in portions of the home. Hidden repairs or deficiencies could be present.



Obstructed View

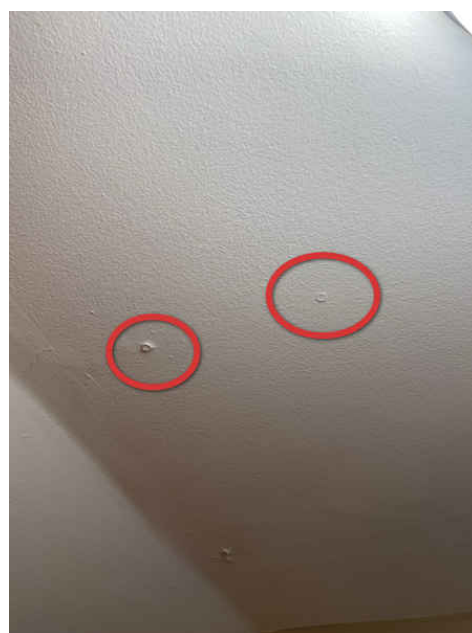
Deficiencies

4.2.1 Walls

 Recommendation

NAIL POPS

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.



4.7.1 Doors

 Maintenance Item

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



Entryway Door Doesn't Latch



1st Floor Hallway Closet



2nd Floor Storage Closet

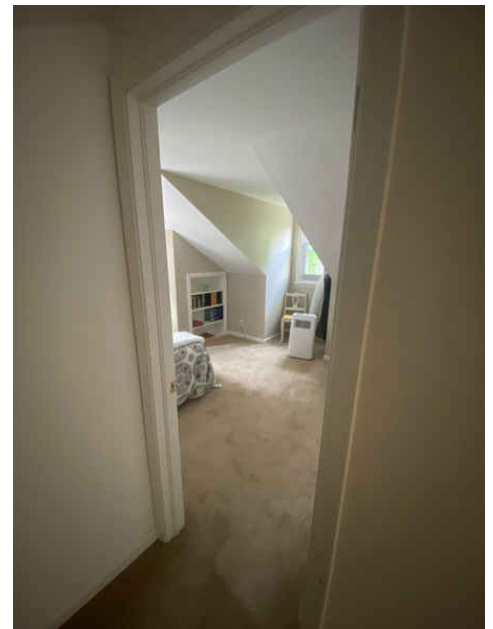
4.7.2 Doors

 Maintenance Item

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.



2nd Floor Left Bedroom

4.7.3 Doors

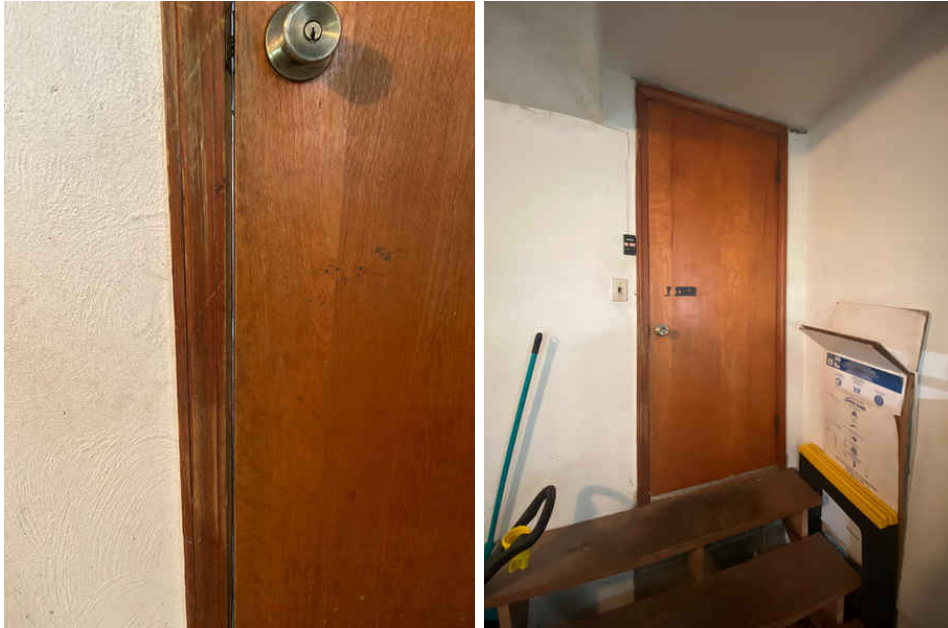
 Safety Hazard

IMPROPER DOOR

The door from the garage to the house was observed to be wood and not rated to stop the spread of fires. We strongly recommend that this door be replaced with a fire rated steel entry door by a qualified professional.

Recommendation

Contact a qualified professional.



Poor seal around door/light passing through while closed

Wood garage entry door

4.8.1 Windows

MISSING SCREEN

Window screen missing in several locations. Recommend replacement.

— Recommendation

4.9.1 Garage Door

IMPROPER OPERATION

Garage Door opener would not stay closed. The wall button had to be activated a second time to stop the door in the closed position. Recommend consulting with a qualified garage door repair professional to adjust/repair.

Recommendation

Contact a qualified professional.

— Recommendation

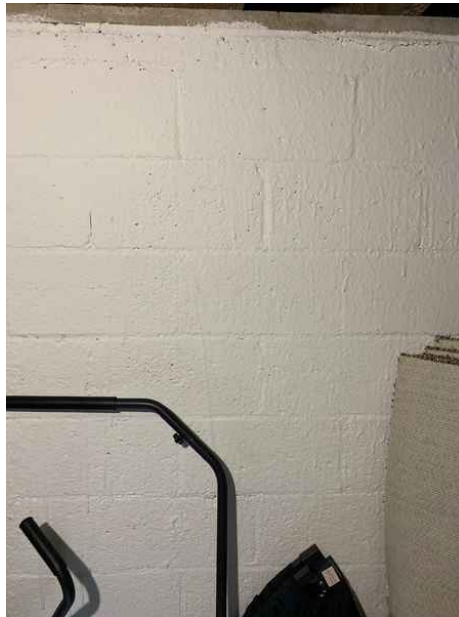
5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Visual

Foundation: Material
Masonry Block

Floor Structure:
Basement/Crawlspace Floor
Concrete



Masonry Block Foundation



Basement Floor

Floor Structure: Sub-floor
Inaccessible, Plank

Floor Structure: Material

Inaccessible, Steel I-Beams, Wood Joists, Steel Studs



Steel I Joist Beam



Basement Wall Framing/Steel Studs

Deficiencies

5.4.1 Wall Structure

CRACKS - MINOR

 Recommendation

Minor cracking was observed in several wall/ceiling structures. This is common in homes this age and usually occurs due to climate change throughout the year. Recommend monitoring for worsening condition.



Wall Cracks



Ceiling Cracks

5.5.1 Ceiling Structure

EVIDENCE OF STRUCTURAL DAMAGE**Safety Hazard**

Evidence of structural damage was found in the ceiling structure. Recommend a structural engineer evaluate and advise on how to repair.



Compromised Ceiling Joists/ Attic Rear

6: HEATING

Information

Equipment: Energy Source
Gas

Distribution Systems: Ductwork
Non-insulated

Equipment: Brand

Moncrief, Snyder General

Basement Furnace MFG date 12/90. This item is beyond the anticipated average life expectancy. Recommend budgeting for repairs/replacement.

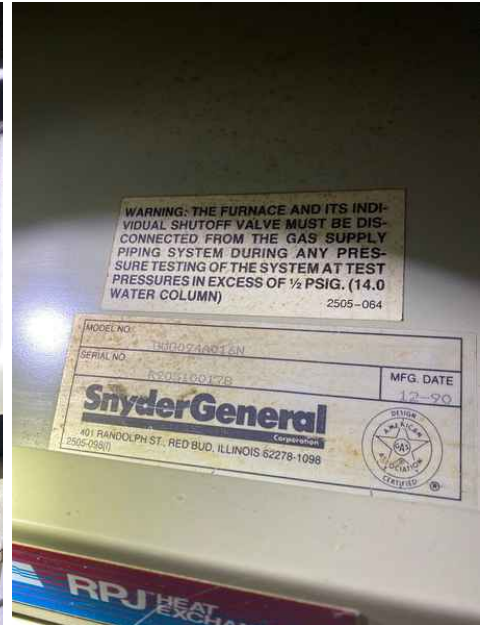
2nd Floor Furnace MFG Date couldn't be determined due to the age of the unit. Based on research of the Henry Furnace Co, this unit was MFG'd in the late 60's early 70's. This unit is beyond the average life expectancy. Recommend budgeting for repairs/replacement in the near future.



2nd Floor Furnace



2nd Floor Furnace Data Plate



Basement Air Handler/Furnace Data Plate



Basement Furnace



Basement Furnace



Basement Air Handler Filter

Equipment: Heat Type

Gas-Fired Heat

The heating system showed a varying range of temperature output across the home. This is common in older homes and is something to consider. Certain rooms will be colder or warmer than others depending on the exterior temperature.



Register Temp



Register Temp



Register Temp



Register Temp



Register Temp

Normal Operating Controls: Thermostat Location

Thermostat for 1st floor heat/air is located on the 1st floor living room rear wall.

Thermostat for the 2nd floor heating is located on the 2nd floor in the main hallway corridor in the center of the home.



1st Floor Thermostat



2nd Floor Thermostat

7: COOLING

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

AC Unit observed to be servicing 1st floor only.

Cooling Equipment: Location

Exterior Right Side

Normal Operating Controls: Thermostat Location

1st Floor thermostat is located on the 1st floor living room rear wall.

Distribution System: Configuration

Central

The AC unit was observed to be servicing the 1st floor only.

Presence of Portable Cooling Equipment : Portable Air Conditioner

2nd Floor Left Bedroom

Cooling Equipment: Brand

Exterior Right Side

Ducane

MFG Date 12/2011

2.5 Ton

Average MFG's life expectancy of AC condensers is 15-20 years. This unit is 11 years old and operating within its average life expectancy.



Exterior AC Condenser/Right Side



AC Data Plate

Cooling Equipment: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

8: PLUMBING

Information

Filters

None

Water Source

Public

Water Source

Public

Main Water Shut-off Device:

Location

Basement, East

Filters

None

Drain, Waste, & Vent Systems:

Drain Size

2"



Basement/Front Wall

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

Copper



Copper Distribution Lines

**Hot Water Systems, Controls,
Flues & Vents: Location**

Basement

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**

Copper

**Hot Water Systems, Controls,
Flues & Vents: Capacity**
40 gallons

**Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type**

Gas

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**

Gas Meter, Garage



Gas Meter/Shutoff

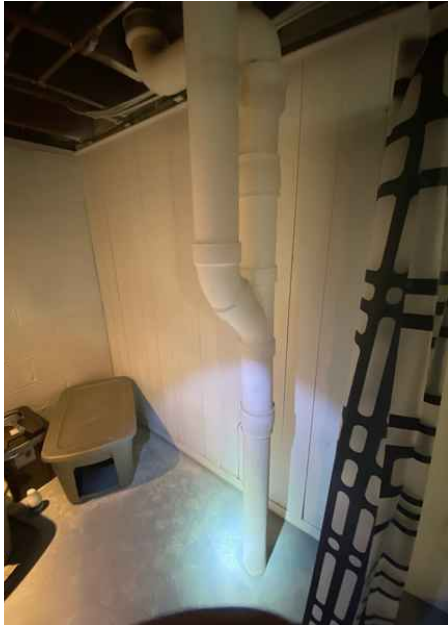
Kitchen : Sink



Kitchen Sink Connections

Drain, Waste, & Vent Systems: Material

PVC, Cast Iron



Drain Stack/PVC/CAST IRON



Cast Iron/Copper

Hot Water Systems, Controls, Flues & Vents: Rheem

Basement/Front Room

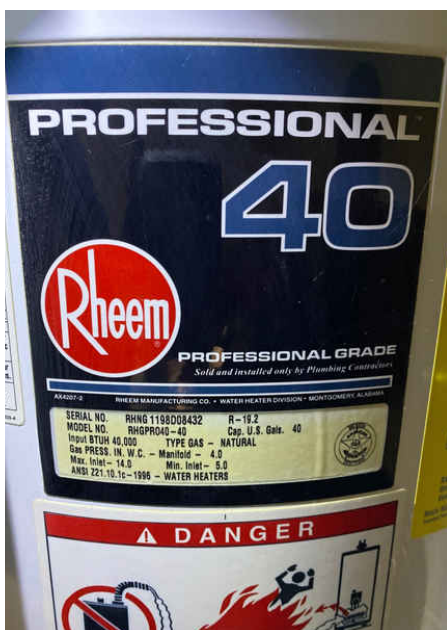
Rheem

MFG Date 11/98

Average MFG's life expectancy ranges from 8-12 years. This unit is operating beyond its expected life. Recommend budgeting for potential replacement/repairs by a qualified professional.

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Data Plate



Hot Water Tank

Bathroom: 1st Floor 1/2 Bath



Functional Toilet

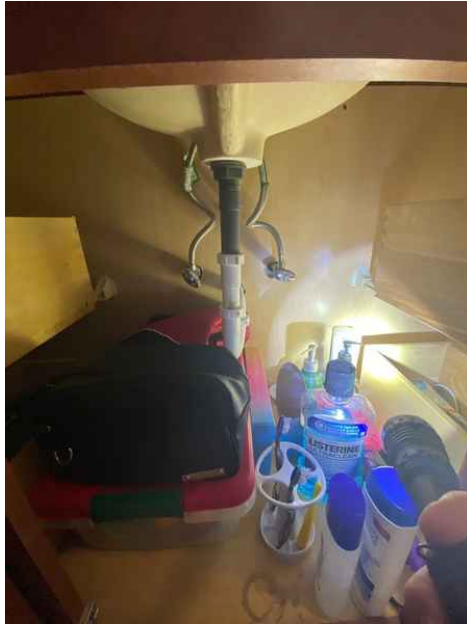


Functional Sink

Bathroom: 1st Floor Full Bath



Functional Sink



Sink Connections



Functional Shower



Functional Shower Head



Functional Toilet

Bathroom: 2nd Floor full bath

Sink Drain Connections



Functional Toilet



Functional Sink



Functional Shower

Limitations

Bathroom

IN FLOOR HEATING

1ST FLOOR FULL BATH

Electric in-floor heating system present in 1st floor left bathroom. System was off during the time of inspection. System functionality was not tested due to the time required for systems of this nature to heat up. Recommend asking the sellers on when this system was installed and current functionality.



Thermostat/Bathroom in floor heating

Deficiencies

8.2.1 Drain, Waste, & Vent Systems

UNKNOWN CONNECTION

Open drain connection was observed in the basement laundry area. Improper drain connections could potentially lead to sewer gas entry into the home. Recommend consulting with a qualified plumbing professional to evaluate/repair.

Recommendation

Contact a qualified professional.

 Recommendation



Open Drain

8.7.1 Bathroom

S-TRAP

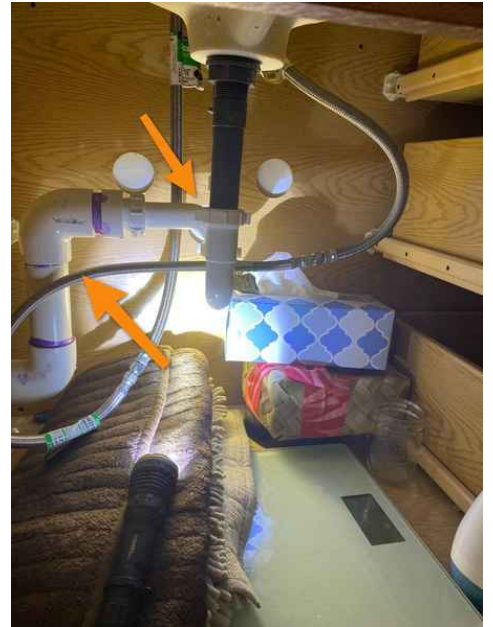
An S-Trap configuration was observed in the 2nd floor bathroom vanity. This is common in older homes but less than today's minimum building methods due to the effectiveness of the drain ventilation. This configuration is prone to siphoning of the water inside the trap which leads to potential sewer gas entry into the home.

Recommend drain reconfiguration by a qualified plumbing professional.

 Recommendation

Recommendation

Contact a qualified professional.



S Trap

8.7.2 Bathroom



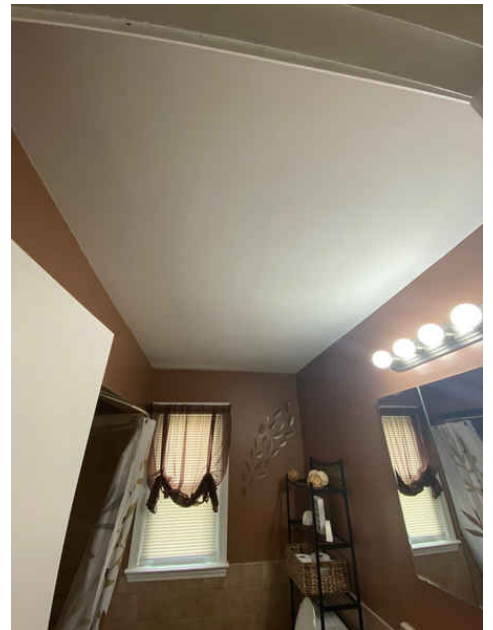
Recommendation

NO BATHROOM FAN PRESENT

Common on older homes. Windows were considered sufficient ventilation in lieu of a fan, which should be considered. Ventilating a bathroom with a window during the winter can be less than desirable.

Recommendation

Contact a qualified professional.



Missing Bathroom Exhausts

8.8.1 Kitchen



Recommendation

S-TRAP

An S-Trap configuration was observed in the Kitchen. This is common in older homes but less than today's minimum building methods due to the effectiveness of the drain ventilation. This configuration is prone to siphoning of the water inside the trap which leads to potential sewer gas entry into the home.

Recommend drain reconfiguration by a qualified plumbing professional.

Recommendation

Contact a qualified professional.



Kitchen S Trap

9: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Right Side/Rear

Overhead, Aluminum



Service Entrance

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Type

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Capacity

100 AMP

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Manufacturer

Siemens

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20**

AMP

Aluminum, Copper

**Carbon Monoxide Detectors:
Carbon Monoxide**



1st Floor Bedroom

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement Back Right/Laundry Room
Basement



Panel Interior



Panel Cover

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Knob & Tube, Romex



Active Knob and Tube/Attic



Active Knob and Tube/Attic

Smoke Detectors: Smoke Detector



1st Floor Hallway Operational



2nd Floor operational

Deficiencies

9.3.1 Branch Wiring Circuits, Breakers & Fuses

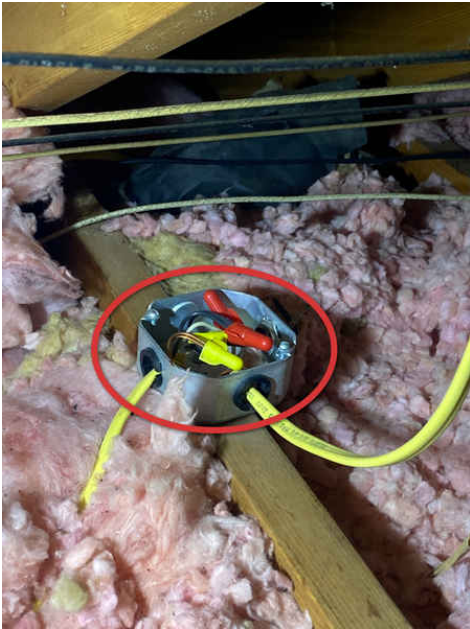
OPEN JUNCTION BOX

Wiring connections should be enclosed in junction boxes.
Recommend qualified electrical professional to repair.

Recommendation

Contact a qualified professional.





Exposed Wiring/Attic/Rear

9.3.2 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

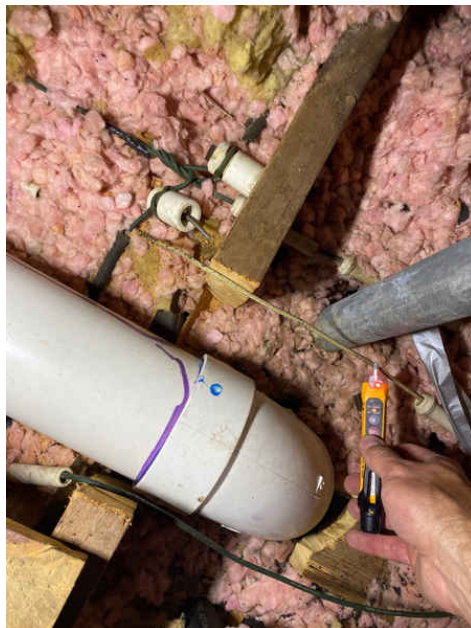
INSULATION ON KNOB AND TUBE

The knob-and-tube wiring in the home is obsolete and may pose an increased fire hazard. Some insurance companies are not issuing homeowners insurance for homes with this wiring. Any poor-condition or altered knob-and-tube wiring should be replaced. Extensive replacement can be a significant expense.

Knob and Tube wiring should not be covered with insulation. Insulation should be pulled back/removed or the wiring should be updated with new.

Recommendation

Contact a qualified professional.



Active Knob and Tube wiring/insulation Active Knob and Tube wiring/insulation

9.3.3 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

INSUFFICIENT GROUNDING (2 PRONG OUTLETS)

The outlets in this home are 2-slot non-grounding devices. Appliances that are equipped with a 3-spade grounding plug, such as refrigerators, microwaves, clothes washers, sump pumps, and personal computers cannot be safely connected to 2-slot outlets. These appliances must be connected to 3-slot grounded outlets. The installation of new circuits with properly grounded 3-slot outlets will be required to allow appliances with 3-spade plugs to be safely used in this home.

Recommend that this be addressed by a qualified electrical professional during the repair of the existing Knob and Tube wiring.

Recommendation

Contact a qualified professional.



Updated Basement Wiring



Ungrounded 2 prong outlets throughout house

9.4.1 Lighting Fixtures, Switches & Receptacles

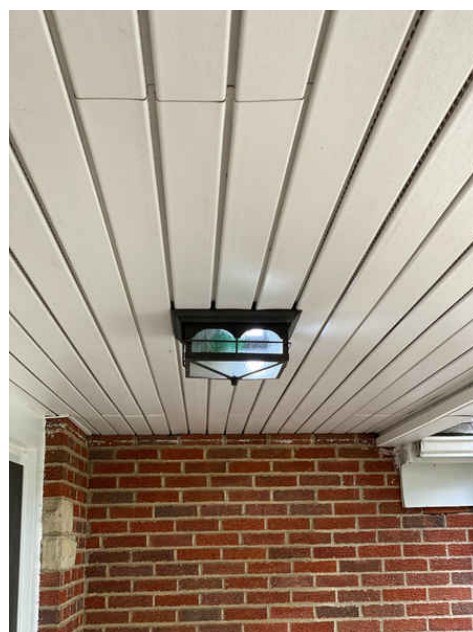
 Maintenance Item

GENERAL

Light bulb appears to need changed.

Recommendation

Contact a qualified professional.



Front Porch light flashing when initially turned on

9.4.2 Lighting Fixtures, Switches & Receptacles



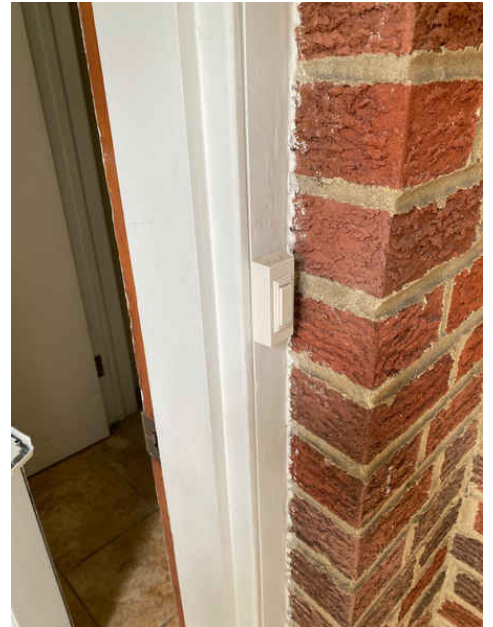
Recommendation

DOOR BELL INOPERABLE

Doorbell was observed to not be functioning. Recommend consulting with a qualified professional to repair/replace.

Recommendation

Contact a qualified professional.



Inoperable Doorbell.

9.6.1 Smoke Detectors



Safety Hazard

DEFICIENT SMOKE DETECTOR LOCATIONS

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

Visit <https://www.nfpa.org> for further guidance and details regarding installation and locations.

Recommendation

Contact a qualified professional.

10: FIREPLACE

Information

Type

Wood

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our restricted view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior, if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the chimney has not been inspected by a qualified fireplace professional, within the past year, we recommend this be done prior to use.



1st Floor Front Room Fireplace

11: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

Batt, Fiberglass, Loose Fill

Attic Insulation: R-value

6

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

None

Attic Insulation: Insulation Type

Fiberglass, Loose-fill



Limitations

General

INACCESSIBLE



2nd Floor front attic access won't open

Deficiencies

11.5.1 Vermin

VERMIN PRESENCE

 Recommendation

Evidence of mouse/animal activity was observed in the attic/front. It could not be determined if this is recent sign or a previously addressed issue. We recommend consulting with a pest control specialist for treatment and control advice.

Recommendation

Contact a qualified professional.



Mouse Activity



Mouse/Animal Activity

12: BUILT-IN APPLIANCES

Information

Dryer Power Source

110 Volt

Dryer Vent

Metal (Flex)

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Laundry: Stationary Tub

Basement



Stationary Tub

Laundry: Washer

Basement

Data Plate on washer was not accessible during time of inspection.



LG

Dishwasher: Brand
Whirlpool



Dishwasher Front



Dishwasher Data Plate

Refrigerator: Brand
GE



Fridge Front



Fridge Interior



Fridge Data Plate

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate



Hood



Hood

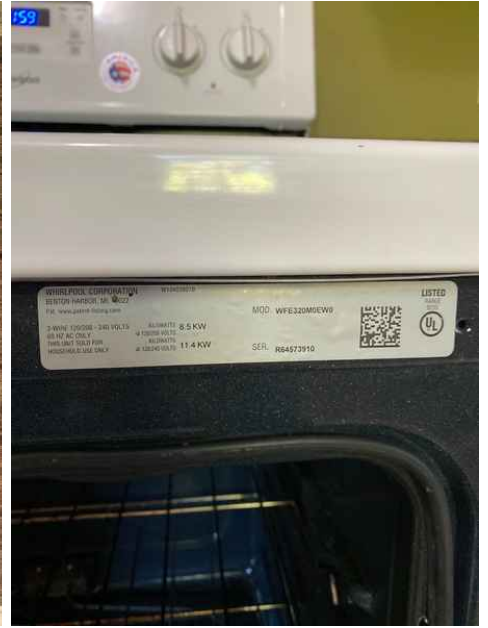
Range/Oven/Cooktop: Range/Oven Brand
Whirlpool



Left Burners



Right Burners



Oven Data Plate



Operational

Laundry: Dryer

Basement



LG



Data Plate

Deficiencies

12.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

 Safety Hazard

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures

or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.