

Home Inspection Report

11/27/2022

Prepared For:

Happy Client

Property Address:

Happy Dr
Cincinnati OH



Darrin Bachman
Licensed Home Inspector / ASHI Certified

A handwritten signature in black ink, appearing to read "Michael A. Fort".



LIC# KY HI-102093

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Date: 11/27/2022	Time: 09:00 AM	Report ID: Sample 11.27.2022
Property: Happy Dr Cincinnati OH	Customer: Happy Client	Real Estate Professional:

Kentucky Home Inspections are performed in accordance with [The American Society of Home Inspectors, Inc.® Standard of Practice](#).

Ohio Home Inspections are performed in accordance with the [Standards of Practice for Ohio Licensed Home Inspectors](#). These SOP are taken from the ASHI SOP and may be referenced at times in the report as ASHI. Inspector meets all licensing requirements for the states of Kentucky, and Ohio. Inspections performed under these SOP's are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection. Additionally, inspections performed under the SOP's are not technically exhaustive and are not required to identify or to report: concealed conditions; latent defects; consequential damages; and cosmetic imperfections that do not significantly affect a component's performance or its intended function.

This Home Inspection is not a technically exhaustive inspection of the building and associated systems and components.

Unless contracted in writing, **no environmental inspections or identifications of environmental concerns are part of the Home Inspection**. If the client has concerns for any reason(s), they should contract with a qualified environmental contractor to assess the condition(s) present.

A Home Inspection is the process by which an inspector visually examines the readily accessible systems and components of a home and describes those systems and components using the ASHI® SoP. **Inspections are not technically exhaustive** and are not required to identify or to report: concealed conditions; latent defects; consequential damages; and cosmetic imperfections that do not significantly affect a component's performance or its intended function.

Components and or systems that are identified as nearing the end of their design life, near the end of their functional life and or beyond their normal life expectance, the client should budget for repair and or replacement of these items.

The following definitions are of the comment descriptions used in this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further assessment by a qualified licensed professional in their respective profession or trade **action should be taken prior to finalizing the purchase contract and or closing on the property, this is the client's responsibility.**

Inspected (I) = Visually observed the item component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = Did not inspect this item, component, or unit and made no representations of whether it was or was not was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home or building.

Repair (R) = The item, component, or unit is not functioning as intended, or needs further evaluation/assessment by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. **Recommend action prior to finalizing the purchase contract and or closing on the property, this is the client's responsibility.**

Safety (SA) = The item, component, or unit does not conform to modern safety practices. Items may function however do not provide modern safety characteristics; recommend repair or improvement at the customer's discretion. **Recommend action prior to finalizing the purchase contract and or closing on the property, this is the client's responsibility.**

Maintenance (M) = The item, component, or unit is functional, however, suggested routine care is needed.

Information = Clarify a condition and or advise the customer of continued monitoring.

Further Assessment = Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection. **Recommend action prior to finalizing the purchase contract and or closing on the property, this is the client's responsibility.**

Any use of a Thermographic Infrared Camera during this inspection is for screening purposes only and another tool used by the Home Inspector. If a Thermographic Infrared Camera is used it is not intended to indicate that a full thermographic assessment was conducted on this home, this service is outside of the scope of a Home Inspection.

Present During Inspection:

Inspector(s) Only, No One Else Present

Pre-Inspection Agreement Signed:

YES - Electronic Online

Approximate Age of Building:

1978, Per MLS or WEB Resource (Not Confirmed)

Building Description:

Bi Level / Split Level

Basement - Slab - Crawl Space:

Basement

Occupancy:

Occupied

Temperature at the Start of Inspection:

40+

Weather Condition:

Cloudy

Precipitation in the Previous 3 Days:

Yes

Ground / Soil Surface Condition:

Damp

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1. GENERAL COMMENTS

Styles & Materials

Access Method:

Tumble Box/Combo

Thermostat Setting:

Heat

Utilities Are On:

Yes

Shoe Covers or Interior Shoes Worn:

Yes

Inspection Items

1.0 Pre-Listing Inspection Comments

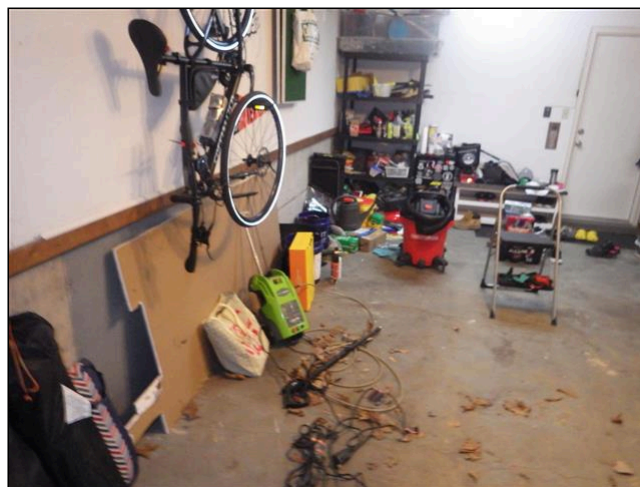
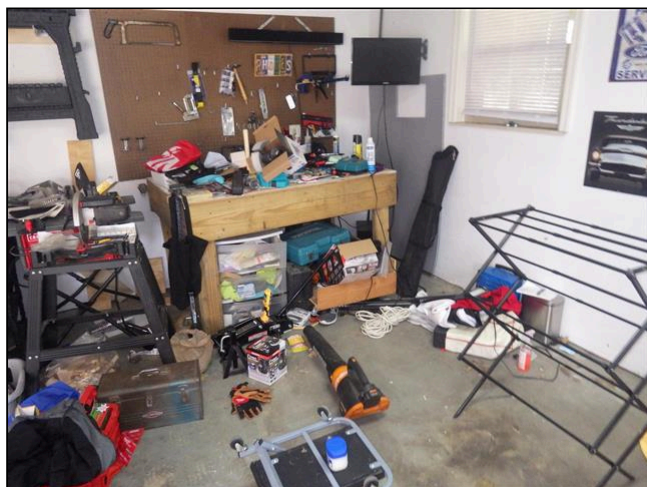
Inspected

- Information:** This report is to be used with the homeowners disclosure documents and not as a stand alone document. This inspection was performed for the home owner selling this home and was inspected according to ASHI standards of Practice and Code of Ethics. The comments made in this report are based on the condition of the home at the time of the inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. AA Home Inspection LLC is not responsible for any discoveries not included or not found. As this inspection report ages, the condition of this home and its components can change.

1.1 Property Access/Obstructions and Inaccessible Areas (Stored/Personal Items Are Not Moved to Gain Access)

Inspected

Information: Garage, stored items along the wall(s), limited access and visibility.



2. EXTERIOR COMPONENTS

The inspector shall inspect: the exterior wall covering, flashing and trim. Exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings. The eaves, soffits, and fascia's where accessible from the ground level. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Adjacent walkways, patios and driveways leading to dwelling entrances. The Inspector is NOT required to inspect screening, shutters, awnings and similar seasonal accessories or fences, boundary walls, and similar structures, geological, geotechnical or hydrological conditions, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control, and earth stabilization measures.

Styles & Materials

Siding Material:

Brick Veneer
T1-11 Plywood Sheathing

Garage Door Material:

Metal

Garage Door Type(s):

(2) Single Car

Driveway:

Concrete
Gravel

Inspection Items

2.0 Wall Cladding Flashing and Trim

Inspected

(1) Maintenance: Perimeter of the building at regular maintenance requires sealing wall penetrations such as windows, doors, vents etc. to prevent moisture entry into the building structure. Painting trim, windows, and doors to prevent deterioration should be done on a regular basis to prevent deterioration. If the exterior is not maintained properly, moisture and air penetration may occur. This is a general statement, recommend assessing all exterior wall penetrations and sealing as needed.



(2) Repair: Most of the perimeter, paint is failing on the siding and trim. If the paint is not kept intact deterioration will occur. During preparation for painting damaged materials may be identified requiring replacement. Recommend a qualified contractor to properly Repair, seal and paint as needed.





2.1 Doors (Exterior) Recommend always changing the locks or having them re-keyed.

Inspected

2.2 Windows (Screens and Storm Windows Are Not Inspected) See Interior Comments

Inspected

2.3 Exterior Water Fixtures (Accessible)

Inspected

Information/Maintenance: The exterior hose bib is not a "frost proof" faucet. If the faucet is not properly winterized these are subject to freezing causing water leaks. When covered in the on position, leaking at the valve stem occurs. Recommend a plumber to correct as needed.



2.4 Garage Door(s)


Inspected

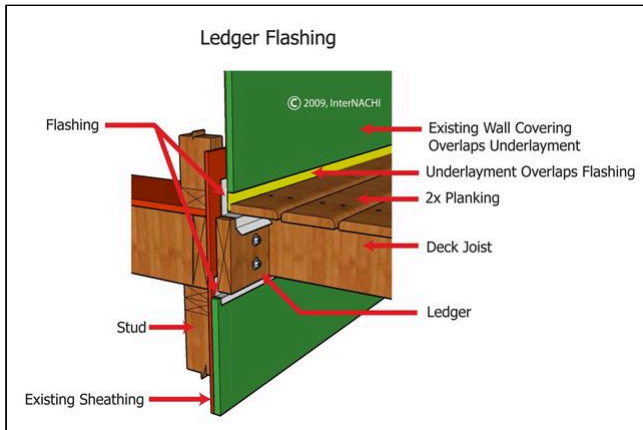
2.5 Garage Door Operator(s)


Inspected

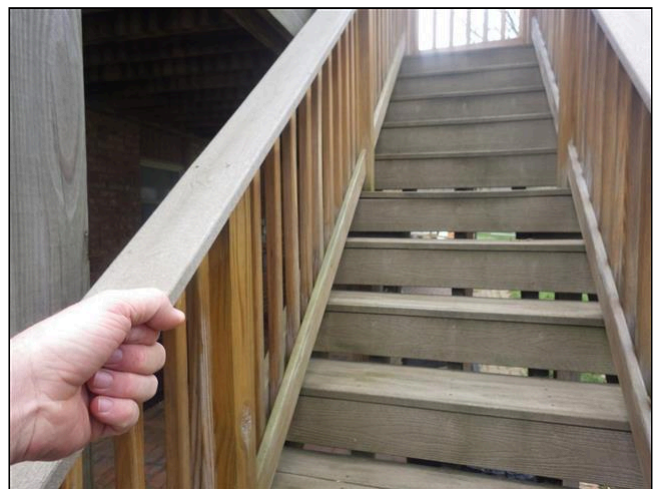
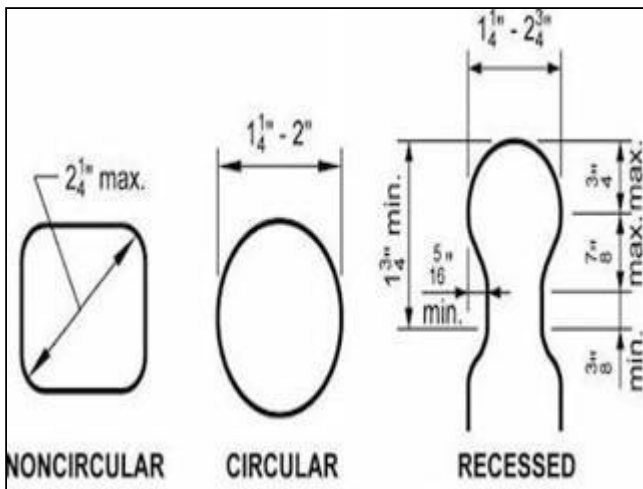
2.6 Decks, Balconies, Stoops, Elevated Porches and Associated Railings


Inspected

-  (1) Repair/Further Assessment: Back deck ledger board is not properly flashed. Flashing materials are not visible at the ledger board, this will commonly allow water to enter the building framing causing deterioration, visibility is extremely limited. Recommend a qualified contractor to further assess for water intrusion into the building framing members and correct the ledger board flashing as needed.



-  (2) Safety: Back deck stairs, top of railing can not be properly gripped per good practice. Recommend installing an appropriate hand railing that can be properly gripped/held.



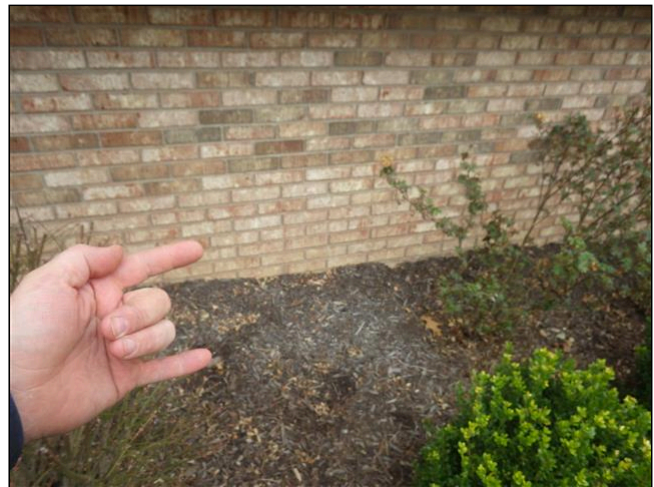
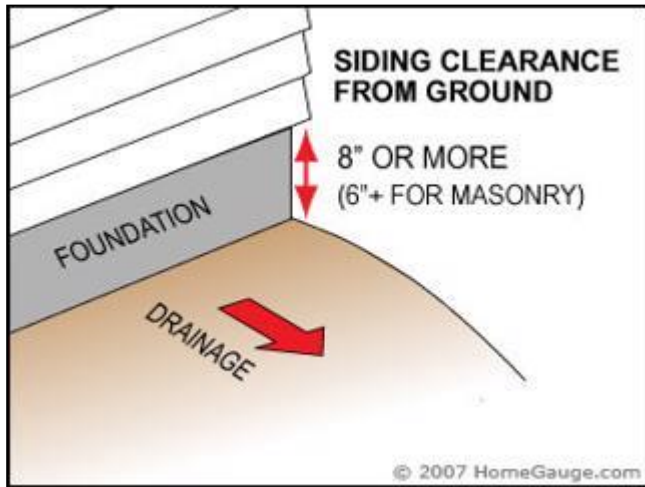
-  (3) Repair: Rear of the home, deck band board is deteriorated from moisture. Recommend a qualified contractor to further assess all deck wood and repair/replace as needed.



2.7 Vegetation, Grading, Drainage, and Retaining Walls (With Respect to Their Effect on the Condition of the Building)

Inspected

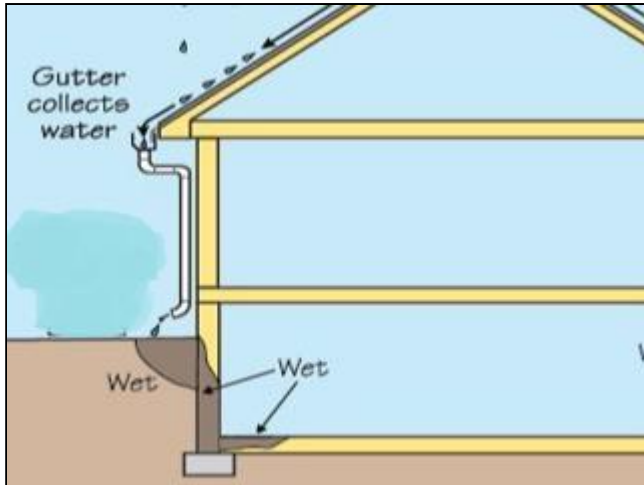
Maintenance: Most of the perimeter, the siding does not have a minimum of 6" clearance above grade per best practice. The clearance is to prevent moisture from penetrating into the building framing and provide a line of site for inspection purposes. Recommend removing soil/mulch as needed insuring that the clearance is present and proper positive grade for water drainage is maintained. Correct as needed.



2.8 Roof Gutter Drainage at Grade (and Sump Pump Discharge When Present)

Inspected

(1) Maintenance: Roof gutter downspout(s) discharge within 5' of the building structure, per best practice the gutter downspouts should discharge a minimum of 5 feet from the building, +10 feet is optimal. Drain lines should not drain onto concrete sidewalks, patios and or driveways. Short gutter downspout terminations may contribute to water entry into the building foundation and or create other moisture related concerns. Correct as needed.



(2) Information: Gutter downspouts feeding into below grade drain lines are present, unable to determine if drains will function properly. It is not uncommon for the below grade lines to not function properly possibly contributing to moisture/water in the basement.



2.9 Driveways, Patios and Walkways (With Respect to Their Effect on the Condition of the Building)

Inspected

2.10 Exterior Pictures for Reference

Inspected

Information: Pictures are for information/reference only. *Removed for presentation purposes.*



REFERENCE INFORMATION:

Where garage doors are present:

Garage door springs are cycle rated; the springs cannot be evaluated for life expectancy.

Garage door openers are only inspected for function; life duration is not determined.

Garage doors and openers require periodic/monthly maintenance this is the responsibility of the building owner, see manual for testing safety beams and downward force adjustment. This is an example from one manufacturer: Chamberlain_Group.com
Garage door opener auto reverse safety feature that requires obstruction or force exerted on the garage door to test/confirm function is not inspected due to a high probability of damage to the door occurring.

Where below surface drains and or ground drain lines for gutter downspouts are present:

Unable to determine if drains will function properly.

Older structures the below ground lines are commonly not functional and may contribute to moisture/water in the basement.

Perimeter of the building, grading will settle due to natural settlement from back filling of the excavated areas, when this occurs a negative grading occurs allowing water to stand next to the building potentially creating moisture problems with the structure. To ensure a positive grade away from the building areas will require additional soil to be added during the life of the building.

DCA 6 - Prescriptive Residential Wood Deck Construction Guide is used for reference only. Decks that are older and deemed to be safely functioning will only be commented on as needed where structural or safety concerns are present. Most decks will not meet 100% of the recommendations in this guide, some counties and communities do not subscribe to this guide. The inspection of decks in this inspection is not technically exhaustive.

3. ROOF SYSTEM

The inspector shall inspect: The roof covering, the roof drainage systems, the flashings, the skylights, chimneys, and roof penetrations. Describe the roof covering and report the methods used to inspect the roof. The inspector will not lift shingles that are sealed, nailing patterns and underlayment are not visible to the inspector to comment on. The inspector is NOT required to inspect antennae, interiors of flues or chimneys which are not readily accessible and other installed accessories.

Styles & Materials

Roof Covering - Asphalt / Fiberglass:

Laminated Shingles (Architectural / Dimensional) -
Asphalt / Fiberglass

Viewed Roof Covering From:

Walked Roof

Roof Covering Approx. Age:

0 to 5 Years

Inspection Items

3.0 Drip Edge, Gutter Apron, or Bent Flashings at the Gutters and Rakes per current best practice.

Inspected

3.1 Flashings

Inspected

3.2 Roof Penetrations

Inspected

3.3 Attic / Roof Vents

Inspected

3.4 Roof Gutters and Downspout System

Inspected

Maintenance: Gutters and downspouts need to be cleaned. In the event the gutters become clogged interior water leaks can occur when water runs back along the eave possibly entering the interior building structure. Recommend cleaning gutters and downspout as needed, as general maintenance this will need to be done multiple times a year.



3.5 Roof Coverings - Asphalt / Fiberglass

Inspected

Information: Architectural/Laminate asphalt shingles commonly last 20 to 25 years in this area.





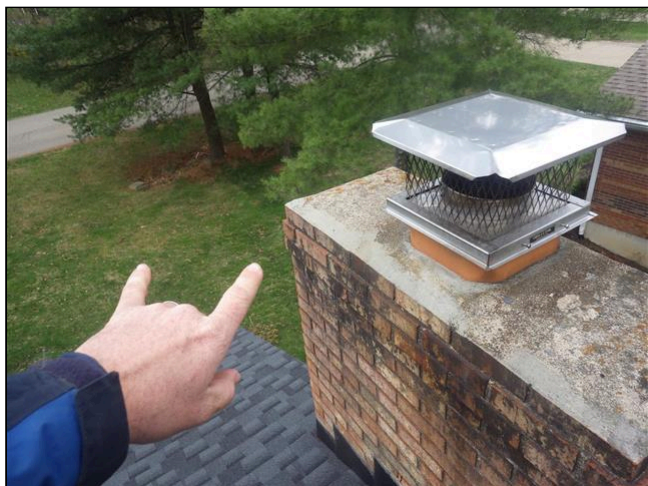
3.6 Chimney(s)/Flashing (Liner IS NOT inspected)

Inspected

(1) Information: Chimney, flue cap with screen is present. I can not view down the flue from the top of the chimney. Flue was not inspected.



(2) Improvement: Chimney(s), concrete crown does not have an appropriate overhang of approximately 2" or greater per current best practice. This can allow water to flow down the chimney/chase and encourage moisture entry, deterioration of mortar and other material, spalling, etc. Recommend a qualified chimney sweep or contractor to further assess and correct as needed.



REFERENCE INFORMATION:

Drip Edge, Southern Ohio Communities/Counties may not enforce the use of drip edge per current best practice. Roofs installed prior to 2014 will commonly not have drip edge.

All roofs, recommend periodic inspection and maintenance of roofing and associated components, inspect for damaged, loose or missing shingles and deteriorated flashing at penetrations, chimney caps, chimney flashing. Perform maintenance as needed on these components to prevent water penetration. Cleaning of gutters on a regular basis is part of regular maintenance. Make sure your roof and gutters are clear of debris. Accumulated debris can clog gutters and push debris (and ice, if it's winter) under the edges of your roof. This can lead to the proliferation of moisture, bacteria and pests. Debris also prompts algae growth, which can lead to unsightly, black streaking on the roof the structure of your shingles.

As part of regular maintenance, it is the property owner's responsibility to perform an annual roof inspection for early detection of roof covering concerns and to correct any suspect problems preventing water leaks into the building structure. In addition to the annual roof inspection, roof inspections are strongly recommended after a storm event such as high winds that may cause damage to your roof shingles and associated components. **Roof inspections are best left to professionals, it is not advised that a property owner mounts the roof due to safety concerns.** Proactively an owner can perform a basic roof inspection from the ground with binoculars, observing any missing shingles, raised shingles, or finding broken shingles on the ground. After any storm, it is advised the owner to walk the perimeter of the building inspecting the roof and other exterior components for storm-related damage. **It is advised that any observed damage to the roof coverings and associated components be addressed by a professional roofing contractor immediately to prevent water damage from occurring to the building.**

Reference: [CertainTeed Maintenance Article](#)

Ice Dams may occur in extreme winter conditions, if visible interior signs of moisture at the exterior wall and ceiling transitions are not present at the time of the inspection this occurrence cannot be predicted or foreseen. The presence of non-visible underlayment(s) and preventative measures cannot be determined during this inspection and detection of these items are considered technically exhaustive. Per CertainTeed Corporation (shingle manufacturer) "All shingle manufacturers exclude from warranty coverage leaks caused by water backup behind ice dams, which can form on the eaves of the roof."

4. STRUCTURAL SYSTEM

The Inspector shall inspect the structural components including foundation and framing. The inspector shall describe the foundation and report the methods used to inspect the under-floor crawlspace. Describe floor structure, wall structure, ceiling structure and roof structure and report the method used to inspect the attic.

Styles & Materials

Roof Structure:

Engineered Wood Truss
Oriented Strand Board (OSB)

Floor Structure (Main):

Wood Joists

Basement Floor Structure:

Concrete Slab

Wall Structure:

Wood Studs
Not Visible

Foundation Wall Structure (Visible):

Poured Concrete

Basement:

Majority Finished

Method Used to Inspect

Attic(s):

Limited Visibility Due to Construction Method
From Entry(s)
Walk Boards Are Not Present

Roof-Type (Primary):

Gable
Modified

Sump Pump Present:

NO

Inspection Items

4.0 Foundations

Inspected

(1) Information: Foundation Walls, cracks are present (commonly found, see overview comments). I did not identify excessively large cracks or differential shifts that require specific documentation.

(2) Information: Basement, where walls and ceilings are covered, structural members are not visible. I can not see behind these coverings.

4.1 Foundation, Perimeter Water Entry (See Footer notes at the bottom of this section)

Inspected

Information: No visible signs of perimeter water penetration, however I cannot confirm that the basement does not or will not leak. Under extreme weather conditions all basements are subject to water/moisture intrusion.

4.2 Floors**Inspected**

Information: Floors are not level in all areas.

**4.3 Ceilings and Walls****Inspected****4.4 Walls****Inspected****4.5 Stairway(s)****Inspected****4.6 Roof Structure and Attic****Inspected**

Information: Attic spaces, due to the limited access, all areas cannot be viewed or physically accessed.



REFERENCE INFORMATION:

Building structures are susceptible to extreme weather conditions such as excessively high or low temperatures, drought, extremely wet conditions, and heavy rains. It is not possible nor is it part of a inspection to predict future conditions nor the severity of changes or impact(s) to the building that may occur.

All foundations will have stress and or settlement cracks present, if the conditions discovered do not warrant further comment these will not be specifically commented on within the report.

Basements where finished materials are present on the walls and or ceilings, access and visibility of the foundation and structural components is limited to the areas that are not finished.

The inspector is not required to provide engineering or architectural services or analysis.

The inspector is not required to offer an opinion about the adequacy of structural systems and components.

The inspector is not required to enter under-floor crawlspace areas that have less than **24 inches of vertical clearance** between components and the ground or that have an access opening smaller than **16 inches by 24 inches**.
The inspector is not required to traverse attic load-bearing components that are concealed by insulation or by other materials.

Readily Open-able Access Panel: A panel provided for an owner inspection and maintenance that is readily accessible, within normal reach, can be removed by opened by one person, and is not sealed in place.

Exterior Decks See Section 2. EXTERIOR COMPONENTS: DCA 6 - Prescriptive Residential Wood Deck Construction Guide is used for reference only. Decks that are older and deemed to be safely functioning will only be commented on as needed where structural or safety concerns are present. Most decks will not meet 100% of the recommendations in this guide, some counties and communities do not subscribe to this guide. The inspection of decks in this inspection is not technically exhaustive.

5. INSULATION AND VENTILATION

The inspector shall inspect the insulation and vapor retarders in unfinished spaces, the ventilation of attics and foundation areas, the mechanical ventilation systems. Describe the insulation and vapor retarders in unfinished spaces, the absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb insulation or vapor retarders and or determine indoor air quality.

Styles & Materials

Dryer Power Source (Visible):

240 Electric (3 Prong)

Interior Exhaust:

Fan
Windows
Recirculating

Insulation "R" Value Where Visible Is Approximately (R38+ Modern Standard):

R-30

Attic Insulation:

Blown Fiberglass
Fiberglass Batt

Attic Ventilation:

Gable Vents
Soffit & Ridge
Vents


Inspection Items

5.0 Insulation and Vapor Retarders (Visible)

Inspected


5.1 Ventilation of Attic and Foundation Areas

Inspected

 Repair/Further Assessment: Attic ventilation consists of soffit and ridge vents, which is a system, and gable vents, which is another system. Having both of these systems present in the same space creates ventilation issues. Recommend a qualified contractor to further assess and correct the ventilation as needed. (Most common solution is to close off the gable vents)

5.2 Venting Systems (Kitchens and Baths)

Inspected

-  Repair: Bathroom ventilation fans, ducts vent into the attic at the soffit. Due to the small size of the soffit, this is poor practice. Recommend venting the fans to the outside not into the attic, recommend insulating ducts to prevent condensation. Bathroom exhaust fans are intended to remove moisture from the room. Correct as needed.



5.3 Dryer Venting (Visibly Present at the Laundry, Exterior Discharge Location Is Not Confirmed, Interior of Vent Is Not Inspected) Washer and Dryers if Present Are Not Inspected for Function.

Inspected

REFERENCE INFORMATION:

Buildings of all ages, I cannot confirm that insulation is present or the condition of the insulation in the exterior wall cavities. Buildings built prior to the 1970's commonly do not have insulation in the exterior walls unless it has been added in more recent years.

Kitchen recirculating fans are considered acceptable and are not required to vent to the exterior.

Dryer Vents recommend cleaning when the client takes possession of the property and annually at the minimum. This allows the dryer to work better and may prevent a duct/lint fire.

Attic spaces where insulation has been walked though and or moved for access but presents minimal negative impact on the insulating characteristics these conditions will not be documented.

Safety/Maintenance: **Dryer vent interior conditions are not inspected during the building inspection.** Dryer vents not properly maintained can be a potential fire hazard. **Recommend have the dryer vent cleaned** prior to using when the client takes possession of the property and annually at the minimum. This allows the dryer to work better and may prevent a duct/lint fire. Dryer duct connection(s) where a dryer is present are not inspected.

6. INTERIOR COMPONENTS

The inspector shall inspect the walls, ceilings, and floors, the steps, stairways, and railings, the countertops and a representative number of installed cabinets a representative number of doors and windows, garage doors and garage door operators. The inspector is NOT required to inspect the paint, wallpaper and other finish treatments, the carpeting, the window treatments, the central vacuum systems, the household appliances, and recreational facilities.

Styles & Materials

Windows (Primary):

Double Pane - Vinyl

Inspection Items

6.0 Interior Comments

Inspected

Information/Maintenance: Common interior imperfections, signs of repairs, loose drywall tape, cracks and imperfections are not reported, considered maintenances.

6.1 Windows (Representative Number) (Screens and Weatherstripping are not commented on)**Inspected**

- 🏠 Repair: Front middle bedroom window (sealed insulating glass unit) has discoloration present between the panes of glass indicating the "Low E Coating" has failed. Correct as needed.


**6.2 Doors (Representative Number)****Inspected**

Maintenance: Entry closet door hardware is improperly secured/installed - door does not retain in the guide. Correct as needed.

**6.3 Bathroom Interiors****Inspected**

Information/Maintenance: Bathtub/showers need to be periodically caulked/sealed at walls, floors and fixtures. Tile walls and shower pans require regular maintenance and grouting. In the event regular maintenance is not observed water leaks may occur.

6.4 Ceilings**Inspected**

-  Information: Dining area ceiling has water stains. I cannot determine if these are or are not active leaks. Per owner, leaking occurred several years ago and has not occurred since recent roof covering has been installed.



6.5 Walls

Inspected

6.6 Floors (Floor Squeaks Are Not Document)

Inspected

Maintenance: Hall bathroom, floor tiles are broken/cracked in areas and grout is missing along the center of the room. Correct as needed.



6.7 Steps, Stairways, Balconies and Railings

Inspected

6.8 Counters and a Representative Number of Cabinets. Granite tops are not inspected for cracks. Base cabinets with stains are not reported unless water leak is present.

Inspected

Within most buildings' esthetic items will be present not limited to but including ceiling and wall imperfections including minor holes, surface imperfections, tape pulls etc. These items are not documented in the report unless "repairs" are deemed necessary.

Building components are susceptible to extreme weather conditions and humidity changes. As an example, items that may not be detectable in extremely hot and dry times are window gas seals between panes, during humid colder weather broken seals are commonly more easily identified. Another example of this is interior nail pops on ceilings associated with truss lift, the trusses move differently dependent upon the weather conditions.

Bathtub/showers/sinks need to be periodically caulked/sealed at walls, floors and fixtures and are considered to be maintenance items and may not be commented on.

Items such as window and door weatherstripping, rubber door threshold components that are worn or missing are considered to be maintenance items and may not be commented on.

7. ELECTRICAL SYSTEM

The inspector shall inspect the Service drop, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the overcurrent protection devices, a representative number of installed lighting fixtures, switches and receptacles, the ground fault circuit interrupters and arc fault circuit interrupters. Describe the amperage rating of the service, the location of main disconnect (s) and sub panels, the predominant branch circuit wiring method. The inspector shall report on the presence or absence of smoke alarms and carbon monoxide alarms. The inspector is NOT required to inspect remote control devices, test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices, low voltage wiring systems and components, ancillary wiring systems and components not, a part of the primary electrical power, distribution system, solar, geothermal, wind, and other renewable energy systems, measure amperage, voltage, and impedance, determine the age and type of smoke alarms and carbon monoxide alarms.

Styles & Materials

Electric Is on to the Building:
Yes

Distribution Panel / Main Disconnect Location:
Basement
Utility Room

Primary Electric Panel Manufacturer:
SQUARE D

Smoke Detector(s) Present:
Yes Not to Current Standards
10+ Years Old by Appearance

Electrical Service Conductors:
Below Ground 120/240 Volts Aluminum
Service Conductors

Panel & Service Capacity (Approximate):
200 AMP

Branch Wire 15 and 20 Amp (Visible - Single Strand):
Copper

Carbon Monoxide Detector(s) Present (Installed):
No

Service / Panel Inspection Sticker:
No - See County Requirements

Panel Type (Primary):
Circuit Breakers

Wiring Methods (Visible):
Nonmetallic Sheathed Cable "NM"
(Romex common trade name)

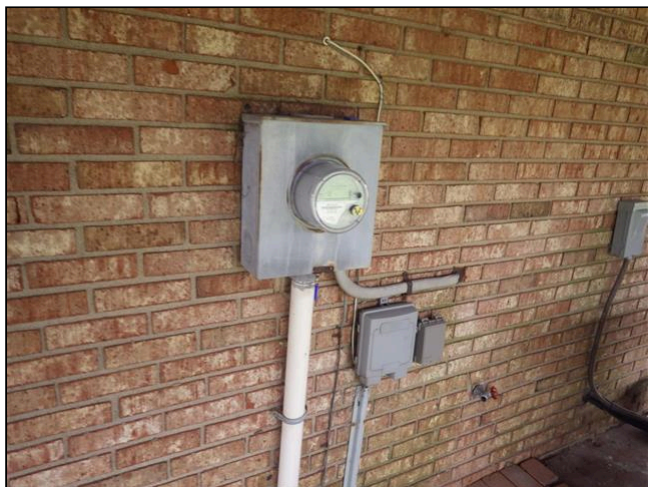
Arc Fault Circuit Interrupters Present:
NO

Inspection Items

7.0 Service Drop, Entrance Conductors and Meter Box

Inspected

Information:




7.1 Service, Final Inspection Sticker

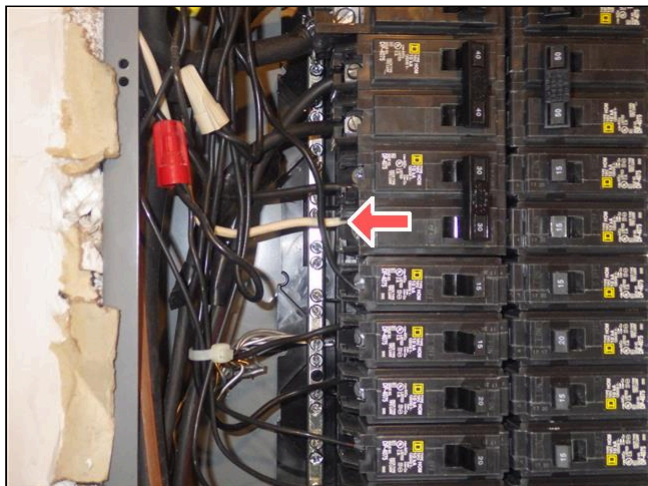
Not Present

Information: Final Inspection sticker is not present. County may not require a final inspection sticker on the panel at completion of the building (may currently but not when built).

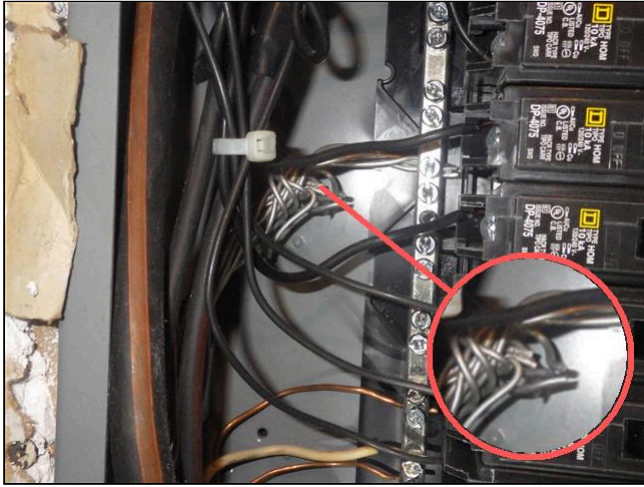
7.2 Distribution Panel, Branch Circuit Conductors, Over-current Devices

Inspected

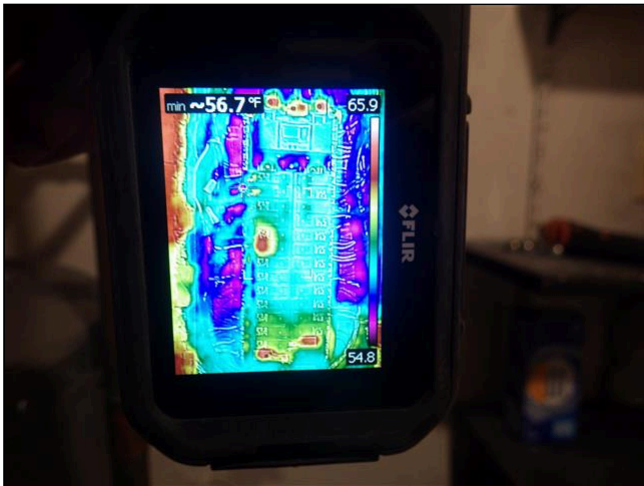
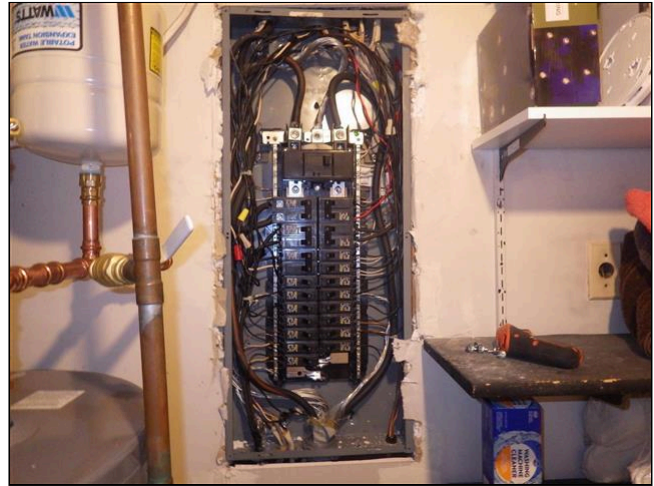
-  (1) Improvement: Electric distribution panel, double-pole breaker has installed black and white conductors. White-sheathed conductors are allowed but should be colored, taped, or otherwise marked to confirm they are intended for use as a (hot) conductor. Recommend owner (if qualified) or licensed electrician to confirm proper installation as needed. If unable to do so, recommend a licensed electrician to further assess and repair/correct as needed.



- 🏠 (2) Repair: Within the distribution panel, neutral wire (stranded aluminum) is not properly installed at the buss bar. Recommend a licensed electrician to correct as needed.



- (3) Information:



7.3 Electrical Receptacles (Representative Number)

Inspected

7.4 (GFCI's) Ground Fault Circuit Interrupters

Inspected

- 🏠 Repair: Master bathroom, GFCI does not trip when tested-power remains on. In this condition the GFCI receptacle does not provide the intended safety function. Recommend a licensed electrician repair/correct

as needed.



7.5 (AFCI) Arc Fault Circuit Interrupters Present. Common in Buildings 2002 and Newer or Newer Electrical Panel Installations in Older Buildings.

Inspected

Improvement: (AFCI) Arc fault breakers do not exist per current best practice. An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. Reference: http://brownelectricinc.com/arc_fault_breakers.htm

7.6 Branch Circuit Conductors

Inspected

7.7 Connected Devices and Fixtures (Representative Number of Devices)

Inspected

7.8 Smoke Detectors (Present)

Inspected

- S** (1) Safety: Smoke detectors appear to be over 10 years old; the sensors are commonly rated for 10 years. Recommend replacing existing smoke detectors with photoelectric sensing technology insure functioning detectors. Install smoke detectors as needed in bedrooms and common areas.
"The American Society of Home Inspectors (ASHI) believes smoke alarms that use photoelectric sensing technology are superior to those that use ionization chamber sensing technology. ASHI recommends that homeowners replace existing ionization alarms with photoelectric alarms whenever possible."
- S** (2) Safety: Smoke detectors are present in common areas however, recommend installing smoke detectors in all sleeping room(s) per current best practice.

7.9 Carbon Monoxide Detectors (Present and Secured/Permanently Installed, Not Plug in Devices) Not Tested for Function, Present Only

Inspected

- S** Safety: Carbon Monoxide alarms, in all buildings with gas appliances and or garages, CO alarms should be installed in a central location outside of each sleeping area and on every level and in other locations as needed per current best practice. [Reference Information](#). Correct as needed.

Safety: All smoke detector should be tested upon moving into the property, recommend replacing batteries at this time also. If the Smoke detectors are suspected to be over 10 years old the design life of the sensors are most likely expired, detectors should be replaced for safety.

Photoelectric sensing technology are superior to those that use ionization chamber sensing technology. Recommend owners replace existing ionization alarms with photoelectric alarms whenever possible."

Readily Open-able Access Panel: A panel provided for owner inspection and maintenance that is readily accessible, within normal reach, can be opened by one person, and is not sealed in place. Electrical panels where the fronts are painted/sealed to the finish wall or blocked will not be opened for inspection of the interior of the panel and associated components such as circuit wire connections and circuit wire type. It is the responsibility of the owner or others to have items readily accessible for the building inspection.

Life of Circuit Breakers: United States Consumer Product Safety Commission says arc- and ground-fault breakers, as well as **regular circuit breakers**, have a lifetime of 30 to 40 years.

8. HEATING & COOLING SYSTEM(S)

The inspector shall inspect the installed heating and cooling equipment, the vent systems, flues and chimneys. Describe the energy source and the heating method by its distinguishing characteristics. The inspector is NOT required to inspect the interiors of vent systems, flues or chimneys which are not readily accessible, the heat exchanger, the humidifier or dehumidifier, the electronic air filter, the solar space heating system, determine heat supply adequacy or distribution balance.

FLUE LINERS ARE NOT INSPECTED, REQUIRES A LEVEL 2 INSPECTION.

Information: **Sizing of heating, cooling and distribution** (ductwork and air flow/return) is considered **Technically Exhaustive and is outside of the scope of this Inspection**. Adequacy of the HVAC system will not be commented on. Recommend the client consult a licensed heating and cooling contractor for any questions or concerns.
Reference article: [Sizing a Heating or Cooling System](#)

Styles & Materials

Heat Type:

Heat Pump (Forced Air) - Split System

Energy Source:

Electric

Heating Equipment Approximate Manufactured Date:

2013

Cooling Equipment Approximate Manufactured Date:

2013

Cooling Equipment Type:

Heat-pump (Forced Air) Electric

Maintenance Records / Recent (within last 6 months):

No - See Comments

Inspection Items

8.0 Heating Cooling and Distribution System(s) (HVAC)

Inspected

(1) Information: Sizing of heating, cooling and distribution (ductwork and air flow/return) is considered **Technically Exhaustive and is outside of the scope of this Inspection**. Adequacy of the HVAC system will not be commented on. Recommend the client consult a licensed heating and cooling contractor for any questions or concerns.

Reference article: [Sizing a Heating or Cooling System](#)

(2) Information: Heating and cooling system, equipment and component compatibility is not determined during a building inspection and is considered to be **Technically Exhaustive and is outside of the scope of This Inspection**. Recommend the client consult a licensed heating and cooling contractor for any questions or concerns.

8.1 Normal Operating Controls (Thermostat)

Inspected

Information:



8.2 Heating Equipment (Gas Furnaces, Heat Exchangers, Humidifiers and Flue Liners Are Not Inspected - Sizing of Heating Equipment is not part of this Inspection)

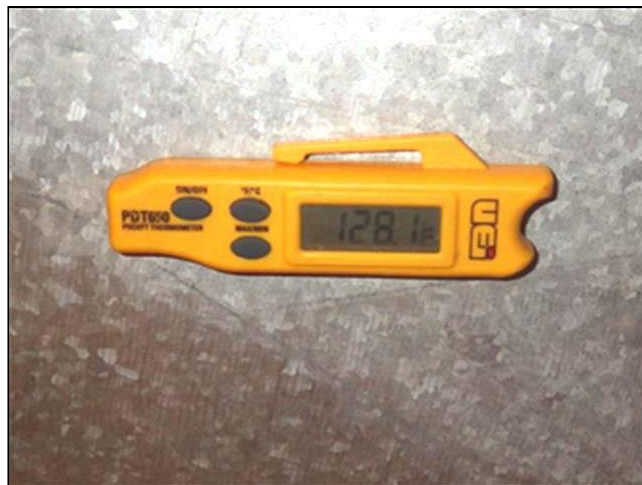
Inspected

Information: The heat pump air handler and resistance heat is approximately **9 years old**, if well maintained per the NAHB (see footer notes) the heat pump should have an **average life of approximately 16 years**. As equipment ages the efficiency of the unit will commonly decline and it is common for it to become more problematic and subject to failure.






HP

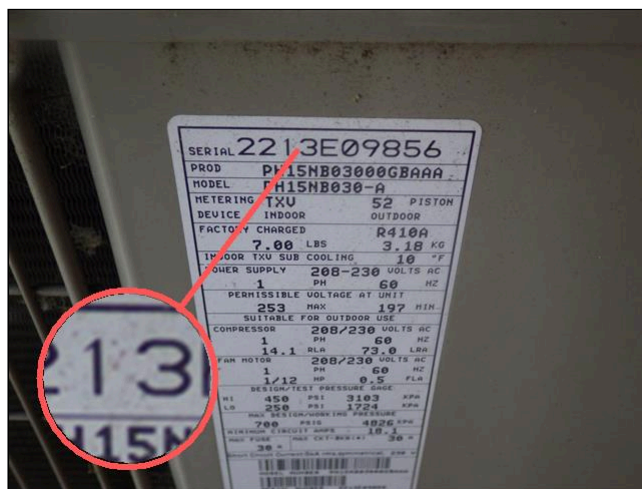


Resistance

8.3 Cooling Equipment/Air Conditioner/Heat Pump (Window/Through Wall Units Are Not Inspected - Sizing of Cooling Equipment is not part of this Inspection)


Inspected

-  Information: The Heat Pump Compressor is approximately **9 years old**, if well maintained per the NAHB (see footer notes) heat pumps have an average design life of approximately 15 years. As equipment ages the efficiency of the unit will commonly decline and it is common for it to become more problematic and subject to failure. **The heat pump is inspected in the seasonal mode of heat only.** Resistance/emergency heat at the air handler is inspected in all seasons.



8.4 Maintenance Records (Service date within the past 6 months)

Inspected

-  Further Assessment/Information: Heating and cooling system, service records indicating recent servicing of equipment are not present. Good practice suggests routine maintenance annually. If the owner cannot provide **service documentation of both the heating and cooling components** of the system within the past 6 months, **recommend having the heating/cooling system serviced.**

8.5 Distribution Systems (Interior of Ducts Are Not Inspected, Air Velocity Is Not Measured - Adequacy of Distribution System is not part of this Inspection)

Inspected

REFERENCE INFORMATION:

As annual maintenance, it is recommended that the heating and cooling system (HVAC) be serviced by a qualified technician. This preventive maintenance is beneficial to the longevity of the system as well as enhances the efficiency of the system. Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment by a qualified HVAC technician. Confirmation of properly sized and compatible components is not part of this inspection. If the customer wishes to have the system further evaluated, recommend a qualified heating and cooling contractor to further assess.

02-2007 NAHB Study of Life Expectancy of Components:
Heating, Ventilation, and Air Conditioning (HVAC)

Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best-case scenarios most components of such systems only last 15 to 20 years. Furnaces on average last 15-20 years (local contractors suggest 15 years), heat pumps 16 years, and air conditioning units 10-15 years.

(YEARS) Air Conditioners 10-15, Furnaces 15-20, Heat Pumps 16, Furnaces, Warm-Air, Electric 15, Furnaces, Warm-Air, Gas 18, Furnaces, Warm-Air, Oil 20, Heat Pumps 16, Thermostats 35, Dehumidifiers 8, Boilers Electric 13, Boilers Gas 21

9. PLUMBING SYSTEM

The inspector shall inspect: The interior water supply and distribution systems including fixtures and faucets, interior drain, waste and vent systems including fixtures, water heating equipment and hot water supply systems, vent systems, flues and chimneys, fuel storage and fuel distribution systems, sewage ejectors, sump pumps, and related piping. Describe the interior water supply, drain, waste and vent piping materials, the water heating equipment including the energy source, the location of main water and main fuel shut-off valves. The inspector is NOT required to inspect the clothes washing machine connections, the interiors of the interiors of vent systems, flues or chimneys which are not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, solar water, geothermal, and other renewable energy water heating systems, fire and lawn sprinkler systems, private waste disposal systems. The inspector is NOT required to determine whether water supply and waste disposal systems are public or private, the quantity or quality of water supply or operate safety valves or shut-off valves.

Styles & Materials

Water is on to the building:
Yes

Water source:
Public

Plumbing water supply to the building - (visible):
Copper

Main water shut-off location:
Basement front wall
Under Stairway

Water pressure regulator and thermal expansion tank:
Tank is present - Regulator is not

Water distribution (interior) - supply to fixtures:
Copper

Plumbing waste (visible):
PVC

Water heater power source:
Electric

Water heater capacity - Gallon:
50

Water heater approximate manufactured date:
2021

Inspection Items

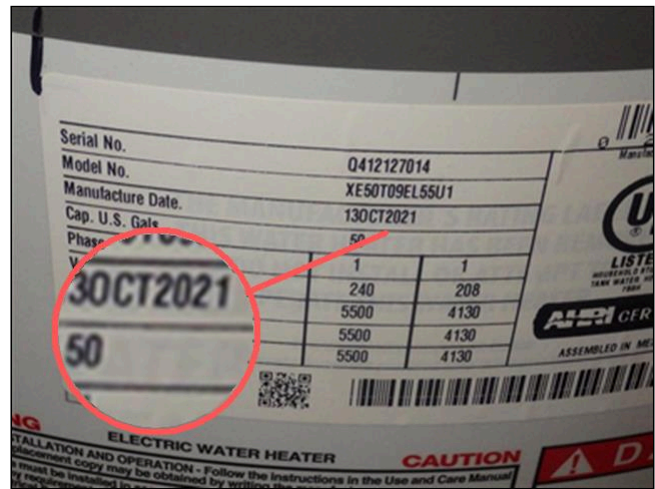
9.0 Fuel Storage and Distribution Systems (Combustible Gas Meters Are Not Used)

Inspected

9.1 Hot Water Systems, (Flues and Vents Visual Inspection Only)

Inspected

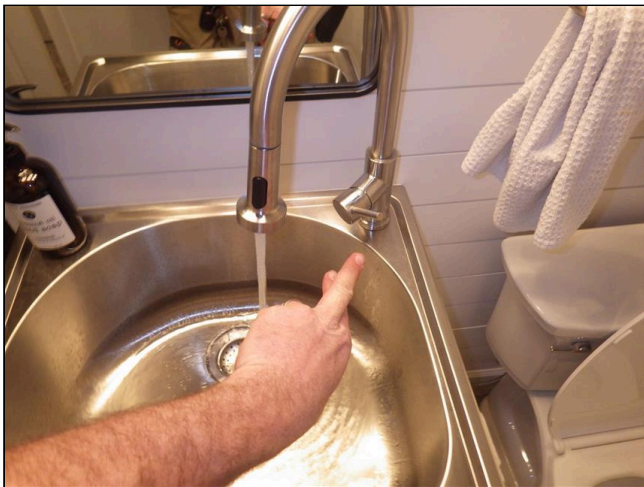
Information: The water heater is approximately **1 year old**, per the NAHB water heaters will have an **average design life of 12 years**.



9.2 Interior Water Supply and Distribution Systems and Fixtures (Filtration Systems Not Inspected - Sink and Tubs, Stopper(s) Missing/Operable Are Not Commented on)

Inspected

Maintenance: Basement bathroom, sink hot/cold are reversed. Correct as needed.



9.3 Water Pressure Regulator and Thermal Expansion Tank

Inspected

Information: **Pressure regulator is not present** in the water supply line, client may wish to have one installed to protect the plumbing system from excessive pressure as supplied by the municipal water supply. Municipal water pressure can fluctuate with excessive pressure. **Expansion tank is present in the system.**

9.4 Drains at Fixtures (Below Grade and Exterior Waste Lines Are Not Inspected)

Inspected

9.5 Drains, Waste and Vent Systems (Below Grade and Exterior Waste Lines Are Not Inspected)

Inspected

9.6 Main Waste Drain Cleanout Accessible

Inspected

Information: Sewer waste line cleanout is accessible. Cleanout cap is PVC.



Basement - Under the Stairway

REFERENCE INFORMATION:

Combustible gas detectors **are not used**, this is considered technically exhaustive. If the smell of mercaptan (added to gas for safety) which is similar to rotten eggs is observed the inspector will identify the probability of a gas leak. In the event of a gas leak, we recommend calling the utility company for assessment.

Washing machine, rubber supply hoses are subject to leaking or rupturing, recommend installing burst-resistant stainless-steel braided hoses for the washing machine supply hoses.

Refrigerators with water/ice makers, poly/plastic supply hoses are subject to leaking or rupturing, recommend installing stainless steel braided hoses for water supply. Recommend these be installed at the water source/valve and the distribution block within the back panel of most refrigerators eliminating any intermediate connections.

During the inspection, water is ran, however, it is not always possible to identify potential water waste and drain issues that may occur. The customer may desire to have the waste lines further evaluated by a plumber to ensure damaged or blocked (tree roots, excessive sediment, etc.) waste lines are not present between the building and the discharge into the sewer, this is considered a technically exhaustive inspection and is not part of this inspection.

Faucets and toilet tank parts require periodic maintenance and or replacement of internal parts such as washers and seals, this can frequently be performed by the building owner. During the inspection, only items that are of concern will be identified.

A water pressure regulator is a plumbing valve that reduces the water pressure coming from the main water line into the building. This valve brings down the pressure to a safe level before the water reaches any plumbing fixtures inside the building. Pressure above 80 PSI is considered excessive.

NAHB PDF Document: LIFE EXPECTANCY of COMPONENTS Most water heaters in this area have a life expectancy per this information of approximately 12 years, water conditions can reduce this life span.

10. FIREPLACES, SOLID FUEL AND GAS LOGS / APPLIANCES

The inspector shall inspect the systems components, the vent systems, flues, and chimneys. Describe the fireplaces and solid fuel-burning appliances and chimneys. The inspector is NOT required to inspect the interiors of vent systems, flues, or chimneys that are not readily accessible, the fire-screens or doors, the seals and gaskets, the automatic fuel feed devices, the mantels and fireplace surrounds, the combustion make-up air devices, the heat distribution assists whether gravity controlled, or fan assisted, ignite or extinguish fires, determine draft characteristics and or move fireplace inserts or stoves or firebox contents.

Styles & Materials

Chimney(s) and Visible Liner:

Brick With Clay Liner

Types of Fireplaces:

Conventional Masonry
Solid Fuel (Wood)
Insert

Inspection Items

10.0 Chimney Flues and Vents, Visible Exterior Components (Flue Liners Are Not Inspected, a Home Inspection Does Not Qualify as a Level 1, 2 or 3 CSIA Inspection, See Footer Notes for Reference)

Not Inspected



Further Assessment/Not Inspected: Inspection of fireplaces and liners are limited to those areas readily visible to the inspector. Due to normal design constraints, the flues cannot be fully assessed within the scope of this inspection. Flue evaluation is technically exhaustive and requires a qualified technician/sweep and is not part of this inspection. ***The Chimney Safety Institute of America (CSIA) and National Fire Protection Association (NFPA) recommend the fireplace and flues be further assessed by a qualified contractor performing a level 2 inspection when the property is being transferred.***

10.1 Fireplaces - Solid Fuel Capable (a Home Inspection Does Not Qualify as a Level 1, 2 or 3 CSIA Inspection, See Footer Notes for Reference)

Not Inspected

Not Inspected/Further Assessment: Fireplace, a wood burning insert is present. The firebox, damper and flue is not visible from the opening. Recommend a qualified chimney sweep clean and inspect for safety and function. (Per documentation on-site, chimney sweep has recently inspected)



REFERENCE INFORMATION:

Inspection of fireplaces and liners is limited to those areas readily visible to the building inspector. Due to normal design constraints, the flues cannot be fully assessed within the scope of a standard Building Inspection, this is also true when the flue is visible from the top. If a fireplace insert is present the firebox and damper components cannot be inspected. ***Flue evaluation requires the use of special equipment by a qualified technician/sweep and is not part of the Building Inspection and is considered technically exhaustive. A Building Inspection DOES NOT qualify as a Level 1 CSIA inspection. Per the Chimney Safety Institute of America (CSIA) "Level 2 inspection is required upon the sale or transfer of a property." "A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney."***

See [Chimney Safety Institute of America \(CSIA\)](#) or [National Fire Protection Association \(NFPA\) NFPA 211](#) for a complete explanation of the three levels of inspections and what services your chimney service technician should provide for each level as defined by the [National Fire Protection Association \(NFPA\) NFPA 211](#)

11. KITCHEN APPLIANCES, BUILT-IN

As a courtesy only, the inspector will observe and operate the basic functions of the following appliances:

Permanently installed dishwasher, through a short cycle; range, cooktop, and permanently installed oven; in-sink aerator; ventilation equipment or range hood; and permanently installed microwave ovens.

The inspector is not required to observe:

Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non-built-in appliances; or refrigeration units. The inspector is not required to operate: trash compactors; appliances used as storage for personal items; in use; or any appliance that is shut down or otherwise inoperable.

Inspection Items

11.0 Refrigerator (Not Inspected Other Than That It Is Cool and Operational)

Inspected

11.1 Dishwasher (Operated in the Rinse or Short Cycle Only)

Inspected

11.2 In Sink Aerator/Food Waste Disposer

Inspected

11.3 Ranges/Ovens/Cooktops/Stoves

Inspected

- S** Safety: Stove, per manufacturer's directions, an anti-tip safety bracket/device is required (decal on oven door), this is not installed on the stove. The bracket is intended to prevent the range from being tipped forward by weight on the oven door. Recommend installing appropriate bracket per manufacturer's directions.

12. ENVIRONMENTAL COMMENTS - NOT INSPECTED

THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS BUILDING INSPECTION:

The Inspector is not required to determine the presence of flora or evidence of rodents, animals, bats, guano, or insects; the presence of mold, mildew, fungus or air-borne hazards; the air quality; the existence of asbestos or other environmental hazards, hazardous waste conditions or the presence of hazardous materials including, but not limited to, the presence of lead in paint.

Any comment pertaining to any of the aforementioned concerns is as a courtesy only. The client is advised to seek guidance from a qualified professional experienced in the specific area(s) of concern.

The inspector does not test any materials to determine the content, nor are any suspected bio-growths tested.

The client may wish to have substances and or materials further assessed and understand the health and financial implications they may or may not present.

The aforementioned items are outside of the scope of a building inspection, special certification and or State issued licenses may be required in environmental assessments. The company and inspector assume no responsibility for any of the environmental concerns it is outside of the scope of this inspection. This is clearly addressed in the Pre-Inspection Agreement signed prior to the inspection.

Inspection Items

13. ANCILLARY SERVICES IN ADDITION TO THE INSPECTION

"Ancillary Services" are additional services that are "outside of the scope of a standard inspection" and are not included in this inspection unless specifically contracted and paid for by the client. The identified services are available through AA Home Inspection for an additional fee and are traditionally scheduled when the client schedules the building inspection. **This section will identify the services that the client has selected to be performed and when these deliverables will be made available to the client.** In instances, all or part of these services are provided through contractors. Specific defects may or may not be identified in this report and may refer to documents that will be provided independently of this inspection report.

Styles & Materials

Wood Destroying Insects / Termite - ADDITIONAL SERVICES:
YES - See Comments

Radon Test (48 Hour) - ADDITIONAL SERVICES:
NO - Client Declined at the Time of Scheduling

Sewer Scope/Camera - ADDITIONAL SERVICES:
NO - Client Declined at the Time of Scheduling

Inspection Items

13.0 Wood Destroying Insect Inspection Report (WDI) NPMA-33 Form Structural Insects Only AKA Termite Letter

Inspected



Information: See separate Wood Destroying Insect Report for reference. ([Attachments Folder](#) on the web).



13.1 Radon Testing (48 hour, closed house conditions)

Not Inspected

Not Inspected: Client declined radon testing services at the time of scheduling the inspection services. Radon testing is not part of a standard inspection.

Reference: [A Citizen's Guide to Radon](#)

13.2 Sewer Scope Inspection (photos of sewer waste line from the building to the main sewer)

Not Inspected

Client declined the sewer scope inspection at the time of scheduling the inspection services, this is not part of this inspection. Sewer scopes are used to determine the condition of the sewer waste line between the municipal sewer and the building.

13.3 Mold Testing

Not Inspected

Not Inspected: Mold/Interior Air Quality, this service (separate service) was not performed. Client declined the service at the time of the inspection.

14. COMPLIMENTARY PHOTO VIEWS

Inspection Items

14.0 Complimentary Photos - Detached Building

Inspected

Removed pictures for presentation purposes.

