

Confidential Inspection Report

Prepared exclusively for:

**John Doe
1234 Spruce
Cleveland, Ohio, 44411**



Prepared By:

**Affordable Inspection Service, LLC
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Cleveland, Ohio 44145-9998
216-341-0601**



www.affordableinspectionservice.com



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August 13, 2018

At your request, a visual inspection of the above referenced property was conducted on 8/13/2018. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

REPORT SUMMARY

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report, including the limitations, scope of Inspection, and Pre-Inspection Agreement. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow.

GROUND

GRADING

CONDITION:

Ensure all grading slopes away from the foundation 1 inch per foot within 5 feet of the building. We recommend back-filling this area to ensure water runs away from the foundation.

FENCING

CONDITION:

Fence is showing signs of decay due to the exposure to the elements. We recommend monitoring the fence closely and making repairs / replacement of the damaged materials as necessary.
Fencing is damaged. We recommend repairing / replacing the damaged fencing material.

EXTERIOR

WALLS

CONDITION:

Some siding was observed to be loose. We recommend re-attaching the loose siding.
Exterior wall covering(s) were observed to be missing. We recommend replacement of the missing wall covering material.

TRIM

CONDITION:

Damage to the exterior trim was noted. We recommend making the necessary repairs.
Trim was observed to be loose. We recommend re-attaching the loose trim.
Trim was observed to be missing. We recommend replacement of the missing trim.

BALCONY

CONDITION:

Wood rot was observed. Do not use balcony until repairs have been made. We recommend replacing the



damaged materials.



WINDOWS

CONDITION:

Insulated glass window pane(s) are fogged indicating the seal between the panes has failed. We recommend replacing the affected pane(s).

ELECTRICAL

CONDITION:

All exterior receptacle(s) should be protected by a Ground Fault Circuit Interrupted (GFCI) circuit. Typical costs for GFCI installation vary between \$25 - \$70 per receptacle.

Loose electrical receptacle(s) were noted. We recommend repairing all loose receptacles.



ROOF

COVERING

CONDITION:

Roofing material is cracked and curling. Although this is a natural condition brought on by exposure to the ultraviolet light and the elements, we recommend budgeting for repair / replacement of the roof covering.

Missing roofing materials. We recommend replacement of the missing roofing materials.

Roofing material is worn. We recommend budgeting for repair / replacement of the roof covering. A roof tune-up may extend the life of the roof.



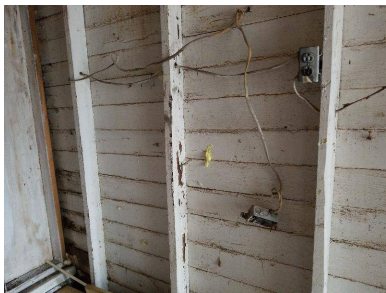
GARAGE

ELECTRICAL CONDITION:

Junction box(es) are missing cover(s). We recommend installing cover(s) where needed.



Branch wiring is loose. We recommend re-attaching the wiring to the joists / studs with proper staples / clips.



BASEMENT

MOISTURE CONDITION:

Water was observed in the basement area. We recommend further evaluation by a qualified waterproofing contractor.

Efflorescence was observed. This is caused by moisture evaporating inside the basement. We recommend the use of a basement De-humidifier, if the problem persists then further evaluation by a qualified waterproofing contractor is recommended.

ELECTRICAL

GROUNDING



DESCRIPTION:

Ground wire has been severed causing the electrical system to be ungrounded. We recommend replacing the ground wire with a continuous wire from the neutral buss bar to the point of grounding.

We recommend the installation of a jumper wire across the water meter to ensure adequate grounding.



BRANCH WIRING

TYPE:

All electrical circuits were not visible. Inspection was made of the visible wiring only.

Romex-style wiring was observed.

BX armored cable branch wiring was observed.

Knob & Tube branch wiring was observed. Knob and Tube wiring is an older method with no ground wire and should be replaced if the sheathing is observed to be deteriorating. Over the last several years, a number of insurance companies have declined to underwrite home insurance policies on older homes with knob and tube wiring. This obviously prevents most homeowners from proceeding with the purchase of a home with either of these features, as fire insurance is typically required to obtain a mortgage. While insurance companies may consider knob and tube wiring unsafe, this condition does not automatically present a significantly higher risk of fire or other insured loss than other systems - although reasonable concern is warranted. Insulation which is blown in, loose or comprised of expanding foam which surrounds the knob and tube wiring may not let the heat dissipate in the surrounding air and is prohibited by national standards. Knob and tube wiring which is buried in inaccessible places may be covered with insulation, but are excluded from this inspection due to the inaccessibility. We recommend further evaluation from a qualified electrician.

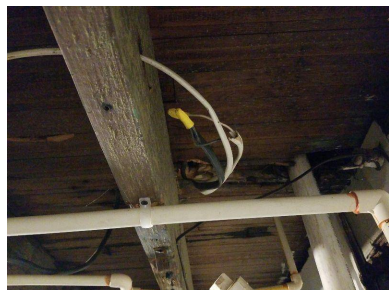
Branch wiring in rigid conduit was observed.

CONDITION:

Substandard (handyman) wiring and connections are installed in a haphazard manner. There is an increased potential for shock and fire hazards. Every instance of handyman wiring present may not be detailed in this report. We recommend further evaluation and repair by a qualified electrician.

Open splices are present. We recommend placing all splices in a covered junction box.

Branch wiring is loose. We recommend re-attaching the wiring to the joists / studs with proper staples / clips.





PLUMBING

MAIN SUPPLY LINE

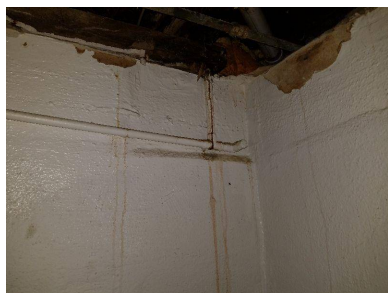
CONDITION:

Main water supply line is leaking. We recommend repair by a qualified plumber.

SUPPLY PIPES

CONDITION:

Water supply piping leaking at the fittings. We recommend repairing / replacing all leaking fittings.



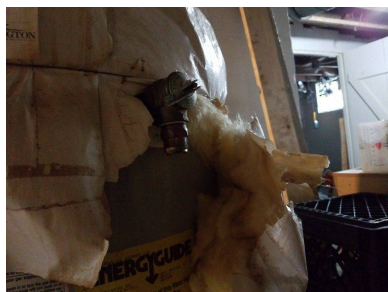
WATER HEATER

AGE:

Water heater is estimated to be more than 12 years old. Water heaters have a typical life span of 8 - 12 years.

PRESSURE RELIEF VALVE:

Water heater pressure relief valve (PRV) extension pipe is missing. We recommend installing a 3/4 " copper pipe that extends within 6" of the floor.



KITCHEN

ELECTRICAL

CONDITION:

Ground Fault Circuit Interrupter (GFCI) receptacle did not respond properly to being tripped. We recommend replacing all non-functioning GFCI receptacles.

BATHROOM(S)

BATHROOM

BASIN:



Wash basin drains abnormally slow. We recommend further evaluation by a qualified plumber.

RECEPTACLES:

RECEPTACLES

CONDITION:

Ungrounded three hole receptacle(s) were observed. 3 hole receptacles give the impression that a ground is present when in reality they are not. We recommend installing a grounding wire where none are present or replace the ungrounded receptacle(s) with two hole receptacle(s) to eliminate this false sense of security. Loose electrical receptacle(s) were noted. We recommend repairing all loose receptacles.

SWITCHES

CONDITION:

Switch(es) without cover plates were noted. Use caution when using these switches. We recommend installing the cover plate(s).

The function of all light switches could not be verified. This may be due to an inoperative switch or a switch operating a receptacle that was hidden behind furnishings. We recommend that you have the present owner demonstrate their use and consult with a qualified electrician if any questions exist as to their serviceability.

Thank you for selecting Affordable Inspection Services to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Terry Finney Jr
InterNACHI Certified Professional Inspector
Affordable Inspection Service, LLC



INSPECTION CONDITIONS

The inspection was performed according to the **International "Standards of Practice" for performing a general home inspection**. Certified inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a **"code of ethics"** that requires members to discharge their duties with fairness and impartiality to all. This report supersedes all previous communications and represents a visual evaluation of those components outlined in our contract that were accessible on this day only. The report does NOT represent an endorsement for or against the purchase of real estate and there are **NO EXPRESS WARRANTIES EXPRESSED OR IMPLIED IN CONJUNCTION WITH THE INSPECTION OF THE PREMISES**. The contents of this report are not assignable to third parties; the report is confidential and shall not be revealed to anyone without your authorization. We urge you to spend the time needed to review each part of the inspection report to make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require any further clarification, please call my office for free assistance. If you should desire a "return visit inspection", a \$75 fee will apply. To prevent "false expectations", please understand that the task of a home inspector is to function as a "general practitioner" who is trained to be a professional in the identification of typical home deficiencies. We perform a visual examination to identify certain components, state their general condition, locate tell-tale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. Be advised that a home inspector will not find every little problem during the several hours spent at the site. For that reason, undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A home inspector does NOT perform destructive testing, he can NOT see through walls, he does NOT move furniture or stored goods or predict the future. **DISCLAIMER: Those defects hidden or concealed at time of inspection are EXCLUDED from this report.** Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still incur some risk, the inspection report does represent an educated & impartial second opinion. For your added protection, you should recognize the owner as the best source of information regarding the history of the home, and seek honest disclosure of known problems prior to purchase. You should carefully review any available seller disclosure forms.

CLIENT INFORMATION

CLIENT(S) NAMES: John Doe.
ADDRESS: 1234 Spruce.
CITY: Cleveland.
STATE: Ohio.
ZIP CODE: 44411.

INSPECTION INFORMATION

INSPECTION DATE: 1/1/2018.
TIME: 10:00 AM.

CLIMATIC CONDITIONS

WEATHER: Weather conditions were clear at the time of the inspection.
TEMPERATURE: Temperature at the time of inspection was 65 - 75 degrees Fahrenheit.

BUILDING CHARACTERISTICS

FRONTAGE: Main entry faces the north.
ESTIMATED AGE: Main structure is estimated to be more than 90 years old.
STRUCTURE TYPE: Single family home.



UTILITY SERVICE

WATER SERVICE: Public water supply.

SEWER SYSTEM: Public sewer system.

UTILITIES: All utilities were turned on at the time of the inspection.

OTHER INFORMATION

OCCUPIED: Yes. Access to certain items such as: Electrical outlets, wall and floor surfaces, windows and doors and cabinet interiors are restricted by personal belongings. Please understand that the inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Be advised that hidden defects could exist that were inaccessible at time of inspection. For that reason, you should schedule a "pre-passing walk through inspection" to examine the home after the owner has moved. You may elect to perform this inspection yourself or request that the inspector return. (Note: A re-inspection fee of \$75.00 applies).

PRESENT: Terry Finney, Inspector (Affordable Inspection Service) completed the inspection.
Client was present for the inspection.
Selling agent was present for the inspection.

FEE: Paid in full with a check. This inspection report is your receipt.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground drainage piping. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

GRADING

CONDITION:

Ensure all grading slopes away from the foundation 1 inch per foot within 5 feet of the building. We recommend back-filling this area to ensure water runs away from the foundation.

WALKWAYS

MATERIAL:

Walkway(s) are fully / partially constructed of concrete.

CONDITION:

Walkway(s) have minor settling / shrinkage cracks which may develop into larger cracks during the expansion and contraction of the freeze cycles. We recommend replacing the damaged slabs if they become a trip hazard. Patching of the damaged slabs is not recommended as this is rarely effective and seldom holds beyond the first winter freeze.

DRIVEWAY

MATERIAL:

Driveway is fully / partially constructed of concrete.

CONDITION:

Driveway has minor settling / shrinkage cracks which may develop into larger cracks during the expansion and contraction of the freeze cycles. We recommend replacing the damaged slabs if they become a trip hazard. Patching of the damaged slabs is not recommended as this is rarely effective and seldom holds beyond the first winter freeze.

The seal between the driveway material and the foundation is missing / inadequate. We recommend sealing the space with an approved driveway / foundation caulk.

FENCING

MATERIAL:

Fence is partially / fully constructed of wood.

CONDITION:

Fence is showing signs of decay due to the exposure to the elements. We recommend monitoring the fence closely and making repairs / replacement of the damaged materials as necessary. Fencing is damaged. We recommend repairing / replacing the damaged fencing material.



EXTERIOR

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present we routinely recommend further evaluation by a structural engineer. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

WALLS

MATERIAL: Exterior walls are covered / partially covered in vinyl lap siding. Vinyl is a very durable siding material and virtually maintenance free.

CONDITION: Some siding was observed to be loose. We recommend re-attaching the loose siding.
Exterior wall covering(s) were observed to be missing. We recommend replacement of the missing wall covering material.

TRIM

MATERIAL: Exterior trim is constructed entirely / partially of wood.
Exterior trim is clad entirely / partially with aluminum.
Exterior trim is clad entirely / partially with vinyl.

CONDITION: Damage to the exterior trim was noted. We recommend making the necessary repairs.
Trim was observed to be loose. We recommend re-attaching the loose trim.
Trim was observed to be missing. We recommend replacement of the missing trim.

PORCH

TYPE CONSTRUCTION: Porch is fully / partially constructed of masonry materials.
Porch has a wood floor.

CONDITION: Porch appears serviceable.

PORCH RAILING: Porch railing appears serviceable.

COVERING: Porch enclosure / cover appears serviceable.

DECK

MATERIAL & CONDITION: Deck is fully / partially constructed of treated lumber. Treated wood boards have been treated at the factory with a chemical designed to resist water and insect damage. This chemical process may include adding arsenic to the wood. We recommend sealing the decking bi-annually to prevent ingesting the chemical preservative via contact with your skin.
Decking is showing signs of decay / splintering / warping due to the exposure to the elements. We recommend monitoring the deck closely and making repairs / replacement of the damaged materials as necessary.

DECK RAILING: Deck railing appears serviceable.

FRONT STEPS

MATERIAL: Front steps are constructed entirely / partially of masonry materials.

CONDITION: Front steps appear serviceable.

REAR/SIDE STEPS

MATERIAL: Rear / Side steps are constructed entirely / partially of wood.

CONDITION: Rear / Side steps appear serviceable.



BALCONY

MATERIAL:

Balcony is constructed of wood.

CONDITION:

Damage was noted. Do not use balcony until repairs have been made. We recommend making the necessary repairs.

Wood rot was observed. Do not use balcony until repairs have been made. We recommend replacing the damaged materials.



DOORS

TYPE:

Some / All exterior doors were constructed of wood.

Some / All exterior doors were constructed of metal.

CONDITION:

Exterior doors appear serviceable.

WINDOWS

MATERIAL:

Some / All windows are constructed of vinyl.

Some / All windows are constructed of glass blocks.

CONDITION:

Insulated glass window pane(s) are fogged indicating the seal between the panes has failed. We recommend replacing the affected pane(s).

STORM WINDOWS/DOORS

MATERIAL:

Vinyl storm window(s) / door(s) were present.

Steel security window(s) / door(s) were present.

CONDITION:

Storm window(s) / Storm door(s) appear serviceable.

ELECTRICAL

CONDITION:

All exterior receptacle(s) should be protected by a Ground Fault Circuit Interrupted (GFCI) circuit. Typical costs for GFCI installation vary between \$25 - \$70 per receptacle.

Loose electrical receptacle(s) were noted. We recommend repairing all loose receptacles.





ROOF

(The inspector is NOT required to walk on the roof. The method of roof inspection is a judgment call based upon access and the inspector's safety.)

The foregoing is an opinion of the general quality and condition of the roofing material. Because of the many factors contributing to the adequacy of a roofing installation, Affordable Inspection Service, Inc. cannot warrant such adequacy and can only comment on those installation features that are readily accessible and identifiable by visual inspection. Inaccessible areas are excluded including roof decking, underlayments, nailing schedules and many other factors not evident in a visual examination

This report is NOT a guarantee against roof leakage as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof. **NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED.** You should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.

TYPE

DESCRIPTION: Some / All roofing is a gable style.

INSPECTION METHOD: Roof was inspected with binoculars from the ground.

COVERING

DESCRIPTION: Asphalt composite shingles are installed on the main roof. Asphalt shingles have an estimated life span of 15 - 20 years.

Multiple layers of roofing material are installed on the roof. Generally, a maximum of two layers may be installed before it becomes necessary to remove all the roofing material and start over with a single layer when re-roofing is necessary. This can add significantly to the cost of re-roofing.

AGE: Roof is estimated to be at least 15 years old.

CONDITION: Roofing material is cracked and curling. Although this is a natural condition brought on by exposure to the ultraviolet light and the elements, we recommend budgeting for repair / replacement of the roof covering. Missing roofing materials. We recommend replacement of the missing roofing materials. Roofing material is worn. We recommend budgeting for repair / replacement of the roof covering. A roof tune-up may extend the life of the roof.



Roof penetrations represent a weak link in any roof. Flashings or seals should be monitored for deterioration caused by age and exposure, and repaired as required. Chimney flashings should be cut-in to the mortar prior to caulking.

FLASHING

DESCRIPTION: Aluminum flashing material was present.

CONDITION: Flashing appears serviceable. Periodic re-sealing of the flashing material is necessary to ensure roof integrity.



GUTTERS

DESCRIPTION:

Aluminum gutter(s) were present.

Gutters have extensions at the end of the downspouts which assist in placing the water away from the structure.

CONDITION:

Gutters extensions are needed at the end of the downspouts to assist in placing the water away from the structure.

The inspection and reporting on the condition of the chimney flue liner(s) are excluded as the flue liner(s) are not fully accessible for evaluation.

Not all parts of the chimney are visible for inspection. We advise that you have each chimney cleaned and safety inspected by a qualified chimney sweep at this time and annually thereafter.

CHIMNEY

DESCRIPTION:

Some / All chimney(s) constructed of brick.

CONDITION:

Chimney appears serviceable.



GARAGE

Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas attached to living spaces.

GENERAL

CONDITION: Garage is detached from the main structure.

ROOF

DESCRIPTION: Asphalt composite shingles are installed on the main roof. Asphalt shingles have an estimated life span of 15 - 20 years.

AGE: Roof is estimated to be less than 5 years old.

CONDITION: Portions / Entire roof is considered to have a low slope. This makes it susceptible to leakage during winter weather and high wind. We recommend replacing the shingles with a more water tight material to reduce the risk of water damage.



GUTTERS

DESCRIPTION: Roof is not equipped with gutters.

CONDITION: We recommend installing gutters where none are present at the eaves of the main roof.

EXTERIOR WALLS

MATERIAL: Exterior walls are covered / partially covered in wood lap siding. Wood siding is susceptible to weather and insect damage. To extend the life of this product the exposed edges of the material must be painted regularly in addition to periodic caulking and painting of the exposed surfaces. Exterior walls are constructed / partially constructed of masonry blocks. Periodic maintenance includes tuck pointing of the mortar between the blocks and sealing any trim at the bricks to prevent water penetration.

CONDITION: Peeling / Blistering paint was observed. We recommend scraping and repainting the affected surface(s).

FLOOR

MATERIAL: Garage floor is fully / partially constructed of concrete.

CONDITION: Garage floor has minor settling / shrinkage cracks. We recommend that you closely monitor all garage floor cracks with further evaluation and repair by a qualified contractor if movement persists. Garage floor is spalling and pitted. This is usually caused by the salt dripping from the bottom of your vehicle in the winter. We recommend repair if floor becomes a trip hazard.

INTERIOR

MATERIAL: Walls are constructed of unfinished framing lumber.

CONDITION: Minor cracks were observed. We recommend that you closely monitor all cracks and consult with a structural engineer if movement persists. Stains were observed indicating water intrusion into the garage. We recommend eliminating the source of



water and repairing any water damaged materials.

MAIN DOOR

MATERIAL: Overhead vehicle door(s) are constructed of metal.

TYPE: Overhead vehicle door(s) roll-up.

CONDITION: Vehicle door is damaged. We recommend repair / replacement of the affected door panels.

AUTOMATIC OPENER: Garage door opener is not functioning properly. We recommend further evaluation by a qualified installer.

ADDITIONAL MAIN DOOR

MATERIAL: Overhead vehicle door(s) are constructed of metal.

TYPE: Overhead vehicle door(s) roll-up.

CONDITION: Vehicle door(s) appear serviceable.

AUTOMATIC OPENER: Garage door opener is not functioning properly. We recommend further evaluation by a qualified installer.

ELECTRICAL

TYPE: Electric service enters the garage below the soil.
Romex-style wiring was observed.

CONDITION: Junction box(es) are missing cover(s). We recommend installing cover(s) where needed.

Branch wiring is loose. We recommend re-attaching the wiring to the joists / studs with proper staples / clips.





BASEMENT

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time and should be caulked or sealed as part of ongoing maintenance. **This report does NOT GUARANTEE A DRY BASEMENT.** A dry basement cannot be guaranteed because a basement is a hole in the ground that is vulnerable to infiltration when exposed to changes in seasonal hydrostatic ground water pressure and fluctuation in the water table. Evidence of prior dampness is often concealed by the owner's stored goods, painted surfaces or finished areas below grade level. You should ask the owner about honest disclosure of any prior wet basement problems prior to purchase. Most basement dampness can be reduced by directing all surface water and roof run-off away from the foundation.

GENERAL

BASEMENT TYPE:

Basement fully extends under the structure.

Visual inspection of the basement is limited due to extensive storage.



STAIRS:

Stairs appear serviceable.

FLOOR

MATERIAL:

Basement floor is fully / partially constructed of concrete.

Basement floor is fully / partially painted.

CONDITION:

Basement floor has minor settling / shrinkage cracks. We recommend that you closely monitor all basement floor cracks and further evaluation and repair by a qualified contractor if movement persists. Basement floor has peeling paint. We recommend scraping and repainting the affected surfaces.

WALLS

MATERIAL:

Walls are constructed of masonry blocks. Masonry blocks commonly show signs of moisture as the blocks are semi-porous and will wick any exterior water into the building. Painting of masonry blocks with a waterproofing paint (Drylock, Thoroughseal) may aid in controlling moisture.

Basement walls have been fully / partially painted. Painted walls may conceal problems that may not be realized for several months or even years.

CONDITION:

Minor cracks were observed. We recommend that you closely monitor all foundation cracks and consult with a structural engineer if movement persists.

CEILING

MATERIAL:

Basement ceiling is fully / partially unfinished.

CONDITION:

Basement ceiling appear serviceable.

VENTILATION

TYPE:

Basement ventilation is provided solely / partially by window(s).

CONDITION:

Basement ventilation appears serviceable.



MOISTURE

CONDITION:

Water was observed in the basement area. We recommend further evaluation by a qualified waterproofing contractor.

Efflorescence was observed. This is caused by moisture evaporating inside the basement. We recommend the use of a basement De-humidifier, if the problem persists then further evaluation by a qualified waterproofing contractor is recommended.



STRUCTURE

This report is NOT a STRUCTURAL ENGINEERING REPORT as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building.

We probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

FOUNDATION EXTERIOR

DESCRIPTION: Foundation walls are constructed / partially constructed of bricks.

CONDITION: Foundation appears serviceable.

FLOOR STRUCTURE

DESCRIPTION: Floor is supported / partially supported with 2" X 8" floor joists.
Hard wood sub-floor.

CONDITION: Structural flooring appears serviceable.

WALL STRUCTURE

DESCRIPTION: Walls are constructed of 2" X 4" studs.

CONDITION: Structural walls appear serviceable.

ROOF STRUCTURE

DESCRIPTION: Roof is supported / partially supported with site built rafters.
Roof is sheathed with hard wood boards.

CONDITION: Structural roofing appears serviceable.

SUPPORT POSTS / BEAMS

DESCRIPTION: Floor joists are supported / partially supported on a wooden beam, Interior is supported / partially supported on steel posts.

CONDITION: Support piers / walls / posts / beams appear serviceable.



ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts no matter how trivial the repair may seem.

CABLE

TYPE: Copper service wires, enters the house at a mast above the ground.

CONDITION: Service cable / wires appear serviceable.

CAPACITY: 100 Amp / 220 Volt Service.

MAIN PANEL

LOCATION: Main electrical panel is located in the basement.

CONDITION: Access to the panel interior was blocked by wall coverings, storage or cabinetry. No inspection was made of the interior of the main electrical panel. We recommend having the homeowner provide access and call for a re-inspection. A re-inspection fee of \$75 will apply.



OVER-CURRENT PROTECTION

MAIN DISCONNECT: 100 Amp main disconnect.

BRANCH CIRCUITS: Breakers are used as over-current devices.

GROUNDING

DESCRIPTION: Ground wire has been severed causing the electrical system to be ungrounded. We recommend replacing the ground wire with a continuous wire from the neutral buss bar to the point of grounding. We recommend the installation of a jumper wire across the water meter to ensure adequate grounding.



BRANCH WIRING

TYPE:

All electrical circuits were not visible. Inspection was made of the visible wiring only.

Romex-style wiring was observed.

BX armored cable branch wiring was observed.

Knob & Tube branch wiring was observed. Knob and Tube wiring is an older method with no ground wire and should be replaced if the sheathing is observed to be deteriorating. Over the last several years, a number of insurance companies have declined to underwrite home insurance policies on older homes with knob and tube wiring. This obviously prevents most homeowners from proceeding with the purchase of a home with either of these features, as fire insurance is typically required to obtain a mortgage. While insurance companies may consider knob and tube wiring unsafe, this condition does not automatically present a significantly higher risk of fire or other insured loss than other systems - although reasonable concern is warranted. Insulation which is blown in, loose or comprised of expanding foam which surrounds the knob and tube wiring may not let the heat dissipate in the surrounding air and is prohibited by national standards. Knob and tube wiring which is buried in inaccessible places may be covered with insulation, but are excluded from this inspection due to the inaccessibility. We recommend further evaluation from a qualified electrician.

Branch wiring in rigid conduit was observed.

CONDITION:

Substandard (handyman) wiring and connections are installed in a haphazard manner. There is an increased potential for shock and fire hazards. Every instance of handyman wiring present may not be detailed in this report. We recommend further evaluation and repair by a qualified electrician.

Open splices are present. We recommend placing all splices in a covered junction box.

Branch wiring is loose. We recommend re-attaching the wiring to the joists / studs with proper staples / clips.



SUB PANEL(S)

LOCATION:

An electrical sub panel is located in the interior of the building.

CONDITION:

Panel cover has missing screws. These missing screws should be replaced with electrical panel screws (blunt tip).

The electrical panel has been painted shut / covered with wall paper. The panel cover could not be removed without the risk of damaging the surrounding wall. No inspection was made of the interior of the main electrical panel. We recommend having the homeowner provide access and call for a re-inspection. A re-inspection fee of \$75 will apply.



PLUMBING

Inspection is limited to visible plumbing only. The following items are excluded from this report: underground pipes or pipes within walls, floors and finished ceilings, remaining life, solar systems, the effectiveness of anti-siphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas and central vacuum systems. Water quality (lead) testing is available from local testing labs and is excluded from this inspection.

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for green or white signs of corrosion and perform maintenance repairs as required. No evaluation to determine the plumbing's ability to resist freezing was made. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement. Capped and unused gas lines are not inspected for function. The possibility exists that unused gas lines are disconnected from the source or the shut-off valve may not open properly.

The lifespan of old water service pipes is unpredictable but weak water pressure may be a tell-tale sign of the end of the service pipes lifespan. Main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home.

MAIN SUPPLY LINE

LOCATION: Main water shut off valve is located in the basement.

DESCRIPTION: Main water supply line is copper pipe.

CONDITION: Main water supply line is leaking. We recommend repair by a qualified plumber.

SUPPLY PIPES

DESCRIPTION: All supply lines are not visible. The piping concealed in the finished walls / floors / ceilings was not inspected.
Some / All supply lines are copper pipe. Copper pipes typically last the life of the building.
Some / All supply lines are PVC pipe. PVC pipes are generally considered an efficient and inexpensive method of delivering water. Caution should be used when working around PVC piping as it becomes brittle over time and may become easily damaged.

CONDITION: Water supply piping leaking at the fittings. We recommend repairing / replacing all leaking fittings.



VALVES

TYPE: Brass water shut-off valves were observed.
Plastic water shut-off valves were observed.

CONDITION: Water shut-off valves appears serviceable.



DRAIN/WASTE/VENT

DESCRIPTION: All drain, waste and vent pipes are not visible. The piping concealed in the finished walls / floors / ceilings was not inspected.
Cast Iron
PVC (Polyvinyl Chloride)

CONDITION: Staining of the wood under the toilet flange was observed. This is a very common issue and is not typically cause for alarm. We recommend monitoring this area for moisture after use and replacing the toilet wax ring if any moisture is observed. After removing the toilet, it may be obvious that repair to the subfloor under the toilet is necessary, depending on the extent of the water damage.

HOSE BIBS

DESCRIPTION: Some / All hose bibs are normal exterior shut-off valves. Normal valves need to be turned off by another valve located in the interior of the building during the winter months to keep the valves from freezing and rupturing.

CONDITION: Hose bibs appear to be serviceable.

FLOOR DRAIN

CONDITION: Floor drain appears serviceable.

GAS SUPPLY

LOCATION: Main fuel shut-off is at the meter located in the basement of the building.

CONDITION: All gas lines are not visible making it impossible to determine if the lines are bonded and grounded correctly. Have a qualified, licensed person install the correct bonding and grounding to the gas line system.

WATER HEATER

TYPE: Gas fired water heater.

AGE: Water heater is estimated to be more than 12 years old. Water heaters have a typical life span of 8 - 12 years.

CAPACITY: 40 gallon capacity. This should provide adequate heated water for up to 4 people.

TEMPERATURE: Hot water temperature was measured at approximately 120 degrees.

PRESSURE RELIEF VALVE: Water heater pressure relief valve (PRV) extension pipe is missing. We recommend installing a 3/4 " copper pipe that extends within 6" of the floor.



FLUE: Flue pipe appears serviceable.

CONDITION: Water heater appears serviceable.



HEATING

The furnace heat exchanger(s) are inaccessible for complete visual evaluation. We recommend that every furnace heat exchanger be smoke tested by a qualified technician prior to purchase. If you fail to heed this advice, then there is a possibility that the utility company will discover a failed heat exchanger and "red tag" the appliance as being unsafe and in need of costly replacement. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Inspection of the heat exchanger is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Thermostats are not checked for calibration or timed function. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

TYPE

TYPE:

Gas fired, Forced air furnace. This is a fairly efficient source of heat which uses a blower to push air past a heat exchanger into the needed areas via a system of ducts. Forced air furnaces have an estimated life span of 15 - 20 years.

AGE

AGE:

Heating system is estimated to be 5 - 10 years old.

CAPACITY

CAPACITY:

90,000 - 110,000 BTU's. As a general rule, this will adequately heat a structure with 1500 - 2000 square feet of living space. High efficiency and newer furnaces typically are designed to be more fuel efficient and may appear to be undersized when in fact they are not. If questions exist as to the adequacy of the heating system, we recommend further evaluation by a qualified HVAC technician.

CONDITION

CONDITION:

Heating system appears serviceable. We recommend that you have the heating system serviced, inspected and cleaned annually by a qualified HVAC technician.

HEAT EXCHANGER

TYPE:

Heat exchanger is enclosed. The heat exchanger cannot be examined without being disassembled which is not possible during this visual inspection. We recommend that you have the furnace and heat exchanger serviced, inspected and cleaned, then annually by a qualified HVAC technician.

CONDITION:

Heat exchanger appears serviceable. We recommend that you have the furnace and heat exchanger serviced, inspected and cleaned annually by a qualified HVAC technician.

DISTRIBUTION

MATERIAL:

Heated air is fully / partially distributed to the living space by the use of duct work.

CONDITION:

Asbestos was a common insulating wrap used in many homes. Left undisturbed the wrap does not possess any significant health threat. However we do recommend having the Asbestos removed by a qualified asbestos remediation company.





FILTER

TYPE:

Disposable filter. Disposable filters should be changed every few months to ensure proper filtration and adequate air flow. Replacement filter(s) typically cost less than \$5 each.

SIZE:

Filter size: 16" X 25" X 1"

CONDITION:

Filter appears serviceable.

FLUE PIPES

TYPE:

Flue gasses are ducted away from the heating unit through a PVC flue pipe. PVC venting is typical of a high efficiency heating system. PVC ducts should never be vented into a chimney. Exterior PVC vents should be high enough to avoid being covered by snow fall.

CONDITION:

Flue pipe appears serviceable.



KITCHEN

Appliances are not moved during the inspection. Only the general condition of the visible portions of the floor are included in this inspection. Gas and electrical services cannot be checked when appliances block their access.

CABINETS

MATERIAL: Cabinets are constructed fully / partially of wood.

CONDITION: Cabinets appear serviceable.

COUNTER TOP

MATERIAL: Counter tops are constructed fully / partially of natural stone material.

CONDITION: Counter tops appear serviceable.

SINK

MATERIAL: Stainless steel sink basin.

CONDITION: Sink appears serviceable.

FLOOR

MATERIAL: Flooring is covered / partially covered with wood.

CONDITION: Flooring appears serviceable.

VENTILATION

CONDITION: Ventilation fan appears serviceable. Ventilation fan ductwork is hidden from view and is excluded from this inspection.

ELECTRICAL

CONDITION: Ground Fault Circuit Interrupter (GFCI) receptacle did not respond properly to being tripped. We recommend replacing all non-functioning GFCI receptacles.



APPLIANCES

Appliances typically do not have a manufacture date indicated; ages indicated in this report are approximations. Units are not operated through their cycles. Regarding all appliances, we follow ASHI standards which do not require inspecting them; however, as a courtesy we do turn appliance on to check for power. **We do not run appliances through a full cycle.** We recommend a home warranty to cover these units for defects. Appliances are not moved. **No appliance warranty is expressed or implied.** All appliances should be grounded and vented per the manufacturers recommendations. Clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Testing of gas and / or electrical connections is beyond the scope of this inspection and was not completed.

STOVE

AGE: Range is estimated to be less than three years old. Ranges have a typical life span of 15 - 20 years.

CONDITION: Range appears serviceable.

REFRIGERATOR

AGE: Refrigerator is estimated to be less than three years old. Refrigerators have a typical life span of 15 - 20 years.

CONDITION: Refrigerator appears serviceable.

OTHER APPLIANCES

MICROWAVE: Microwave appears serviceable.



BATHROOM(S)

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub / shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Plumbing access panels are not removed if permanently secured, painted shut or blocked by storage items.

BATHROOM

LOCATION: Full bathroom, Upstairs.

FLOOR: Flooring is covered / partially covered with vinyl (Linoleum). The condition of the sub-floor under the finished flooring could not be determined. Typically, when finished bathroom floors are replaced there is some water damage to the subfloor. We recommend budgeting for repairs to the sub-floor when estimating costs for replacing the flooring material.

RECEPTACLES: Bathroom serviceable and fixtures appear serviceable.

PLUMBING: Bathroom plumbing appears serviceable.

BASIN: Wash basin appears serviceable.

TOILET: Toilet appears serviceable.

TUB: Faucet is loose or poorly installed. We recommend repair / replacement of the tub faucet.

SHOWER: Shower appears serviceable.
Shower is in the tub.

SHOWER WALLS: Ceramic tub / Shower walls. Maintenance is very important with ceramic walls as water may be able to penetrate between the tiles and at the edges of the tub / shower. Periodic re-grouting and caulking will help eliminate water damage. Special attention should be paid to the area around faucets, tile penetrations and seams along the corners and floors.

VENTILATION: Bathroom has fan for ventilation. Ventilation fan duct work is hidden from view and is excluded from this inspection.

BATHROOM

LOCATION: Full bathroom, located in the main hall.

FLOOR: Flooring is covered / partially covered with ceramic tile. The condition of the sub-floor under the finished flooring could not be determined. Typically, when finished bathroom floors are replaced there is some water damage to the subfloor. We recommend budgeting for repairs to the sub-floor when estimating costs for replacing the flooring material.

RECEPTACLES: Bathroom serviceable and fixtures appear serviceable.

PLUMBING: Bathroom plumbing appears serviceable.

BASIN: Wash basin drains abnormally slow. We recommend further evaluation by a qualified plumber.

TOILET: Toilet appears serviceable.

TUB: Tub is chipped. Special paints are available to paint the chipped area which provides a temporary patch. Long term repairs can be made by having the tub professionally painted or a liner inserted.

SHOWER: Shower is in the tub.

SHOWER WALLS: Ceramic tub / Shower walls. Maintenance is very important with ceramic walls as water may be able to penetrate between the tiles and at the edges of the tub / shower. Periodic re-grouting and caulking will help



eliminate water damage. Special attention should be paid to the area around faucets, tile penetrations and seams along the corners and floors.

VENTILATION:

Bathroom has fan for ventilation. Ventilation fan duct work is hidden from view and is excluded from this inspection.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors are included in this inspection. Cosmetic deficiencies are considered normal wear and tear and are not reported. Freshly painted interiors may temporarily hide active water leaks, stains, mildew and other similar problems which will resurface in a short period of time. Damage or stains to the floor covering may be hidden by furniture. The condition of floors beneath the floor coverings are not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to ensure no cracks have developed.

FLOORS

MATERIAL: Interior floor is covered / partially covered with wall-to-wall carpeting.
Interior floor is covered / partially covered with wood flooring.
Interior floor is covered / partially covered with laminated flooring.

CONDITION: Flooring appears serviceable.

WALLS

MATERIAL: Interior walls are constructed / partially constructed of drywall.
Interior walls are constructed / partially constructed of plaster.
Interior walls are painted / partially painted.

CONDITION: Minor cosmetic cracks were noted at the interior walls. We recommend monitoring the cracks for further movement and consulting with a structural engineer if movement persists.
Interior walls were finished poorly / incompletely. We recommend repair of the effected areas.

CEILING

MATERIAL: Ceilings are covered / partially covered with texturing paint.

CONDITION: Ceiling appear serviceable.

STAIRS

CONDITION: Stairs appear serviceable.

DOORS

TYPE: Hinged interior door(s) were present.

CONDITION: Missing door(s) were noted. We recommend replacement of the missing doors.

WINDOWS

TYPE: Interior of some / all of the windows are constructed of vinyl.

CONDITION: Windows appear serviceable.



RECEPTACLES:

A representative (random) sample of the receptacles, switches and fixtures were inspected. Not all electrical outlets were tested. Determining the location of the fixture operated by a switch can be very time consuming and is excluded from this inspection. We recommend the installation of ground fault circuit interrupted (GFCI) type receptacles at all receptacles within six feet of a water source or in any area where water or dampness may become present (kitchen, bathroom(s), garage, exterior, laundries, utility areas, basements). Low voltage wiring such as door bells, alarm systems, low-voltage lighting and antenna wiring are not inspected and are excluded from this inspection. Current building standards require arc fault circuit interrupted (AFCI) type receptacles for bedroom circuits in new residential construction. Compliance with the requirements of any building standard is governed by local jurisdiction. If questions arise as to the homes compliance, we recommend contacting your municipal building inspector.

CEILING FANS

CONDITION: Ceiling fans appear serviceable.

RECEPTACLES

TYPE: 3-hole receptacle(s) were present.

CONDITION: Ungrounded three hole receptacle(s) were observed. 3 hole receptacles give the impression that a ground is present when in reality they are not. We recommend installing a grounding wire where none are present or replace the ungrounded receptacle(s) with two hole receptacle(s) to eliminate this false sense of security.
Loose electrical receptacle(s) were noted. We recommend repairing all loose receptacles.

SWITCHES

TYPE: Standard pole switches were present.

CONDITION: Switch(es) without cover plates were noted. Use caution when using these switches. We recommend installing the cover plate(s).
The function of all light switches could not be verified. This may be due to an inoperative switch or a switch operating a receptacle that was hidden behind furnishings. We recommend that you have the present owner demonstrate their use and consult with a qualified electrician if any questions exist as to their serviceability.

LIGHTS

TYPE: Incandescent lighting was present.
Flourescent lighting was present.

CONDITION: Light fixture is not functioning properly which is likely due to a burned out bulb(s). We recommend further evaluation by a qualified electrician if replacement of the bulb(s) does not remedy the problem.

ALARMS

TYPE: Smoke alarm(s) were present. We recommend that a smoke alarm be installed on every living level of the structure.



ATTIC

The attic inspection is limited to those portions of the attic to which there is access. In some circumstances access hatches have been provided to allow for inspection of the attic, but access could not be gained. Access cannot be made when shelving has been built into the closet below the access hatch, access covers have been nailed closed or when loose fill insulation has been blown over the access hatch. Storage in the attic space further limits our inspection of these areas. In instances where full access and visibility cannot be made, we recommend having a full attic inspection completed after the stored items have been removed and all hatches have been made accessible.

ACCESS

INSPECTION METHOD: Due to limited access, attic was partially inspected from the attic opening(s). Only portions of the attic were available for inspection. Areas that are inaccessible due to storage, construction technique, insulation or restricted spaces were not inspected.

CONDITION: Attic is not floored. Use extreme caution when entering the attic space.

INSULATION

TYPE: Attic is insulated with loose fill.

CONDITION: Insulation has an average depth of 5 - 7 inches providing an R factor of approximately 15 - 21. The U.S. Department of Energy recommends insulating attics to the level of R-38.

MOISTURE

STAINS: We were unable to determine if the stains are active as attic stains dry very rapidly. We recommend re-sealing all roof openings to ensure roof integrity.



REPORT LIMITATIONS: This report is intended only as a general guide to help the client make his / her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, the Client will allow Affordable Inspection Service, LLC., or their agent, to inspect the claim prior to any repairs or waive the right to make the complaint. Client agrees not to disturb or repair or have repaired anything, which may constitute evidence relating to the complaint, except in the case of an emergency.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

REPORT TERMINOLOGY:

APPEARS SERVICEABLE: An item, system or area that based upon our visible inspection of the accessible areas appears to be properly installed and is capable of being used without immediate repair. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

REPAIR / REPLACE: An item, system or area that is damaged or deteriorated. While sometimes it can be repaired, it may be more cost effective to replace with a newer, modern or safer item or system.