

Confidential Inspection Report

Prepared exclusively for:

Sample

5555 Forest

Cleveland, Ohio, 44111



Prepared By:

Affordable Inspection Service, LLC

PO Box 45580

Cleveland, Ohio 44145-9998

216-341-0601



www.affordableinspectionsservice.com



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March 18, 2022

At your request, a visual inspection of the above referenced property was conducted on 3/18/2022. 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. Latent 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 end of the inspection period.

EXTERIOR

DECK

DECK RAILING:

Deck railing is constructed partially / entirely of wood.

Railing is loose. Use extreme caution when using the deck. We recommend repairing the railing.

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



FRONT STEPS

CONDITION:

Railing is loose. Use extreme caution when using the front steps. We recommend repairing the railing.

Tuck Pointing of the mortar between the bricks at the front steps is needed.



REAR/SIDE STEPS

CONDITION:

Railing is loose. Use extreme caution when using the rear / side steps. We recommend repairing the railing.



ROOF

GUTTERS

CONDITION:

Storm drain is damaged / cracked where connection with the downspout is made. This may be symptomatic of a clogged drain as the pipe can become cracked when filled with freezing water. We recommend repair / replacement of the damaged pipe and ensuring the pipe drains freely.



GARAGE



EXTERIOR WALLS

CONDITION:

Wood rot was observed at the wood portion of the siding. We recommend replacing the damaged siding. Peeling / Blistering paint was observed. We recommend scraping and repainting the affected surface(s). Exterior wall covering(s) were observed to be missing. We recommend replacement of the missing wall covering material.



FLOOR

CONDITION:

Garage floor has major settling cracks. We recommend further evaluation and repair by a qualified contractor. Garage floor is settling unevenly, which may be a trip hazard. Use caution when using the garage. We recommend consulting with a qualified contractor to determine the most cost-effective repair.



ELECTRICAL

CABLE

CONDITION:

Service drop height is too close to the ground at the exterior of the building. Minimum height is 10' above the sidewalks and decks and 12' above the driveway. We recommend contacting the electrical service provider to arrange for the cable to be raised to a proper height.



BRANCH WIRING

TYPE:

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

Romex-style 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.

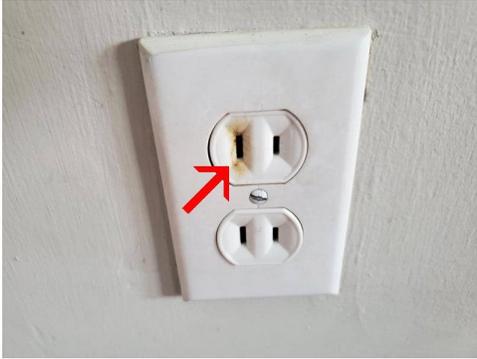


RECEPTACLES:

RECEPTACLES

CONDITION:

Scorched electrical receptacle(s) were noted. We recommend further evaluation by a qualified electrician.





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 our office for assistance. 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 recommend 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 problem during the limited time spent at the site. For that reason, undisclosed problems are often revealed during repairs and / 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 future outcomes. **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: Sample.

ADDRESS: 5555 Forest.

CITY: Cleveland.

STATE: Ohio.

ZIP CODE: 44111.

CLIMATIC CONDITIONS

WEATHER: Weather conditions were overcast at the time of the inspection.

TEMPERATURE: Temperature at the time of inspection was 55 - 65 degrees Fahrenheit.

BUILDING CHARACTERISTICS

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 applies).

PRESENT:

Terry Finney, Inspector (Affordable Inspection Service) completed the inspection.
Ohio license #2019005018



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

CONDITION:

Walkway(s) appears serviceable.

DRIVEWAY

MATERIAL:

Driveway is fully / partially constructed of asphalt.

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.



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.



TREES & SHRUBBERY

CONDITION:

Limbs are overhanging the structure. Falling limbs can cause injury and damage. We recommend consulting with a qualified tree surgeon to determine if limbs need to be removed.





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 stucco. Stucco will crack if water penetrates it's surface. Stucco cracking is typically seen at the lower portion of walls, near door and window openings and at corners. Each area of cracking should be caulked and re-painted if cracked pieces are still stable. Minor repair work can be inexpensively obtained from a qualified mason and is considered normal maintenance. Exterior walls are covered / partially covered in brick. Periodic maintenance includes tuck pointing of the mortar between the bricks and sealing any trim at the bricks to prevent water penetration. Exterior walls are covered / partially covered in wood shingles. Wood shingles are very durable. To extend the life span of this product, the shingles need to be stained or sealed regularly. If the shingles are exposed to the sun without any protection, they will split and curl.



CONDITION:

Wood curling was noted. We recommend making the necessary repairs.
Peeling / Blistering paint was observed. We recommend scraping and repainting the affected surface(s).



TRIM

MATERIAL:

Exterior trim is constructed entirely / partially of wood.

CONDITION:

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



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.

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



DECK RAILING:

Deck railing is constructed partially / entirely of wood. Railing is loose. Use extreme caution when using the deck. We recommend repairing the railing. Peeling / Blistering paint was observed. We recommend scraping and repainting the affected surface(s).



FRONT STEPS

MATERIAL:

Front stair treads are constructed of sandstone. Front steps are constructed entirely / partially of masonry materials.



CONDITION:

Railing is loose. Use extreme caution when using the front steps. We recommend repairing the railing. Tuck Pointing of the mortar between the bricks at the front steps is needed.



REAR/SIDE STEPS

MATERIAL:

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

CONDITION:

Railing is loose. Use extreme caution when using the rear / side steps. We recommend repairing the railing.



DOORS

TYPE:

Some / All exterior doors were constructed of wood.
Sliding exterior door(s) were present.

CONDITION:

Peeling / Blistering paint was observed at the exterior doors. We recommend scraping and repainting the affected surface(s).



WINDOWS

MATERIAL:

Some / All windows are constructed of wood.
Some / All windows are constructed of aluminum.
Some / All windows are constructed of vinyl.
Some / All windows are constructed of glass blocks.



CONDITION: Windows appear serviceable.

STORM WINDOWS/DOORS

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

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



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.
Some / All roofing is a shed 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.

AGE: Roof is estimated to be over 5 years old.

CONDITION: Moss growing on roof. We recommend gently removing the moss with a mild solution of bleach and water. 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.

Some / All gutter downspouts terminate into a storm drain. The functional condition of these hidden drains is undetermined as they are not accessible. We suggest that you question the owner and ask where the downspouts lead and if they satisfactorily handle all of the water from the roof. I further advise that you monitor the drains during several seasonal periods of prolonged and heavy rains. The gutters leading to the underground drains should be screened to prevent clogging. Faulty downspouts that discharge near the foundation or buried drainage systems that boil over and / or retain water near the foundation may contribute to wet basement problems.

CONDITION:

Storm drain is damaged / cracked where connection with the downspout is made. This may be symptomatic of a clogged drain as the pipe can become cracked when filled with freezing water. We recommend repair / replacement of the damaged pipe and ensuring the pipe drains freely.



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.
Asphalt roll roofing is installed on the main roof. Roll roofing has an estimated life span of 10 years.



AGE: Roof is estimated to be over 5 years old.

CONDITION: Debris was found laying on the roof. We recommend having the debris carefully removed.

GUTTERS

DESCRIPTION: Aluminum gutter(s) were present.

CONDITION: Gutters have inadequate pitch. We recommend re-installing the gutters to provide for drainage toward the downspout.



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 covered / partially covered in wood shingles. Wood shingles are very durable. To extend the life span of this product, the shingles need to be stained or sealed regularly. If the shingles are exposed to the sun without any protection, they will split and curl.

CONDITION:

Wood rot was observed at the wood portion of the siding. We recommend replacing the damaged siding. Peeling / Blistering paint was observed. We recommend scraping and repainting the affected surface(s). Exterior wall covering(s) were observed to be missing. We recommend replacement of the missing wall covering material.



FLOOR

MATERIAL:

Garage floor is fully / partially constructed of concrete.

CONDITION:

Garage floor has major settling cracks. We recommend further evaluation and repair by a qualified contractor.

Garage floor is settling unevenly, which may be a trip hazard. Use caution when using the garage. We recommend consulting with a qualified contractor to determine the most cost-effective repair.



INTERIOR

MATERIAL:

Walls are constructed of unfinished framing lumber.

CONDITION:

Repair work done to the garage is of poor quality. It is important to remember that the garage is not considered a living space and is typically not finished with the same attention to detail as the main house. With that in mind, we recommend further repair if the condition of garage is a source of discomfort.





MAIN DOOR

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

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

CONDITION: Vehicle door(s) appear serviceable.

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.

WINDOWS & DOORS

MATERIAL: Wood window(s) / door(s) were present.

CONDITION: Door(s) / Window(s) appear serviceable.



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.

WALLS

MATERIAL: Walls are constructed of clay tile blocks. Clay tiles commonly show signs of moisture as the tiles are semi-porous and will wick any exterior water into the building. Painting of clay tiles is rarely effective. Basement walls have been fully / partially painted. Painted walls may conceal problems that may not be realized for several months or even years.

CONDITION: Painted walls were peeling indicating a possibility of water intrusion into the basement through the walls. We recommend scraping and repainting the affected areas.

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: By using a moisture meter elevated moisture readings were found along the basement walls. This is a positive indication that there is some moisture intrusion into the basement. The amount of moisture may vary from season to season. We recommend further evaluation by a qualified waterproofing contractor if any problems persist. The use of a De-Humidifier may aid in the removal of moisture.

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.

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:

Aluminum service wires, Wires enter the house at a mast above the ground.



CONDITION:

Service drop height is too close to the ground at the exterior of the building. Minimum height is 10' above the sidewalks and decks and 12' above the driveway. We recommend contacting the electrical service provider to arrange for the cable to be raised to a proper height.



CAPACITY:

150 Amp / 220 Volt Service.

MAIN PANEL

LOCATION:

Main electrical panel is located in the basement.



CONDITION: Main electrical panel appears serviceable.

OVER-CURRENT PROTECTION

MAIN DISCONNECT: 150 Amp main disconnect.

BRANCH CIRCUITS: Fuses and breakers are used as over-current devices.

GROUNDING

DESCRIPTION: Electrical grounding appears serviceable.

BRANCH WIRING

TYPE: All electrical circuits were not visible. Inspection was made of the visible wiring only. Romex-style 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:

Branch wiring appears serviceable.

SUB PANEL(S)

LOCATION:

An electrical sub panel is located in the kitchen.



CONDITION:

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 appears serviceable.

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 galvanized pipe. Galvanized pipes corrode from the inside out which may reduce water flow and pressure.

CONDITION: Water supply piping appears serviceable.



VALVES

TYPE: Brass 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: Drain / Waste / Vent (DWV) system appears serviceable.

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.



SCRUB SINK

MATERIAL: Scrub sink is constructed of plastic.



CONDITION: Scrub sink appears serviceable.

FLOOR DRAIN

CONDITION: Floor drain appears serviceable.



GAS SUPPLY

LOCATION:

Main fuel shut-off is at the meter located at the exterior 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.

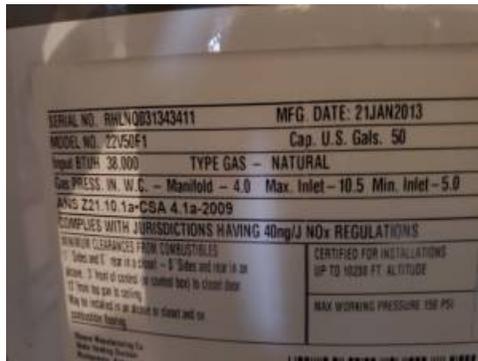
WATER HEATER

TYPE:

Gas fired water heater.



AGE: Water heater is estimated to be between 3 - 12 years old. Water heaters have a typical life span of 8 - 12 years.



CAPACITY: 50 gallon capacity. This should provide adequate heated water for up to 5 people.

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

PRESSURE RELIEF VALVE: Pressure relief valve appears serviceable.

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, in addition some newer thermostats are programmed to operate at certain times. If we cannot operate the heating and cooling due to a programmed thermostat it is the buyers responsibility to have the owner show the functionality of the heating and cooling system. Affordable Inspection Service cannot be held responsible for resetting the programming on a thermostat that has been tested during an inspection. 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:

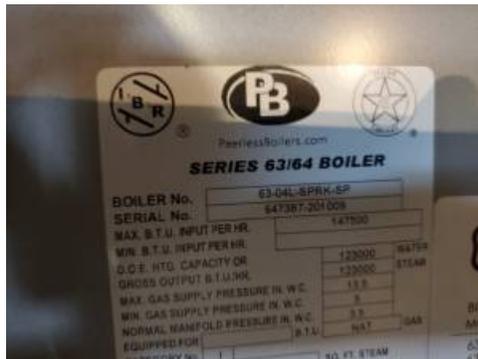
Gas fired, Steam boiler. This is a very efficient and comfortable heat source which circulates steam through a piping system into the needed areas. Radiator(s) supply the heat in the individual rooms. Steam systems have an estimated life span of 30 - 50 years.



AGE

AGE:

Heating system is estimated to be 10 - 15 years old.



CAPACITY

CAPACITY:

110,000 - 130,000 BTU's. As a general rule, this will adequately heat a structure with 1800 - 2500 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. 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:

Heat is fully / partially delivered in the living space by the use of radiator(s).

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.

FLUE PIPES

TYPE:

Flue gasses are ducted away from the heating unit through a rigid galvanized steel flue pipe.

CONDITION:

Flue pipe appears serviceable.

SUPPLEMENTAL

TYPE:

Electric baseboard radiators. This is a somewhat inefficient source of heat which uses natural convection currents to push air past an electrically heated resistor. Electric baseboard radiators have an estimated life span of 10 - 20 years.



CONDITION:

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



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:



CONDITION: Cabinets appear serviceable.

COUNTER TOP

MATERIAL:

Counter tops are constructed fully / partially of laminate covered wood.

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:

Electrical receptacles / switches appear serviceable.



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.

WASHING MACHINE

AGE: Washing machine is estimated to be less than three years old. Washing machines have a typical life span of 10 -15 years.



CONDITION: Washing machine appears serviceable.

DRYER

AGE: Dryer is estimated to be less than three years old. Dryers have a typical life span of 10 -15 years.



CONDITION:

Dryer appears serviceable.
Dryer is electrically heated. If the home is equipped with a natural gas line for a dryer, we were unable to test the gas line for function.

STOVE

AGE:

Range is estimated to be 3 - 10 years old. Ranges have a typical life span of 15 - 20 years.



CONDITION:

Range appears serviceable.



REFRIGERATOR

AGE:

Refrigerator is estimated to be 3 - 10 years old. Refrigerators have a typical life span of 15 - 20 years.



CONDITION:

Refrigerator appears serviceable.

DISHWASHER

AGE:

Dishwasher is estimated to be over ten years old. Dishwashers have a typical life span of 10 - 15 years.



CONDITION:

Dishwasher 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: Half bathroom, located in the basement.



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.

BASIN: Wash basin appears serviceable.

TOILET: Toilet appears serviceable.

BATHROOM

LOCATION: Full bathroom, located in the main hall. Upstairs.



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: Ground Fault Circuit Interrupter (GFCI) receptacle(s) were installed without being properly grounded. Many municipalities allow for this type of installation. We recommend consulting with your municipal Building Inspector to determine if correction is needed.



BASIN: Wash basin appears serviceable.

TOILET: Toilet appears serviceable.

TUB: Tub appears serviceable.

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 a window for ventilation. Although fans are not required in bathrooms with operational windows, they are desirable in these rooms. In the winter months, one is not likely to open a window to dissipate the steam generated by a shower. This can lead to premature failure of the bathroom interior finishes and wall coverings.



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 wood flooring.
Interior floor is covered / partially covered with ceramic flooring.

CONDITION: Flooring is not level. We recommend consulting with a qualified carpenter to determine support required and proper repair methods.
Flooring is excessively squeaky. Re-nailing of the floor may be necessary to eliminate the squeaking floor boards.

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: Interior walls were finished poorly / incompletely. We recommend repair of the effected areas.



CEILING

MATERIAL: Ceilings are constructed / partially constructed of drywall.
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: Doors appear serviceable.

WINDOWS

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



CONDITION: Windows appear serviceable.

FIREPLACE

TYPE: Fireplace designed to burn wood was present.

DAMPER: Damper controls are located in the interior of the firebox.

CONDITION: Fireplace appears serviceable. We recommend having the fireplace serviced, cleaned and inspected each year prior to initial use.



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.
2-hole receptacle(s) were present. 2-hole receptacles are not grounded and should not be used for appliances with three prongs.

CONDITION: Scorched electrical receptacle(s) were noted. We recommend further evaluation by a qualified electrician.



SWITCHES

TYPE: Standard pole switches were present.

CONDITION: Switches appear serviceable.

LIGHTS

TYPE: Incandescent lighting was present.

CONDITION: Lighting appears serviceable.

ALARMS

TYPE: Smoke alarm(s) were present and tested for functionality.



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: 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 fully floored, suitable for storage.



INSULATION

TYPE: Attic is insulated with loose fill.

CONDITION: Insulation has an average depth of 3 - 5 inches providing an R factor of approximately 9 - 15. The U.S. Department of Energy recommends insulating attics to the level of R-38.

VENTILATION

TYPE: Ventilation to the attic space is provided / partially provided by ridge vent(s).
Ventilation to the attic space is provided / partially provided by gable end vent(s).

CONDITION: Attic ventilation appears adequate.

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.

ELECTRIC

CONDITION: Electrical service appears serviceable.



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, more modern or safer item or system.