



Rick L Schaffer, Owner  
**AMERICA'S HOME INSPECTIONS, LLC.**  
*"Confidence, Security & Protection"*  
5945 Wilcox Pl Suite B .  
Dublin, OH 43017  
Tel: 614.766.9579  
Email: [www.iinspectforyou@hotmail.com](mailto:www.iinspectforyou@hotmail.com)

## AMERICA'S HOME INSPECTION REPORT



**1234 Anywhere U.S.A. Dublin, Ohio 43017**

### REPORT LIMITATIONS:

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT, provides additional details: PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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.

### THIS REPORT IS PROTECTED BY COPYRIGHT!

**REPRODUCTION, IMIATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY  
FEDERAL COPYRIGHT LAWS.**

**Warning...this report cannot be sold or transferred!** The Client agrees to indemnify, defend and hold harmless  
**AMERICA'S HOME INSPECTIONS** from third party claims relating to this inspection Report.

Copyright © 2000: AMERICA'S HOME INSPECTIONS, LLC, Columbus, OH. All Rights Reserved. RESIDENTIAL REPORT



## America's Home Inspections, LLC

" Inspecting One Dream Home After Another "

5945 Wilcox Place Suite B Dublin, Ohio 43017

Office 614-766-9579 Web [americashomeinspections.com](http://americashomeinspections.com) Mobile 614-746-9999

### A.H.I. Inspection Report

Rick L. Schaffer - Certified Home Inspector

## Report Table of Contents

INSPECTION WEBSITE	AMERICASHOMEINSPECTIONS.COM	4
ROOF SYSTEM		6
EXTERIOR - FOUNDATION - BASEMENT		20
GARAGE		28
GROUNDS		31
INTERIOR - COMMON AREAS		39
BEDROOMS		46
BATHROOMS		51
KITCHEN - APPLIANCES - LAUNDRY		56
PLUMBING		61
ELECTRICAL SYSTEM		66
HEATING - AIR CONDITIONING		68



## REPORT TERMINOLOGY DEFINITIONS

**Serviceable:** On the day of the inspection, the component either responded to the manual controls, or was functioning as intended. Appears Adequate and Acceptable. This means that on the day of the inspection, the component was both working and within its designed lifespan.

**Refer to Summary:** This means that on the day of the inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.

**N/A** Not applicable.

**Locations:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

**Please note:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs.

**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; lawn sprinkler systems; structural engineering; geological or soil conditions; heat sensors; cosmetic or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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, but performed to the industry standards. 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.

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.

# INSPECTION WEBSITE

## AMERICASHOMEINSPECTIONS.COM

### CLIENT & INSPECTION INFORMATION:

DATE OF INSPECTION : 9-01-16  
TIME OF INSPECTION : 08:00 am  
CLIENT NAME: Rick L.Schaffer  
MAILING ADDRESS: 1234 Anywhere U.S.A. Dublin, Ohio 43017  
PHONE # Cell Phone: 614-746-9999  
E - MAIL : [iinspectforyou@hotmail.com](mailto:iinspectforyou@hotmail.com)

### LISTING AGENT

NAME: BKL Investments



FIRM: Realty at your service  
PHONE #: Cell Phone: 614-746-9999

### SELLING AGENT

NAME: BKL Investments  
FIRM: Realty at your service  
PHONE #: Cell Phone: 614-746-9999  
E-MAIL: [iinspectforyou@hotmail.com](mailto:iinspectforyou@hotmail.com)

### GENERAL INFORMATION:

AREA: City  
HOUSE OCCUPIED? Yes  
CLIENT PRESENT: Yes

### CLIMATIC CONDITIONS:

WEATHER: Clear  
SOIL CONDITIONS: Dry  
TEMPERATURE: 81

## **BUILDING CHARACTERISTICS:**

**MAIN ENTRY FACES:** North  
**ESTIMATED AGE OF HOUSE:** 1993  
**BUILDING TYPE:** 1 family  
**STORIES:** 2  
**SPACE BELOW GRADE:** Walkout

## **UTILITY SERVICES:**

**WATER SOURCE:** Public  
**SEWAGE DISPOSAL:** Public  
**UTILITIES STATUS:** All utilities on

## **PAYMENT INFORMATION:**

**TOTAL FEE:** Inspection , Termite and Radon  
**Rick L. Schaffer , Inspector**  
**iinspectforyou@hotmail.com**

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roofing web-Site [www.inspect-ny.com/roof/shingles.html](http://www.inspect-ny.com/roof/shingles.html).

One of the best web-sites that covers most homes either newer construction or pre-existing homes is [www.inspect-ny.com](http://www.inspect-ny.com) By Dan Friedman.

## ATTIC

**METHOD TO INSPECT /** ENTRY - Method of Inspection from the attic access entrance location Door upstairs in the hallway .  
**LOCATION :**



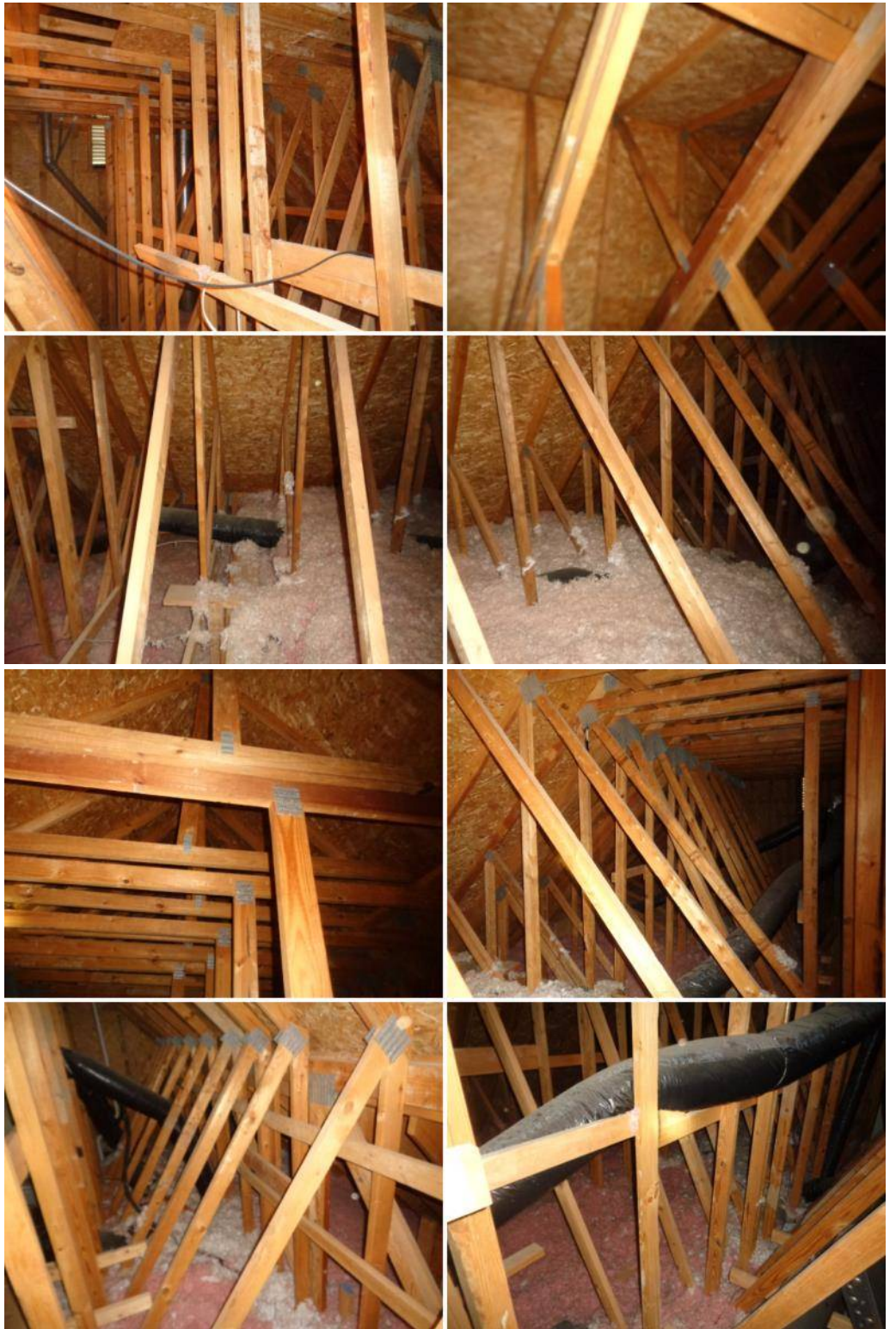
## ATTIC

**METHOD TO INSPECT /**  
**LOCATION :**













## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

Attic is partial Conventional framing joist and rafter system, the spacing of the roof framing components affects the supporting wall structure. A conventional roof is assembled on site. whereas a truss roof is prefabricated at a manufacturing facility and delivered to the site.





**TYPE OF VENT  
SYSTEM OBSERVED**

Ridge vent, Soffit vents and Louvered Gable vents



**INSULATION TYPE AND CONDITION:** Fiberglass batt is pre-cut lengths of insulation manufactured to fit between studs and joist. 4" = R-13 6" = R-19 9.5" = R-30





**DEPTH OR R-FACTOR:** R-30 - The R - value indicates the resistance to heat loss



**GENERAL COMMENTS** General Comments

During the cursory, visual review of the insulation levels within the home any estimates of the insulation R value or depths are rough average values.

**ROOF:**

**STYLE:**

Gable roof - A roof style made up of two equal and opposite slopes that meet to form a ridge



**TYPE:**

Asphalt / Fiberglass - All asphalt shingles have a base material of fiberglass or organic felt, which provides the matrix that supports the other components





**APPROXIMATE AGE:** Appears over 15 years old



**ROOF ACCESS: FLEW DRONE** DRONE some areas I Walked on roof . ( Note the inspector and Viewed from ground with binoculars) The method of the roof inspection is a judgment call based upon access and the inspector's safety.)





## ROOF COVERING CONDITION:

The roof shingles along the front and some areas along the rear side of the house has extensive granulation loss throughout the shingled surface. The granules on the asphalt shingle are what protect the shingle from ultra-violet rays of the sun. Along the rubber roof section I observed areas under the surface that were soft or spongy from likely past water intrusion and below in the ceiling of the loft their also appears to have been past leaks. There were other areas with damage or past leaks along the bathroom upstairs in the bedroom right front. also in the Greatroom ceiling areas were observed.

I observed what appears to be hail damage / Wind along several area's of the roof surface this inspection is not a hail damage assessment however I recommend having the roof looked at further for a second opinion. Contact a qualified roofer of your choice and or check with the seller to have their insurance company follow up. This appears to be the original roof covering I observed several conditions normally observed to determine the life remaining on this roof, A licensed roofing contractor should be called to replace this roof.

A licensed roofing contractor should be called to make further evaluation and repairs as needed.

The roof cover material is in FAIR overall condition and appears serviceable.

The material used on this roof has an approximate life expectancy of 25-30 years from the date of installation if properly and regularly maintained.

With any roof ,regardless of age, leakage is always possible from time to time. This can occur, for example, along the edges of the roof, and at the joints between different roof surfaces. Flashings are also a source of leaks. These repairs are not always easy to accomplish. Shingles may suddenly split due to temperature variations resulting in leakage and premature shingle failure with proper care, regular inspection and preventive maintenance, the roof cover material should provide a number of years of adequate protection before resurfacing is needed.



## CLEARANCE

**Dimensional Shingles** Dimensional Shingles (or Architectural Laminated Shingles) are now the predominant roofing shingles installed in North America. These products are manufactured as dual layered products (or multi-layered in the case of CertainTeeds tri-laminate technology) and provide a thicker and richer appearance on the roof (a multi-dimensional look). Dimensional Roofing Shingles also typically are heavier weight than Strip Roofing Shingles and usually have improved warranty protections, which can range from 30-years to Lifetime.



## ADDITIONAL COMMENTS

Maintenance - During ownership , you should conduct an annual roofing inspection to make sure that the condition of the roof is function or fulfilling it's objective of shedding water before leakage occurs. Look for missing or loose materials, split shingles, area's of storm damage, blown - off shingles, curling shingles, loss of granules, exposed felt mat or other age defects and perform repairs as required to extend service life.



Front and Rear views





REAR VIEWS







## INSULATION BASEMENT / CRAWL :

### GENERAL COMMENTS General Comments

During the cursory, visual review of the insulation levels within the home any estimates of the insulation R value or depths are rough average values.

## SKYLIGHTS and ROOF PENETRATIONS :

### FLASHING / CAULKING Appears serviceable

#### Preventive Care and Maintenance Recommendation

The inspector recommends that the caulking around the chimney, skylights and roof vents and flashing material be inspected and touched up on an annual basis. I did not find any signs of leaks or abnormal condensation or penetrations along the skylight at the time of the inspection.

Flashings are very prone to leakage. Frequently flashings are painted over or covered up and therefore their condition cannot be evaluated completely.

Often they separate the adjacent material and permit water intrusion. Fasteners also work loose. These issues are very difficult to detect during a visual inspection. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis.



## CONDITION



## GUTTERS & DOWNSPOUTS:

**TYPE & CONDITION:** 2 areas of the drains need reconnected 1 area under the deck and another one along the rear SW corner.

The inspection of the down spout drains did not show visible evidence that they maybe plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not over overflow next to the foundation perimeter. Down spouts that empty along the foundation wall are the most common cause of water penetration into the basements and crawl space area's. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended service. Note : **UNDERGROUND DRAINS** which carry roof run-off water enter the ground near the foundation. beyond this point, the downspouts pass underground to unknown locations.

**DISCLAIMER:** The functional condition of these hidden drains is undetermined as they are not accessible.



**ADDITIONAL  
COMMENTS**

Gutter guards were installed. The gutter just outside the doors in the kitchen was observed leaking, the seam may need re-caulked and sealed.





# EXTERIOR - FOUNDATION - BASEMENT

Moisture in basements is a common problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. 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.

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 fluxuation in the water table. Be advised that evidence of prior dampness is often concealed by owners stored goods, painted surfaces or finished areas below grade level. The owner should disclose any prior wet basement problems prior to purchase.

## WALLS:

### MATERIAL:

Wood siding Cedar and Stone



### CONDITION:

The exterior siding that has been installed on the house will require maintenance in the way of re staining every 7-9 years .





## ADDITIONAL COMMENTS

Along the rear upper deck I observed wood rot along the lower siding by the sliding glass door. repairs are needed



## TRIM - EAVES , SOFFITS AND FASCIA BOARDS:

### MATERIAL

Wood



## CONDITION:

Paint/finish needed:

Areas of the trim were weathered and several areas have wood rot concerns maintenance in the way of re staining the surface to help prevent water penetration and damage to the wood.

SUGGESTION: Repair or replacement of all loose or deteriorated trim and/or siding material will help to protect exposed materials from further deterioration.



## ADDITIONAL COMMENTS



## WINDOWS

### CONDITION

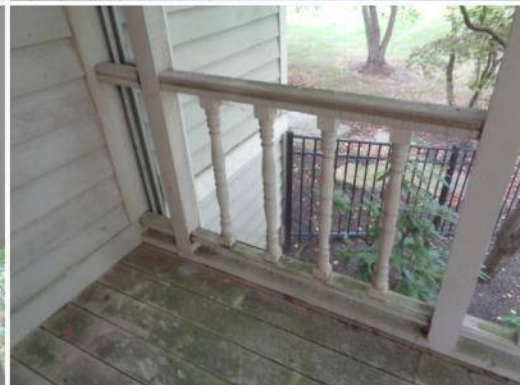
Appear serviceable. The latest generations of windows and doors are secure and energy efficient.



## SCREEN ROOM :

### CONDITION

The fan did not work at the time of the inspection. The railing needs replaced and areas along the ceiling had some boards with wood rot repairs are needed.



### ADDITIONAL COMMENTS



Along the ceiling in the screen room water was observed leaking in several areas this is likely the root cause for the wood rot observed.



## CHIMNEY VENT SYSTEM,FLUES & CHIMNEY:

**MATERIAL:** Stone



**CONDITION:** Flue Condition:  
The visible portions of the chimney flue(s) appear to be without visible flaws and excessive build-up that would justify cleaning at this time.  
A complete cleaning and inspection by a qualified chimney service may be necessary to detect cracks or other defects in the chimney liner, as they can be concealed by soot or creosote build-up. **Disclaimer** : The flue liner evaluation is excluded from this report. If the fireplace(s) are used heavily, the Inspector recommends having them professionally cleaned in 1-2 years as a preventive maintenance measure.

## FOUNDATION / STRUCTURE

**SLAB ON GRADE** Slab - no readily visible problem are noted. Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

**CONDITION :** Concrete block - The basic construction of this house consists of block foundation walls and a column -girder system for the support of the first floor level joist members. This is a standard method of construction.

Basement seepage is of concern to most home owners. The following information pertains to basement seepage and associated causes and recommendations.

Given the right conditions, any basement can leak. No one can predict if a basement will leak in the future and, in many cases, it is not even possible to tell if a basement has leaked in the past. The best source of information about performance is the owner/ occupant of the property. The most common cause of basement seepage is poor surface and roof drainage. Stone foundations were never designed to be water-tight. And due to their porous constitution, neither were concrete or concrete block. The best way to minimize seepage in any foundation is to keep water away from the exterior. Foundation cracks do not cause basement seepage. There are many cracks that have never leaked. Basement seepage is the result of having water where it is not supposed to be-along side the exterior foundation wall. The crack only serves as a point of entry, not the cause of the seepage.

Downspouts must be kept clean and routed away from the foundation. This is essential both for preventing seepage as well as foundation stability.

## BASEMENT/CRAWL SPACE:

**CRAWL SPACE ENTRANCE** LOCATION : The crawl space was entered along the rear side of the basement and checked for evidence of moisture seepage.  
I looked for area's or components for damage and or adverse conditions. I observed no signs of either abnormal or harmful condition.

The exterior wall along the EAST side maybe allowing water to enter under heavy rains.  
FYI





**ACCESSIBILITY:**

Basement is fully accessible Crawl space is fully accessible Stairs and handrail serviceable



**CRAWL SPACE /  
UNDERFLOOR:  
BASEMENT WALLS/  
TYPE / FLOOR:  
BASEMENT FLOOR  
AND DRAINAGE:**

Recommend under-floor vents be opened with the first mowing of the spring season and closed with the final mowing in the fall

Concrete block

Sump pump appears serviceable



**CONDITION:**

Staining was observed: along the front South wall Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

**BEAMS:**

Appears serviceable - The Beams or Girders are a horizontal load - bearing members of a floor system that carry the weight of the floor and wall loads to the foundation and columns.

**COLUMNS :**

OK - Appears serviceable - The columns are vertical supports that carry the weights of the structure from the girders ( or beams) to the ground. Columns transmit weight to footings. A pilaster is a masonry column built against a wall to help absorb the horizontal load and stiffen the wall.

## STRUCTURE DESCRIPTION

**WALL STRUCTURE**

Framing Type - 2 Story Wood Frame (2 X 4s) Interior and Exterior walls 16 inches on center

**CRAWL SPACE WALL  
STRUCTURE**

8" Block Walls

**FLOOR STRUCTURE /  
CRAWL SPACE**

Wood trusses OPEN



SUBFLOOR Plywood

## CEILING STRUCTURE

BASEMENT / CRAWL SPACE OPEN JOIST

ROOF STRUCTURE FROM THE ATTIC Wood trusses



# GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## TYPE:

### LOCATION:

Attached Three car



## ROOF:

### CONDITION:

Same as house

**FLOOR:**

**CONDITION:**

Appears serviceable

**GARAGE DOOR(S):**

**MATERIAL:**

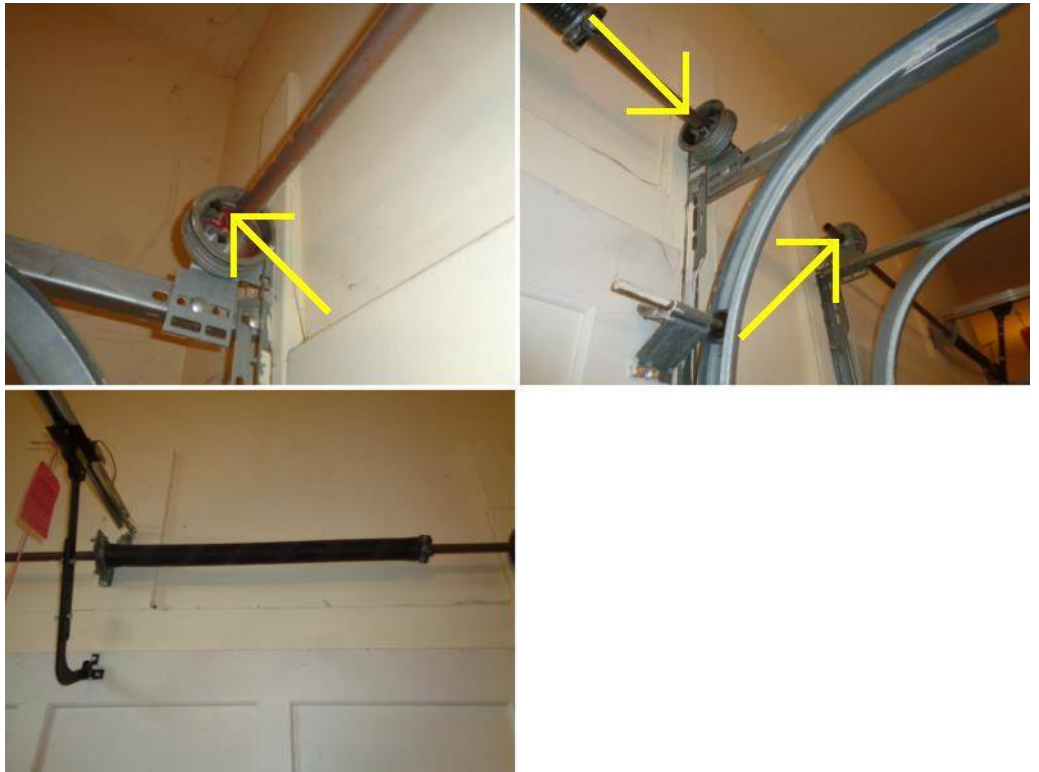
Wood - Wood rot was observed along one door lower panel.



**CONDITION:**

Automatic reverse feature is operational. Appears serviceable - We recommend once a year the track rollers be greased and the cable pulley's be oiled with WD40. This will help keep the garage door from binding and run more smoothly and cause less stress on the garage door opener.





## MISCELLANEOUS:

Along the garage one window has a few seal failures which allows moisture to enter between the window panes.



Along the ceiling in the garage there were several areas with what appears to be water staining. FYI



# 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 soils 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 piping, including municipal water and sewer service piping or septic systems. 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.

**As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price. The items often noted on the inspection summary report should be viewed as either normal wear and tear consistent with the age of the home or viewed as a punch list. The inspectors function is a "general practitioner" who identifies visible problems and refers clients to applicable tradesmen or experts for further evaluation and / or repair estimates. ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS. In my opinion, you should review this report with your realtor or attorney prior to the sale to determine any items you may ask for in a request to remedy.**

## DRIVEWAY:

### CONDITION:

Concrete , Cracks and or deterioration of the surface observed. This condition could lead to further cracking and erosion. Surface is approaching the end of its useful life. Replacement will be needed in the near future



## LIGHT POST :

### CONDITION:

Along all 4 of the stone post several of the stones were loose and mortar was missing between several stones. Deterioration observed. This condition could lead to further damage and deterioration and erosion. Repairs are needed.





## SIDEWALKS:

TYPE:

Concrete and Stone



CONDITION:

Surface raised/settled along the rear under the deck , repairs are recommended.





## LANDSCAPING:

### CONDITION:

Trim plants away from structure. Tree limbs or bushes contacting or over hanging the structure need to be trimmed back 2 to 3 feet away from the home to prevent damage.



## GRADING:

### SITE:

Grade at foundation appears serviceable



## DECKS:

TYPE:

Wood





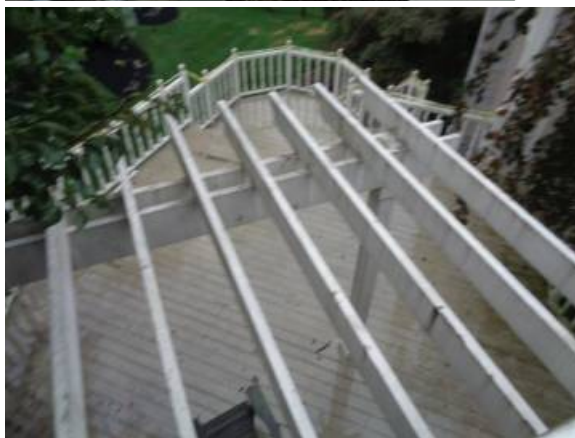
**CONDITION:**

Deterioration noted to areas of the deck surface. The entire railing threw out needs replaced due to the amount of deterioration and unsafe conditions that exist.









## DECK UPPER DECK :

TYPE:

Wood





**CONDITION:** Deterioration noted to deck railing this was consistent threw out the rear decks repairs are needed.

## **PATIO/PORCH COVER:**

**TYPE:** Open design Same as structure



**CONDITION:** Appears serviceable

## **FENCES & GATES:**

**TYPE:**



**CONDITION:** Appears serviceable



# INTERIOR - COMMON AREAS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

TRADESMEN TO CONTACT FOR REAPPRAISAL :

Conclusions : As you compare & contrast the issues disclosed by the home inspection ,You should keep them in perspective relative to the age of the home and it's sale price. The task of a home inspector is to function as a " general practitioner " who identifies visible problems and then refers clients to applicable tradesmen or experts for further evaluation and / or repair estimates.

ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS. In my opinion, you should review this report and contact the following specialists prior to sale:

## Main Entry

### Furnished Residence Comment

#### Informational Conditions

The residence is furnished, and in accordance with ASHI standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. General condition appears serviceable we have evaluated the entry, and found it to be in acceptable condition.



## Great Room / Family Room

### Furnished Residence Comment

Informational Conditions General condition appears serviceable we have evaluated the Great Room, and found it to be in acceptable condition. No recommended service.



## Dining Room

### Furnished Residence Comment

Informational Conditions General condition appears serviceable we have evaluated the Dining Room, and found it to be in acceptable condition. No recommended service.



## Office or Library

### Furnished Residence Comment

Informational Conditions General condition appears serviceable we have evaluated the Office or Library, and found it to be in acceptable condition.



### Comments

Condensation observed due to failure of seals in insulated glass a tleast 2 windows



## DOORS:

### OTHER EXTERIOR DOORS:

Along the exterior storm doors I observed wear and some wood rot.



## WINDOWS:

### TYPE & CONDITION:

Condensation noted in some window(s) due to failure of seals in dual pane insulated glass unit. Unfortunately, this is not always apparent which is why AHI disclaim an evaluation of hermetic seals.

Insulated glass panes are formed of two to three panes of glass separated by a spacer. The space between the panes is often under vacuum or filled with a gas to eliminate moisture, condensation and staining of the interior surface of the pane. The dormant air space between panes is the primary insulation producer and not the vacuum or gas. The greater the space between the panes the higher the R value.

Never the less ,in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.





## ADDITIONAL COMMENTS

The home has Authentic Divided Lites (ADL) this is a type of window pane.

Also known as True Divided Lite. Permanent stationary muntins and bars separate the glass in a window or door sash to give the sash two or more lites of glass

In the lower walkout I observed a few windows with seal failures.



## INTERIOR WALLS:

### MATERIAL & CONDITION:

Drywall General condition appears serviceable

## CEILINGS:

### TYPE & CONDITION:

Areas noted with past water leaks. Along the great room 1 can light was loose and needs re secured



## FLOORS:

### TYPE & CONDITION:

Carpet , Wood and Tile General condition appears serviceable

## STAIRS & HANDRAILS AND HALLWAY :

### CONDITION:

Interior stairs serviceable Stair handrail serviceable



## **FIREPLACE/WOOD /GAS BURNING DEVICES:**

**LOCATION - TYPE -  
CONDITION :**

Master bedroom - The gas might be off in the lower basement ?



## **FIREPLACE/WOOD /GAS BURNING DEVICES:**

**LOCATION - TYPE -  
CONDITION :**

Basement - GAS burning fireplace Damper is operational





## **FIREPLACE/WOOD /GAS BURNING DEVICES:**

**LOCATION - TYPE -  
CONDITION :**

Great room - GAS burning fireplace Damper is operational , The gas might be off in the lower basement ?



## **ODORS**

There are a number of environmental pollutants that can contaminate a home, such as carbon monoxide, radon and a variety of fungi that require specialized equipment, which is beyond our expertise and scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

## **SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke alarm(s) responded to test button operation , One along the basement was missing and needs re installed.



# BEDROOMS

In accordance with ASHI standards of practice,our inspection of bedrooms includes the visually accessible areas of walls, floors , cabinets and closets,and includes the testing of a representative number of windows and doors,switches and outlets.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. We do not move furniture, lift carpets or rugs,empty closets .

Only the general condition of visible portions of the floors are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

## BEDROOM

**BEDROOM LOCATION** Master Ground Floor



**DOORS**

Appear Serviceable

**WINDOWS**

Windows were observed to be operational.

**INTERIOR WALLS**

Drywall General condition appears acceptable

**CEILING**

Drywall General condition appears serviceable

**FLOOR**

Carpet General condition appears servicealble

## BEDROOM

**BEDROOM LOCATION** Right Front



**DOORS**  
**WINDOWS**

Appear Serviceable

2 windows have wood rot observed and will need repaired or replaced, the lower frames two areas were rotted out. One window noted with a seal failure.



**INTERIOR WALLS**  
**CEILING**  
**FLOOR**

Drywall General condition appears acceptable

Drywall General condition appears serviceable

Carpet General condition appears serviceable

**BEDROOM**

**BEDROOM LOCATION** Center Front





## DOORS WINDOWS

Appear Serviceable

Condensation observed due to failure of seals in insulated glass found in at least 2 windows and the window West wall the lower wood frame was rotted out and needs serviced and repaired.



## INTERIOR WALLS CEILING FLOOR

Drywall General condition appears acceptable  
Drywall General condition appears serviceable  
Carpet General condition appears serviceable

## LOFT : LOFT



**WINDOWS**  
**INTERIOR WALLS**  
**CEILING**

Windows were observed to be operational.  
Drywall General condition appears acceptable  
Drywall - Stains noted PAST leaks from the rubber roof was observed .



**FLOOR**  
**BEDROOM**

Carpet General condition appears servicealble

**BEDROOM LOCATION**

Basement



**DOORS**  
**WINDOWS**  
**INTERIOR WALLS**  
**CEILING**

Appear Serviceable  
Windows were observed to be operational.  
Drywall General condition appears acceptable  
Drywall General condition appears serviceable

## FLOOR

Carpet General condition appears servicealble



# BATHROOMS

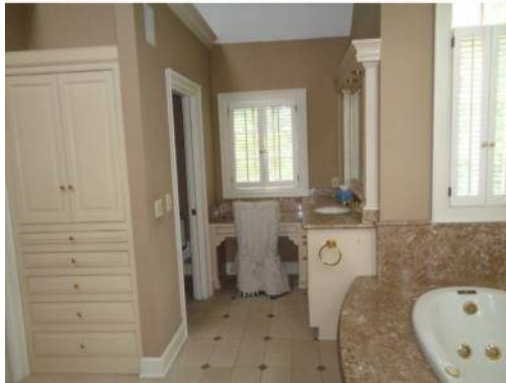
In accordance with ASHI standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas.

Shower pans are visually checked for leakage however we do not leak-test, 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.

## BATHROOM AREA:

### BATH LOCATION:

Master bedroom



### DOORS WINDOWS

Appears serviceable

Condensation observed due to failure of seals in insulated glass front window

One window rear the lock latch was loose and needs re secured the window in front of the chair in the master bathroom.



**WALLS & CEILING**

Appear serviceable

**FLOOR**

Tile Appear serviceable

**CONDITION OF SINK:**

Appears serviceable Drain appear serviceable Counters/cabinets appear serviceable

**CONDITION OF**

Appears serviceable

**TOILET:****TUB/SHOWER**

Shower head appears serviceable Drain appears serviceable the controller for the water was a little loose.

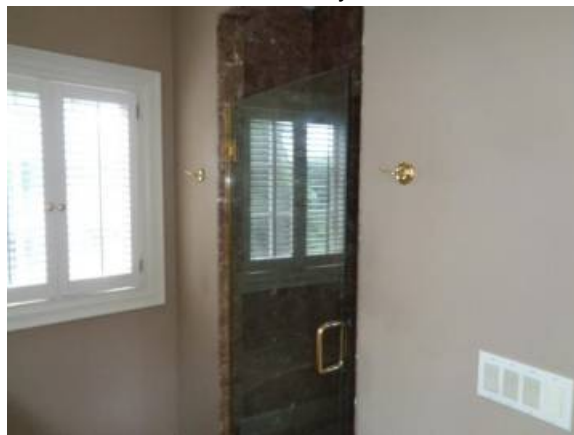
**PLUMBING FIXTURES:****TUB/SHOWER AND WALLS:**

Jacuzzi tub appears serviceable. Maintenance Procedures. A residential whirlpool tub should be cleaned and maintained to prevent bacterial infections. The whirlpool should be flushed with a cleaning solution formulated to remove bath residue.

**BATH VENTILATION:**  
**COMMENTS**

Appears serviceable

The shower door will not stay closed and will need some type of an adjustment.



## BATHROOM AREA:

### BATH LOCATION:

Main Floor



**DOORS**

Appears serviceable

**WINDOWS**

Appear serviceable

**WALLS & CEILING**

Appear serviceable

**FLOOR**

Tile Appear serviceable

**CONDITION OF SINK:**

Appears serviceable Drain appear serviceable Counters/cabinets appear serviceable

**CONDITION OF**

Appears serviceable

**TOILET:**

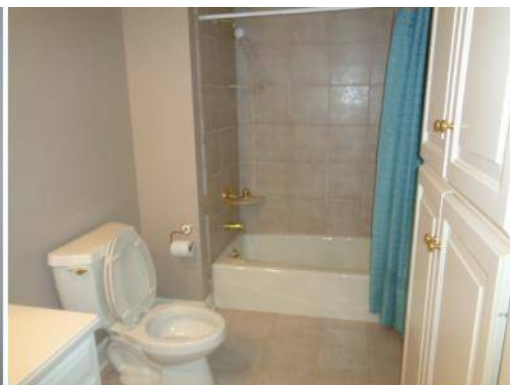
**BATH VENTILATION:**

Appears serviceable

## BATHROOM AREA:

### BATH LOCATION:

Bedroom right front



**DOORS**

Appears serviceable

**WINDOWS**

Appear serviceable

**WALLS & CEILING**

Appear serviceable

**FLOOR**

Tile Appear serviceable

**CONDITION OF SINK:**

Appears serviceable Drain appear serviceable Counters/cabinets appear serviceable

**CONDITION OF**

Appears serviceable

**TOILET:**

**TUB/SHOWER**

Shower head appears serviceable Drain appears serviceable

**PLUMBING FIXTURES:**

**TUB/SHOWER AND**

Tub and shower areas appear serviceable Shower walls appear serviceable

**WALLS:**



**BATH VENTILATION:** Appears serviceable

**BATHROOM AREA:**

**BATH LOCATION:** Hall Upstairs



**DOORS**

Appears serviceable

**WALLS & CEILING**

Water damage observed IN THE PAST from a past leaks along the roof. The area appears dry at the time of the inspection. FYI



**FLOOR**

Tile Appear serviceable

**CONDITION OF SINK:**

Appears serviceable Drain appear serviceable Counters/cabinets appear serviceable

**CONDITION OF**

Appears serviceable

**TOILET:**

**TUB/SHOWER**

Shower head appears serviceable Drain appears serviceable

**PLUMBING FIXTURES:**

**TUB/SHOWER AND**

The glass shower door needs serviced and repaired

**WALLS:**



**BATH VENTILATION:** Appears serviceable

**BATHROOM AREA:**

**BATH LOCATION:** Downstairs walkout



**DOORS** Appears serviceable

**WALLS & CEILING** Appear serviceable

**FLOOR** Tile Appear serviceable

**CONDITION OF SINK:** Appears serviceable Drain appear serviceable Counters/cabinets appear serviceable

**CONDITION OF TOILET:** The following problems were noted at the toilet: Toilet is loose at floor, Fill valve is worn and needs replacement.



# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## MAIN KITCHEN SINK:

**TYPE AND CONDITION:** Stainless Steel Appears serviceable Faucet is serviceable Hand sprayer is serviceable



## MAIN RANGE/COOK TOP AND OVEN:

**MFG:**

Jenn Air





**TYPE/CONDITION:** Gas Appears serviceable Separate cook top

## **SECOND RANGE/COOK TOP AND OVEN:**

**MFG:** Kitchen Aid



**TYPE/CONDITION:** Double ovens Appears serviceable

## **MAIN REFRIGERATOR:**

**MFG:** Kitchen Aid



**TYPE AND CONDITION:** Appears serviceable

## **MAIN DISHWASHER:**

**MFG:** Kitchen Aid



**CONDITION:** Appears serviceable

## MAIN GARBAGE DISPOSAL:

**MFG:** ISE



**CONDITION:** Wiring appears serviceable Appears serviceable

## OTHER BUILT-INS:

**MICROWAVE:** Kitchen Aid Appears serviceable



**ICE MAKER:** Appears serviceable



## INTERIOR COMPONENTS:

### COUNTERS AND CABINETS:

Granite Appear serviceable Cabinets appear serviceable. Note one lower drawer by the double ovens will not push in as something fell behind the drawer and needs removed.



### WALLS/CEILINGS/FLOORS:

Floor covering wood Appears serviceable

### WINDOWS/DOORS:

Appear serviceable

### SWITCHES/FIXTURES/OUTLETS:

Appear serviceable Outlets within 6 feet of the sink are GFCI protected this is a recommended safety feature.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## LAUNDRY:

### LOCATION:

Service area main floor





**CONDITION:**

Plumbing appears serviceable 220 Service-operational Dryer venting is provided  
Laundry sink is provided and functions properly

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN WATER LINE METER AND SHUT OFF VALVE:

### MATERIAL:

Copper



### CONDITION:

Appears serviceable - ( The main water valve was not tested by the inspector as sometimes problems may occur. The valve was only viewed for emergency access and visible appearance. You should test the main valve to evaluate it's functional condition after you move into the home.)

## SUPPLY LINES DRAINAGE ,SUMP PUMPS and RELATED PIPING :

### MATERIAL:

Copper



### CONDITION:

Evidence of Leaks ... none found.

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. A large portion of the plumbing system is hidden behind walls, floors, and ceiling. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

## SUPPLY,DRAIN,WASTE & VENT MATERIAL:

### CONDITION:

Lines not fully visible We attempt to evaluate drain pipes by flushing every drain while observing its draw and watching for blockage or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. Sometimes tree roots grow into the main line. For these reasons , we recommend that you ask the sellers if they have ever experienced any drainage problems. Plumbing vents appear serviceable the material used is PVC polyvinyl chloride.

## HOSE FAUCETS:

### OPERATION:

Sample operated, appeared serviceable Frost proof type

DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.



## WATER HEATER:

### TYPE:

Gas





**SIZE:**

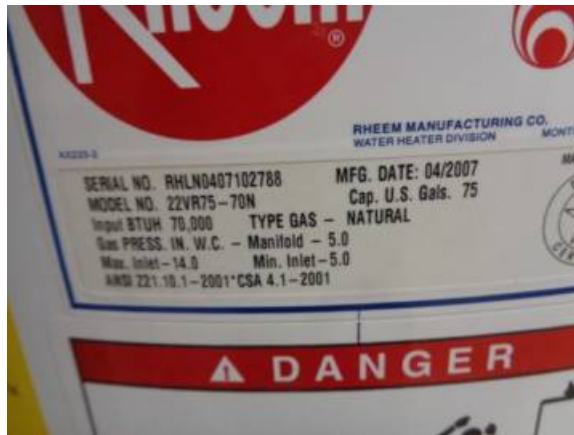
75

**MFG:**

Rheem



**MODEL #**



**APPROXIMATE AGE :**

Water Heater - Based on the serial number this unit is believed to be \_\_\_\_ years old. 2007

**LOCATION:**

Basement

**CONDITION:**

Appears serviceable It is recommended that water heaters be drained once a year to remove sediment buildup in the tank. Turn the water shut off valves above the tank off prior to draining the tank. Draining half the water out of the tank is considered a good overall flush. The method I use is a one gallon milk jug . Record the time it takes to fill the gallon jug then multiply by 1/2 the size or capacity of the tank this will be the approximate amount of time it will take to drain 1/2 the water out of the tank. The hot water heater is in working order at the time of the inspection. It is difficult to predict the life remaining in a hot water heater.

The life expectancy of a water heater is typically 12-18 years from the date of installation, several factors such as the quantity of water used and the level of water temperature used are some factors that will contribute towards the overall life of the tank. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended.

The water temperature control should be set to a minimum of 110 degrees fahrenheit to kill microbes and a maximum of no higher than 140 degrees F. to prevent scalding.

## WATER HEATER:

TYPE:

Gas



SIZE:

50 Gallons

MFG:

AO Smith



MODEL #



APPROXIMATE AGE :

2012

LOCATION:

Basement

CONDITION:

Appears serviceable It is recommended that water heaters be drained once a year to remove sediment buildup in the tank. Turn the water shut off valves above the tank off prior to draining the tank. Draining half the water out of the tank is considered a good overall flush. The method I use is a one gallon milk jug . Record the time it takes to fill the gallon jug then multiply by 1/2 the size or capacity of the tank this will be the approximate amount of time it will take to drain 1/2 the water out of the tank. The hot water heater is in working order at the time of the inspection. It is difficult to predict the life remaining in a hot water heater.

The life expectancy of a water heater is typically 12-18 years from the date of installation, several factors such as the quantity of water used and the level of water temperature used are some factors that will contribute towards the overall life of the

tank. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended.

## **FUEL SYSTEM:**

**NATURAL GAS  
SERVICE LOCATION -  
CONDITION:  
FUEL STORAGE**

NATURAL GAS SERVICE - is located along the exterior side of the property. The main shut off valve is located at the service meter.

Piping observed Galvanized steel



# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Web -site for hard to find Breakers - Square D ,Siemens,Pushmatic,Murray and Federal Pacific

[www.westsidewholesale.com](http://www.westsidewholesale.com)

## MAIN ELECTRICAL PANEL:

### LOCATION:

Basement



### CONDITION:

#### Positive Attributes

The panel cover or face plate of the electrical panel was removed. This provides the inspector a visual verification. The electrical circuit breakers and wire sizing appear correct and properly installed where visible inside the panel. All visible wiring within the home is copper. This is a good quality electrical conductor. The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. The electrical circuit breakers and wire sizing appear correct and properly installed where visible inside the panel. The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. The minimum required clearance in front of the main electrical panel box :30 " wide x 36" front for proper safety.Note any condition of concealed wiring is undetermined at the time of the inspection.

We are not specialist and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household.

## The Service Drop

Location along the FRONT side of the property.



**Overhead or  
underground**

Underground service is called service lateral. Normally ,a transformer is on the pole or outside in a pit. The service supplied to residential homes is usually 200 amps or less.

## **MAIN DISCONNECTS / LOCATION**

The service panel box is located along the \_\_\_\_\_ wall. The main circuit breaker disconnect is located at the top of the circuit breaker panel. (Note: The main service switch was not tested during the home inspection so as not to disturb the owner's timers,appliances,computers and lifestyle. You should test the main disconnect when you move into the home.)

2 -- 200 Amp Main Service Rating - - located in the main electrical panel box

## **120 VOLT CIRCUITS / # INSTALLED**

15 AMP	Copper wire	45
14-2		
20 AMP	Copper wire	17
12 -2		

## **240 VOLT CIRCUITS / # INSTALLED**

30 AMP	2
40 AMP	2

## **CONDUCTORS:**

**ENTRANCE CABLES / SERVICE GROUNDING:** Ground - The electrical system is grounded as the presence of the grounding conductor in the main panel and it's termination to a water pipe or driven rod ground. The grounding rod must be driven 8 feet into the ground.

**BRANCH WIRING TYPE USED IN THE HOME:** Copper ROMEX - Almost all modern houses today use non-metallic sheathed cable.Romex is 3 wires or conductors for live,neutraland grounding circuits.Some earliest versions of romex were 2- conductor and didn't have the ground wire.

## **SWITCHES & OUTLETS:**

**CONDITION:** A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.  
The inspector has SPOT CHECKED the three -prong female 110 volt electrical outlets throughout the structure,  
NOTE! this is not a warranty and an undiscovered condition may exist.The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection.Occupied homes often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. A representative number of plugs and switches were tested in each room.

**GFCI** GFCI - All are tested to confirm proper operation, at the time of the inspection all appeared to function properly.

# HEATING - AIR CONDITIONING

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. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifier and de-humidifier are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

## HEATING SYSTEM DESCRIPTION:

### LOCATION OF PRIMARY UNIT:

Attic Unit - Heats and cools the upstairs

There was water collecting along the pan under the unit the root cause was not determined.



### SYSTEM TYPE:

Forced Air - This home is heated by a gas-fired, forced hot air furnace. This unit consists of a burner, a heat exchanger (in which the air is heated); and a circulating fan (which distributes the air to the various rooms). The heating unit was run for a short while during the time of the home inspection, and it operated properly. If properly maintained, this unit should give years of dependable service. The typical service life of a gas forced air furnace is 25 years.

### FUEL TYPE AND NOTES:

Natural Gas



MFG:

Trane



MODEL NUMBER



APPROXIMATE AGE  
CAPACITY OF UNIT  
(Btu' s):

1993 Furnace - Based on the serial number this unit is believed to be 23 years old.  
60,000

FILTER SIZE OR TYPE

20X25X5



## HEATING SYSTEM CONDITION:

<b>PRIMARY UNIT:</b>	Positive Attributes The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. As a preventative maintenance , all heating and cooling systems should be inspected and serviced annually by a HVAC technician
<b>BURNERS/HEAT EXCHANGER:</b>	<b>The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly the exchangers is expressly excluded from this report as they are inaccessible for complete visual evaluation., and cannot be adequately checked during a visual inspection.</b>
<b>PUMP/BLOWER FAN:</b>	Appears Serviceable
<b>VENTING:</b>	Appears serviceable
<b>SERVICE NOTES</b>	The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive service and functional evaluation within the last 1-2 years. This should be a regular maintenance item to assure safe, reliable heat. Questioning the seller on available current service records is advised. In addition, the inspector would recommend that a qualified heating contractor provide a complete service on the system in order to establish the functional condition of the heat exchanger and other essential components that will ensure long term, safe use of the system.
<b>AIR FILTERS:</b>	Suggest cleaning/changing filter - 1. A dirty filter can cause reduced air flow and lower return air temperature . 2. Clogged condensate drain line and condensate flooding. I recommend changing the filter four times a year once every 3 months. When installing the filter make sure the arrow on the filter points towards the furnace for proper installation and air flow. 3M Filters are highly recommended and provide good filtration.
<b>NORMAL CONTROLS:</b>	Appear serviceable upstairs loft area



## SECOND HEATING SYSTEM DESCRIPTION:

<b>LOCATION OF PRIMARY UNIT:</b>	Basement - Heats and cools the main floor and the lower basement.
----------------------------------	---



**SYSTEM TYPE:**

Forced Air - This home is heated by a gas-fired, forced hot air furnace. This unit consists of a burner, a heat exchanger (in which the air is heated);and a circulating fan (which distributes the air to the various rooms). The heating unit was run for a short while during the time of the home inspection, and it operated properly. If properly maintained, this unit should give years of dependable service. The typical service life of a gas forced air furnace is 25 years.

**FUEL TYPE AND  
NOTES:**

Natural Gas

**MFG:****MODEL NUMBER****APPROXIMATE AGE  
CAPACITY OF UNIT  
(Btu' s):**

1994

100,000

**FILTER SIZE OR TYPE**

20X25X5





## SECOND HEATING SYSTEM CONDITION:

<b>PRIMARY UNIT:</b>	Positive Attributes The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.
<b>BURNERS/HEAT EXCHANGER:</b>	The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
<b>PUMP/BLOWER FAN:</b>	Appears Serviceable
<b>VENTING:</b>	Appears serviceable
<b>SERVICE NOTES</b>	The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive service and functional evaluation within the last 1-2 years. This should be a regular maintenance item to assure safe, reliable heat. Questioning the seller on available current service records is advised. In addition, the inspector would recommend that a qualified heating contractor provide a complete service on the system in order to establish the functional condition of the heat exchanger and other essential components that will ensure long term, safe use of the system.
<b>AIR FILTERS:</b>	NOTE: Electronic air cleaners and humidifier are beyond the scope of this inspection. The electronic or electrostatic air filter contains a series of fine wire grids that are given an electrostatic charge, which aids the filter in capturing small particles of dust, smoke, and pollen. When the filter is working, it pops and crackles like a bug zapper.



**NORMAL CONTROLS:** The controls are in the dining room .

## MAIN AIR CONDITIONING:

**TYPE:** This unit heats and cools the main floor and lower basement.

Central Split AC - Cooling is provided by a central air conditioning system, consisting of two basic elements. The compressor/condensing unit which is located outside, and the evaporator coil which is in the duct work near the furnace. During the hot summer months, the compressor/condensing unit in conjunction with the evaporator coil removes heat from the house and rejects it to the outside. The air handler in the furnace circulates the air through the duct work distribution system. The average life of the compressor/condenser is approximately 15-20 years.

Appears operational The heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, burner, motor-blower units, filters, and all electrical controls and devices for starting and operating, etc.

Maintenance : Cooling systems and heat pumps should be serviced at least once a year and preferably at the beginning of the summer and winter. Coils must be clean for maximum air flow and to avoid air quality issues. The system should always have the maximum amount of refrigerant prescribed by the manufacturer for both maximum heat transfer and longevity (refrigerant contains all the essential lubricant to protect moving parts from wear).



**POWER SOURCE:**  
**MFG:**

220 Volt Electrical disconnect present  
Trane



**MODEL NUMBER**



**COMPRESSOR**  
**APPROXIMATE AGE**  
**CAPACITY OF UNIT:**  
**SYSTEM CONDITION:**

Air Condition - Based on the serial number this unit is believed to be \_\_\_\_ years old.  
1994

4 Ton Capacity

Positive Attributes

COOLING OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. A general rule to follow is that 1 ton of cooling capacity is needed for every 1000 square feet in moderate climates.

This system should give years of useful life. Regular maintenance will ,of course be necessary. The system responded properly to operating controls.

**CONDENSATE LINE**

Appears Serviceable

**SECOND AIR CONDITIONING:****TYPE:**

Central Split AC - Cooling is provided by a central air conditioning system, consisting of two basic elements. The compressor/condensing unit which is located outside, and the evaporator coil which is in the duct work near the furnace. During the hot summer months, the compressor/condensing unit in conjunction with the evaporator coil removes heat from the house and rejects it to the outside. The air handler in the furnace circulates the air through the duct work distribution system.

The average life of the compressor/condenser is approximately 15-20 years.

Maintenance : Cooling systems and heat pumps should be serviced at least once a year and preferably at the beginning of the summer and winter. Coils must be clean for maximum air flow and to avoid air quality issues. The system should always have the maximum amount of refrigerant prescribed by the manufacturer for both maximum heat transfer and longevity(refrigerant contains all the essential lubricant to protect moving parts from wear).

Appears operational The heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, burner, motor-blower units, filters, and all electrical controls and devices for starting and operating, etc.

**POWER SOURCE:**

220 Volt Electrical disconnect present

**MFG:**

Trane

**MODEL NUMBER**





**COMPRESSOR**  
**APPROXIMATE AGE**  
**CAPACITY OF UNIT:**  
**SYSTEM CONDITION:**

1993

3 1/2 Ton Capacity

Unit is not producing an adequate air temperature drop

Unit is not producing an adequate air temperature drop the normal variation in temperature between the supply air and the return air in an air conditioning system should be approximately 15 - 20 degrees. This is checked at the evaporator coil.

1. Too low a differential (less than 15 ) can indicate the unit is low on refrigerant, has a bad compressor, or is too old to transfer heat properly.

**CONDENSATE LINE**

Appears Serviceable

## DUCTWORK VENT SYSTEM:

**TYPE:**

Sheet metal

**DUCTS/AIR SUPPLY:**

Appears serviceable The home inspector checks for a heat source in each room as well cold air returns. However we do not determine or report on the adequacy of the heat supply. I recommend Annual safety inspection of all venting systems is advised as metal parts can fail causing deadly combustion gases to enter the home.

**Congratulations on the purchase of your new home. Thank you for hiring Americas' s Home Inspections ,LLC to be of service. We Hope you were pleased with the quality of our service, and that you would recommend us to others. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Please read the report carefully, and call us with any questions that you might have. We sincerely hope that you and your family will be happy and healthy in your new home.**

Thank you , Rick



## America's Home Inspections, LLC

" Inspecting One Dream Home After Another "

5945 Wilcox Pl Suite B Dublin, Ohio 43017

Office 614-766-9579 Web [americashomeinspections.com](http://americashomeinspections.com) Mobile 614-746-9999

# A.H.I. Inspection Report

## INSPECTION SUMMARY REPORT

1234 Anywhere U.S.A. Dublin, Ohio 43017

### Maintenance Items noted:

#### ROOF SYSTEM

##### ROOF:

##### STYLE:

Gable roof - A roof style made up of two equal and opposite slopes that meet to form a ridge

##### ROOF COVERING CONDITION:

The roof shingles along the front and some areas along the rear side of the house has extensive granulation loss throughout the shingled surface. The granules on the asphalt shingle are what protect the shingle from ultra-violet rays of the sun.

Along the rubber roof section I observed areas under the surface that were soft or spongy from likely past water intrusion and below in the ceiling of the loft their also appears to have been past leaks. There were other areas with damage or past leaks along the bathroom upstairs in the bedroom right front. also in the Greatroom ceiling areas were observed.

I observed what appears to be hail damage / Wind along several area's of the roof surface this inspection is not a hail damage assessment however I recommend having the roof looked at further for a second opinion. Contact a qualified roofer of your choice and or check with the seller to have their insurance company follow up. This appears to be the original roof covering I observed several conditions normally observed to determine the life remaining on this roof, A licensed roofing contractor should be called to replace this roof.

A licensed roofing contractor should be called to make further evaluation and repairs as needed.

The roof cover material is in FAIR overall condition and appears serviceable.

The material used on this roof has an approximate life expectancy of 25-30 years from the date of installation if properly and regularly maintained.

With any roof ,regardless of age, leakage is always possible from time to time. This can occur, for example, along the edges of the roof, and at the joints between different roof surfaces. Flashings are also a source of leaks.

These repairs are not always easy to accomplish. Shingles may suddenly split due to temperature variations resulting in leakage and premature shingle failure with proper care, regular inspection and preventive maintenance, the roof cover material should provide a number of years of adequate protection before resurfacing is needed.

### GUTTERS & DOWNSPOUTS:

#### TYPE & CONDITION:

2 areas of the drains need reconnected 1 area under the deck and another one along the rear SW corner.

#### ADDITIONAL COMMENTS

Gutter guards were installed The gutter just outside the doors in the kitchen was observed leaking, the seam may need re caulked and sealed.

## **EXTERIOR - FOUNDATION - BASEMENT**

### WALLS:

#### MATERIAL:

Wood siding Cedar and Stone

#### ADDITIONAL COMMENTS

Along the rear upper deck I observed wood rot along the lower siding by the sliding glass door. repairs are needed

### TRIM - EAVES , SOFFITS AND FASCIA BOARDS:

#### MATERIAL

Wood

#### CONDITION:

Paint/finish needed:

Areas of the trim were weathered and several areas have wood rot concerns maintenance in the way of re staining the surface to help prevent water penetration and damage to the wood.

SUGGESTION: Repair or replacement of all loose or deteriorated trim and/or siding material will help to protect exposed materials from further deterioration.

### SCREEN ROOM :

#### CONDITION

The fan did not work at the time of the inspection. The railing needs replaced and areas along the ceiling had some boards with wood rot repairs are needed.

Along the ceiling in the screen room water was observed leaking in several areas this is likely the root cause for the wood rot observed.

## **GARAGE**

### TYPE:

#### LOCATION:

Attached Three car

### GARAGE DOOR(S):

#### MATERIAL:

Wood - Wood rot was observed along one door lower panel.

### MISCELLANEOUS:

Along the garage one window has a few seal failures which allows moisture to enter between the window panes.

Along the ceiling in the garage there were several areas with what appears to be water staining. FYI



## GROUNDS

### DRIVEWAY:

#### CONDITION:

Concrete , Cracks and or deterioration of the surface observed. This condition could lead to further cracking and erosion.

Surface is approaching the end of its useful life. Replacement will be needed in the near future

### LIGHT POST :

#### CONDITION:

Along all 4 of the stone post several of the stones were loose and mortar was missing between several stones. Deterioration observed. This condition could lead to further damage and deterioration and erosion. Repairs are needed.

### SIDEWALKS:

#### TYPE:

Concrete and Stone

#### CONDITION:

Surface raised/settled along the rear under the deck , repairs are recommended.

### LANDSCAPING:

#### CONDITION:

Trim plants away from structure. Tree limbs or bushes contacting or over hanging the structure need to be trimmed back 2 to 3 feet away from the home to prevent damage.

### DECKS:

#### TYPE:

Wood

#### CONDITION:

Deterioration noted to areas of the deck surface. The entire railing threw out needs replaced due to the amount of deterioration and unsafe conditions that exist.

### DECK UPPER DECK :

#### TYPE:

Wood

#### CONDITION:

Deterioration noted to deck railing this was consistent threw out the rear decks repairs are needed.

## INTERIOR - COMMON AREAS

### Office or Library

#### *Furnished Residence Comment*

Informational Conditions General condition appears serviceable we have evaluated the Office or Library, and found it to be in acceptable condition.

#### *Comments*

Condensation observed due to failure of seals in insulated glass a least 2 windows

### DOORS:

#### *MAIN ENTRY DOOR:*

#### *OTHER EXTERIOR DOORS:*

Along the exterior storm doors I observed wear and some wood rot.

### WINDOWS:

#### *TYPE & CONDITION:*

Condensation noted in some window(s) due to failure of seals in dual pane insulated glass unit. Unfortunately, this is not always apparent which is why AHI disclaim an evaluation of hermetic seals.

Insulated glass panes are formed of two to three panes of glass separated by a spacer. The space between the panes is often under vacuum or filled with a gas to eliminate moisture, condensation and staining of the interior surface of the pane. The dormant air space between panes is the primary insulation producer and not the vacuum or gas. The greater the space between the panes the higher the R value.

Never the less ,in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

#### *ADDITIONAL COMMENTS*

The home has Authentic Divided Lites (ADL) this is a type of window pane.

Also known as True Divided Lite. Permanent stationary muntins and bars separate the glass in a window or door sash to give the sash two or more lites of glass

In the lower walkout I observed a few windows with seal failures.

### CEILINGS:

#### *TYPE & CONDITION:*

Areas noted with past water leaks. Along the great room 1 can light was loose and needs re secured

### SMOKE / FIRE DETECTOR:

#### *COMMENTS:*

Smoke alarm(s) responded to test button operation , One along the basement was missing and needs re installed.

## **BEDROOMS**

### BEDROOM

#### *WINDOWS*

Windows were observed to be operational.

### BEDROOM

#### *BEDROOM LOCATION*

Right Front

#### *WINDOWS*

2 windows have wood rot observed and will need repaired or replaced, the lower frames two areas were rotted out. One window noted with a seal failure.

### BEDROOM

#### *BEDROOM LOCATION*

Center Front

#### *WINDOWS*

Condensation observed due to failure of seals in insulated glass found in at least 2 windows and the window West wall the lower wood frame was rotted out and needs serviced and repaired.

### LOFT :

#### *CEILING*

Drywall - Stains noted PAST leaks from the rubber roof was observed .

## **BATHROOMS**

### BATHROOM AREA:

#### *BATH LOCATION:*

Master bedroom

#### *WINDOWS*

Condensation observed due to failure of seals in insulated glass front window

One window rear the lock latch was loose and needs re secured the window in front of the chair in the master bathroom.

#### *TUB/SHOWER PLUMBING FIXTURES:*

Shower head appears serviceable Drain appears serviceable the controller for the water was a little loose.

#### *COMMENTS*

The shower door will not stay closed and will need some type of an adjustment.

### BATHROOM AREA:

#### *BATH LOCATION:*

Hall Upstairs

#### *WALLS & CEILING*

Water damage observed IN THE PAST from a past leaks along the roof. The area appears dry at the time of the inspection. FYI

#### *TUB/SHOWER AND WALLS:*

The glass shower door needs serviced and repaired

### BATHROOM AREA:

#### *BATH LOCATION:*

Downstairs walkout

#### *CONDITION OF TOILET:*

The following problems were noted at the toilet: Toilet is loose at floor, Fill valve is worn and needs replacement.



## HEATING - AIR CONDITIONING

### HEATING SYSTEM DESCRIPTION:

#### LOCATION OF PRIMARY UNIT:

Attic Unit - Heats and cools the upstairs

There was water collecting along the pan under the unit the root cause was not determined.

### SECOND AIR CONDITIONING:

#### SYSTEM CONDITION:

Unit is not producing an adequate air temperature drop

Unit is not producing an adequate air temperature drop the normal variation in temperature between the supply air and the return air in an air conditioning system should be approximately 15 - 20 degrees. This is checked at the evaporator coil.

1. Too low a differential (less than 15 ) can indicate the unit is low on refrigerant, has a bad compressor, or is too old to transfer heat properly.

## Safety Related Items noted:

## Cosmetic Items noted:

### INTERIOR - COMMON AREAS

#### FIREPLACE/WOOD /GAS BURNING DEVICES:

##### LOCATION - TYPE - CONDITION :

Master bedroom - The gas might be off in the lower basement ?

#### FIREPLACE/WOOD /GAS BURNING DEVICES:

##### LOCATION - TYPE - CONDITION :

Great room - GAS burning fireplace Damper is operational , The gas might be off in the lower basement ?

### KITCHEN - APPLIANCES - LAUNDRY

#### INTERIOR COMPONENTS:

##### COUNTERS AND CABINETS:

Granite Appear serviceable Cabinets appear serviceable. Note one lower drawer by the double ovens will not push in as something fell behind the drawer and needs removed.