INSPECTION REPORT



For the Property at:
Example Property Dr.
Columbus, OH 43215

Prepared for: Earl Lee Riser

Inspection Date: Wednesday, December 1, 2021

Prepared by: Derrek Wanty



Allen Home Inspections 8077 Sweet Potato Ridge Rd Brookville, OH 45309 937-260-9885

www.allenhomeinspections.com allenhomeinspects@gmail.com



December 14, 2021

Dear Earl Lee Riser,

RE: Report No. 4467 Example Property Columbus, OH 43215

Thanks for choosing Allen Home Inspections to perform your home inspection. The inspection and report comply with the requirements of the State of Ohio and the Standards of Practice of our National Association (ASHI). This document is found here https://www.homeinspector.org/Standards-of-Practice

We encourage you to read the Standards of Practice for a clear understanding of the items included in the home inspection and report.

The report has been prepared for the exclusive use of our client and their agent. No use by third parties is intended. We are not responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. The home inspector does not predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing Allen Home Inspections to perform your home inspection.

Sincerely,

Danica Allen on behalf of Allen Home Inspections

Report No. 4467 THE SUMMARY

www.allenhomeinspections.com December 1, 2021

THE SUMMAR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

All items discovered during the inspection are current as of the date of the inspection.

This Summary outlines potentially significant issues pertaining to safety and habitability. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Please read the report in its entirety.

Here is a helpful link for Life Cycles and Remodeling/Repair Costs:

Exterior

EXTERIOR GLASS/WINDOWS \ Sashes

Condition: • Rot

Implication(s): Material deterioration Location: Second floor north wall

Task: Repair/Replace





GARAGE \ Vehicle doors

Condition: • Difficult to open or close

Automatic doors should manually pull open or closed, without difficulty, using the release cord Resistance typically indicates the door is out of balance, or a problem with the tracking

Implication(s): Reduced operability - Fire safety hazard

Task: Service

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Difficult to open or close

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Not well secured

Anywhere a wire cable assembly enters a metal enclosure, a connector clamp is required to secure the cable (called strain relief) and to protect the cable from chafing against the enclosure

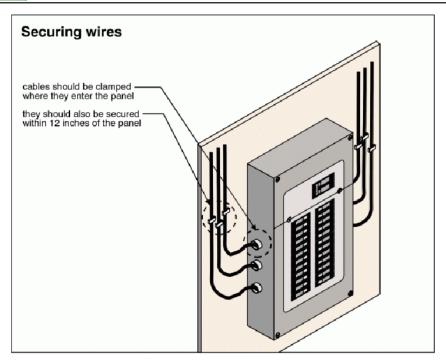
Implication(s): Electric shock | Fire hazard

Location: Garage attic **Task**: Secure with clamp(s)

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Not well secured

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

GFCI protected outlets are required at all wet locations: basements, bathrooms, kitchens, outdoors, garages, etc.

Implication(s): Electric shock

Location: Exterior; Kitchen; 2nd floor bathroom

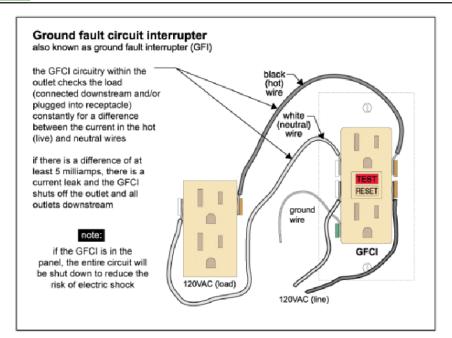
Task: Add GFCI protection

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GFCI/GFI needed (Ground Fault Circuit...

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GFCI/GFI needed (Ground Fault Circuit...

Condition: • Ungrounded

Multiple electrical outlets have been upgraded to grounded (3-prong) outlets but the wires feeding the outlets do not contain a ground wire, leaving the circuits ungrounded or what's known as "open ground" Ungrounded GFCI's will not trip as intended, but will provide sufficient protection

Implication(s): Electric shock Location: Multiple outlets

Task: Add ground, GFCI/AFCI protection, or use ground lift adapters

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Ungrounded - typical

Heating

GAS FURNACE \ Venting system

Condition: • Metal flue vent oxidizing **Implication(s)**: Carbon monoxide hazard

Location: Furnace Task: Replace



Metal flue vent oxidizing



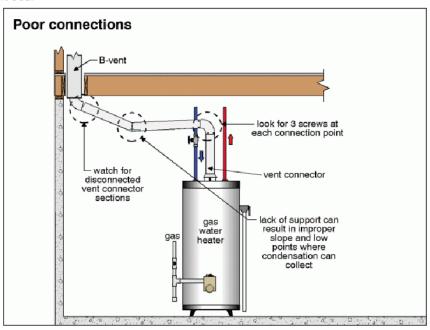
Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Poor connections

Implication(s): Hazardous combustion products entering home | Equipment not operating properly

Location: Water heater
Task: Secure/Attach/Seal





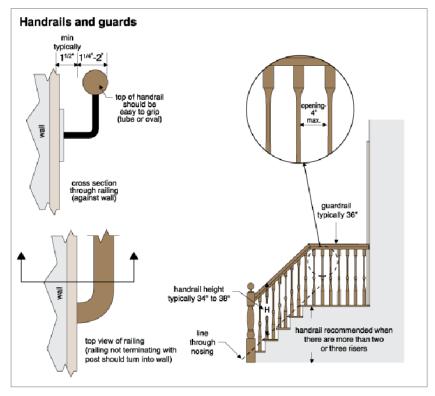


Interior

STAIRS \ Handrails and guards

Condition: • Missing
Implication(s): Fall hazard
Location: Basement staircase

Task: Install guardrail



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Missing

APPLIANCES \ Dryer

Condition: • Dryer not vented to exterior

All house ventilation fans should terminate (exhaust) outside; not in the attic, interior or crawl space.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Vent to exterior



Dryer not vented to exterior



Dryer not vented to exterior

This concludes the Summary section.

We recommend a qualified and/or licensed professional do any and all repairs mentioned before the end of the allotted inspection time period.

The remainder of the report describes each of the home's systems and our recommendations. Limitations restricted during the inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

COLOR CODING FOR PICTURES

RED: System Deficiencies & Potential Safety/Habitability Issues

WHITE: General Descriptions

Purple: Potential Improvements BLUE: Description of Plumbing GREEN: Description of HVAC YELLOW: Description of Electric

Here is a very helpful link for a Seasonal Maintenance Calendar:

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THE SUMMAR ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

APPENDIX REFERENCE

Description

General: • Front view

General: • 37 degrees and cloudy at the time of inspection.

The home is considered to face:

East



East

Sloped roofing material:

Asphalt shingles



Asphalt shingles



Asphalt shingles

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Asphalt shingles

Sloped roof flashing material: • Metal • Rubber (Neoprene)

Flat roofing material:

• Synthetic rubber



Synthetic rubber



Synthetic rubber

Approximate age: • Appears at newer condition

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APPENDIX REFERENCE

ROOFING

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Rain/Damp - No access • Wet roof surface hides flaws

Age determined by: • Visual inspection from roof surface

Not included as part of a building inspection: • Antennas • Not readiliy accessible interiors of vent systems, flues, and chimneys • Dish

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Task: Remove/Clean



Debris/moss

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • Rust

Implication(s): Chance of water damage to structure, finishes and contents

Location: Stove flue pipe

Task: Paint

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Rust

Rust

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Description

General:

North View



North View

South View



South View

West View

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West View West View

Gutter & downspout material: • <u>Aluminum</u>
Gutter & downspout discharge: • <u>Above grade</u>

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry:

- Brick
- Termite treatment holes







Termite treatment holes

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Limitations

Inspection limited/prevented by:

- Storage
- · Car/storage in garage





Car/storage in garage

Car/storage in garage

- · Poor access under steps, deck, porch
- Vines/shrubs/trees against wall

No or limited access to: • Area below steps, deck, porches • Garage

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Recommendations

WALLS \ Trim

3. Condition: • Caulking missing or deteriorated

Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents

Location: Multiple locations

Task: Seal

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Caulking missing or deteriorated



Caulking missing or deteriorated



Caulking missing or deteriorated

4. Condition: • Rot

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Front door

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APPENDIX REFERENCE

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Task: Repair / replace

WALLS \ Vent (fan, clothes dryer, etc.)

5. Condition: • Louvered cover on dryer vent

Dryer vents should be covered with a single-clasp style vent hood

Implication(s): Louvered covers trap lint - Fire hazard

Location: Dryer vent

Task: Install dryer vent hood



Louvered cover on dryer vent

EXTERIOR GLASS/WINDOWS \ Sashes

6. Condition: • Rot

Implication(s): Material deterioration Location: Second floor north wall

Task: Repair/Replace

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Rot Rot

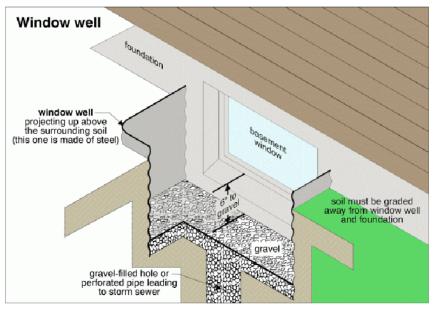
EXTERIOR GLASS/WINDOWS \ Window wells

7. Condition: • Missing

Just a general recommendation

-Window wells will allow for grading soil away from the wall and alleviate water intrusion concerns **Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

Task: Install window wells



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Missing Missing

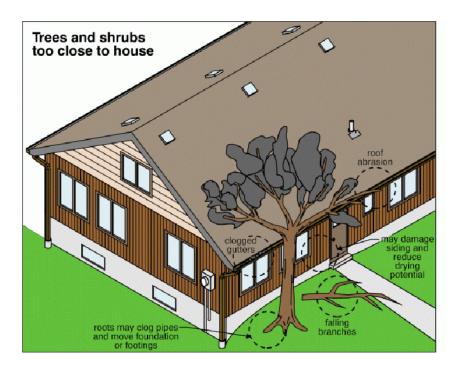
LANDSCAPING \ General notes

8. Condition: • Trees or shrubs too close to building

Shrubs hold moisture against the exterior, contributing to wall erosion, moisture intrusion and pest infestation **Implication(s)**: Chance of pests entering building | Material deterioration | Chance of water damage to structure, finishes and contents

Location: Multiple locations

Task: Remove



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Trees or shrubs too close to building

GARAGE \ Vehicle doors

9. Condition: • Difficult to open or close

Automatic doors should manually pull open or closed, without difficulty, using the release cord Resistance typically indicates the door is out of balance, or a problem with the tracking

Implication(s): Reduced operability - Fire safety hazard

Task: Service



Difficult to open or close

10. Condition: • Weatherstripping damaged or missing

Implication(s): Water - Pests Location: Overhead door

Task: Replace

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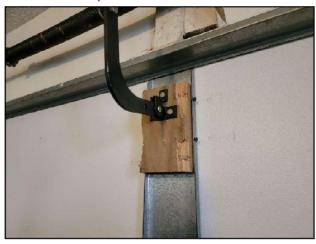


Weatherstripping damaged or missing

Weatherstripping damaged or missing

11. Condition: • Reinforcement bracket modified -improper attachment

Task: Service/Replace





GARAGE \ Vehicle door operators

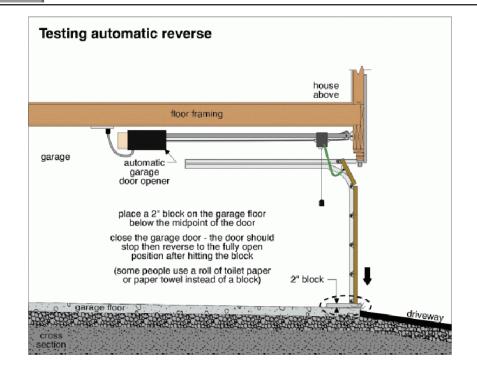
12. Condition: • Fails to auto reverse

The auto-reversing mechanism is a safety feature that causes the door to reverse coarse when it hits an obstruction while closing, and should require very little resistance to be actuated.

Implication(s): Physical injury

Task: Service/Adjust





Report No. 4467 **STRUCTURE**

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EXTERIOR STRUCTURE ELECTRICAL

COOLING INSULATION PLUMBING

Description

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Configuration: • Basement





Basement



Basement



Basement

Basement

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Basement

Foundation material: • Masonry block

Floor construction: • <u>Joists</u> • Subfloor - plank • Not visible Exterior wall construction: • <u>Wood frame / Brick veneer</u>

Roof and ceiling framing:

- · Rafters/ceiling joists
- · Conventional -built onsite



Conventional -built onsite



Conventional -built onsite

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APPENDIX REFERENCE

- Ridge beam
- · Plywood sheathing

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint Insulation

Attic/roof space:

- · Inspected from access hatch
- No access
- -Second floor has no access panel

Percent of foundation not visible: • Foundation inspection restricted due to finished wall materials installed over foundation walls \bullet 95 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas

Recommendations

RECOMMENDATIONS \ Overview

13. Condition: • No structure recommendations are offered as a result of this inspection.



APPENDIX REFERENCE

Description

Service entrance cable and location:

• Overhead

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Overhead

Service size:

• 200 Amps (240 Volts)

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200 Amps (240 Volts)

Main disconnect/service box rating:

• Main Disconnect -100 Amps



Main Disconnect -100 Amps

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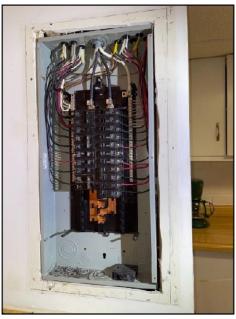
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Main disconnect/service box type and location:

• Breakers - basement



Breakers - basement

• Breakers - exterior wall



Breakers - exterior wall



Breakers - exterior wall

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System grounding material and type:

· Ground rod -not visible



Ground rod -not visible

• Steel - water pipe

Electrical panel manufacturers: • Siemens

Distribution wire (conductor) material and type: • Romex -3 wire • 2 Wire -sheathed with no ground • Copper non-metallic sheathed • Aluminum - multi-strand

Type and number of outlets (receptacles):

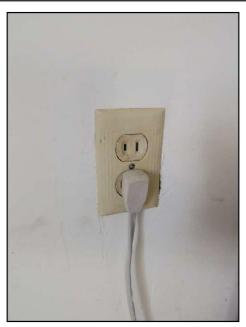
- Grounded minimal
- Ungrounded typical

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Ungrounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• GFCI - exterior



GFCI - exterior

• GFCI - bathroom

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GFCI - bathroom

• GFCI - kitchen Basement



GFCI - kitchen

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Smoke alarms (detectors):

• Present





Present

Present

Carbon monoxide (CO) alarms (detectors):

Present





Present

Limitations

Inspection limited/prevented by: • Restricted access

Panel covers: • Not accessible

System ground: • Continuity not verified • Quality of ground not determined

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components

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Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

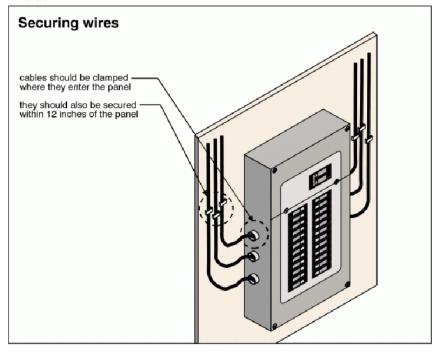
DISTRIBUTION SYSTEM \ Wiring - installation

14. Condition: • Not well secured

Anywhere a wire cable assembly enters a metal enclosure, a connector clamp is required to secure the cable (called strain relief) and to protect the cable from chafing against the enclosure

Implication(s): Electric shock | Fire hazard

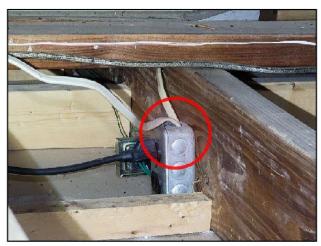
Location: Garage attic **Task**: Secure with clamp(s)



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Not well secured

DISTRIBUTION SYSTEM \ Outlets (receptacles)

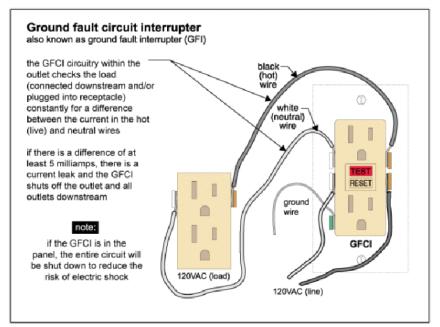
15. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

GFCI protected outlets are required at all wet locations: basements, bathrooms, kitchens, outdoors, garages, etc.

Implication(s): Electric shock

Location: Exterior; Kitchen; 2nd floor bathroom

Task: Add GFCI protection



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GFCI/GFI needed (Ground Fault Circuit...

GFCI/GFI needed (Ground Fault Circuit...



GFCI/GFI needed (Ground Fault Circuit...

16. Condition: • Ungrounded

Multiple electrical outlets have been upgraded to grounded (3-prong) outlets but the wires feeding the outlets do not contain a ground wire, leaving the circuits ungrounded or what's known as "open ground" Ungrounded GFCI's will not trip as intended, but will provide sufficient protection

Implication(s): Electric shock Location: Multiple outlets

Task: Add ground, GFCI/AFCI protection, or use ground lift adapters

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Ungrounded - typical

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Report No. 4467 **HEATING**

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EXTERIOR STRUCTURE ELECTRICAL

HEATING

COOLING INSULATION PLUMBING

Description

System type:

• Furnace

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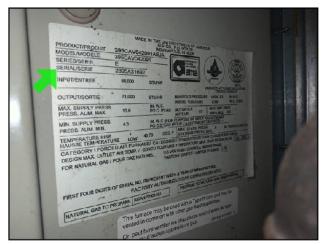
Furnace



Furnace



Furnace

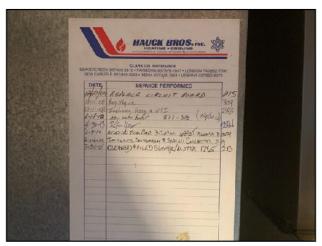


Furnace

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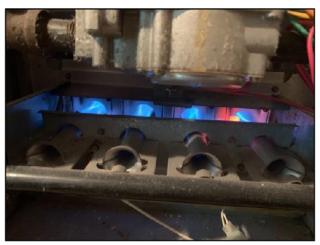


Furnace

• Electric baseboard heaters

Fuel/energy source:

• Gas



Gas

- Electricity
- Wood

Furnace manufacturer: • Bryant

Heat distribution: • Ducts and registers • Baseboards

Approximate capacity: • 90,000 BTU/hr

Efficiency: • Mid-efficiency
Exhaust venting method:

Induced draft

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Induced draft

Combustion air source: • Interior of building

Approximate age: • 26 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

Basement



Basement

Failure probability: • High

Air filter:
• Disposable
• 16" x 25"

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16" x 25"

Exhaust pipe (vent connector):

• Type B



Type B

Auxiliary heat:

• Wood fireplace

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Wood fireplace

Chimney/vent:

• Metal



Metal



Metal

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Location of the thermostat for the heating system:

Hallway



Hallway

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible • Not accessible

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

Recommendations

RECOMMENDATIONS \ General

17. Condition: • Furnace displays no recent record of service or evaluation

Implication(s): Reduced efficiency/comfort/life expectancy

Location: Furnace Task: Service

Time: Regular maintenance

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FURNACE \ Life expectancy

18. Condition: • Past life expectancy

Implication(s): No heat for building | Equipment failure

Task: Monitor/Replace as needed

FURNACE \ Cabinet

19. Condition: • Dirt found in the cabinet.

Task: Service, Clean



Dirt found in the cabinet.



Dirt found in the cabinet.

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Dirt found in the cabinet.

GAS FURNACE \ Venting system

20. Condition: • Metal flue vent oxidizing Implication(s): Carbon monoxide hazard

Location: Furnace Task: Replace



Metal flue vent oxidizing

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Description

Air conditioning type:

- Central
- Air cooled



Air cooled

Manufacturer: • Bryant

Compressor approximate age: • 7 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low
Refrigerant type: • R-410A

Location of the thermostat for the cooling system:

Hallway



Air cooled

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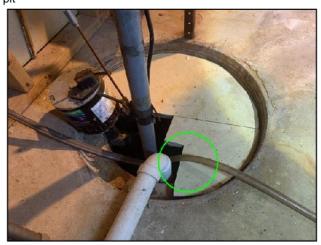
APPENDIX



Hallway

Condensate system:

• Discharges into sump pump pit



Discharges into sump pump pit

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APPENDIX REFERENCE

Limitations

Inspection limited/prevented by: • Low outdoor temperature • Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor. • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Heat gain calculations: • Not done as part of a building inspection

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

Recommendations

AIR CONDITIONING \ Compressor

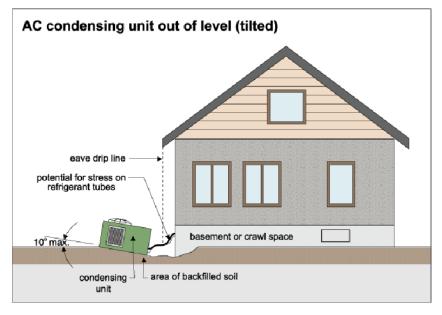
21. Condition: • Out of level

Implication(s): Damage to equipment | Reduced system life expectancy

Location: Exterior A/C Unit

Task: Service

Time: Regular Maintenance



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Out of level

AIR CONDITIONING \ Air cooled condenser coil

22. Condition: • Dirty

Implication(s): Reduced comfort | Increased cooling costs | Reduced system life expectancy

Location: Exterior A/C Unit

Task: Service/Clean

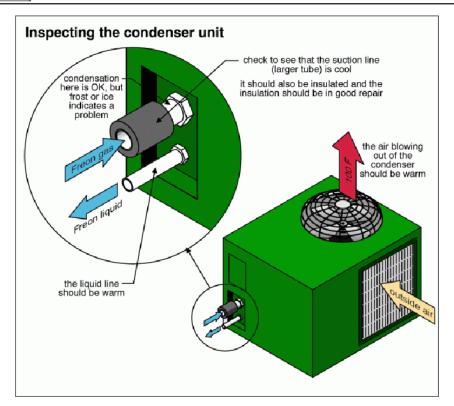
Time: Regular maintenance

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APPENDIX REFERENCE





Dirty

INSULATION AND VENTILATION

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EXTERIOR STRUCTURE ELECTRICAL

COOLING INSULATION PLUMBING

Description

General:

APPENDIX

Attic





Attic

Attic





Attic/roof insulation material: • Not determined • Not visible

Attic/roof ventilation:

Roof vent

INSULATION AND VENTILATION

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Roof vent

• Gable vent

Roof vent



Gable vent

Mechanical ventilation system for building:

· Bathroom exhaust fan

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APPENDIX REFERENCE





Bathroom exhaust fan

Bathroom exhaust fan

Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space • Floor space • Knee wall areas

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated Mechanical ventilation effectiveness: • Not verified

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • No insulation recommendations are offered as a result of this inspection.

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APPENDIX REFERENCE

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Galvanized steel

Supply piping in building: • Copper

Main water shut off valve at the:

· Main water shutoff -Front of the basement



Main water shutoff -Front of the basement



Main water shutoff -Front of the basement

Water flow and pressure:

• Functional



Functional



Functional

Report No. 4467 **PLUMBING**

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EXTERIOR STRUCTURE ELECTRICAL

HEATING

COOLING INSULATION PLUMBING



Functional



Functional



Functional

Water heater type:

• Conventional

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AUTOMATIC STORAGE WATER HEATER

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Tank



Tank

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • A.O. Smith
Water heater tank capacity: • 40 gallons
Water heater approximate age: • 10 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Public
Waste and vent piping in building:

• Copper

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Copper

Copper

Pumps:

• Sump pump



Sump pump

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Main fuel shut off valve at the:

· Main fuel shutoff -Basement



Main fuel shutoff -Basement

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Fire extinguishers and sprinkler systems

Recommendations

SUPPLY PLUMBING \ Water shut off valve

24. Condition: • Rust or Corrosion

Shut off valves tend to leak when used if they are rusted/corroded. Test all shut-off valves to ensure they are not leaking.

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Location: Multiple locations

Task: Monitor -Repair/Replace as needed

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Rust or Corrosion

SUPPLY PLUMBING \ Water supply piping in building

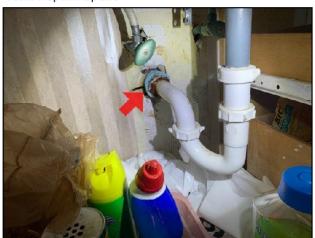
25. Condition: • Rust

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy

| Equipment failure

Location: Master bedroom, Water Heater

Task: Repair/Replace





Rust

WATER HEATER \ Life expectancy

26. Condition: • Near end of life expectancy

Implication(s): No hot water
Task: Monitor/Replace as needed

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27. Condition: • High failure probability

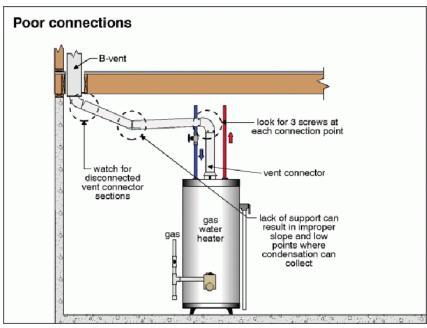
Implication(s): No hot water
Task: Monitor/Replace as needed

WATER HEATER - GAS BURNER AND VENTING \ Venting system

28. Condition: • Poor connections

Implication(s): Hazardous combustion products entering home | Equipment not operating properly

Location: Water heater Task: Secure/Attach/Seal





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FIXTURES AND FAUCETS \ Basin, sink and laundry tub

29. Condition: • Surface defects
Location: Master bathroom
Task: Repair / seal / replace



Surface defects

30. Condition: • Drain stop ineffective

Implication(s): Reduced operability | Nuisance

Location: 2nd floor bathroom **Task**: Repair/Replace as needed

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APPENDIX REFERENCE



Drain stop ineffective

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APPENDIX REFERENCE

Description

Major floor finishes: • <u>Carpet</u> • <u>Hardwood</u> • Vinyl Major wall and ceiling finishes: • <u>Plaster/drywall</u>

Windows: • Single/double hung • Wood

Glazing: • Single • Double

Exterior doors - type/material: • Metal-clad • Sliding glass

Bathroom ventilation:

· Exhaust fan



Exhaust fan



Exhaust fan

Limitations

 $\textbf{Inspection limited/prevented by: } \bullet \textbf{Carpet } \bullet \textbf{Storage/furnishings } \bullet \textbf{Storage in closets and cabinets / cupboards}$

Restricted access to: • Basement • Utility room • Closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Security systems and intercoms Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

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Recommendations

WALLS \ General notes

31. Condition: • Cracks

Implication(s): Chance of structural movement | Damage or physical injury due to falling materials

Location: 2nd floor bathroom

Task: Repair



Cracks

WALLS \ Plaster or drywall 32. Condition: • Damaged Location: Basement Task: Repair as needed

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Damaged

WINDOWS \ Glass (glazing)

33. Condition: • Lost seal on double or triple glazing

When a double pane window has fogged, it normally indicates the thermal seal has failed and can no longer prevent the accumulation of condensation between the two window panes. This is not considered a safety habitability issue but causes the windows to become difficult to see through, and they do lose some of the E value.

Implication(s): Shortened life expectancy of material

Location: 2nd floor bedroom **Task**: Repair/Replace



Lost seal on double or triple glazing

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WINDOWS \ Interior trim

34. Condition: • Water damage **Location**: 2nd floor bedroom window

Task: Repair / replace





DOORS \ Storms and screens

35. Condition: • Rust

Implication(s): Chance of pests entering building

Location: Front door

Task: Paint

THE SUMMAR ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

APPENDIX REFERENCE



Rust

STAIRS \ Handrails and guards

36. Condition: • Missing Implication(s): Fall hazard Location: Basement staircase

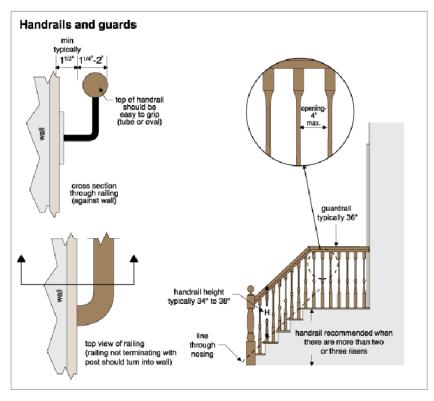
Task: Install guardrail

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APPENDIX REFERENCE

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Missing

APPLIANCES \ Dryer

37. Condition: • Dryer not vented to exterior

All house ventilation fans should terminate (exhaust) outside; not in the attic, interior or crawl space.

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 $\label{lem:limit} \textbf{Implication(s)}: Chance of condensation damage to finishes and/or structure$

Task: Vent to exterior





Dryer not vented to exterior

Dryer not vented to exterior

END OF REPORT

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THE SUMMAR ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

APPENDIX REFERENCE

Safety Recommendations:

- <u>CO</u>: Carbon monoxide poisoning is a real safety issue with homes that have gas-burning systems. All homes with gas appliances, water heaters, fireplaces, or furnaces are recommended to use carbon monoxide alarms on all levels.
- **DRYER VENTING**: We recommend using semi-rigid or rigid dryer venting materials to prevent clogs and potential fires. Flex (soft) venting materials are only to be used for moisture venting like in bathroom ceiling fans.
- <u>CLEANING DUCTS</u>: We recommend cleaning all exhaust fans, ductwork, and dryer vents as a safety improvement.
- <u>SMOKE ALARMS</u>: We recommend adding Photoelectric smoke alarms to all levels regardless of whether the home already has ionization smoke alarms installed. We recommend having both Photoelectric and ionization smoke alarms to all homes with 10-year lithium batteries if the home is not hard-wired for smoke alarms.
- **STOVE**: We recommend checking the stove to ensure the anti-tip device is installed correctly.
- **DISHWASHER**: We recommend making sure that the drain hose for the dishwasher has a trapped loop that is above the main drain to assure no drain water can back up into the dishwasher. This gray water can contaminate the clean dishes.
- **GARBAGE DISPOSALS**: We also recommend making sure any garbage disposal electric line is encased to protect from potential shock.
- <u>CSST GAS PIPING</u>: It is often difficult to know for sure if CSST flex gas piping is correctly bonded and we recommend if your home has CSST to check the bonding rules in your area by a licensed electrician. For more information see csstsafety.com or https://www.csstfacts.org/

Common or General Improvements/Suggestions:

- <u>RUST</u>: We recommend painting any exterior metal that may be rusted (i.e. piping, casings, etc.) if needed. Using a rust inhibitor-based spray paint is often recommended.
- **CONCRETE**: Concrete is known to dry and shrink over time thus causing cracks. We recommend sealing any such settling or drying cracks around the foundation of the home. We recommend sealing any concrete settling/drying cracks if found in the driveway, patios, walkways, slabs, and/or basement slabs if needed.
- <u>BASEMENT/CRAWLSPACE MOISTURE</u>: Many issues are caused by water intrusion around foundations. We recommend that all downspouts be extended to six feet from the foundation wall and all gutters cleaned of debris.
- <u>SECONDARY SYSTEMS</u>: We do not test secondary systems like Whole House Humidifiers, Electronic Air Filters, Washer/Dryers, Microwave heat element effectiveness, and Water Softeners. We are also not able to test the washer and dryers. These items should be tested prior to use to ensure working properly and are not leaking or clogged.
- **EXHAUST VENTING**: We recommend extending all exhaust venting to the exterior of the home and out of the attic spaces if needed. This prevents moisture issues in the attic space.
- **GALVANIZED STEEL**: Galvanized steel and cast iron corrode from the inside out. This material rusts and often times close off depending on age and water makeup. This type of piping should be updated with plastic piping as needed. Even small pin-hole leaks mean that the piping has failed.
- <u>CLAY DRAINAGE TILE</u>: Clay drainage tile is susceptible to roots growing into and clogging these main drain lines. We recommend having a licensed plumber scope these pipes if trees are present and the home does not have plastic piping or purchase an add-on insurance policy for your homeowners to protect from a drain failure.
- <u>SHUT OFF VALVES</u>: Shut off valves that show corrosion or rust often times corrode themselves shut and only start leaking after someone starts turning them. Test and replace corroded shut-off valves as an improvement even if they show no signs of leaking during the inspection.

Report No. 4467

APPENDIX

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THE SUMMAR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

- LOST WINDOW SEALS: We recommend replacing any windows that have lost their seals for cosmetic reasons. The Dayton/Cincinnati Board of Realtors does not recognize this issue as a habitability issue.
- <u>ASBESTOS</u>: Older homes with "asbestos type" insulation, siding, or flooring are recommended to use EPA guidelines found at http://www.epa.gov/asbestos for removal or encasement.
- <u>MICROBIAL GROWTH</u>: Homes with "microbial like" substances are recommended to use a certified clean air specialist to do any and all remediation. The only way to name "microbial like" substances is to have them tested. We recommend third-party air sampling after remediation is complete to test the issue is fully removed. See more information found at http://www.epa.gov/mold
- **BASEMENTS**: We recommend not having any absorbent type flooring (i.e. carpet) in the basement due to potential moisture issues that can occur in basement type settings and be hidden by such flooring types.
- **UNGROUNDING**: Older homes often used two wires with no ground to wire outlets. We recommend adding GFI's instead of ungrounded three-prong outlets. This may be the easiest repair for this safety issue. GFI's are self-tripping if a ground is needed.
- **RADON**: Radon levels vary from location to location. Radon is the second leading cause of lung cancer. We recommend testing for Radon levels to ensure safe levels are present. Get educated more at https://www.epa.gov/radon
- <u>DOWNSPOUTS</u>: Most builders do not extend second story downspouts to the first story gutter line. The shingles will not be warranted most often in these cases and so we recommend extending all such downspouts in these cases.
- <u>SUMP PUMPS</u>: For homes with sump pumps installed we recommend adding a secondary battery backup system to prevent flooding. We also recommend that an air gap is added to any piping that runs outside to prevent freezing of pipes and backups.
- <u>INSULATION</u>: Insulation in the attic spaces often gets compressed from people working in the attic space or from storage if this happens we recommend spreading out the existing insulation into these compressed areas or voids.
- WOOD SIDING: If the siding on the home is wood we recommend it be cut back away from the roofline
 if needed. This can cause rot and interior moisture issues.
- <u>CRAWL SPACES</u>: A great article on crawl space maintenance can be found at http://cleancrawls.com/wp-content/uploads/2016/06/CC-Cleaning-Guide-eBook.pdf
- <u>HVAC CONDENSATION</u>: Most condensation drain lines need a trap to protect from air and fumes entering the home. It is often difficult to determine if some units have an internal trap or are in need of a trap. We recommend checking your systems owner's manual and reading this article to determine if a trap is needed. http://www.ashireporter.org/homeinspection/articles/let-s-concentrate-on-condensate/1648
- <u>AC REFRIGERANT WARNING</u>: Old R-22 vs the New R-410A The main two types of refrigerant used in Air conditioners is R-22 and R-410A which are also known as Freon and Puron respectively. The two types of refrigerants are not interchangeable within a system, so if purchasing a home with an older AC unit a buyer needs to remember that if that system fails they may need to purchase a new system if the old system is R-22.

Home Safety Articles: We recommend NEST safety equipment due to the ease of use and quality of the products they provide. https://nest.com/

- A. CARBON MONOXIDE ALARMS: for more info see http://www.consumerreports.org/cro/co-and-smoke-alarms.htm
- B. SMOKE ALARMS: for more info see http://www.ashireporter.org/homeinspection/articles/ashi-smoke-alarm/2606. Most homes have ionization smoke alarms (which are the inexpensive type) but more recent studies show that all homes should also have photoelectric alarms installed. These alarms have proven to save lives.
- C. SUGGESTED HOME SAFETY FOR KIDS: Great site for young families and new homes. www.consumerdangers.com

REFERENCE LIBRARY

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THE SUMMAR ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

APPENDIX REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

1. O1. ROOFING, FLASHINGS AND CHIMNEYS

2. O2. EXTERIOR

3. O3. STRUCTURE

4. O4. ELECTRICAL

- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS