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Inspected By: John Brite, CPI | Principal



Home Inspection Report

Prepared For:

LiteHouse Customer

Property Address:

123 Any Street

Your Town, OH 45241

Inspected on Thu, Apr 2 2020 at 4:05 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Chimney

1) Comment 13: Minor cracking

Minor cracking visible in the chimney cap.

Some spalling observed on bricks.

Recommend correction to prevent continued deterioration.



Figure 13-1



Figure 13-2

(Report Summary continued)



Figure 13-3

2) Comment 14: Inspector observed a slight bowing of the chimney stack. Recommend evaluation by a qualified contractor.



Figure 14-1

(Report Summary continued)

Smoke Detectors

3) Comment 23: Some smoke detectors were missing at time of inspection. Others were missing batteries. Recommend installation of new smoke detectors in all appropriate areas.



Figure 23-1



Figure 23-2

Electrical

4) Comment 31: One outlet showed signs of previous arcing. Recommend further evaluation by a qualified electrician.

(Report Summary continued)



Figure 31-1

Windows

5) Comment 36: Glass pane was broken in window. Recommend replacement or repair by a qualified contractor.



Figure 36-1

(Report Summary continued)

Dryer Venting

6) Comment 42: Dryer is vented to a bucket in the room. This can create moisture issues in the room and should be corrected.



Figure 42-1

Thank you for giving us the opportunity to inspect this property for you. We appreciate your business.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	54 years
Age Based On:	Auditor website
Bedrooms/Baths:	6/4
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner



Comment 1:

The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.



Comment 2:

The home was occupied on a regular basis at the time the inspection was performed.

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Sloped Away From Structure
Condition: Satisfactory



Comment 3:

Signs of previous termite control measures. Ask owner for more information.



Figure 3-1

Vegetation:

Generally Maintained
Condition: Satisfactory



Comment 4:

The roof covering is in contact with tree limbs. Recommend trimming trees back from contact.

(Site continued)



Figure 4-1

Retaining Walls:

Not Present

Driveway:

Asphalt

Condition: Satisfactory



Walkways:

Concrete , Pavers

Condition: Marginal

(Site continued)



Comment 5:

Concrete showing cracks which are likely a sign of ground settlement.



Figure 5-1

Steps/Stoops:

Not Present

Patios/Decks:

Concrete

Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

(Exterior continued)

Exterior Covering:

Concrete Block
Condition: Satisfactory



Exterior Trim Material:

Vinyl, Aluminum
Condition: Marginal



Comment 6:
Missing pieces of exterior trim in a couple places.



Figure 6-1

Windows:

Wood
Condition: Satisfactory

(Exterior continued)

Entry Doors:

Wood

Condition: Satisfactory



Balconies:

Not Present

Railings:

Concrete Block

Condition: Satisfactory



Garage

Garage Type:

Attached

Condition: Satisfactory



Comment 7:

Some indication of prior roof leaks in the garage. Did not appear to be active at time of inspection.



Figure 7-1



Figure 7-2

Garage Size:

2 Car

Door Opener:

Chain Drive

Condition: Satisfactory

Opener Safety Feature:

Light Beam, Force Sensitive

Condition: Satisfactory



Comment 8:

Beam and force stop worked correctly.

(Garage continued)



Comment 9:
Signs of active pest control in garage area.



Figure 9-1



Comment 10:
Gap in corner of garage should be sealed to prevent pest infiltration.



Figure 10-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Walked Roof/Arms Length

Roof Design:

Mono-pitched (shed)



Roof Covering:

Metal

Condition: Satisfactory



Comment 11:

Owner disclosed that there have been some leaks in the roof in various locations but that they have been promptly repaired.

(Roofing continued)



Figure 11-1

Approximate Roof Age: 5 Years



Comment 12:
Owner disclosure.

Ventilation Present: Not Present

Vent Stacks: Metal
Condition: Satisfactory

(Roofing continued)



Chimney :

Masonry

Condition: Marginal



Comment 13:

Minor cracking

Minor cracking visible in the chimney cap.

Some spalling observed on bricks.

Recommend correction to prevent continued deterioration.

(Roofing continued)



Figure 13-1



Figure 13-2



Figure 13-3

(Roofing continued)



Comment 14:

Inspector observed a slight bowing of the chimney stack. Recommend evaluation by a qualified contractor.

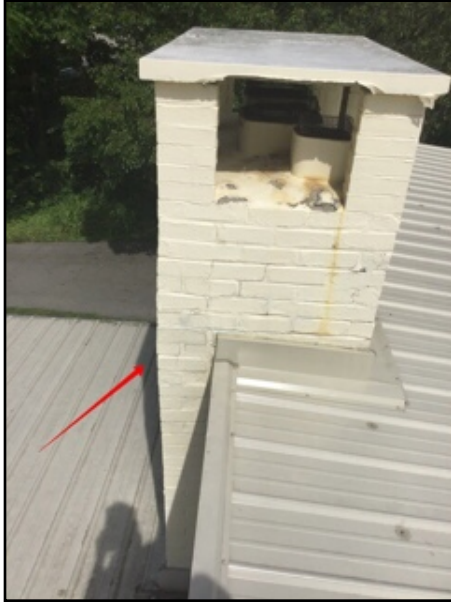


Figure 14-1

Sky Lights:

Yes

Condition: Satisfactory



Comment 15:

Owner disclosed prior leaking around one of the sky lights. This is common with sky lights.

Repairs were visible.

(Roofing continued)

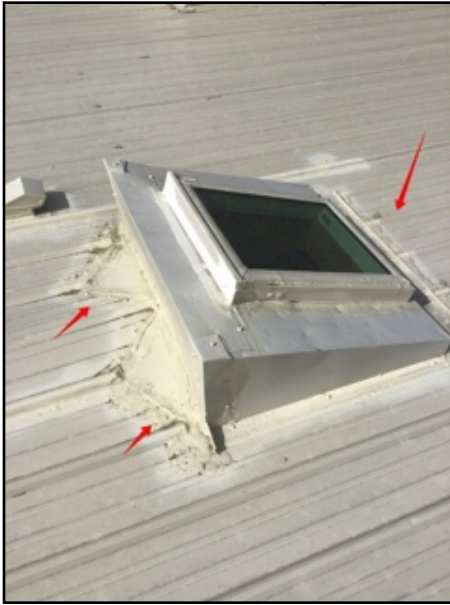


Figure 15-1

Flashings:

Metal

Condition: Satisfactory

Soffit and Fascia:

Vinyl

Condition: Marginal



(Structure continued)



Comment 18:

Signs of minimal prior water intrusion. Repairs visible. One area looks to have been caused by a leaking water pipe. It was dry at time of inspection.



Figure 18-1



Figure 18-2



Figure 18-3

Prior Waterproofing:

Surface Patches

Condition: Satisfactory

(Structure continued)

Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Concrete
	Condition: Satisfactory
Wall Structure:	Full Masonry, Wood Frame
	Condition: Satisfactory



Comment 19:

There is a radon remediation system installed. System was operating properly at time of inspection.



Figure 19-1



Figure 19-2

(Structure continued)



Figure 19-3

Attic

Attic Entry:	Not Present
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Not Inspected



Comment 20:

Unable to determine any insulation between wood planking and roof sheathing.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead



Main Disconnect Location:

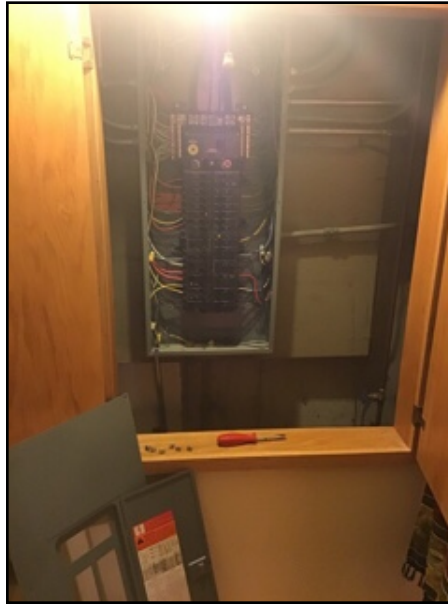
Service Panel



(Electrical continued)

Service Panel Location:

Basement



Comment 21:

Service panel was in excellent condition and showed professional installation and wiring. There were no double tapped busses or breakers and panel was properly labeled.

Service Panel Manufacturer:

Square D

Condition: Satisfactory



(Electrical continued)

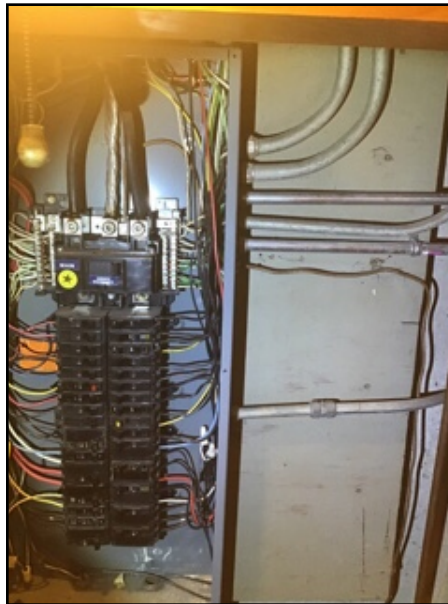
Service Panel Ground:

Cold Water Pipe



Branch Circuit Wiring:

Metallic Shielded Copper
Condition: Satisfactory



Overcurrent Protection:

Breakers
Condition: Satisfactory

GFCI/AFCI Breakers:

No
Condition: Marginal

(Electrical continued)



Comment 22:

Recommend installation of GFCI breakers, by a qualified electrician, for garage, bath and outdoor circuits. Areas are currently covered by GFCI outlets which is satisfactory.

Smoke Detectors:

9 volt Battery Type

Condition: Marginal



Comment 23:

Some smoke detectors were missing at time of inspection. Others were missing batteries. Recommend installation of new smoke detectors in all appropriate areas.



Figure 23-1



Figure 23-2

HVAC

HVAC System Type:

Wall Unit, Boiler and Electric

Thermostat:

Digital

Condition: Satisfactory

Thermostat Location:

Hallway

(HVAC continued)



Comment 24:

Boiler is split into 4 zones each with their own thermostat. 2 in basement and 2 upstairs. Additionally, the bathrooms each have electric baseboard heat.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Basement

Type of Equipment:

Boiler

Condition: Satisfactory



(Heating continued)

Manufacturer:

Weil-McLain



Heating Fuel:

Gas

Condition: Satisfactory

Input BTUs:

250000

Output BTUs:

210000



Comment 25:

Unit operated properly at time of inspection.

Approximate Age:

1994

Type of Distribution:

Pipes

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Wall units

Condition: Satisfactory



Comment 26:

Three wall units installed on main level.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

(Plumbing continued)



Comment 27:
Water pressure is good at 70 psi.



Figure 27-1

Supply Pipe Material:

Copper

Location of Main Water Shutoff:

Condition: Satisfactory
Basement



Sewer System:

Public

(Plumbing continued)

Waste Pipe Material:

PVC

Condition: Satisfactory

Sump Pump:

Sealed Crock

Condition: Satisfactory



Location of Fuel Shutoff:

At Meter



(Plumbing continued)

Water Heater

Manufacturer:

Bradford White



(Water Heater continued)



Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	2012
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
	In Same Room

Bathrooms

Bathroom #1

Location:	Basement - Far End
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory

(Bathroom #1 continued)

Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present



Comment 28:

No ventilation was present in basement bathrooms. Recommend correction by a qualified contractor.

GFCI Protection:	Outlets
	Condition: Satisfactory



Bathroom #2

Location:	Basement Near Stairs
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory

(Bathroom #2 continued)

Toilet:	Standard Tank
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets
	Condition: Satisfactory



Bathroom #3

Location:	Main Level Off Of Studio
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory

(Bathroom #3 continued)

Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets, Lights Condition: Satisfactory

Bathroom #4

Location:	Master Bath
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory



Comment 29:
Recommend cleaning the ventilator.

GFCI Protection:	Outlets Condition: Satisfactory
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Living Room

Flooring:	Wood, Stone Condition: Satisfactory
Ceiling and Walls:	Wood, masonry and paneling Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Casement Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

Family Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Masonry Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector Condition: Satisfactory
Windows:	Casement, Screens Condition: Satisfactory
Doors:	Hinged, Slide Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 30:
This is the large studio room.

Bedrooms

Bedroom #1

Flooring:	Wood
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster, Concrete
	Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture
	Condition: Marginal



Comment 31:

One outlet showed signs of previous arcing. Recommend further evaluation by a qualified electrician.

(Bedroom #1 continued)



Figure 31-1

Windows:

Slider
Condition: Marginal

(Bedroom #1 continued)



Comment 32:
Inspector could not open window. No screen.



Figure 32-1

Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory



Comment 33:
Located basement far end of hallway.

Bedroom #2

Flooring:	Wood
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster, Concrete
	Condition: Satisfactory

(Bedroom #2 continued)

Electrical:

Switches and Outlets, Light Fixture
Condition: Satisfactory



Windows:

Double Hung
Condition: Satisfactory

Doors:

Hinged
Condition: Satisfactory

Heat Source:

Register
Condition: Satisfactory



Comment 34:

Located in basement middle of hallway.

Bedroom #3

Flooring:

Wood
Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster, Concrete
Condition: Satisfactory

(Bedroom #3 continued)

Electrical:

Switches and Outlets, Light Fixture
Condition: Satisfactory



Windows:

Not Present

Doors:

Hinged

Condition: Satisfactory

Heat Source:

Register

Condition: Satisfactory



Comment 35:
In Basement beside stairs.

Bedroom #4

Flooring:

Wood

Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster, Concrete

Condition: Satisfactory

(Bedroom #4 continued)

Electrical:

Switches and Outlets, Light Fixture
Condition: Satisfactory



Windows:

Single Hung
Condition: Repair or Replace



Comment 36:

Glass pane was broken in window. Recommend replacement or repair by a qualified contractor.



Figure 36-1

Doors:

Hinged
Condition: Satisfactory

(Bedroom #4 continued)

Heat Source:

Register

Condition: Satisfactory



Comment 37:

In basement past kitchen.

Bedroom #5

Flooring:

Wood

Condition: Satisfactory

Ceiling & Walls:

Paneling, Wood

Condition: Satisfactory

Electrical:

Switches and Outlets, Light Fixture

Condition: Satisfactory

Windows:

Casement, Screens, Window Blinds

Condition: Satisfactory

Doors:

Pocket

Condition: Satisfactory

Heat Source:

Register

Condition: Satisfactory

Kitchen

Cabinets:

Wood

Condition: Satisfactory

Countertops:

Tile

Condition: Satisfactory

Sink:

Double

Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

General Electric
Condition: Satisfactory



Range:

General Electric
Condition: Satisfactory



(Appliances continued)

Range Hood:

Refrigerator:

Brian

Condition: Satisfactory

Frigidaire

Condition: Satisfactory



Comment 38:

Refrigerator was running warm. Owner disclosed that the ice maker has never worked.

Dishwasher:

Microwave:

Disposal:

Maytag

Condition: Satisfactory

Not Present

Waste King

Condition: Satisfactory

Basement Kitchen

(Basement Kitchen continued)



Comment 39:

Basement kitchen in good working order. All appliances operated properly. Wiring for garbage disposal should be encased in conduit.



Figure 39-1



Figure 39-2



Figure 39-3



Figure 39-4

(Basement Kitchen continued)



Figure 39-5



Comment 40:
One window in basement kitchen was missing a screen.

Basement Family Room



Comment 41:
Basement family room in satisfactory condition.

Laundry

Built In Cabinets:	Yes Condition: Marginal
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To room (bucket) Condition: Repair or Replace

(Laundry continued)



Comment 42:

Dryer is vented to a bucket in the room. This can create moisture issues in the room and should be corrected.



Figure 42-1

GFCI Protection:	No
	Condition: Marginal
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Kenmore
	Condition: Satisfactory
Dryer:	Whirlpool
	Condition: Marginal



Comment 43:

Dryer is older and may be nearing end of life.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Stone, Wood Condition: Satisfactory
Walls:	Textured Over Drywall, Paneling, masonry Condition: Satisfactory
Window Types:	Double Hung, Casement, Jalousie Condition: Satisfactory
Window Materials:	Wood
Entry Door Types:	Sliding, French, Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Vinyl
Interior Door Materials:	Wood
Fireplace:	Masonry Condition: Marginal



Comment 44:

Owner disclosed it hasn't been used in years. Recommend further evaluation by a qualified chimney sweep.

Thank you for giving us the opportunity to inspect this property for you. We appreciate your business.