



Inspection Report

Condo Sample Report

Property Address:
Any Drive #123456.
Anytown OHIO 55555



Winkleman Home Inspections

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Canal Winchester, Ohio 43110
614-634-6072



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Date: 4/21/2016	Time:	Report ID: 000011112
Property: Any Drive #123456. Anytown OHIO 55555	Customer: Condo Sample Report	Real Estate Professional:

****IMPORTANT****

General Statements, Comment Key and Definitions Pertaining to the Inspection and Report

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = Visually observed item or parts of the item, appliance, device, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = *Not* inspected/observed/tested, this item or certain parts/functions of the component or unit and made no representations of whether or not it was functioning as intended and may state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = (Action needed) The item, component or unit is not functioning as intended, needs further inspection by a qualified or licensed contractor or is a safety concern. Items, components or units that can be repaired to satisfactory condition may not need replacement. (Jurisdictions may vary. This is not a code check inspection, a general inspection only.)

During this inspection process and report, only a representative amount of pictures were taken and only a representative amount of an item(s) were tested to show an example of a particular, section, issue or repair item. (Examples: Gutters, fixtures, receptacles, windows, doors, wear spots, blemishes, et cetera) Often, more of the same item may be found throughout the home/property. Sometimes there may not be a picture at all, rather, a description only. Keep this in mind when reviewing the inspection report and it's findings.

The home and/or it's basement area, is/are partially/mostly if not completely finished/obstructed/insulated which limits my observation during the inspection. As a general home inspection is non-invasive, this does not allow me to view behind the materials for defects including but not limited too, problems such as: electrical, plumbing, moisture damage, pest intrusion, mold, structural etc. Please take this into consideration before purchasing. A more invasive inspection would include removal of said products and be performed by an alternate professional. Only items deeming further inspection or showing obvious or questionable characteristics/signs, would be noted.

The home is occupied. This typically results in cluttered or obstructed conditions. This leaves the inspection limited as to what may be observed. Items/issues may not be discovered during the inspection process. Please keep this in mind during the buying process. Winkleman Home Inspections and it's related associates are not responsible for items not found, due to this condition. A re-inspection fee would be incurred for a return visit after more ideal conditions would be met.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the roofing, exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned/controlled by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge may apply, should the buyer want these areas inspected. It also is not possible, in some cases to inspect attic, common or adjacent unit areas where a multi unit exist and the buyer is purchasing the lower/upper/rear/front unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected, unless otherwise noted on the inspection report.

If a re-inspection of items is requested or needed, then there is a fee for items that were not inspected or installed or readily operable/accessible/active at the initial time of inspection. The fee is to be determined based from

logistics and amount to be re-examined. Minimum of a \$75.00 trip fee. Extras to be determined after speaking with the inspector.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors, Cert. # NACHI12070802

In Attendance:

Customer and their agent

Type of building:

Condominium

**Approximate age of the original building/
year built:**

1990-2000

Temperature:

Over 65 (F) = 18 (C)

Weather:

Overcast, Warm

Ground/Soil surface condition:

Dry

Rain/snow in last 3 days:

Yes

Air-Radon Test Performed Lic# RT809:

No, Further recommended useful information
can be found at [http://www.epa.gov/
radon001/pubs/citguide.html](http://www.epa.gov/radon001/pubs/citguide.html)

**Visible-WDI (Termite) Inspection
Performed Lic# 105400:**

No

**Water Quality Test Performed (Ecoli. lead.
radon. etc.):**

No

**Air Quality Test Performed (Lead.
asbestos. meth. drywall etc.):**

No

**Soil Testing/Inspection Performed (Fuel.
hazardous. etc.):**

No

Mold Inspection Performed:

No, Minute particles of mold are common in
the air and surfaces of most homes, I do not
inspect/test for this., Further recommended
useful information can be found at
<http://www.epa.gov/mold/index.html>

Lead Material Inspection/Test Performed:

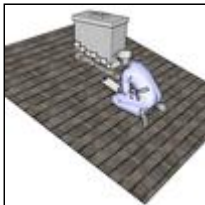
No

**Asbestos Materials Inspection Testing
Performed:**

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings, Flashings, Skylights, Chimney and other penetrations		•			Viewed roof covering from: Condo responsibility
1.1	Roof Drainage, Downspout and Alternate Exterior systems		•			Roof Covering: Asphalt/Fiberglass Chimney (exterior): Vinyl siding

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

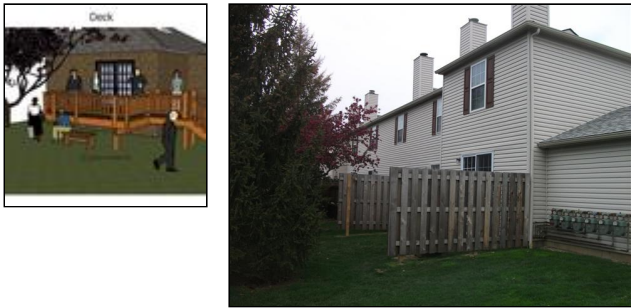
- 1.0 The shingles and related, roof items, were not inspected due to it being part of a COA and no observations were made. I **recommend to have a qualified person observe and recommend if needing any repairs.** Take this into consideration before purchasing. ****Unless otherwise noted, no suspected or observable issues ate the exterior or interiors.****
- 1.1 I do not test for proper function/flow to the streets or alternate drainage system outlets, such as underground or roofing gutter systems for condominium associations. FYI- *Keep in mind that drainage systems may need occasional repairs and maintenance.* ****Unless otherwise noted, no suspected or observable issues ate the exterior or interiors.****

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

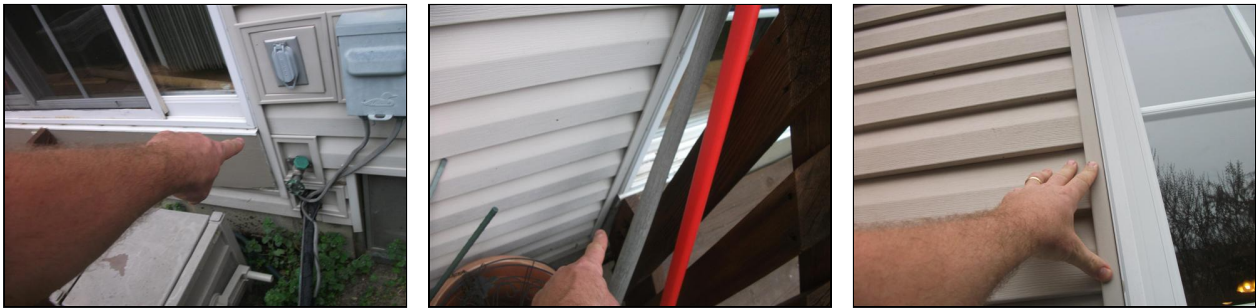


		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding, Siding, Flashing and Trim (doors and windows included)	•			•	Siding Style: Lap
2.1	Doors (Exterior)	•				Siding Material: Vinyl
2.2	Windows	•		•	•	Exterior Entry Doors: Storm/screen Door Steel front door Rear vinyl sliding door(s)
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building), Pests	•			•	Appurtenance: Covered approach or front steps Rear steps Sidewalk
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•	
2.5	Eaves, Soffits, Rakes and Fascias	•				
2.6	Additional Boundary/Buildings Components on/of the Property		•			Driveway: Asphalt Parking lot
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

2.0 Minor caulking maintenance observed as needed at parts of the exterior. Typically around windows, door, cladding and various penetrations. **Address as needed by a qualified person, usually from the COA.**

Additional information: I do not inspect under or behind the existing exposed siding material to determine the substance/ material or condition. Some affected areas adjacent to the spots may not be noticed and be concealed behind walls, floors and ceilings. Damages may or may not be present. *A further investigation by a specific professional would be advised, if so desired, as it is beyond the scope of a basic home inspection to perform going forth.*

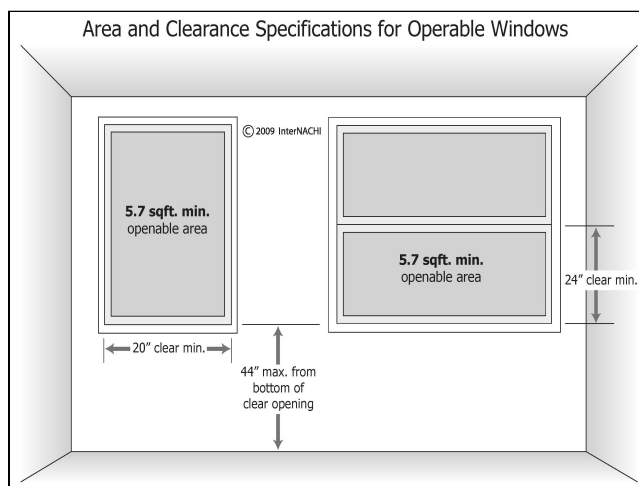


2.1 *The exterior door(s) are in need of some weather stripping and painting in areas.* Lack of, or neglect, may contribute to unwanted moisture and weather elements into the home, possibly increasing utility bills or damaging the structure. *Further address as desired.*



2.2 (1) In modern homes, habitable basements (especially with sleeping areas such as bedrooms or play/entertainment rooms), should have a proper form of egress or emergency fire escape, meeting modern requirements for function and safety. Yours does not have a modern form of proper egress, which is a safety concern. **I recommend further consultation and proper adjustments/addressing or installation by a qualified contractor for compliance.**

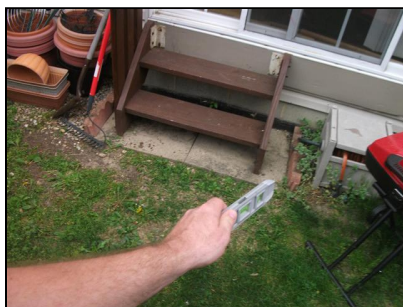
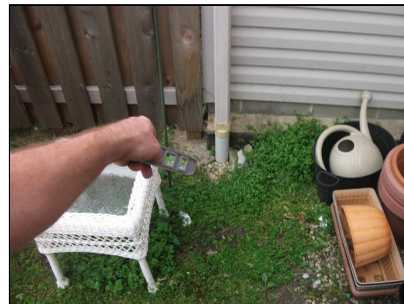
Additional information: *Even if your home was built prior to 2006, it is still recommended to properly address in case of needed escape.*



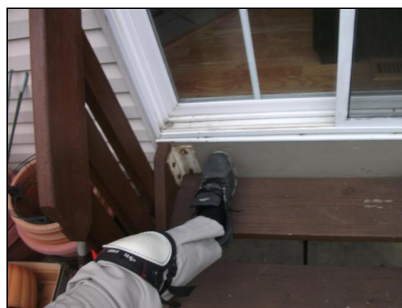
(2) There was an observed damaged screen door handle (rear). *Further address as desired.*



2.3 Areas of home need landscaping, grading and drainage improved due to potential excess moisture suspected at the exterior of the home, which typically leads to water/moisture intrusion and alternate moisture related issues, including excess foundation pressure. The landscape at the front and rear of home may sometimes require a trench or drain if water stands or puddles after heavy rain. As a general recommendation, improve the slope around the home now and on a regular basis. To be done after further evaluation by a qualified professional and after a moisture or weather proofing paint is applied against the exterior foundation, usually the COA. ***No observed damages or moisture at the interior, the day of inspection***



2.4 The steps at the exterior are inconsistent and/or are too high or low, which present a potential trip/fall hazard. It may not be cost effective or realistic to adjust or make proper. There is a definite cautionary and still, a recommendation to have the inconsistency adjusted as needed for safety. To be properly addressed by a qualified company.



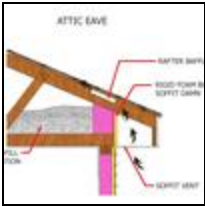
2.6 This inspection does not include any part of the properties boundaries, fencing or it's components. FYI-

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

As a friendly recommendation for security reasons, I recommend that all locks be changed after moving in for the reasons of many service persons, agents and past occupants have had access to the key used to sell your home. FYI

3. Insulation, Ventilation and Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



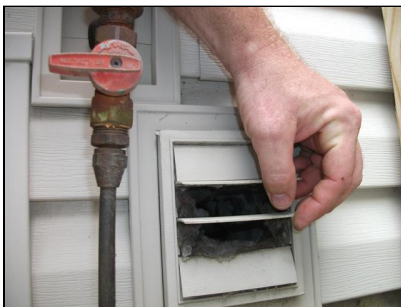
		IN	NI	NP	RR	Styles & Materials
3.0	Insulation in Attic	•				Attic Insulation: Main house Approximate Blown R-25 or better
3.1	Insulation Under Floor System, Crawl, Basement or Band Rim Boards	•				Ventilation: Passive Ridge vents Soffit Vents
3.2	Ventilation of Attic and Foundation Areas	•				
3.3	Venting Systems (Kitchens, Baths and Laundry)	•			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Attic Baffles Present?: Yes
						Exhaust Fans: None Fan with light
						Dryer Power Source: Both (your choice) 220 Electric Gas Connection
						Dryer Vent: Flexible Metal Metal
						Floor System Insulation: NONE
						Band Board Insulation
						Present?: Yes Unfaced

Comments:

3.0 The insulation in the attic is about eight inches thick or just over 29 R-Value. FYI-



3.3 (1) The dryer vent appears to be dirty. *I recommend cleaning and then checking once a month for watching of lint build up which is a potential fire hazard. To be done by a qualified person or company.*



(2) I did not observe any vents at the exterior of the building indicating a proper bath vent exit. *It is recommended that the bath fan be brought to a permanent termination point at the exterior of the building, not just into the attic or to the eaves. Also, the main bathroom vent itself is loose and coming down. Proper securement is recommended for function and safety. All mentioned in this statement to be done by a qualified person or company.*



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Kitchen/Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



		IN	NI	NP	RR	Styles & Materials
4.0	Microwave Cooking Equipment	•			•	Built in Microwave: AGED RE CIRCULATE WHIRLPOOL Serial# : fge1001612
4.1	Ranges/Ovens/Cooktops	•			•	Range/Oven: Gas hook up GENERAL ELECTRIC Serial # : ag121251p
4.2	Dishwasher	•			•	Dishwasher Brand: AGED WHIRLPOOL Serial # : du810cwdg0
4.3	Food Waste Disposer/Grinder	•			•	Food Waste Grinder Brand: 1/3 HP AGED WHIRLAWAY Serial/model # : 9c5-32252-3
4.4	Refrigerator	•				Refrigerator: TOP FREEZER LIGHT COLOR/WHITE IN COLOR ESTATE Serial # : ef2523724
4.5	Stand Alone Freezer/FRIDGE		•			
4.6	Washer		•			
4.7	Dryer		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.0 The microwave was operated and works. I did not notice any major cosmetic damages to the unit. The appliance appears to be at or past it's life expectancy. FYI-

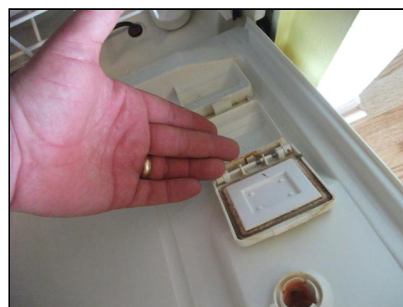
The gas stove does not appear to be properly vented to the exterior. Manufacturer's sizing and specifications would be needed to interpret. *It is recommended that this additional adjustment/install be performed to help avoid potential carbon monoxide build up in the home which may become dangerous to the occupants. To be further measured/calculated and addressed by a qualified appliance company for function and safety, if found needed.*



4.1 The oven is working as intended. I did not notice any major, only minor cosmetic damages to the unit. The existing oven/range/stove limited the inspection of the utility installation due to scope of work, design or alternate obstruction. Unable to verify proper set up of gas/electric installation or alternate possible issues (rights or wrongs). There were also not any observed anti-tip brackets, which should be properly installed for safety. **I recommend further inspection and addressing by an alternate company, for properness.**



4.2 Ran and works. I did not notice any major cosmetic damages to the unit. The appliance appears at or beyond it's life expectancy. Soap dispenser does not appear to be operating as intended. *Further address as desired.*



4.3 The disposer was operated and works. The appliance appears to be at or past it's life expectancy and/or loud. The food waste disposer wiring should be placed in a proper conduit or alternate whip. **To be done by a licensed electrician for function and safety.**



4.4 The refrigerator was observed and appears to be operating. *I did not notice any major cosmetic damages to the unit.* FYI-

(Tip: The USDA recommends to keep your freezer temperatures between 0F and -20F. Your refrigerator between 34F-40F. It is stated that this will keep most food the freshest.)



4.5 I did not inspect any part of the extra refrigerator/freezer or it's related components. FYI-



4.6 I did not inspect any part of the W/D system or it's related components. FYI-

The clothing washer does not have a back up drain pan. **In general it is recommended and should be properly installed by a professional for function.**



4.7 I did not inspect any part of the W/D system or it's related components. FYI-

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings	•				Ceiling Materials: Ceiling Tile Sheetrock/ Drywall Unfinished
5.1	Walls	•				Wall Material: Insulated basement/crawl walls Sheetrock/ Drywall Unfinished
5.2	Floors	•				Floor Covering(s): Area rug Carpet Laminate Self adhesive tile Tile Unfinished-concrete/ subfloor/dirt/brick etc.
5.3	Steps, Stairways, Balconies and Railings	•			•	
5.4	Counters and Cabinets (representative number)	•				
5.5	Doors (representative number)	•				
5.6	Windows (representative number)	•			•	
5.7	Other general	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Interior Doors:
Hollow core

Window Types:
Vinyl
Single-hung
Thermal/Insulated
Tilt feature
Basement pull out

Cabinetry:
Laminate
MDF
Wood
Melamine

Countertop:
Cultured marble
Laminate

Comments:

5.0 I observed the ceilings of the home. There are some existing tape cracks, ceiling tile damages and various stains that appear to be from settling, improper installation and/or past moisture issues, deemed cosmetic at this time. *Monitor and further address as desired.*



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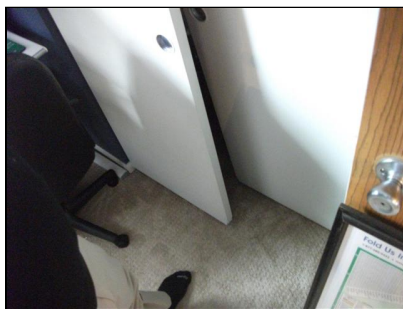
5.1 The wall condition was inspected. Cosmetic lines, viewed as acceptable and typical. FYI-

5.2 The flooring is consisted of multiple materials. There are some typical blemishes observed throughout. *Further address as desired.*

5.3 Stairs/steps that have open risers and are not safe for children. Risers may be open, but should not allow the passage of a 4-inch diameter sphere. **I recommend properly addressing as needed for safety by a qualified contractor.**



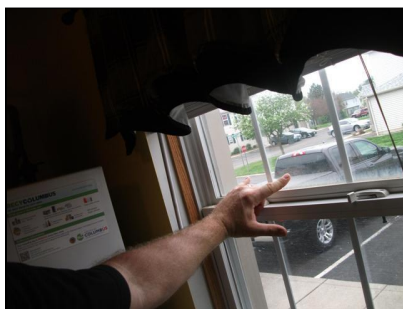
5.5 Bedroom closet doors are missing the guide bracket. *Further address as desired.*



5.6 (1) The basement pull out window is cracked. *I recommend to replace as needed for function and safety. To be done by a qualified person or company.*



(2) The kitchen window appears to have a broken seal or cloudiness appearance. This impairs view abilities and effects the efficiency of the windows. *Repair/replace as desired. To be done by a qualified person or company.*



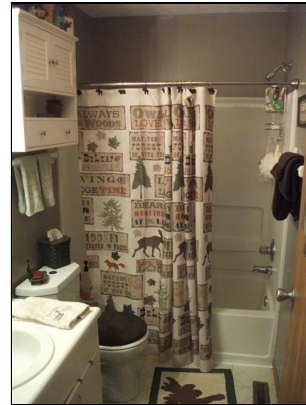
5.7 There were observed signs of pests, (dead bird and nest debris in attic) past or present, on or near the property. Wild animals can be a nuisance, dangerous and/or destructive to the property and/or the people in the area. *I recommend monitoring the problem with an animal/pest control expert.*



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing/Gas Systems and Piping

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



		IN	NI	NP	RR
6.0	Visible Main Water Shut-off Device (Describe location)	•			
6.1	Hot Water Systems and Controls	•			•
6.2	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.3	Plumbing Drain, Waste and Vent Systems	•			•
6.4	Main Fuel Shut-off (Describe Location)	•			
6.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			•
6.6	Sump Pump system	•			•

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IN NI NP RR

Styles & Materials

Water Source:

Public

Plumbing Water Supply

(into home):

Polybutylene tubing

Plumbing Water

Distribution (inside home):

Not visible

Copper

POLYBUTYLENE TUBING

(Further inspection/
consultation recommended
by a licensed plumbing
company for function)
POLY

IN NI NP RR

Washer Drain Size:

1 1/2" Diameter (possibly
undersized, may not be
compatible for HE washer)

Plumbing Waste:

ABS

Public waste system

Water Heater Power

Source:

Natural Gas (Quicker
recovery)

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

WHIRLPOOL

~80% Standard Efficiency

SERIAL # : 1421475626

Water Heater Location:

Basement next to furnace
or air handler

Sump Pump Location:

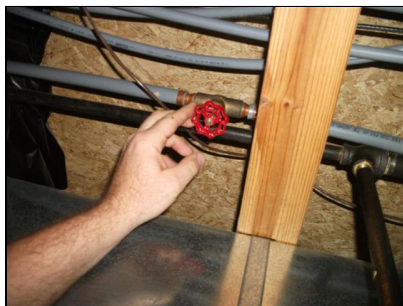
Basement in the rear
corner

Floor drain observed?:

Yes

Comments:

6.0 The main water shut off is the red knob located in the basement above the water heater. This is for your information.



6.1 The HWT has been tested for temperature reach. It has reached an expected temperature reading. As temperatures can be adjusted at most HWT's, *I recommend that the temperature be a maximum of between 120-125 F for safety and efficiency.*

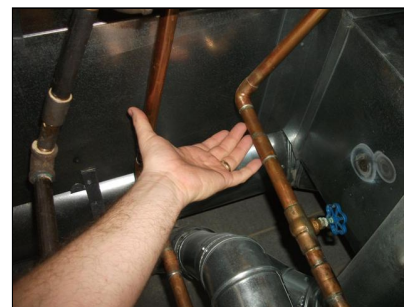
Additional information recommendations below;

-Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve or explosion. Recent changes generally require one to be installed, when a new water heater is installed (localities and systems may vary). There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. *As a suggested upgrade, it is recommended that an expansion tank be installed anyway. To be done by a qualified plumber or company.*

-*The tank does not have a recommended proper overflow/drain pan system installed for water common overflow prevention. To be done by a qualified plumber or company for function if so desired.*



116 F

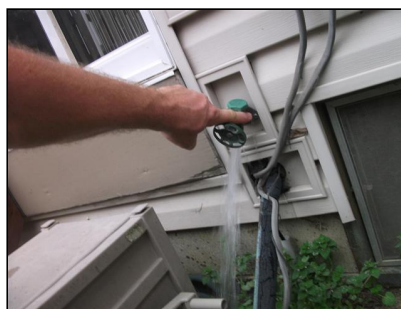


6.2 (1) Observed PolyButylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area and others for many years, but has had a higher than normal failure rate and is no longer being widely used. Obviously water leaks can produce minor to major damages. Copper and Brass fittings used in later years have apparently reduced the failure rate. *For further details, it is recommended to contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>*

It is also recommend to consult a licensed plumber for quoting to address/replace the material, as found needed.



(2) Exterior hose spigots are not working as intended or are leaking. ***Further address and repair as needed for function by a qualified plumber.***



(3) Caulking is needing added and/or cleaned and re-installed at various spots in the bathrooms. I am not able to determine if there is/are any damage(s) from moisture or lack of maintenance to any adjacent areas or materials. ***Address as needed. To be done by a qualified person or plumber.***



(4) Kitchen faucet assembly appears to have a leak near the base and needs proper repairs. To be done by a qualified person for function.



6.3 (1) There is a musty smell in the upstairs bathroom. It is suspected of coming from the drains. The tub drain material is corroded and the sink is slow. I recommend further proper addressing for function. **More than likely by a qualified plumber.**



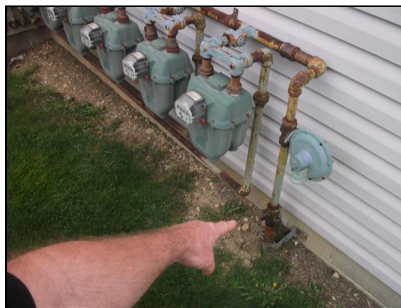
(2) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal and addressing any unforeseen damages underneath, sometimes additional tightening of the bolts and caulking will work. I recommend a qualified licensed plumber properly assess and correct as needed.



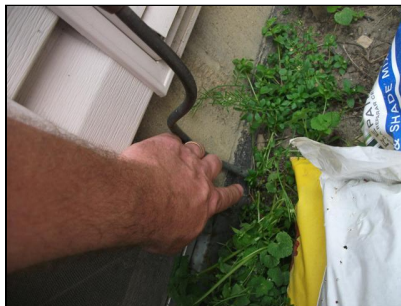
(3) The observable clothing washer drain is less than 2". This may not be adequate for modern, higher efficiency washers. *I recommend checking the manufacturers specifications from your particular appliance, as alterations or increases from the drain pipe may need made. Further address as desired for function. If found needed, repairs are to be completed by a licensed plumbing company.*



6.4 The main fuel shut off is at the gas meter outside. FYI-



6.5 Flexible gas line was suspected as being run to the rear, exterior gas grill (which is deteriorated, from visual only, no testing). Flex line is not permitted to be buried in this method. *I recommend to properly remove and disconnected the gas line from the exterior nipple and properly terminate. To be properly addressed by a licensed plumber.*

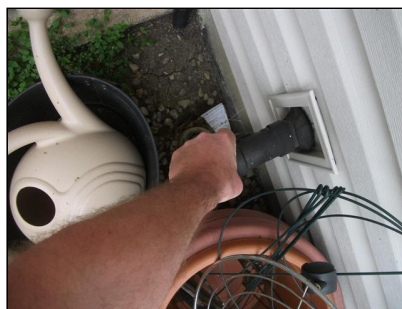
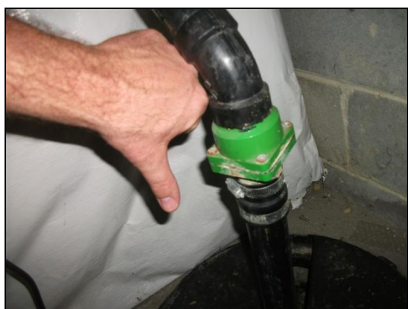
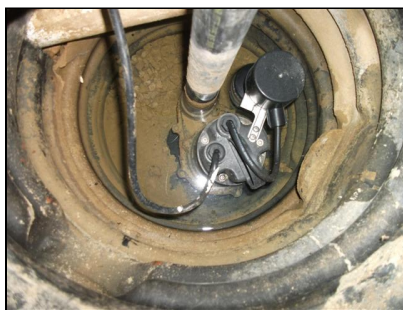


6.6 The sump pump worked as intended. *I recommend to keep clean from debris and test monthly for function.*

(General FYI- Keep in mind that most sump pumps, have about a 7 year life expectancy and usually give no warning as to ending.)

The check valve for the sump pump system does not appear to be working properly and should be replaced.. **I recommend that one be properly installed by a qualified person for function.**

The exterior discharge of the sump system is loose. This system is vital to water distribution away from the home. **This should be properly corrected by a qualified person for function.**



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Location of Main and Distribution Panels	•			
7.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.3	Branch Circuit Conductors, Conduit, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.4	Connected Devices, Fixtures and Wiring (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) Representative amount.	•	•		
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles,(garage, carport, interior and exterior walls, etc.) of inspected structure	•			
7.6	Operation of GFCI/AFCI(Ground and Arc Fault Circuit Interrupters)	•		•	•
7.7	Smoke Detectors	•		•	•
7.8	Carbon Monoxide Detectors			•	•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Electrical Service
Conductors at Breaker
Panel:
Below ground
Aluminum
220 volts
Panel capacity:
100 AMP
Multi switch/non specific
Panel Type:
Circuit breakers
Electric Panel/Sub-Panel
Manufacturer(s):
SQUARE D
Branch wire 15 and 20
AMP:
Copper
Wiring Methods:
Not Visible
Conduit, (Metal/pvc.)
(NM) Common white covering, modern
MC/BX or armored Cable
(Metal round/ribbed)

Comments:

7.0 The visible service line/area was inspected and deemed in good/typical condition. FYI-



7.1 The main service entrance and main breaker for the electrical system is located at the exterior side of the building/units. The breaker panel is located in the basement near the other utilities. *FYI-*



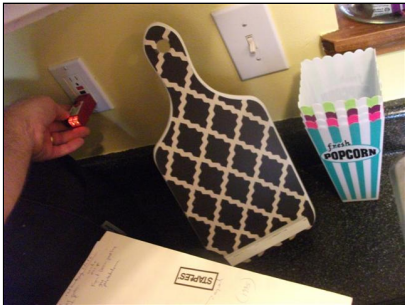


7.4 There are observed receptacle/junctions throughout the home that are covered and I did not verify any installation or connections beyond. *Inspect further as needed, commonly used as a wiring junction, covered fixture plate or common ceiling fan/light. To be done by a licensed electrician or company for function and safety, if so desired.*

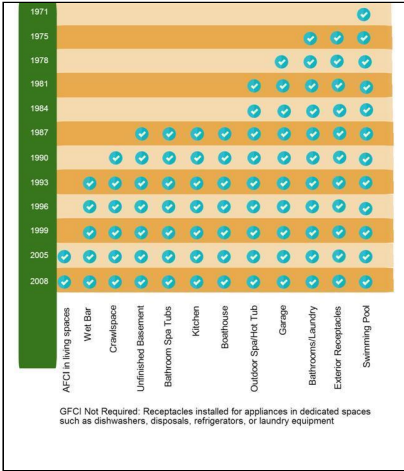



7.6 (1) No AFCI's (Arc Fault Circuit Interrupters, purposes of basically bedrooms) were observed at the breaker panel. Not common for the time of construction. (Generally residential builds 2002 and newer.) **I recommend to upgrade, as needed, for function and safety, after further consultation by a licensed electrician, if so chosen.**

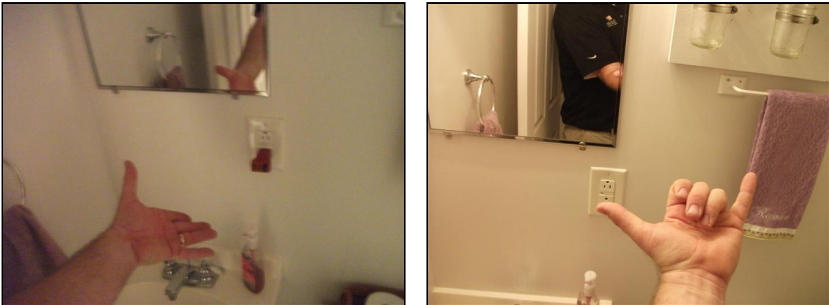
The observed GFCI/GFI's were tested. There are receptacles that are connected to a centralized GFCI (test, trip button, usually black and red, sometimes white and white). Your home has circuitry connected at the following locations; *Bathroom and kitchen.*

GFCI receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. Attached, is a more modern, GFCI location Chart. In an older home there may be no requirement for GFCI's to be installed. I do recommend *upgrading certain receptacles to GFCI receptacles*, please know that this feature is a recommended safety/function upgrade as are the previously mentioned AFCI's. **A licensed electrical company should inspect and address/install as needed for function and safety, after further consultation.**





(2) The bathroom GF(C)'l's are consisted of multiple GFI's within one electrical circuit. This is observed as improper. **It is recommended that a licensed electrician further inspect and properly address as needed for function and safety. Usually the repair is removal of the extra GFI's.**



7.7 I observed the absence of a proper amount of working, up to date, smoke/fire detector/alarms. Without a proper amount of working units in your home, you do not have an adequate, first alert to a possible fire. Multiple smoke/fire detector's should be installed per the manufacturer's instructions and tested upon moving in to home, and tested weekly. **I recommend install as needed for safety by using a qualified electrician.**

At least one per level and each sleeping area. It is a general recommendation that the smoke detectors be replaced every 8-10 years from the manufacturers date. I do not check the age, further inspect and replace/install as needed.

Here is a web site for recommended further reference;

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>



7.8 The home has at least one gas/oil/solid/wood supplied appliance and/or the home has an attached garage. There were not any observed, installed carbon monoxide detector's found in home. **I recommend having multiple units installed per the recommended manufacturer's instructions and testing once a week and replacing every 5-6 years from the manufacturers date.**

Here is a web site for recommended further reference;

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>



The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

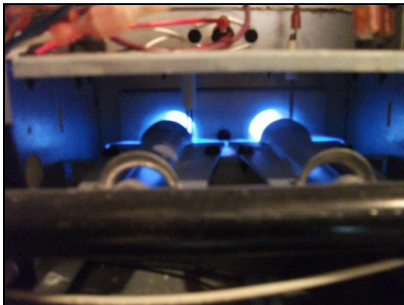


		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment Operations	•				Thermostat location: First floor Hallway Heat Type(s): Forced Air Common Gas Furnace Main or First Heat System Brand: GOODMAN ~80% Regular efficiency Serial # : 1308047065 Service tag present? If so last date.: Yes >2010 Energy Source(s): Natural gas Types of Fireplaces: Vented gas logs Number of Heat Systems (excluding wood): Two Ductwork: Insulated and Non-insulated Filter Size or Description: Check/change once a month Disposable 16x25x1 Operable Fireplaces: One
8.1	Cooling and Air Handler Equipment Operations	•			•	
8.2	Automatic Safety Controls	•				
8.3	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•	•		•	
8.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors, thermostats)	•				
8.5	Presence of Installed Heat Source in Each Feasible Room (No load calculations performed)	•				
8.6	Gas/LP Firelogs and Fireplaces/ Electric	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Cooling Equipment
Type(s):
Air conditioner unit
Cooling Equipment Energy
Source:
Electricity
Central Air Manufacturer:
AGED
UNKNOWN
Serial/model # :
8494923813

Comments:

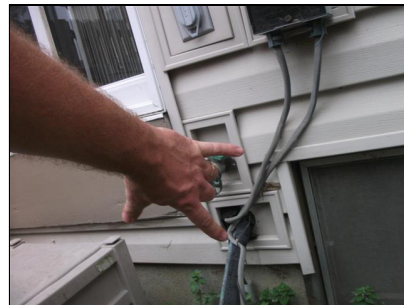
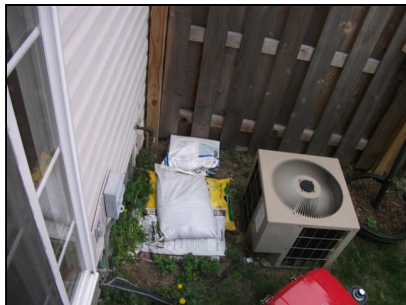
8.0 The expected temperature variance is between 30-60 degrees for most modern furnaces/heat pumps. *Your temperature drop was indicating a normal function. FYI-*



105 F Heat

8.1 The air conditioning system was physically observed and only minor damages were observed. The installation appears proper, but the unit appears aged or beyond it's normal life expectancy. The expected temperature drop is between 14-22 degrees for most modern air conditioners. *Your temperature drop was indicating a normal function. FYI-*

Other observation and recommendations: The condenser outside (AC unit) appears aged. *A unit such as yours, is recommended to have a yearly check up performed. Further address as desired.* The service disconnect for the outside condenser is missing a recommended small padlock for the preventative reason of unwanted entry to the hidden high voltage or switch. *Install as needed for safety.* The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. *I recommend service or repair as needed.* Electrical lines should ideally be placed into a protective sleeve or conduit for properness. *Further address as needed. To be done by a proper, licensed HVAC company for safety and/or function, as desired.*



77 F Return Cool



51 F Supply Cool

8.3 (1) A basic, common, draft test was performed at the HWT flue. *It seems as if the draft pull is proper. FYI-*

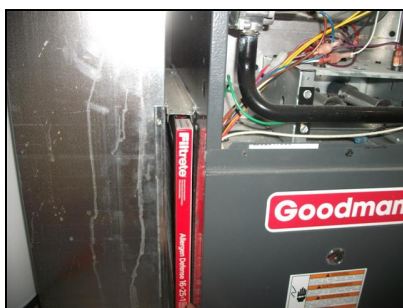
The flue vent pipe for the HWT is not installed correctly, it is loose. Also, the furnace flue pipe flows downward. Both of these mentioned items can allow carbon monoxide to not exit the building properly and present a hazard to the occupants. *The flue needs to be properly adjusted and re-installed for proper function and safety. To be completed by a licensed HVAC company.*



(2) The liners for fireplace(s) were not inspected by our company due to obstruction, creosote, design, scope or accessibility. **I recommend a qualified chimney sweep appropriately clean, then inspect for safety and function before the first use and address if found needed.**



8.4 Filter location (see photo). *Replace monthly for better efficiency and home health.* Arrow facing furnace itself. FYI-



8.6 The fireplace was able to be lit. FYI-

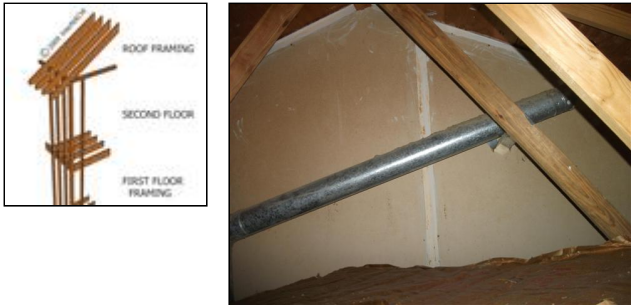
I do not test or inspect proper log placement or ODS (Oxygen Depletion Sensor) systems. *All units, gas, conventional wood, vented or "non-venting" fireplace set ups should be inspected by a specific fireplace professional on a regular or yearly basis for safe operation and functional verification.* **I recommend this be done now and at a regular interval for proper function and safety. I also recommend reading and understanding the manufacturer's instruction and specifications before the first use of any gas/propane fireplace.**



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



		IN	NI	NP	RR	Styles & Materials
9.0	Foundations, Basement and Crawlspce (Report any signs of abnormal or harmful water penetration into the building or signs of abnormal or potentially harmful condensation on building components.)	•				Foundation: Masonry block/stone Method used to observe
9.1	Walls (Structural)	•				Crawlspce: No crawlspce
9.2	Columns or Piers	•				Floor Structure: Not visible Engineered floor trusses
9.3	Floors (Structural)	•				Wall Structure: Not visible, most likely wood members
9.4	Ceilings (Structural)	•				Columns or Piers: Not visible Supporting walls
9.5	Roof Structure and Attic	•				Roof Structure: Engineered wood trusses Sheathing Roof-Type: Gable with a conventional slope Method used to observe attic: From entry Access panels were located at the following areas: Bathroom ceiling

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 *Most of the walls, floors and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.*

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Winkleman Home Inspections

7567 Bruns Ct.
Canal Winchester, Ohio 43110
614-634-6072

Customer
Condo Sample Report

Address
Any Drive #123456.
Anytown OHIO 55555

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior



2.0 Wall Cladding, Siding, Flashing and Trim (doors and windows included)

Inspected, Repair or Replace

Minor caulking maintenance observed as needed at parts of the exterior. Typically around windows, door, cladding and various penetrations. **Address as needed by a qualified person, usually from the COA.**

Additional information: I do not inspect under or behind the existing exposed siding material to determine the substance/material or condition. Some affected areas adjacent to the spots may not be noticed and be concealed behind walls, floors and ceilings. Damages may or may not be present. *A further investigation by a specific professional would be advised, if so desired, as it is beyond the scope of a basic home inspection to perform going forth.*

2.2 Windows

Inspected, Not Present, Repair or Replace

(1) In modern homes, habitable basements (especially with sleeping areas such as bedrooms or play/entertainment rooms), should have a proper form of egress or emergency fire escape, meeting modern requirements for function and safety. Yours does not have a modern form of proper egress, which is a safety concern. **I recommend further consultation and proper adjustments/addressing or installation by a qualified contractor for compliance.**

Additional information: *Even if your home was built prior to 2006, it is still recommended to properly address in case of needed escape.*

(2) There was an observed damaged screen door handle (rear). *Further address as desired.*

2. Exterior



2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building), Pests

Inspected, Repair or Replace

*Areas of home need landscaping, grading and drainage improved due to potential excess moisture suspected at the exterior of the home, which typically leads to water/moisture intrusion and alternate moisture related issues, including excess foundation pressure. The landscape at the front and rear of home may sometimes require a trench or drain if water stands or puddles after heavy rain. As a general recommendation, improve the slope around the home now and on a regular basis. To be done after further evaluation by a qualified professional and after a moisture or weather proofing paint is applied against the exterior foundation, usually the COA. ***No observed damages or moisture at the interior, the day of inspection****

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

The steps at the exterior are inconsistent and/or are too high or low, which present a potential trip/fall hazard. It may not be cost effective or realistic to adjust or make proper. *There is a definite cautionary and still, a recommendation to have the inconsistency adjusted as needed for safety. To be properly addressed by a qualified company.*

3. Insulation, Ventilation and Attic

3.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

(1) The dryer vent appears to be dirty. *I recommend cleaning and then checking once a month for watching of lint build up which is a potential fire hazard. To be done by a qualified person or company.*

(2) I did not observe any vents at the exterior of the building indicating a proper bath vent exit. *It is recommended that the bath fan be brought to a permanent termination point at the exterior of the building, not just into the attic or to the eaves. Also, the main bathroom vent itself is loose and coming down. Proper securement is recommended for function and safety. All mentioned in this statement to be done by a qualified person or company.*

4. Kitchen/Appliances

4.0 Microwave Cooking Equipment

Inspected, Repair or Replace

The microwave was operated and works. I did not notice any major cosmetic damages to the unit. The appliance appears to be at or past it's life expectancy. FYI-

The gas stove does not appear to be properly vented to the exterior. Manufacturer's sizing and specifications would be needed to interpret. *It is recommended that this additional adjustment/install be performed to help avoid potential carbon monoxide build up in the home which may become dangerous to the occupants. To be further measured/ calculated and addressed by a qualified appliance company for function and safety, if found needed.*

4.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The oven is working as intended. I did not notice any major, only minor cosmetic damages to the unit. The existing oven/range/stove limited the inspection of the utility installation due to scope of work, design or alternate obstruction. Unable to verify proper set up of gas/electric installation or alternate possible issues (rights or wrongs). There were also not any observed anti-tip brackets, which should be properly installed for safety. **I recommend further inspection and addressing by an alternate company, for properness.**

4.2 Dishwasher

Inspected, Repair or Replace

4. Kitchen/Appliances

Ran and works. I did not notice any major cosmetic damages to the unit. The appliance appears at or beyond it's life expectancy. Soap dispenser does not appear to be operating as intended. *Further address as desired.*

4.3 Food Waste Disposer/Grinder

Inspected, Repair or Replace

The disposer was operated and works. The appliance appears to be at or past it's life expectancy and/or loud. The food waste disposer wiring should be placed in a proper conduit or alternate whip. **To be done by a licensed electrician for function and safety.**

5. Interiors

5.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

Stairs/steps that have open risers and are not safe for children. Risers may be open, but should not allow the passage of a 4-inch diameter sphere. **I recommend properly addressing as needed for safety by a qualified contractor.**

5.6 Windows (representative number)

Inspected, Repair or Replace

(1) The basement pull out window is cracked. *I recommend to replace as needed for function and safety. To be done by a qualified person or company.*

(2) The kitchen window appears to have a broken seal or cloudiness appearance. This impairs view abilities and effects the efficiency of the windows. *Repair/replace as desired. To be done by a qualified person or company.*

6. Plumbing/Gas Systems and Piping

6.1 Hot Water Systems and Controls

Inspected, Repair or Replace

The HWT has been tested for temperature reach. It has reached an expected temperature reading. As temperatures can be adjusted at most HWT's, *I recommend that the temperature be a maximum of between 120-125 F for safety and efficiency.*

Additional information recommendations below;

-Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve or explosion. Recent changes generally require one to be installed, when a new water heater is installed (localities and systems may vary). There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. *As a suggested upgrade, it is recommended that an expansion tank be installed anyway. To be done by a qualified plumber or company.*

-The tank does not have a recommended proper overflow/drain pan system installed for water common overflow prevention. **To be done by a qualified plumber or company for function if so desired.**

6.2 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) Observed PolyButylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area and others for many years, but has had a higher than normal failure rate and is no longer being widely used. Obviously water leaks can produce minor to major damages. Copper and Brass fittings used in later years have apparently reduced the failure rate. *For further details, it is recommended to contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>*

6. Plumbing/Gas Systems and Piping

It is also recommend to consult a licensed plumber for quoting to address/replace the material, as found needed.

(2) Exterior hose spigots are not working as intended or are leaking. **Further address and repair as needed for function by a qualified plumber.**

(3) Caulking is needing added and/or cleaned and re-installed at various spots in the bathrooms. I am not able to determine if there is/are any damage(s) from moisture or lack of maintenance to any adjacent areas or materials. **Address as needed. To be done by a qualified person or plumber.**

(4) Kitchen faucet assembly appears to have a leak near the base and needs proper repairs. **To be done by a qualified person for function.**

6.3 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) There is a musty smell in the upstairs bathroom. It is suspected of coming from the drains. The tub drain material is corroded and the sink is slow. **I recommend further proper addressing for function. More than likely by a qualified plumber.**

(2) The toilet is loose at floor at the bath. **Repairs may involve re-setting the toilet on a new wax seal and addressing any unforeseen damages underneath, sometimes additional tightening of the bolts and caulking will work. I recommend a qualified licensed plumber properly assess and correct as needed.**

(3) The observable clothing washer drain is less than 2". This may not be adequate for modern, higher efficiency washers. **I recommend checking the manufacturers specifications from your particular appliance, as alterations or increases from the drain pipe may need made. Further address as desired for function. If found needed, repairs are to be completed by a licensed plumbing company.**

6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

Flexible gas line was suspected as being run to the rear, exterior gas grill (which is deteriorated, from visual only, no testing). Flex line is not permitted to be buried in this method. **I recommend to properly remove and disconnected the gas line from the exterior nipple and properly terminate. To be properly addressed by a licensed plumber.**

6.6 Sump Pump system

Inspected, Repair or Replace

The sump pump worked as intended. **I recommend to keep clean from debris and test monthly for function.**

(General FYI- Keep in mind that most sump pumps, have about a 7 year life expectancy and usually give no warning as to ending.)

The check valve for the sump pump system does not appear to be working properly and should be replaced.. **I recommend that one be properly installed by a qualified person for function.**

The exterior discharge of the sump system is loose. This system is vital to water distribution away from the home. **This should be properly corrected by a qualified person for function.**

7. Electrical System

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

7.6 Operation of GFCI/AFCI(Ground and Arc Fault Circuit Interrupters)

Inspected, Not Present, Repair or Replace

(1) No AFCI's (Arc Fault Circuit Interrupters, purposes of basically bedrooms) were observed at the breaker panel. Not common for the time of construction. (Generally residential builds 2002 and newer.) **I recommend to upgrade, as needed, for function and safety, after further consultation by a licensed electrician, if so chosen.**

7. Electrical System

The observed GFCI/GFI's were tested. There are receptacles that are connected to a centralized GFCI (test, trip button, usually black and red, sometimes white and white). Your home has circuitry connected at the following locations; *Bathroom and kitchen*.

GFCI receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. Attached, is a more modern, GFCI location Chart. In an older home there may be no requirement for GFCI's to be installed. I do recommend *upgrading certain receptacles to GFCI receptacles*, please know that this feature is a recommended safety/function upgrade as are the previously mentioned AFCI's. **A licensed electrical company should inspect and address/install as needed for function and safety, after further consultation.**

(2) The bathroom GF(C)I's are consisted of multiple GFI's within one electrical circuit. This is observed as improper. **It is recommended that a licensed electrician further inspect and properly address as needed for function and safety.** *Usually the repair is removal of the extra GFI's.*

7.7 Smoke Detectors

Inspected, Not Present, Repair or Replace

I observed the absence of a proper amount of working, up to date, smoke/fire detector/alarms. Without a proper amount of working units in your home, you do not have an adequate, first alert to a possible fire. Multiple smoke/fire detector's should be installed per the manufacturer's instructions and tested upon moving in to home, and tested weekly. **I recommend install as needed for safety by using a qualified electrician.**

At least one per level and each sleeping area. It is a general recommendation that the smoke detectors be replaced every 8-10 years from the manufacturers date. I do not check the age, further inspect and replace/install as needed.

Here is a web site for recommended further reference;

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>

7.8 Carbon Monoxide Detectors

Not Present, Repair or Replace

The home has at least one gas/oil/solid/wood supplied appliance and/or the home has an attached garage. There were not any observed, installed carbon monoxide detector's found in home. **I recommend having multiple units installed per the recommended manufacturer's instructions and testing once a week and replacing every 5-6 years from the manufacturers date.**

Here is a web site for recommended further reference;

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>

8. Heating / Central Air Conditioning

8.1 Cooling and Air Handler Equipment Operations

Inspected, Repair or Replace

The air conditioning system was physically observed and only minor damages were observed. The installation appears proper, but the unit appears aged or beyond it's normal life expectancy. The expected temperature drop is between 14-22 degrees for most modern air conditioners. *Your temperature drop was indicating a normal function.* FYI-

8. Heating / Central Air Conditioning

Other observation and recommendations: The condenser outside (AC unit) appears aged. *A unit such as yours, is recommended to have a yearly check up performed. Further address as desired.* The service disconnect for the outside condenser is missing a recommended small padlock for the preventative reason of unwanted entry to the hidden high voltage or switch. *Install as needed for safety.* The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. *I recommend service or repair as needed.* Electrical lines should ideally be placed into a protective sleeve or conduit for properness. *Further address as needed. To be done by a proper, licensed HVAC company for safety and/or function, as desired.*

8.3 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Not Inspected, Repair or Replace

(1) A basic, common, draft test was performed at the HWT flue. *It seems as if the draft pull is proper. FYI-*

The flue vent pipe for the HWT is not installed correctly, it is loose. Also, the furnace flue pipe flows downward. Both of these mentioned items can allow carbon monoxide to not exit the building properly and present a hazard to the occupants. *The flue needs to be properly adjusted and re-installed for proper function and safety. To be completed by a licensed HVAC company.*

(2) The liners for fireplace(s) were not inspected by our company due to obstruction, creosote, design, scope or accessibility. **I recommend a qualified chimney sweep appropriately clean, then inspect for safety and function before the first use and address if found needed.**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Edwin Winkleman



INVOICE

Winkleman Home Inspections
7567 Bruns Ct.
Canal Winchester, Ohio 43110
614-634-6072
Inspected By: Edwin Winkleman

Inspection Date: 4/21/2016
Report ID: 000011112

Customer Info:	Inspection Property:
Condo Sample Report	Any Drive #123456. Anytown OHIO 55555
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo Inspection Fee 0-1750 sq ft. w/ basement (No roof or commons)	275.00	1	275.00
			Tax \$0.00
			Total Price \$275.00

Payment Method: Check# 1053

Payment Status: Paid At Time Of Inspection. Thank you!

Note: Done



The address of the property is: Any Drive #123456. Anytown OHIO 55555

Fee for the home inspection is \$275.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 4/21/2016 by and between Edwin Winkleman (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any

agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
- CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE