



# Inspection Report

## Sample 2018 General

**Property Address:**  
12345 Anystreet  
Anytown Ohio 13254



## Winkleman Home Inspections

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



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<b>Date:</b> 3/13/2018	<b>Time:</b>	<b>Report ID:</b> 0111111
<b>Property:</b> 12345 Anystreet Anytown Ohio 13254	<b>Customer:</b> Sample 2018 General	<b>Real Estate Professional:</b>

**>>>>IMPORTANT<<<<**

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

**IT IS ADVISED TO READ THROUGH THE ENTIRE REPORT.**

The following definitions of comment descriptions are keyed below. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

**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 at the time of inspection, allowing for normal wear and tear.

**Not Inspected (NI)** = *Not* inspected/observed/tested, this item or certain parts/functions of the component or unit. Making no representation of whether or not it was functioning as intended and may state a reason for not inspecting. It should be understood that further considerations or action may be warranted. **(RR)** my not necessarily be marked.

**Not Present (NP)** = This item, component, portions there of, or unit is not in this home.

**Should Consider or Have Knowledge of (SCH)** = These are items that may or may not be tested or inspected under a General Inspection or covered by the inspectors Standards of Practice. But mentioned as a courtesy to the client. These items may be commonly considered upgrades, deeming major remodel or are extra testing/inspections. These items are brought to attention to the client, for general knowledge/presence. Examples are including but not limited to the following: (Stairway measurements in older houses, lead paint existence, suspected oil tanks buried, lack of egress in older buildings, non-grounding electrical systems, asbestos presence, framing practices, pool/pond presence etc.) Again, these items are only what the inspector actually observes during the inspection or feels should be notated for your best interest.

**Maintenance Recommended (MR)** = These items, or portions there of, are recommended to have regular maintenance performed. Items may not need immediate repair, but would highly benefit from proper maintenance or a small repair, either now, or in the near future. This includes regular service visits from professionals like roofing, plumbers or HVAC contractors. Keeping in mind that if any maintenance is neglected for long periods of time, certain defects can take place. Including function, efficiency, safety and sometimes even health. Many maintenance items are typically taken care of by a qualified/experienced home owners such as (paint/caulking, filter changes, gutter cleaning, easy landscaping etc.), or a hired professional that may carry licensing or are preferred trade experiences in certain areas like (electrical, HVAC, roofing etc.).

**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 potential or higher risk safety concern. Items, components or units that can be repaired to satisfactory condition may not need replacement. (Again, this is a visual inspection only.) If not stated, all items marked **(RR)** are to be properly repair/replaced/assessed by a qualified professional in that field. The items marked as (RR) only, will be re-stated in the General Summary portion of the report. The summary does NOT represent the whole report.

***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. While the inspector has your best interest in mind and does the best they can to find observable, existing problems, items such as these listed above, are in no way, shape or form, the responsibility of the inspector or company. Winkleman Home Inspections and it's related associates are not responsible for items not found, due to this condition.***

***The main home and/or it's garage/mechanical/basement area, is mostly finished/obstructed/insulated which limits 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. 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 notated.*

*As a lived in or existing (not new, year 1995) home, style, standards, requirements and materials have changed. Some of which may be recommended to adjust, change, alter, repair or otherwise address. Commonly for the reasons of safety, function or convenience. As a general inspection does not check for current code compliance etc., items may still be notated for the fact of knowledge of presence and/or caution. Such items as clearance, sizing, materials etc., may be recommending further consultation and proper addressing by an alternate professional, but may not be a feasible or realistic change or upgrade/update.*

*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:**

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

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

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

1990-2000

**General Life Expectancy:**

As not all items may be inspected in detail during a General Home Inspection, the following link will supply you with a general guidance of your homes life expectancy of materials/appliances/fixtures. Some opinions may vary. <https://www.nachi.org/life-expectancy>

**General temperature at the time of  
inspection:**

Over 65 (F)

**Weather (During inspection):**

Warm

**Ground/Soil surface condition:**

Dry

**Rain/snow in last 3 days:**

Unknown

**Air-Radon Test Performed Lic# RT809:**

No, Further recommended useful information can be found at <http://www.epa.gov/radon001/pubs/citguide.html>

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

No

**Mold Inspection Performed:**

No, 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>

**EIFS or Exterior Insulation Finishing  
System inspection/testing performed (Or  
Synthetic Stucco):**

No

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

No

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

No

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

No

**Lead Material Inspection/Test Performed:**

No

**Asbestos Materials Inspection Testing  
Performed:**

No

Septic Inspection Performed:

No, Not believed to have any septic system

Well Inspection:

No, Not believed to have any well system

## General Summary



### Winkleman Home Inspections

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

**Customer**  
Sample 2018 General

**Address**  
12345 Anystreet  
Anytown Ohio 13254

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.

## 1. Roofing

### 1.1 Roof Drainage, Downspout and Alternate Exterior Drainage Systems

#### **Repair or Replace**

Some adjustments are needed at the gutters themselves. *Repair/replace as needed. To be done by a qualified person or company.*

A General Home Inspection does not test for proper function/flow to the streets or alternate drainage system outlets, such as underground (to septic, ditches, sewer or streets). *Keep in mind that drainage systems may need occasional repairs and maintenance.* A proper drainage system is vital to a homes well being.

## 2. Exterior



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

#### **Should Consider or Have Knowledge, Repair or Replace**

(1) The guard rails are loose at the exterior rear deck. *I recommend that they be properly secured for safety. To be completed by a qualified person or professional.*

(2) The exterior deck steps are not complete. **I recommend that these items be properly installed for function and safety by a qualified contractor.**

(3) The side steps are a builder grade temporary fixture. *I recommend it/them to be replaced and brought up to proper standard's. To be completed by a qualified person or professional.*

## 4. Garage

### 4.4 Occupant Door (from garage to inside of home)

#### Should Consider or Have Knowledge, Repair or Replace

(Though not common)- The garage occupant door does not have an additional recommended, automatic door closure system/hinges. *Install a proper product as needed for safety. To be done by a qualified person or company.*

The garage occupant door is missing seals around the casing. *I recommend that they be added to help prevent possible dangerous fumes from entering the dwelling as well as prevent possible explosion reactions. To be done by a qualified person or company.*

### 4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

The garage door reverses when the safety beams are crossed. The safety beams are too high though. They should be re adjusted to the height of 6 inches. Also, the garage door and opener did not retract when tested for moderate resistance. *I recommend that the above mentioned features be fixed to prevent any possible injuries. To be done by a qualified company.*

## 5. Kitchen/Appliances

### 5.2 Ranges/Ovens/Cooktops

#### Repair or Replace

The oven is working as intended. I did not notice any major cosmetic damages to the unit. Missing the safety clips at the rear of the unit. *I recommend that these be installed for injury prevention. To be done by a qualified appliance repair company.*

## 6. Interiors

### 6.3 Steps, Stairways, Balconies and Railings

#### Repair or Replace

Stairs/steps that have open risers and balusters and are not safe for children. Risers/baluster spacing 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.**

### 6.6 Windows (representative number)

#### Repair or Replace

The window at the center, kitchen bay, is not operating as intended and falling down and is considered a safety issue. *I recommend properly addressing the window for function and safety. To be done by a qualified person or company.*

## 7. Plumbing/Gas Systems and Piping

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

#### Repair or Replace

The gas line is not bonded. Typical standards recommend bonding of the Corrugated Stainless Steel Tubing (yellow) gas line, due to propensity for the line to break/explode if the home is struck by lightning. *A qualified professional (usually a licensed electrician) should remedy if so chosen.* This aspect of the construction was not required of newly built homes until 2008. This is a preventative measure. *Again, this is a recommended upgrade/safety update. To be done by a licensed electrician.*

## 8. Electrical System

### 8.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Repair or Replace

The problem(s) discovered in the panel such as neutral and grounds are at the same screw, and any other problems that an electrical contractor may discover while performing repairs *need correcting*. **I recommend a licensed electrical contractor inspect further and correct as needed.**

### 8.7 Smoke Detectors

#### Should Consider or Have Knowledge, Repair or Replace

I observed the absence of a proper amount of modern working smoke/fire detector/alarm. 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/public-education/by-topic/smoke-alarms>**

### 8.8 Carbon Monoxide Detectors

#### Repair or Replace

There was a carbon monoxide detector in the 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. I do not check the age.**

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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.

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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	SCH	MR	RR	Styles & Materials
1.0	Roof Coverings, Flashings, Skylights, Chimney and other penetrations					•		Viewed roof covering from (one or multiple of the following areas/methods): Ladder Ground Unsafe pitch more than 6 in 12 Binoculars Camera shots Roof height limitations, limited observation <b>Roof Covering:</b> Single layer Asphalt/Fiberglass Architectural <b>Chimney (exterior):</b> Vinyl siding <b>Sky Light(s):</b> Two
1.1	Roof Drainage, Downspout and Alternate Exterior Drainage Systems						•	

IN= Inspected, NI= Not Inspected, NP= Not Present, SCH= Should Consider or Have Knowledge, MR= Maintenance Recommendation, RR= Repair or Replace

Comments:

**1.0** The roof appears to be recently installed. There are no observed installation defects. *The only thing noticed are that some nail heads need re-covered/sealed in various areas. To be properly completed by a licensed roofing company when completed.*



**1.1** Some adjustments are needed at the gutters themselves. *Repair/replace as needed. To be done by a qualified person or company.*

A General Home Inspection does not test for proper function/flow to the streets or alternate drainage system outlets, such as underground (to septic, ditches, sewer or streets). *Keep in mind that drainage systems may need occasional repairs and maintenance.* A proper drainage system is vital to a homes well being.



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 SCH MR RR

### Styles & Materials

2.0	Wall Cladding, Siding, Flashing and Trim (doors and windows included)					•	
2.1	Doors (Exterior)	•	•			•	
2.2	Windows	•					

### Siding Style:

Lap  
Brick Veneer

### Siding Material:

Vinyl  
Brick

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IN NI NP SCH MR RR

### Exterior Entry Door(s):

Steel front door  
Rear vinyl sliding door(s)

### Appurtenance:

		IN	NI	NP	SCH	MR	RR	Covered approach and/or front steps Rear deck with steps Rear patio Sidewalk Walkway/Pavers Gazebo <b>Driveway:</b> Concrete
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)					•		
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•		•	
2.5	Eaves, Soffits, Rakes and Fascias	•						
		IN	NI	NP	SCH	MR	RR	

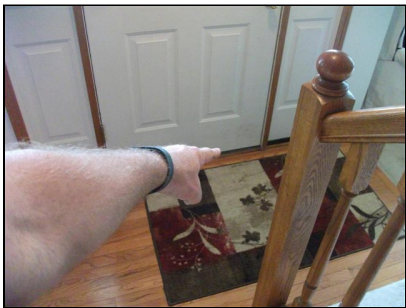
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Comments:

**2.0** (Minor) Some of the exterior cladding (trim, siding, brick, doors, windows etc.) has maintenance opportunities throughout the exterior. *May need repaired, replaced, paint scraped, priming, painting and caulking. Including windows and door areas. Any areas of penetration, such as air conditioning lines, sump pump lines, vents and electrical entrances also need sealed properly. Moisture, weather and pest intrusion and related issues may occur at a higher rate if not properly maintained. Tend to as needed by a qualified person, as needed for function.*



**2.1** (1) *The exterior door(s) are in need of some weather stripping and/or adjustment 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.

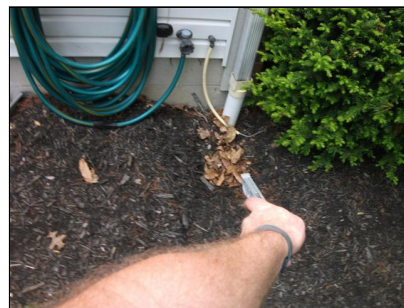
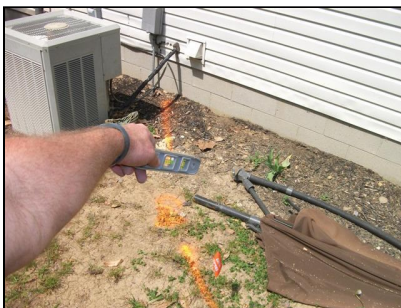
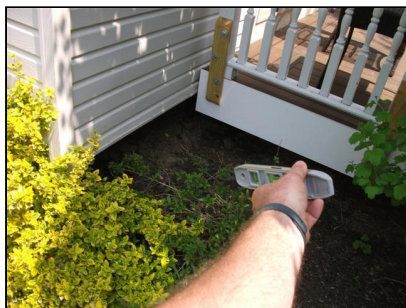


(2) The garage exterior, occupant door was not inspected due to obstruction from inside the garage. *Further inspect as desired, once conditions improve.* FYI-





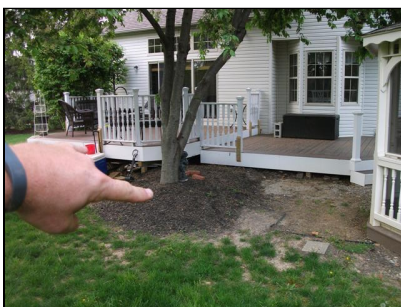
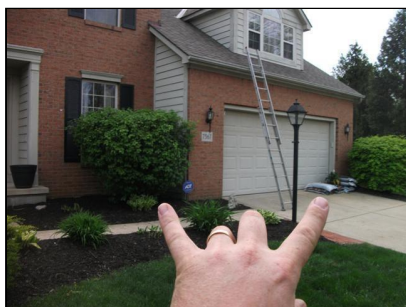
**2.3 (1)** Areas of home need landscaping, grading and drainage improved due to potential excess moisture suspected at the exterior of the home, which typically leads to water/moisture intrusion and alternate moisture related issues. The landscape at the front, rear and sides of home may require a trench or drain if water stands or puddles after heavy rain. *As a general recommendation, improve the slope around the home on a regular basis. To be done after further evaluation and after a moisture or weather proofing paint is applied against the foundation.*



(2) Large trees present on the property near the home. Aesthetically pleasing but may cause pressure on the foundation, create clogs in septic and other drain lines and may drop branches on the roof. *Trim and tend to on an as needed basis. To be done by a qualified person or company.*

Shrubby in contact with the exterior cladding in areas. *Dense shrubbery/vegetation may limit some observation of the building and it's related components.*

Also, due to possible water and/or pest intrusion and pre mature wearing of the cladding, *it is recommended that all shrubbery be trimmed back at least 6-12 inches away from the house. To be done by a qualified person or company.*



**2.4 (1)** The guard rails are loose at the exterior rear deck. *I recommend that they be properly secured for safety. To be completed by a qualified person or professional.*



(2) The exterior deck steps are not complete. I recommend that these items be properly installed for function and safety by a qualified contractor.



(3) The side steps are a builder grade temporary fixture. I recommend it/them to be replaced and brought up to proper standard's. To be completed by a qualified person or professional.



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	SCH	MR	RR	Styles & Materials
3.0	Insulation in Attic	•						Attic Insulation: Main house Approximate Batt Blown R-35 or better
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		IN	NI	NP	SCH	MR	RR
3.1	Insulation Under Floor System, Crawl, Basement or Band Rim Boards (Representative amount as accessible)	•					
3.2	Vapor Retarders (in Crawl space or Basement)	•					
3.3	Ventilation of Attic/Foundation Areas	•					
3.4	Venting Systems (Kitchens, Baths and Laundry)					•	

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IN NI NP SCH MR RR

**Wall Insulation:**

Not visible (Unknown)

**Ventilation:**

Passive  
Hat vents/caps  
Gable vents  
Soffit Vents

**Attic Baffles Present?:**

Yes

**Crawl Ventilation****Present?:**

No

**Exhaust Fans:**

Common Fan

**Observable/Accessible****Dryer Power Source:**

Both (your choice available)  
240 Electric  
Gas Connection

**Observable Dryer Vent****Material:**

Not visible  
Mylar silver tube  
Metal

**Floor System Insulation:**

None

**Band Board/Rim Joist****Insulation Present?:**

Yes

**Comments:**

**3.4** 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.*



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. Garage

Garage.





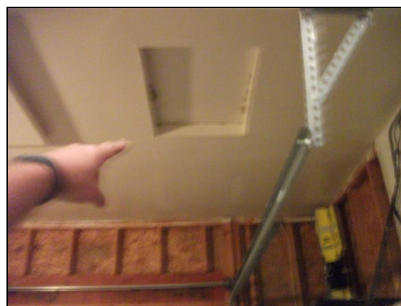
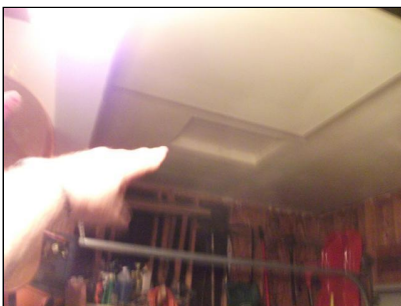
		IN	NI	NP	SCH	MR	RR	Styles & Materials
4.0	Garage Ceilings	•						<b>Garage Location:</b> Attached
4.1	Garage Walls/Ceilings (Firewall Separation for Damages)				•			<b>Garage Door Type:</b> Double door automatic
4.2	Garage Floor and Steps	•						<b>Garage Door Material:</b> Metal Insulated
4.3	Garage Door (s)					•		<b>Garage opener:</b> 1/2 HORSEPOWER CHAIN LINK/BELT CRAFTSMAN
4.4	Occupant Door (from garage to inside of home)				•		•	
4.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)						•	

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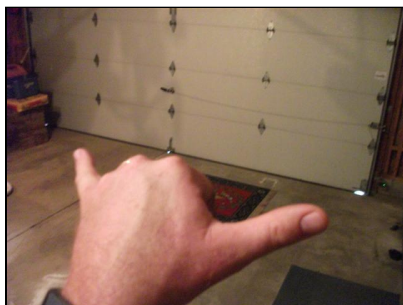
IN NI NP SCH MR RR

### Comments:

**4.1** The attic accesses that are located in the garage are in the path of the actual garage door. **Caution.** This poses a safety issue if the door is opened when an occupant is using the ladder. This poses a serious injury or death hazard. I recommend permanently addressing the stairs/issue as found needed by a qualified company for safety.



**4.3** The garage door is in need of weatherstripping. I recommend that this item(s) be installed for efficiency and pest prevention reasons. To be completed by a qualified person.



**4.4** (Though not common)- The garage occupant door does not have an additional recommended, automatic door closure system/hinges. *Install a proper product as needed for safety. To be done by a qualified person or company.*

The garage occupant door is missing seals around the casing. *I recommend that they be added to help prevent possible dangerous fumes from entering the dwelling as well as prevent possible explosion reactions. To be done by a qualified person or company.*



**4.5** The garage door reverses when the safety beams are crossed. The safety beams are too high though. They should be re adjusted to the height of 6 inches. Also, the garage door and opener did not retract when tested for moderate resistance. *I recommend that the above mentioned features be fixed to prevent any possible injuries. To be done by a qualified company.*



## 5. 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.





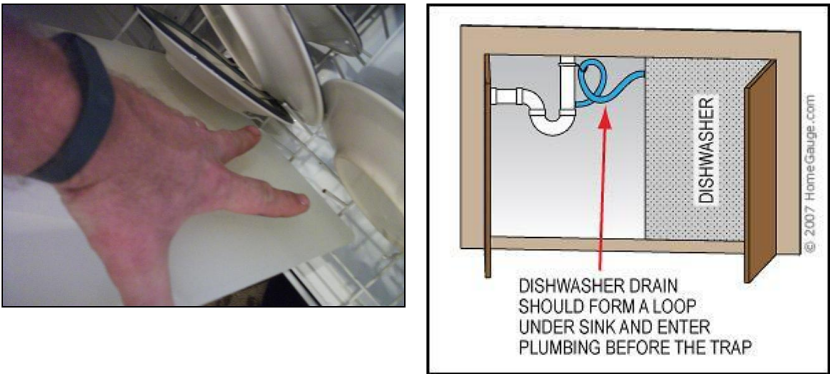
		IN	NI	NP	SCH	MR	RR	Styles & Materials
5.0	Dishwasher					•		<b>Exhaust/Range hood:</b> GENERAL ELECTRIC RE-CIRCULATE
5.1	Food Waste Disposer/Grinder					•		<b>Primary Dishwasher</b>
5.2	Ranges/Ovens/Cooktops						•	<b>Brand:</b> AGED GENERAL ELECTRIC Serial # : abc1234
5.3	Range Hood (s)	•						<b>Primary Food Waste</b>
5.4	Microwave Cooking Equipment (Permanent or installed)			•				<b>Grinder Brand:</b> 1/2 HP BADGER Serial/model # : abc1234
5.5	Refrigerator	•						<b>Primary Range/Oven:</b> Electric hook up GENERAL ELECTRIC Serial # : abc1234
5.6	Stand Alone Freezer/FRIDGE		•					<b>Primary Refrigerator:</b> GENERAL ELECTRIC Serial # : abc1234

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IN NI NP SCH MR RR

Comments:

5.0 The dishwasher was ran and seems to work fine. The racking is starting to show signs of deterioration. The washer is also missing a recommended drain loop. *Monitor and repair/adjust as desired.*



5.1 The disposer was operated and works fine. FYI-

The food disposer wiring is missing a romex connector (anti-strain device). *I recommend repair as needed. To be done by a qualified appliance repair company.*



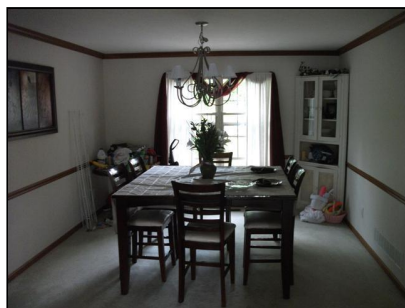
**5.2** The oven is working as intended. I did not notice any major cosmetic damages to the unit. Missing the safety clips at the rear of the unit. *I recommend that these be installed for injury prevention. To be done by a qualified appliance repair company.*



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.

## 6. 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	SCH	MR	RR
6.0	Ceilings	•					
6.1	Walls	•					
6.2	Floors	•					
6.3	Steps, Stairways, Balconies and Railings						•
6.4	Counters and Cabinets (representative number)	•					
6.5	Doors (representative number)	•					
6.6	Windows (representative number)						•

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### Styles & Materials

#### Ceiling Materials:

Sheetrock/ Drywall  
Unfinished

#### Wall Material:

Brick  
Insulated basement/crawl  
walls  
Sheetrock/ Drywall  
Tile

#### Floor Covering(s):

Mixed/multiple

#### Interior Doors:

Hollow core

#### Window Types:

Mixed/Multiple styles/types  
Vinyl  
Picture (Fixed)  
Single-hung  
Double pane  
Tilt feature  
Basement pull out

#### Cabinetry:

Laminate  
Wood

**Countertop:**

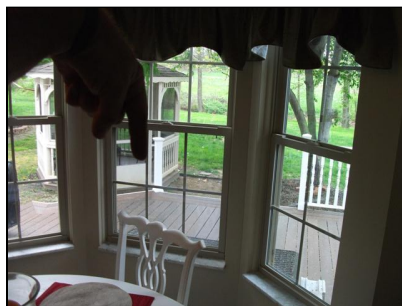
Cultured marble  
Laminate

**Comments:**

**6.3** Stairs/steps that have open risers and balusters and are not safe for children. Risers/baluster spacing 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.**



**6.6** The window at the center, kitchen bay, is not operating as intended and falling down and is considered a safety issue. *I recommend properly addressing the window for function and safety. To be done by a qualified person or company.*



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.

## 7. 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 SCH MR RR

**Styles & Materials**

7.0	Visible Main Water Shut-off Device (Describe location)				•		
7.1	Hot Water Systems and Controls				•		
7.2	Plumbing Water Supply, Distribution System and Fixtures					•	
7.3	Plumbing Drain, Waste and Vent Systems					•	
7.4	Main Fuel Shut-off (Describe Location)				•		
7.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)						•
7.6	Sump Pump system					•	
7.7	Water Softeners/Well/Septic/Irrigation/Filtration Systems		•				

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IN NI NP SCH MR RR

**Water Source:**

Public

**Plumbing Water Supply****(into home) if visible and****able to determine:**

Black flexpipe-POLY  
(Material not determined)

**Plumbing Water****Distribution (inside home):**

Not visible  
BRAIDED  
Copper  
Typical undersink/fixture  
connection material  
(mixed/varies)

**Washer Drain Size:**

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

**Plumbing Waste:**

PVC  
Public waste system

**Water Heater Power****Source:**

Natural Gas (Quicker  
recovery)

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Manufacturer:**

Approaching AGED or over  
the useful life expectancy  
of 8-10 years  
A.O. SMITH  
~80% Standard Efficiency  
SERIAL # : abc1234

**Water Heater Location:**

Basement next to furnace  
or air handler

**Visible Sump Pump****Location:**

Basement in the rear  
corner



Floor drain observed?:

Yes

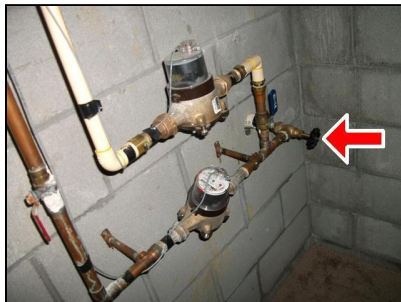
Plumbing waste access/

clean out observed?:

Yes

**Comments:**

**7.0** The main water shut off is the lever located in the basement on the front wall. This is for your information.

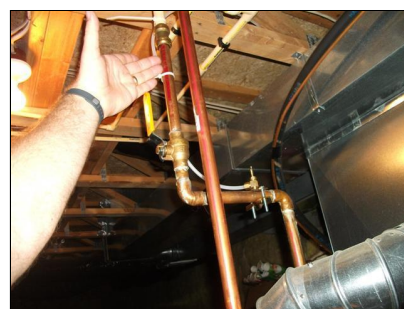
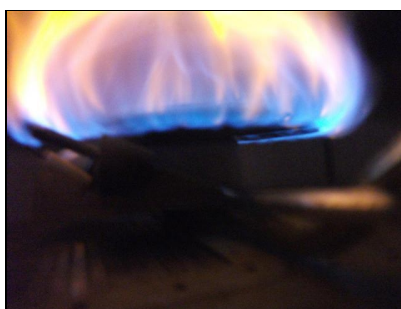


**7.1** The modern HWT has been tested for temperature reach. It has reached an expected temperature reading. As temperatures can be adjusted at most HWT's, *I recommend that the temperature be a maximum of between 120-125 F for safety and efficiency.*

**Additional information/recommendations:**

-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 overflow/drain pan installed for water overflow prevention. **To be done by a qualified plumber or company for function.**



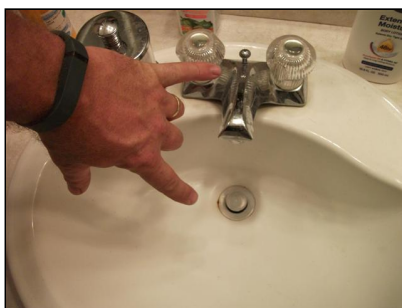
**7.2** (1) Some faucet joints/sections were observed as corroded or starting to corrode. **I recommend that these areas be addressed by a plumber for function.**



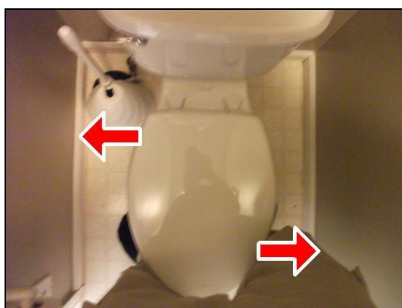
(2) Caulking is needing added and/or cleaned and re-installed at various spots in the bathrooms. I am not able to determine if there is/are any damage(s) from moisture or lack of maintenance to any adjacent areas or materials. *Address as needed. To be done by a qualified person or plumber.*



**7.3** (1) The mechanical sink drain stops are missing or are not connected correctly. *Repair or add as desired. To be done by a qualified person or plumber.*



(2) The toilets are missing recommended caulking at floor at the bath(s). *Install the necessary caulking around the front and sides of the toilet base where it meets the floor. To be done by a qualified person.*



**7.4** The main fuel shut off is at the gas meter outside. *There is an alternate interior shut off at the gas manifold, pictured.*



**7.5** The gas line is not bonded. Typical standards recommend bonding of the Corrugated Stainless Steel Tubing (yellow) gas line, due to propensity for the line to break/explode if the home is struck by lightning. *A qualified professional (usually a licensed electrician) should remedy if so chosen.* This aspect of the construction was not required of newly built homes until 2008. This is a preventative measure. *Again, this is a recommended upgrade/safety update. To be done by a licensed electrician.*



**7.6** The sump pump worked fine. *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 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 plumber for function.**

Additionally. The sump pump appears to be connected to a battery back up system. These are a helpful feature, but are not inspected/tested during the general inspection process. *Regular maintenance needs performed on this appliance on a regular basis (batteries, testing etc.). I recommend to have a qualified plumber advise further.*



7.7 I did not inspect the whole house water softener fully. I have made the following observations only. I observed no visible leaks and the salt level was empty. *Further address as desired.*



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.

8. 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, attached 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, not under the probability of a security system. 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 (15 or 20 AMP) circuit wiring, as viewed from the panel or by chance elsewhere. 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	SCH	MR	RR	Styles & Materials
8.0	Service Entrance Conductors	•						Electrical Service
8.1	Location of Main and Distribution Panels				•			Conductors at First Visible or Distribution Panel:
IN= Inspected, NI= Not Inspected, NP= Not Present, SCH= Should Consider or Have Knowledge, MR= Maintenance Recommendation, RR= Repair or Replace		IN	NI	NP	SCH	MR	RR	Below ground Stranded Aluminum 240 volts



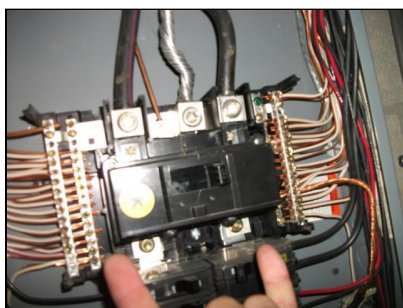
		IN	NI	NP	SCH	MR	RR	
8.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels						•	<b>Panel capacity (Main breaker sizing):</b> 150 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel/Sub-Panel</b> <b>Manufacturer(s):</b> SQUARE D <b>Branch wire 15 and 20 AMP:</b> Copper Some not observable <b>Wiring Methods:</b> Not Visible Conduit, (Metal/pvc.) (NM) Common (white,yellow,orange) covering, modern MC/BX/AC (Metal round/ ribbed)
8.3	Branch Circuit Conductors, Conduit, Overcurrent Devices and Compatability of their Amperage and Voltage	•						
8.4	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.	•						
8.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles, (garage, carport, interior and exterior walls, etc.) of inspected structure	•						
8.6	Operation of GFCI/AFCI (Ground and Arc Fault Circuit Interrupters)				•			
8.7	Smoke Detectors				•		•	
8.8	Carbon Monoxide Detectors						•	

IN= Inspected, NI= Not Inspected, NP= Not Present, SCH= Should Consider or Have Knowledge, MR= Maintenance Recommendation, RR= Repair or Replace

### Comments:

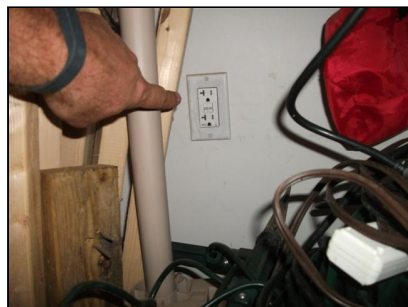
**8.1** The main service entrance for the electrical system is located at the rear of the house. The main breaker panel is located in the basement near the other utilities. *FYI-*

**8.2** The problem(s) discovered in the panel such as neutral and grounds are at the same screw, and any other problems that an electrical contractor may discover while performing repairs *need correcting*. **I recommend a licensed electrical contractor inspect further and correct as needed.**



**8.6** Common for a home this age. Some areas were not observed as not having modern safety devices such as AFCI and GF(C)I's at the electrical parts of the home.

(Unless otherwise notated) The observed GFCI/GFI's were tested and functioning as intended. There are receptacles that are connected to a centralized GFCI (test, trip button, usually black and red, sometimes white and white). *GFCI labels were missing on the connected receptacles and recommended to be installed, but not often done.* Your home has circuitry connected to the following locations:



**8.7** I observed the absence of a proper amount of modern working smoke/fire detector/alarm. 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/public-education/by-topic/smoke-alarms>



**8.8** There was a carbon monoxide detector in the 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. I do not check the age.**



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 un-noticed. 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, especially in this section as electrical issues may cause, or have the potential to cause fire, shock or alternate type injuries and/or damages. 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. 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 SCH MR RR

**Styles & Materials**

9.0	Heating Equipment Operations					•	
9.1	Cooling and Air Handler Equipment Operations					•	
9.2	Automatic Safety Controls	•					
9.3	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)					•	
9.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors, thermostats)					•	
9.5	Presence of Installed Heat Source in Each Feasible Room (No load calculations performed)	•					
9.6	Gas/LP Firelogs and Fireplaces/ Electric					•	
9.7	Humidifier	•					

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IN NI NP SCH MR RR

**(Main) Thermostat**

**location:**

First floor

**Service tag present/**

**observed? If so last date.:**

Yes

Not within the past year

**Heat Type(s):**

Forced Air

Common Gas Furnace

**Main or First Heat System**

**Brand:**

AGED (Past its normal and useful life expectancy) HEAT EXCHANGER IS OVER 10 YEARS OLD AND CONSIDERED AGED, SERVICE YEARLY DUE TO AGE FURNACE ITSELF AT 15 YEARS OR OLDER AND CONSIDERED AGED, SERVICE YEARLY DUE TO AGE TRANE ~80% Regular efficiency Serial # : abc1234

Energy Source(s):  
Natural gas

Types of Fireplaces:  
Vented gas logs

Intended or Operable

Fireplaces:  
One

Number of Heat Systems  
(excluding wood):  
Two

Observable Ductwork:  
Insulated  
and  
Non-insulated

Filter Size or Description:  
Check/change once a  
month  
Disposable  
16x25x1

Cooling Equipment

Type(s):  
Air conditioner unit

Cooling Equipment Energy

Source:  
Electricity

Central Air Manufacturer:  
AGED (Past its normal and  
useful life expectancy)  
TRANE  
Serial/model # : abc1234

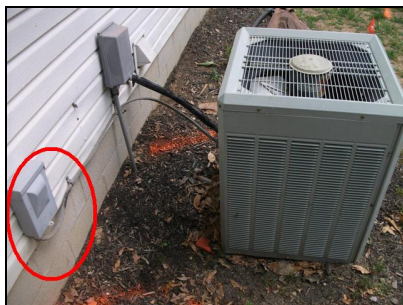
Comments:

**9.0** The expected temperature variance is between 30-60 degrees for most modern furnaces/heat pumps. Your temperature drop was indicating a normal function. The furnace is approaching the status of aged. **It is recommended to continue having yearly service checks performed by a licensed HVAC company for function and safety.**



**9.1** The air conditioning system was physically observed and no damages were observed and the installation appears proper. The expected temperature drop is between 14-22 degrees for most modern air conditioners. *Your temperature drop was indicating a normal function.* The condenser outside (AC unit) is over 15 years old. *A unit that is more than 15 years old is recommended to have a yearly check up performed.* **Address as desired. To be done by a proper, licensed HVAC company for function.**

**Additional information:** 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. *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.* **To be properly addressed by a licensed HVAC company for function and safety.**



**9.3** The chimney liner for the fireplace was not fully inspected by our company, due to scope. Though appearing open to the top, not all was visible. **It is recommended that a qualified chimney sweep, clean and inspect for safety and function before the first use and address as needed.**



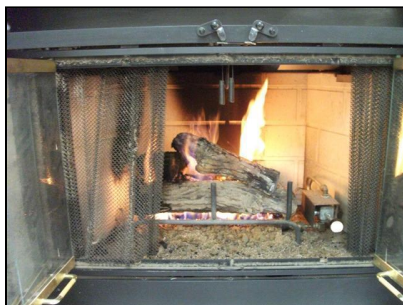
**9.4** The fresh air intake is clogged with debris. *I recommend cleaning off and checking on a monthly basis. Repair as desired.*





**9.6** 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.*



**9.7** The humidifier was tested and appears to be working fine (Moisture coming through the appliance). FYI- *Change pad 1-2 times yearly. Turn damper to the off position in the summer time and adjust humidity to your comfort level.*



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.

## 10. 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 SCH MR RR

## Styles &amp; Materials

10.0	Foundations, Basement and Crawl space (Report any signs of abnormal or harmful water penetration into the building or signs of abnormal or potentially harmful condensation on building components.)				•		
10.1	Crawl space	•					
10.2	Walls (Structural)					•	
10.3	Columns or Piers	•					
10.4	Floors (Structural)					•	
10.5	Ceilings (Structural)	•					
10.6	Roof Structure and Attic	•					
10.7	Miscellaneous Other Components				•		

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IN NI NP SCH MR RR

## Foundation:

Masonry block/stone

## Method used to observe

## Crawlspace:

Crawled

## Crawl access were located

## at the following areas:

From the basement-open

## Floor Structure:

Portions not visible due to finish or design

Engineered floor trusses

Subfloor (Modern)

Steel I beams

## Wall Structure:

Not visible, most likely wood members

## Columns or Piers:

Not visible

Steel lally columns

## Roof Structure:

Engineered wood trusses

Sheathing

Not visible

## Roof-Type:

Gable with a steep slope

## Method used to observe

## attic:

Entry only. Hidden wiring, beneath insulation or no observable, safe raceway, present potential hazards. Items or parts of the attic were not observed.

## Access panels were

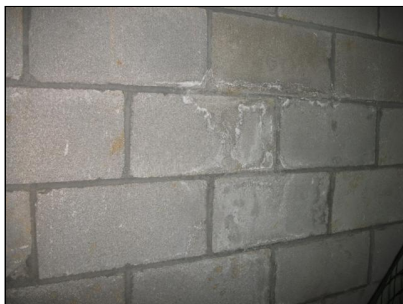
## located at the following

## areas:

Bedroom ceiling

## Comments:

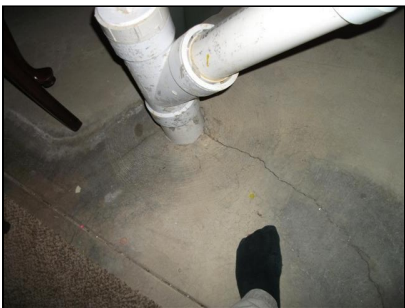
**10.0** White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. *I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Proper grading should also be addressed.* Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



**10.2** Cracks were observed at the interior and exterior foundation walls. No major inflection was observed. *I recommend to properly repair and seal the areas for pest/moisture prevention and future movement monitoring. (Repairs may involve, possible injection, epoxy, replacement)* **To be completed by a qualified person or company for function.**



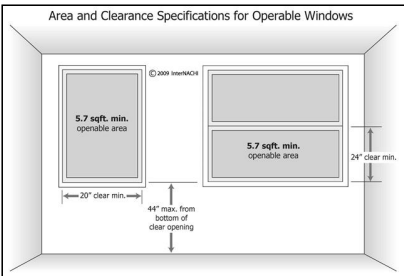
**10.4** Typically viewed cracks in the basement floor concrete *should be properly addressed. Repair/seals as needed for monitoring and vapor/pest intrusion. To be done by a qualified person or company.*



**10.7** The home has window wells. *I recommend a proper window well cover be installed at each applicable location to help deflect water away from the homes foundation. Water intrusion may occur in the home at a higher rate, if these are not in place and it is an easy first step to help prevent water intrusion problems. To be done by a qualified person or company.*

If your home was to have a permitted sleeping area in the basement (especially with sleeping areas such as bedrooms or play/entertainment rooms), modern forms of egress would be expected for emergency fire escape/rescue, other than the main stairs for function and safety. As it stands, your basement area does not have a modern form of proper secondary egress.

**Additional information:** *Even if your home is not new or required this installation at the time of initial build, it is still highly recommended to consider to address/install in the event of needed escape/rescue, if such area is installed or used. Due to the cost and difficulty of this process, this task is usually performed by a qualified contractor, familiar with this installation.*





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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.



## INVOICE

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

**Inspection Date:** 3/13/2018  
**Report ID:** 0111111

Customer Info:	Inspection Property:
Sample 2018 General	12345 Anystreet Anytown Ohio 13254
Customer's Real Estate Professional:	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
General Home Inspection Service for Heated Sq Ft 1,501-3000	339.00	1	339.00

**Tax \$0.00**

**Total Price \$339.00**

**Payment Method:** Check# 0000

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

**Note:** Done



## Winkleman Home Inspections

**Edwin Winkleman**

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

