

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional, requires repair/monitoring or has reached an age where limited service life can be expected.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address
City State Ohio Zip

Client Information

Client Name
Client Address
City State Zip
Phone Fax

Inspection Company

Contact Name
Phone Fax
Inspector Name Phillip V. Wells
Company Name Peak Home Inspection Services
Company Address 14953 Doylestown Road
City Doylestown State OH Zip 44230
Phone 330-658-7153 Fax 330-658-7157
E-Mail peakhis@hotmail.com
File Number 2008_7_21
Amount Received \$300.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied No
Estimated Age 68 Years Entrance Faces West
Inspection Date 07/21/08
Start Time 10:00 AM End Time 1:00 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 70 Degrees
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Basement & crawl space
Building Type Ranch Garage Attached
Sewage Disposal Municipal How Verified Knowledge of area
Water Source Municipal How Verified Visual inspection

Lots and Grounds

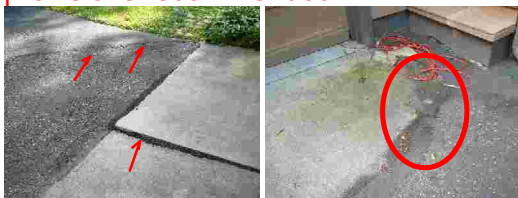
Hot tubs, spas, swimming pools and related equipment are beyond the scope of a standard inspection and not inspected. It is recommended that these items be evaluated by a specialist before closing. Common areas of condominiums are maintained by the condo association and are also not inspected.

A NPNI M D

1. Walks: Concrete, Asphalt, Stone **Settlement/uneven areas are a trip hazard. Level/correct as needed .**



2. Steps/Stoops: Concrete
3. Patio: Brick
4. Porch: Wood frame **Missing hand rails. Safety item. Install as needed.**
5. Vegetation: Shrubs/trees **Trim shrubs/vegetation away from structure.**
6. Grading: Flat/negative slope **Flat grade at foundation can contribute to water problems in basement/crawlspace. Additional slope away from structure recommended. Rear yard slopes toward house. Minimal swale visible. Monitor this area for drainage in heavy rains.**
7. Window Wells: Masonry Cover prevents visual inspection.
8. Exterior Surface Drain: No drain
9. Driveway: Asphalt, Concrete **Heaves in concrete causing trip hazard, Drive has settled. Slopes/ drains toward structure at garage and house. Concrete leveling repair and additional drainage provisions recommended.**



Exterior Surface and Components

Common areas and exterior components of condominiums are maintained by the condo association and are not inspected.

A NPNI M D

- All surfaces Exterior Surface _____
1. Type: Wood, Wood shingle **Anchor loose shingles as needed at east gable.**
2. Trim: Wood
3. Fascia: Wood
4. Soffits: Wood
5. Entry Doors: Wood
6. Windows: Vinyl or wood double hung & casement
7. Basement Windows: Wood awning type
8. Exterior Lighting: Surface mount **Missing or burned out bulbs limit ability to inspect/operate lighting at time of inspection.**
9. Exterior Electric Outlets: 110 VAC **Defective/inoperative GFCI outlet at garage. Shock hazard. Replacement recommended. Ungrounded 3-prong outlet at front Shock hazard.**
10. Hose Bibs: Winterized/turned off inside.
11. Gas Meter: Basement
12. Main Gas Valve: Located at gas meter

Roof

Common areas and exterior components of condominiums are maintained by the condo association and are not inspected.

A NPNI M D

Main Roof Surface

- 1. Method of Inspection: Walked on roof
- 2. Unable to Inspect: 0%
- 3. Material: Composition shingle **Multiple nail pops/exposed fasteners visible. High potential for leaks. Repair/seal as needed. A qualified roofing contractor is recommended to evaluate and estimate repairs** Porch roof pitch appears too shallow for shingles, unless ice & water barrier present under roofing. Consultation with installing contractor recommended.

- 4. Type: Gable
- 5. Approx Age: 10 years

- 6. Flashing: Metal **Improper installation of flashing. Vertical side of flashing should be concealed under siding, not exposed. Maintain caulk seal to prevent water penetration.**

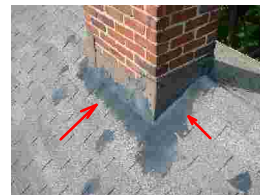


- 7. Valleys: Closed shingle valley **Excessive tar cover suggests past problems with leaks and non professional installation. A qualified roofing contractor is recommended to evaluate and estimate repairs**



Center Chimney

- 8. Chimney: Brick
- 9. Flue/Flue Cap: Mortar cap. Clay tile & metal liner.
- 10. Chimney Flashing: Aluminum **Excessive tar cover suggests past problems with leaks and non professional installation.**



- 11. Plumbing Vents: Cast Iron
- 12. Electrical Mast: Exposed cable
- 13. Gutters: Aluminum **Need cleaning/full of debris.**
- 14. Downspouts: Aluminum
- 15. Leader/Extension: Discharge at surface and ground drain **Extend runoff drains to move water away from foundation at driveway.**



Garage/Carport

A NPNI M D

Attached Garage

1. Type of Structure: Frame Car Spaces: 2
2. Garage Doors: Composite panel Door panels have water damage
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Exterior Surface: Wood
6. Roof: Composition shingle See main roof comments
7. Roof Structure: Wood rafter
8. Service Doors: Metal
9. Walls: Exposed framing Storage items limit visual inspection. Vehicles/ storage items limit visual inspection.
10. Ceiling: Exposed framing
11. Floor/Foundation: Poured slab Cracks/settlement at floor. Storage items limit visual inspection.
12. Electrical: 110 VAC GFCI
13. Windows: Wood double hung Cracked glass, Difficult to operate/painted shut. Need service.

Electrical

A NPNI M D

1. Service Size Amps: 100 Volts: 120-240 VAC
 2. Service: Copper
 3. 110 VAC Branch Circuits: Copper See comments at attic, crawl space and kitchen.
 4. 220 VAC Branch Circuits: Copper
 5. Aluminum Wiring: Present at service entrance cable only.
 6. Conductor Type: Conduit and romex
 7. GFCI: Incomplete/limited coverage. Recommend adding GFCI's at all wet locations for shock protection.
 8. Ground: Plumbing and rod in ground.
 9. Smoke Detectors: Battery powered Inoperative/ missing battery. Install new units at all levels if over 5 to 7 years old.
- Basement Electric Panel
10. Manufacturer: Siemens
 11. Max Capacity: 100 Amps
 12. Main Breaker Size: 100 Amps
 13. Breakers: CU/AL
 14. Is the panel bonded? Yes No

Structure

Applies to unfinished, visible areas only.

A NPNI M D

- 1. Structure Type: Wood frame
- 2. Foundation: Block **Multiple water stains at walls. Waterproofing system installed. Check with seller on waterproofing warranty. Cracked with displacement**
- 3. Differential Movement: Horizontal crack with displacement **Vertical steel reinforcing beams have been installed at south & west walls. Check with seller on installer documentation and warranty info.**

- 4. Beams: Wood
- 5. Bearing Walls: Block
- 6. Joists/Trusses: Wood joists **Mold/mildew visible at joists and sub floor. Significant musty odor present. Professional treatment/cleanup by qualified mold remediation contractor recommended.**
- 7. Piers/Posts: Steel posts
- 8. Floor/Slab: Poured slab
- 9. Subfloor: Dimensional wood



Attic

A NPNI M D

Main Attic

- 1. Method of Inspection: Entered attic
- 2. Unable to Inspect: 30% Insulation limits visual inspection
- 3. Roof Framing: 2x6 Rafter
- 4. Sheathing: Dimensional wood **Moderate damage/broken boards visible.**
- 5. Ventilation: Gable & roof vents
- 6. Insulation: Cellulose
- 7. Insulation Depth: 10" to 12"
- 8. Vapor Barrier: Not visible
- 9. Wiring/Lighting: 110 VAC **Open junction box. Fire hazard. Install cover as needed.**

- 10. Moisture Penetration: Old stains. Dry at time of inspection **See roofing comments. Recommend consulting with seller on history/ prior repairs at this area. Buckets and tarp present below valley & chimney.**

- 11. Bathroom Fan Venting: None



Basement

A NPNI M D

Rear section. Front is slab Basement

1. Unable to Inspect: 60% Shelving / cabinetry, Storage items limit visual inspection.
2. Ceiling: Exposed framing
3. Walls: Block & waterproofing panels
4. Floors: Concrete
5. Floor Drain: Surface drain
6. Windows: Wood awning
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Ventilation: Windows
10. Insulation: None visible
11. Vapor Barrier: None
12. Sump Pump: Submersible
13. Moisture Location: Multiple areas at perimeter. [See gutter and grading comments at exterior sections.](#)
14. Bsmt Stairs/Railings: Wood stairs with no handrails **Add hand rails for safety.**

Crawl Space

A NPNI M D

East Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 50% Low clearance and nsulation blanket limits visual inspection
3. Access: Wood door
4. Moisture Penetration: Yes [See grading comments at exterior sections.](#)



5. Moisture Location: At perimeter
6. Ventilation: None [No ventilation present. Significant moisture and condensation present due to lack of conditioned air supply and ventilation. Recommend access door be replaced with a screen or louvered door to allow air exchange between basement and crawl space. Recommend adding a dehumidifier to minimize moisture.](#)



7. Insulation: Fiberglass [Insulation at floor joists is loose/falling. Replace water damaged batts at foundation.](#)



8. Vapor Barrier: Plastic
9. Sump Pump: None
10. Electrical: 110 VAC **Exposed wire junctions should be protected in a covered junction box. Potential fire/shock hazard.**

Crawl Space (Continued)

Electrical: (continued)



11. HVAC Source: None Consider adding conditioned air source to crawl spaces to control temperature and humidity.

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

1. Fireplace Construction: Masonry
2. Type: Wood burning
3. Smoke Chamber: Masonry
4. Flue: Tile
5. Damper: Metal
6. Hearth: Flush with floor. Tile or marble.

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Recommend replacement Furnace existing beyond design life. See heat exchanger comments.
2. Manufacturer: Moncrief
3. Type: Forced air Capacity: 100,000 BTU/HR
4. Area Served: Whole building Approximate Age: 30+ Years
5. Fuel Type: Natural gas
6. Heat Exchanger: 3 Burner Cracks visible in heat exchanger. Unsafe condition. Potential carbon monoxide hazard. Recommend replacement by a licensed heating contractor
7. Unable to Inspect: 50%
8. Blower Fan/Filter: Direct drive with disposable filter
9. Distribution: Metal duct Seal gaps in return air ductwork as needed.
10. Flue Pipe: Single wall metal pipe Unit does not draft properly. Flue gases leaking into basement. Service by licensed heating contractor recommended. Seal gaps where piping penetrates chimney.
11. Thermostats: Analog dial type
12. Suspected Asbestos: No



Plumbing

Applies to unfinished, accessible areas only.

A N P N I M D

- 1. Service Line: Not visible
- 2. Main Water Shutoff: Basement
- 3. Water Lines: Copper **Miscellaneous leaks/corrosion at hand valves. Service/replace as needed.**



- 4. Drain Pipes: Cast iron, PVC and galvanized
- 5. Service Caps: Access blocked, not visible
- 6. Vent Pipes: Cast iron
- 7. Gas Service Lines: Black steel **Leaking at fitting in main line near furnace.. A licensed plumber is recommended to evaluate and estimate repairs**

Basement Water Heater

- 8. Water Heater Operation: Functional at time of inspection **Water heater is nearing the end of it's design life. Budget for replacement.**
- 9. Manufacturer: A.O. Smith
- 10. Type: Natural gas Capacity: 40 Gallon
- 11. Approximate Age: 25 Years Area Served: Whole building
- 12. Flue Pipe: Single wall metal pipe **Gap where flue pipe enters chimney should be sealed to prevent exhaust fumes from entering basement. Potential carbon monoxide hazard.**
- 13. TPRV and Drain Tube: Brass valve **Missing discharge pipe. Safety issue. Install 3/4" discharge pipe to within 6" of floor.**



Bathroom

A NPNI M D

1st Floor Hall Bathroom

- 1. Ceiling: Plaster
- 2. Walls: Plaster
- 3. Floor: Vinyl floor covering
- 4. Doors: Wood panel
- 5. Windows: Wood double hung
- 6. Electrical: 110 VAC GFCI
- 7. Counter/Cabinet: Laminant and wood
- 8. Sink/Basin: Vitreous china
- 9. Faucets/Traps: Dual handle
- 10. Tub/Surround: Cast tub w/ceramic tile walls
- 11. Toilets: Vitreous china **Ballcock assembly or supply valve needs service or replacement. Toilet tank will not fill.**
- 12. HVAC Source: Heating system register
- 13. Ventilation: Window **Installation of exhaust fan recommended**

Front bedroom Bathroom

- 14. Ceiling: Plaster
- 15. Walls: Plaster
- 16. Floor: Vinyl tile
- 17. Doors: Wood panel
- 18. Electrical: 110 VAC GFCI
- 19. Sink/Basin: Vitreous china wall mount
- 20. Faucets/Traps: Dual handle
- 21. Toilets: Vitreous china
- 22. HVAC Source: None
- 23. Ventilation: No ventilation

Kitchen

A NPNI M D

1st Floor Kitchen

- 1. Cooking Appliances: Electric range
- 2. Ventilator: None present.
- 3. Dishwasher: General Electric **Approaching end of design life**
- 4. Air Gap Present? Yes No **Raise flexible drain line to create air gap under sink.**
- 5. Sink: Stainless
- 6. Electrical: 110 VAC GFCI **GFCI coverage is incomplete. Recommend protection at all outlets. Exposed wire termination under sink should be protected by a covered junction box. Recommend removing extension cord wiring at countertop. Shock/fire hazard.**
- 7. Plumbing/Fixtures: Single handle w/spray unit
- 8. Counter Tops: Laminate
- 9. Cabinets: Wood
- 10. Ceiling: Plaster
- 11. Walls: Plaster
- 12. Floor: Vinyl floor covering
- 13. Doors: Wood panel
- 14. Windows: Wood double hung
- 15. HVAC Source: Heating system register

Bedroom

A NPNI M D

1st Floor Bedroom

- 1. Ceiling: Plaster
- 2. Walls: Plaster
- 3. Floor: Carpet or hardwood
- 4. Doors: Wood panel
- 5. Windows: Wood double hung
- 6. Electrical: 110 VAC **Open or missing ground at 3 prong outlet(s)**
- 7. HVAC Source: Heating system register **South bedroom register is poorly located/partially blocked by closet doors.**

Living Space

A NPNI M D

1st Floor Living Space

- 1. Ceiling: Plaster
- 2. Walls: Plaster
- 3. Floor: Carpet or hardwood
- 4. Doors: Wood panel
- 5. Windows: Wood double hung, Vinyl casement
- 6. Electrical: 110 VAC **Open or missing ground at 3 prong outlet(s)**
- 7. HVAC Source: Heating system register

Laundry Room/Area

A NPNI M D

Basement Laundry Room/Area

- 1. Electrical: 110 VAC
- 2. HVAC Source: None
- 3. Laundry Tub: Concrete **Cracks visible in laundry tub. Monitor for leaks.**
- 4. Laundry Tub Drain: Metal to floor drain
- 5. Washer Hose Bib: Rotary **Recommend using steel braid reinforced washing machine hoses for burst protection**
- 6. Washer and Dryer Electrical: 110-220 VAC **Anchor loose dryer receptacle.**
- 7. Dryer Vent: Plastic flex **Recommend replacing plastic vent hose with metallic type for fire safety, Recommend venting dryer exhaust to exterior.**



- 8. Dryer Gas Line: Black steel
- 9. Washer Drain: Drains to laundry tub
- 10. Floor Drain: Surface drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete, Asphalt, Stone **Settlement/uneven areas are a trip hazard. Level/correct as needed .**
2. Vegetation: Shrubs/trees **Trim shrubs/vegetation away from structure.**
3. Grading: Flat/negative slope **Flat grade at foundation can contribute to water problems in basement/crawlspace. Additional slope away from structure recommended. Rear yard slopes toward house. Minimal swale visible. Monitor this area for drainage in heavy rains.**
4. Driveway: Asphalt, Concrete **Heaves in concrete causing trip hazard, Drive has settled. Slopes/ drains toward structure at garage and house. Concrete leveling repair and additional drainage provisions recommended.**

Roof

5. Main Roof Surface Material: Composition shingle **Multiple nail pops/exposed fasteners visible. High potential for leaks. Repair/seal as needed. A qualified roofing contractor is recommended to evaluate and estimate repairs Porch roof pitch appears too shallow for shingles, unless ice & water barrier present under roofing. Consultation with installing contractor recommended.**
6. Flashing: Metal **Improper installation of flashing. Vertical side of flashing should be concealed under siding, not exposed. Maintain caulk seal to prevent water penetration.**
7. Valleys: Closed shingle valley **Excessive tar cover suggests past problems with leaks and non professional installation. A qualified roofing contractor is recommended to evaluate and estimate repairs**
8. Center Chimney Chimney Flashing: Aluminum **Excessive tar cover suggests past problems with leaks and non professional installation.**
9. Gutters: Aluminum **Need cleaning/full of debris.**
10. Leader/Extension: Discharge at surface and ground drain **Extend runoff drains to move water away from foundation at driveway.**

Garage/Carport

11. Attached Garage Garage Doors: Composite panel **Door panels have water damage**
12. Attached Garage Roof: Composition shingle **See main roof comments**
13. Attached Garage Windows: Wood double hung **Cracked glass, Difficult to operate/painted shut. Need service.**

Electrical

14. 110 VAC Branch Circuits: Copper **See comments at attic, crawl space and kitchen.**
15. GFCI: Incomplete/limited coverage. **Recommend adding GFCI's at all wet locations for shock protection.**
16. Smoke Detectors: Battery powered **Inoperative/ missing battery. Install new units at all levels if over 5 to 7 years old.**

Structure

17. Foundation: Block **Multiple water stains at walls. Waterproofing system installed. Check with seller on waterproofing warranty. Cracked with displacement**
18. Differential Movement: Horizontal crack with displacement **Vertical steel reinforcing beams have been installed at south & west walls. Check with seller on installer documentation and warranty info.**
19. Joists/Trusses: Wood joists **Mold/mildew visible at joists and sub floor. Significant musty odor present. Professional treatment/cleanup by qualified mold remediation contractor recommended.**

Attic

20. Main Attic Moisture Penetration: Old stains. Dry at time of inspection **See roofing comments. Recommend consulting with seller on history/ prior repairs at this area. Buckets and tarp present below valley & chimney.**

Basement

21. Rear section. Front is slab Basement Moisture Location: Multiple areas at perimeter. **See gutter and grading comments at exterior sections.**

Marginal Summary (Continued)

22. Rear section. Front is slab Basement Bsmt Stairs/Railings: Wood stairs with no handrails **Add hand rails for safety.**
Crawl Space

23. East Crawl Space Moisture Penetration: Yes **See grading comments at exterior sections.**

24. East Crawl Space Insulation: Fiberglass **Insulation at floor joists is loose/falling. Replace water damaged batts at foundation.**

Heating System

25. Basement Heating System Distribution: Metal duct **Seal gaps in return air ductwork as needed.**

26. Basement Heating System Flue Pipe: Single wall metal pipe **Unit does not draft properly. Flue gases leaking into basement. Service by licensed heating contractor recommended. Seal gaps where piping penetrates chimney.**

Plumbing

27. Water Lines: Copper **Miscellaneous leaks/corrosion at hand valves. Service/replace as needed.**

28. Basement Water Heater Flue Pipe: Single wall metal pipe **Gap where flue pipe enters chimney should be sealed to prevent exhaust fumes from entering basement. Potential carbon monoxide hazard.**

Kitchen

29. 1st Floor Kitchen Dishwasher: General Electric **Approaching end of design life**

Bedroom

30. 1st Floor Bedroom Electrical: 110 VAC **Open or missing ground at 3 prong outlet(s)**

Living Space

31. 1st Floor Living Space Electrical: 110 VAC **Open or missing ground at 3 prong outlet(s)**

Laundry Room/Area

32. Basement Laundry Room/Area Laundry Tub: Concrete **Cracks visible in laundry tub. Monitor for leaks.**

33. Basement Laundry Room/Area Washer and Dryer Electrical: 110-220 VAC **Anchor loose dryer receptacle.**

34. Basement Laundry Room/Area Dryer Vent: Plastic flex **Recommend replacing plastic vent hose with metallic type for fire safety, Recommend venting dryer exhaust to exterior.**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior Electric Outlets: 110 VAC Defective/inoperative GFCI outlet at garage. Shock hazard. Replacement recommended. Ungrounded 3-prong outlet at front Shock hazard.

Attic

2. Main Attic Wiring/Lighting: 110 VAC Open junction box. Fire hazard. Install cover as needed.

Crawl Space

3. East Crawl Space Ventilation: None No ventilation present. Significant moisture and condensation present due to lack of conditioned air supply and ventilation. Recommend access door be replaced with a screen or louvered door to allow air exchange between basement and crawl space. Recommend adding a dehumidifier to minimize moisture.
4. East Crawl Space Electrical: 110 VAC Exposed wire junctions should be protected in a covered junction box. Potential fire/shock hazard.

Heating System

5. Basement Heating System Heating System Operation: Recommend replacement Furnace existing beyond design life. See heat exchanger comments.
6. Basement Heating System Heat Exchanger: 3 Burner Cracks visible in heat exchanger. Unsafe condition. Potential carbon monoxide hazard. Recommend replacement by a licensed heating contractor

Plumbing

7. Gas Service Lines: Black steel Leaking at fitting in main line near furnace.. A licensed plumber is recommended to evaluate and estimate repairs
8. Basement Water Heater TPRV and Drain Tube: Brass valve Missing discharge pipe. Safety issue. Install 3/4" discharge pipe to within 6" of floor.

Bathroom

9. 1st Floor Hall Bathroom Toilets: Vitreous china Ballcock assembly or supply valve needs service or replacement. Toilet tank will not fill.

Kitchen

10. 1st Floor Kitchen Electrical: 110 VAC GFCI GFCI coverage is incomplete. Recommend protection at all outlets. Exposed wire termination under sink should be protected by a covered junction box. Recommend removing extension cord wiring at countertop. Shock/fire hazard.