



**Rick Vegh**

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Inspected By: Inspection Tech



## Inspection Tech Home Inspection Report

Prepared For:

**Richard Lofton**

Property Address:

**620 Oak St**

**Medina, OH 44256**

Inspected on Mon, Sep 11 2017 at 12:30 PM

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## Inspection Information

Inspector 1:	Rick Vegh
Additional Services:	Radon Testing
Amount Due:	\$490.00
Amount Received:	\$490.00
Payment Form:	Cash , Received \$490.00 9/11/17
Client Email Address:	sendnotstuff@hotmail.com
Charitable Contribution:	Heroes Home Project
Amount Contributed:	\$5.00

## Buying Agent

Name:	Laurie O'Brien
Brokerage:	Russell Realty

## General

Style:	Single family
Approximate Age:	74 years
Occupied:	No
Furnished:	No
People Present:	Client, Buying Agent
Weather:	Sunny
Temperature:	70-80 degrees
Soil Condition:	Dry
Front Door Faces:	West
General Appearance:	Satisfactory

## Exterior

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

Driveway:	Concrete, Gravel Condition: Satisfactory
Service Walks:	Concrete, Settled Condition: Satisfactory

(Exterior continued)

Exterior Covering:	Vinyl Condition: Satisfactory
Exterior Trim Material:	Vinyl, Aluminum, Damaged areas, Needs paint, Recommend repair(s) Condition: Marginal
Gutters:	Metal, Dented Condition: Satisfactory
Windows:	Vinyl, Wood, Glass Block Condition: Satisfactory
Screens:	Screens installed, Missing some screens Condition: Satisfactory
Caulking:	Satisfactory
Front Porch:	Wood, Loose railing, SAFETY HAZARD, Weathered Condition: Marginal
Landscaping Affecting Foundation:	Negative grade, North, East, West, Recommend additional backfill
Hose Bibs:	None Condition: N/A
Exterior Electrical:	Overhead, Service drop satisfactory , No exterior outlets, Deterioration at insulation on service drop Condition: Marginal

(Exterior continued)

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Comment 1:

Gas shut off at meter. Unable to inspect gas mechanicals.



Figure 1-1



Comment 2:

Porch is weathered and needs paint or stain. Recommend repairs.



Figure 2-1

(Exterior continued)

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Comment 3:

Loose railings at stairs. Safety Hazard. Recommend repair.

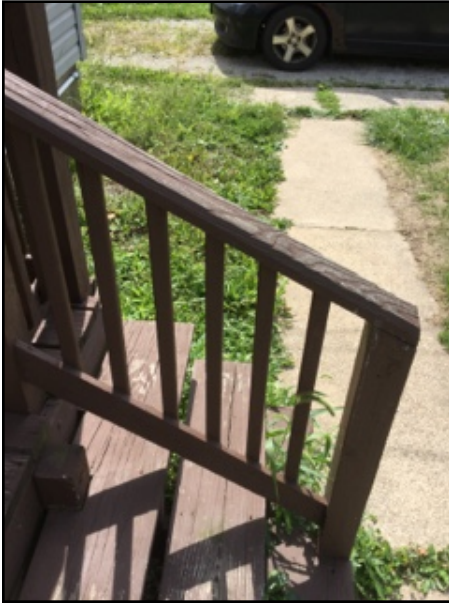


Figure 3-1

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Comment 4:

Insulation at service line is deteriorating. Recommend repair.

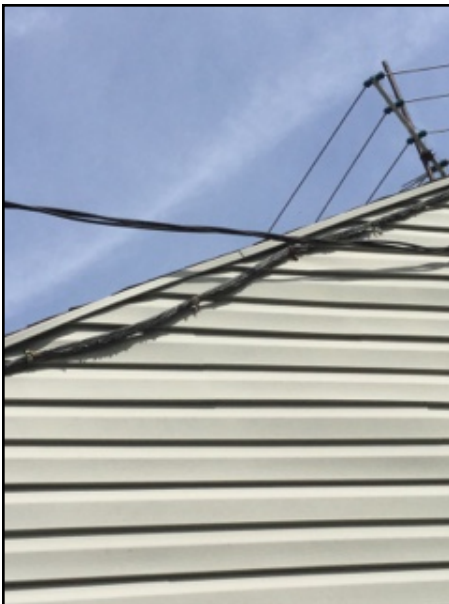


Figure 4-1

(Exterior continued)

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Comment 5:  
Loose trim at garage. Recommend repair.



Figure 5-1

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Comment 6:  
Dented trim. Recommend repair.



Figure 6-1



(Exterior continued)

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Comment 7:

Exterior door with missing hardware. Recommend repair.



Figure 7-1



Comment 8:

Negative grade at exterior of house. Recommend additional backfill.



Figure 8-1



Figure 8-2



(Exterior continued)

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Comment 9:

Tuck pointing needed at exterior of house. Recommend repair.



Figure 9-1

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Comment 10:

Wood trim needs paint. Recommend repair.



Figure 10-1

# Roofing

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

Roof Visibility:	All
Inspection Method:	On the roof
Style Of Roof:	Gable
Pitch:	Medium
Roofing Material:	3 Tab Shingle
Estimated Layers:	2
Estimated Age Of Roof:	5-10 years
Ventilation Present:	Roof, Gable Ends
Roof Condition:	Satisfactory, Cupping
Flashing Material:	Metal
	Condition: Satisfactory
Valley Material:	N/A
	Condition: N/A
Skylights:	N/A
Plumbing Vents:	Present, Satisfactory

(Roofing continued)



Comment 11:

Exposed nail heads need caulking. Recommend repair.



Figure 11-1

## Chimney

Chase:	Brick, Loose mortar joints, Need tuck pointing, Cracked cap, Recommend repair, Recommend sealing Condition: Marginal
Flue:	Tile, Missing Weather Cap, Recommend adding a Weather Cap, Recommend repair Condition: Marginal
Inspected From:	Roof

(Chimney continued)

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Comment 12:  
Cracks at chimney cap. Recommend repair.  
Missing weather cap. Recommend repair.



Figure 12-1



Comment 13:  
Tuck pointing needed at chimney. Recommend repair.



Figure 13-1

# Garage

Type:	1 car, Attached
Mechanical Opener:	No
Electronic Motion Sensor:	No
Overhead Door:	Fiberglass , Metal, Recommend repair(s), Needs adjusted Condition: Marginal
Service Door:	Satisfactory , Missing lock hardware
Floor:	Concrete , Typical cracks, Large settling cracks, Spalling, Recommend repair Condition: Marginal
Sill Plates:	Elevated Condition: Satisfactory
Electrical:	Present, Missing bulb, No outlets Condition: Marginal
Fire Wall Between Garage & House:	Not complete firewall
Fire Door:	N/A



**Comment 14:**

Garage door did not open properly. Recommend adjusting.



Figure 14-1

(Garage continued)

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Comment 15:  
Large settling cracks in floor. Recommend repair.



Figure 15-1

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Comment 16:  
Damaged drywall at ceiling leading into attic space. Not complete firewall.  
Recommend repair.



Figure 16-1



(Garage continued)

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Comment 17:  
Damaged drywall. Recommend repair.



Figure 17-1



Comment 18:  
Missing lock hardware. Recommend repair.



Figure 18-1

(Garage continued)



**Comment 19:**

Large amount of dead flies. Recommend pest inspection.



Figure 19-1

## Exterior

Exterior Covering:	Same as house Condition: Satisfactory
Exterior Trim Material:	Same as house Condition: Satisfactory

## Roofing

Roofing Material:	Same as house Condition: Satisfactory
Gutter Material:	Same as house Condition: Satisfactory

## Attic

Access:	Scuttlehole
Inspected from :	Inside the attic
Location:	Living room closet
Flooring:	None
Insulation:	Batts, 6-9 inches
Insulation installed in:	Floor

(Attic continued)

Vent fans:	None present
Ventilation:	Appears adequate
Roof Structure:	Wood rafters/joists, Collar ties
Roof Sheathing:	1x wood
Fans Exhausted :	To attic, Recommend repair
Chimney Chase:	Satisfactory
Structural Problems Observed:	None
Vapor Barrier:	None
Electrical:	Not visible

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 **Comment 20:**  
Rodent droppings and burrowing present in attic space. Recommend pest remediation as needed.



Figure 20-1

(Attic continued)



**Comment 21:**

Bathroom exhaust vents into attic space. Recommend venting to outside to prevent moisture issues.



Figure 21-1



**Comment 22:**

Nesting material present. No active sign of pest at time of inspection. Recommend monitor and mitigate as needed.



Figure 22-1

(Attic continued)

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 **Comment 23:**  
Gable vent screens damaged. Recommend repairs to prevent pest access.



Figure 23-1

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 **Comment 24:**  
Wasp nests present. Active nest. Recommend repair.



Figure 24-1

## Interior Rooms

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

General Window Condition:	Satisfactory
Window Materials:	Wood, Vinyl, Glass Block
Leaking Insulated Glass:	No
Entry Door(s):	Satisfactory
Entry Door Materials:	Metal
Smoke & Carbon Monoxide Detectors:	Smoke detectors present , Operate, Recommend adding to, Bedrooms, Kitchen, Missing Carbon Monoxide detectors , Recommend adding Carbon Monoxide detector(s) at, Recommend at least 1 Smoke and 1 Carbon Monoxide detector on each floor

### East Corner Bedroom

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Marginal, Possible burned out bulb
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory, Missing door stopper

### West Corner Bedroom

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	Marginal, Burned out bulb
Electrical:	Switches operate, Outlets operate, SAFETY HAZARD, Loose outlet
Heat Source Present:	Yes
Doors & Windows:	Missing screen(s), Missing door stopper, Surface deterioration



(West Corner Bedroom continued)

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Comment 25:

Loose electrical outlet. Safety Hazard. Recommend repair.

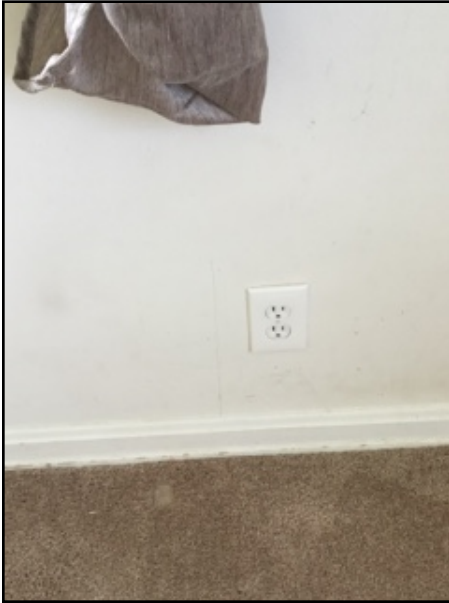


Figure 25-1



Comment 26:

Door has surface deterioration. Recommend repair.



Figure 26-1

(Interior Rooms continued)

## Living Room

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory
Ceiling Fan / Lights:	N/A
Electrical:	Switches operate, Outlets operate, Ungrounded 3 prong outlets
Heat Source Present:	Yes
Doors & Windows:	Satisfactory



Comment 27:

Ungrounded 3 prong outlets. Recommend repair.



Figure 27-1

## Bathroom(s)

(Bathroom(s) continued)

## Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO, Recommend repair/replace , Sink loose
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Plastic, Caulk/Grout needed, Marginal
Toilet:	Working properly, Recommend repair, Tank loose
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Missing door stopper
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present



Comment 28:  
Sink loose at cabinet. Recommend securing.



Figure 28-1

(Bathroom continued)

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Comment 29:

Grout and caulking needed at shower tiles. Recommend repair.



Figure 29-1

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Comment 30:

Tank is loose on toilet. Recommend repair.



Figure 30-1

# Kitchen

Counter Tops:	Satisfactory
Cabinets:	Missing handle(s)
Plumbing:	Faucet leaks NO, Drain leaks NO
Drainage:	Adequate
Water Pressure:	Adequate
Walls & Ceiling:	Satisfactory, Typical cracks
Floor:	Satisfactory
Electrical:	Switches work properly, Outlets present , GFCI protected, Operate



## Comment 31:

Missing handles at cabinet doors. Recommend repair.



Figure 31-1

(Kitchen continued)

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Comment 32:

Base of cabinet has deteriorated. Recommend repair.



Figure 32-1

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Comment 33:

Damaged flooring. Recommend repair.



Figure 33-1



(Kitchen continued)

## Appliances

Disposal:	No
Range:	Yes, Operates
Oven:	Yes, Operates
Gas Shutoff Valve:	Not present
Refrigerator:	Yes, Operates
Microwave:	No
Exhaust Fan:	No
Dishwasher:	No power, Not tested



### Comment 34:

For Information: Appliances present at the time of inspection.



Figure 34-1



Figure 34-2

(Appliances continued)



Figure 34-3



Comment 35:  
Dishwasher did not operate. Recommend repair.



Figure 35-1

# Laundry Room

Laundry Sink:	N/A
Appliances Present:	None
Dryer:	Electrical connection present
Gas Shutoff Valve:	Not present
Electrical:	Satisfactory
Room Appears Vented:	Yes



Comment 36:  
For Information: Laundry Area.



Figure 36-1

# Basement

Stairs:	Marginal, Damaged steps, Recommend repair
Handrail:	Marginal, Loose railing, Safety Hazard, Recommend repair, Missing hardware
Headway Over Stairs:	Satisfactory
Under Carriage:	Marginal, Damaged wood, Recommend repair

(Basement continued)

---



Comment 37:

Missing hardware at railing. Safety Hazard. Recommend repair.



Figure 37-1

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Comment 38:

Damage present at bottom step. Recommend repair.



Figure 38-1

(Basement continued)



Comment 39:

Heating ducts may have asbestos wrapping. Do not disturb.



Figure 39-1



Figure 39-2

## Foundation Walls

Building Material:	Concrete block
Horizontal Cracks:	None apparent
Vertical Cracks :	West, East, Typical
Step Cracks :	None apparent
Movement Apparent :	None apparent
Covered Walls:	None
Condition:	Satisfactory
Additional Structural Supports:	None present
	Condition: N/A

(Foundation Walls continued)

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Comment 40:

Typical vertical cracks. No movement noted. Recommend monitor and repair as needed.



Figure 40-1

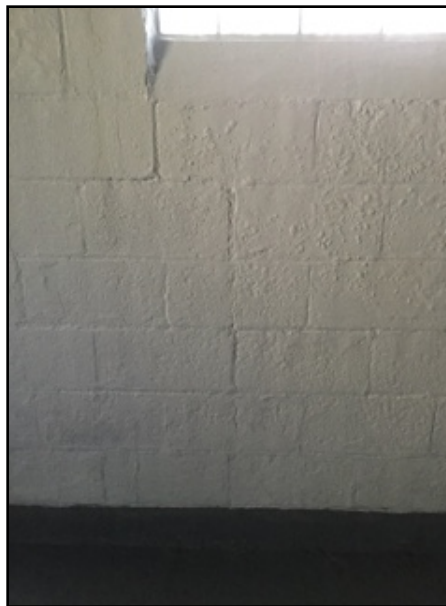


Figure 40-2

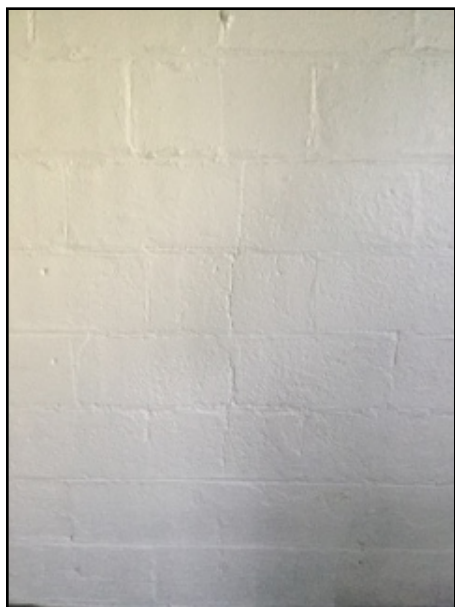


Figure 40-3



(Basement continued)

## Floor

Building Material: Concrete, Typical Cracks  
Condition: Satisfactory

## Basement Drainage

Indications Of Moisture: Yes, Efflorescence at wall(s), Excessive moisture present, Recommend running a dehumidifier, Recommend painting with Drylock, Recommend exterior grading improvements

Sump Pump: No  
Condition: N/A

Floor Drains: Yes, Not tested

Basement Waterproofing System: None present  
Condition: N/A



### Comment 41:

Moderate to High levels of moisture present at foundation walls. Recommend proper exterior moisture control, painting with drylock and running dehumidifier.



Figure 41-1

(Basement continued)

## Girders & Columns

Building Material:	Steel, Wood
	Condition: Satisfactory
Additional Supports:	None present

## Joists/Trusses

Building Material:	Wood , 2x8
	Condition: Satisfactory
Additional Supports:	Not present
	Condition: N/A

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Concrete, Block
Floor Structure:	Wood Framed, Slab
Wall Structure:	Wood Framed

## Heating

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

Brand Name:	American Standard
Type:	Forced Air
Model Number:	AUE1B960A9361AD
Serial Number:	12493SCL 1G
Approximate Age:	5 years
Energy Source:	Gas
Gas Shutoff Valve:	Present, Within 6ft

(Heating continued)

Hot Air Systems:	Direct drive
Heat Exchanger:	Not accessible
Type of Distribution:	Metal Ducting, Potential asbestos wrapped
Flue Piping:	Metal, Satisfactory
Filter:	Standard, Paper, Needs replaced
Controls:	Disconnect switch, Safety controls
Operation:	Not tested, Gas turned off
Location Of Thermostat:	Living Room



Comment 42:  
For Information: Furnace.



Figure 42-1



Figure 42-2

# Electrical

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

Service Panel Location:	Basement
Service Voltage:	120/240 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	N/A
Appears Grounded:	Yes
Main Wire:	Aluminum
Branch Wire:	Copper, Romex, Knob & tube
Arc Fault:	None present
GFCI :	None present
Panel:	Has double tapping , Missing knockout(s), SAFETY HAZARD



Comment 43:  
For Information: Electrical Panel.



Figure 43-1

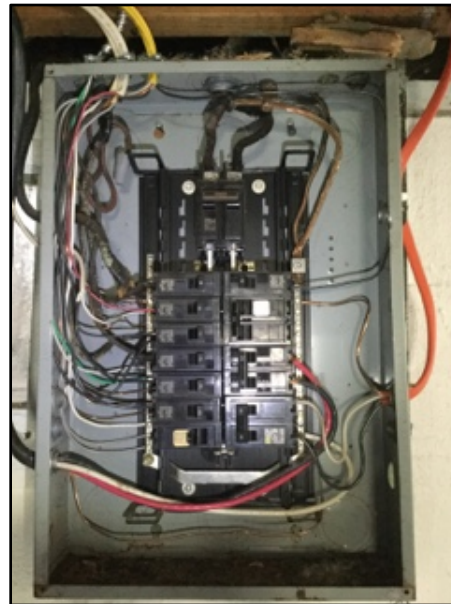


Figure 43-2

(Electrical continued)



Comment 44:

Double tapping present at breakers in main electrical panel. Recommend repair.



Figure 44-1



Comment 45:

Missing knockout cover. Safety Hazard. Recommend repair.



Figure 45-1

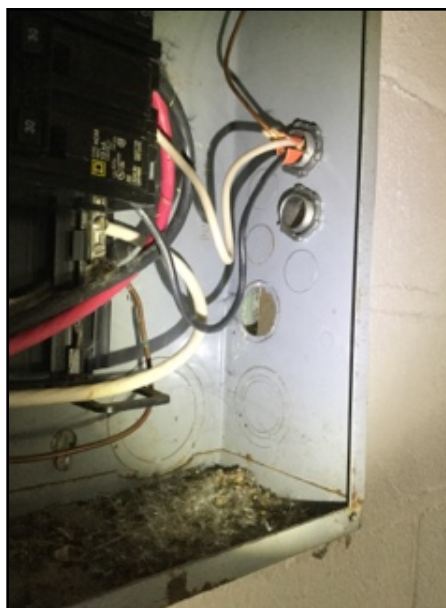


Figure 45-2

A representative number of installed lighting fixtures, switches and receptacles located

(Electrical continued)

inside the house, garage, and exterior walls were tested.

## Electrical Fixtures

Overall Condition:

Marginal , Loose outlet(s), SAFETY HAZARD,  
Basement outlet grounded but not GFCI  
protected



Comment 46:

Outlet is grounded but is not GFCI protected. Safety Hazard. Recommend replace with GFCI outlets.

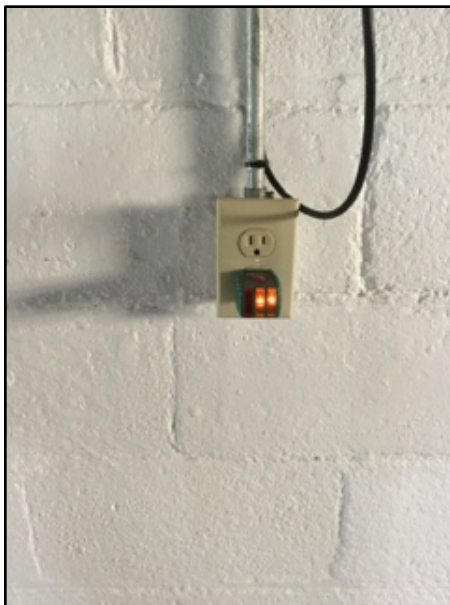


Figure 46-1

## Plumbing

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

Location of Water Shutoff:	In the Basement
Water Entry Piping:	Copper
Water Lines:	Plastic
Water Flow:	Satisfactory
Water Pressure:	Satisfactory



(Plumbing continued)

Drain Lines: Plastic, Cast Iron  
 Waste Discharge: Satisfactory  
 Gas Lines: Black iron  
 Water Source: Public

## Water Heater

Brand Name: A.O. Smith  
 Model #: GCV 40 300  
 Serial #: 1244A006640  
 Approximate Age: 5 years  
 Heat Source: Gas  
 Gas Shutoff Valve: Present, Within 6ft  
 Capacity: 40 gallons  
 Relief Valve: Present , Proper extension  
 Vent Pipe: Metal, Improper pitch, SAFETY HAZARD, Recommend repair



Comment 47:  
 For Information: Water heater.



Figure 47-1



Figure 47-2



(Water Heater continued)

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Comment 48:

Metal Vent Pipe has improper pitch. Safety Hazard. Recommend repair or replace.



Figure 48-1

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Comment 49:

Water heater vent pipe is not properly sealed at chimney. Safety Hazard. Recommend repair.



Figure 49-1

(Water Heater continued)



Comment 50:  
Improper piping material at water heater. Recommend repair.



Figure 50-1

## Main Shutoff Locations

Main Gas Shutoff:	At the gas meter outside
Main Electrical Shutoff:	At the main electrical panel, In the basement
Main Water Shutoff:	In the basement

(Main Shutoff Locations continued)

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Comment 51:  
For Information: Main gas shutoff.



Figure 51-1



Comment 52:  
For Information: Main water shutoff.



Figure 52-1

(Main Shutoff Locations continued)



Comment 53:  
For Information: Main electrical shutoff.



Figure 53-1

## Inspection Agreement Addendum for Radon Testing

Type of Testing:	Radon Testing
Cost:	\$165.00
Location:	Basement
Radon Test Set Up Date & Time	9/11/17 at 3:00 pm
:	
Radon Test Pick Up Date & Time	: 9/13/17 after 3:00 pm
Radon Testing Device:	Packets
Expected Radon Results:	9/14/17
Radon Packet #1:	7920782
Radon Packet #2:	7920769

(Inspection Agreement Addendum for Radon Testing continued)

Signature:



Date:

9/11/17



Comment 54:

For information: Radon test location.



Figure 54-1

(Inspection Agreement Addendum for Radon Testing continued)

### 1.0 Scope:

Environmental Inspections are designed to identify possible exposure to risk from any of the following: MOLD, RADON, LEAD, ALLERGENS, BACTERIA, ASBESTOS, and/or DRINKING WATER CONTAMINANTS located in the Areas at the Property. The Inspection shall be limited to the Areas so long as the Areas are accessible to the Inspector. Inspector shall not remove wall covering or flooring, move furniture, or perform any type of intrusive or destructive testing. No opinions shall be rendered by the Inspector for inaccessible Areas.

The Inspections shall be performed in accordance with Ohio Department of Health (Radon) and InterNACHI (Mold), in effect at the time of Inspection and Standards are available upon request. The Inspection is not intended to be comprehensive or technically exhaustive.

The Inspector shall forward the samples obtained during the Inspection to an accredited laboratory utilized by the Inspector (the "Lab"). The Lab shall prepare a written report, which shall include the findings to the Inspector (the "Report"). The Report is for the sole and exclusive benefit of the Client. The Report is not a guarantee that the aforementioned environmental contaminants do or do not exist in the locations inspected, but only an indication of the presence or absence of such contaminants. The findings of the Report are limited in time to when the samples were collected and location where the samples were collected. The Client agrees to review the entire Report upon receipt and shall notify the Inspector within ten (10) business days of any questions or concerns the Client may have regarding the Report.

There are no express limits or standards related to remediation of homes for some of the environmental testing mentioned in this agreement. Therefore, actions to remedy conditions at the Property or recommendations made by the Inspector that Client pursues shall be done solely at the Client's expense and Client assumes any risk as a result of failing to remedy the conditions.

### 2.0 Limitations, Exceptions & Exclusions

Excluded from the Inspection is any portion of the building which is inaccessible, concealed from view, or cannot be reported on due to circumstances beyond the control of the Inspector.

### 3.0 Confidential Report

The Inspection and Report prepared as a result of the inspection is solely and exclusively

(Inspection Agreement Addendum for Radon Testing continued)

for the Client. The Client acknowledges that the Report is not intended to benefit any third party. The Client agrees to indemnify and hold the Inspector and the Lab harmless from any and all third party claims which rely in any manner upon the findings in the Report.

#### 4.0 Miscellaneous Provisions

This Agreement and the Report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The Report is not intended to comply with any real estate disclosures by law. The Inspector is not responsible for any changes occurring after the Inspection has been completed. In the event the Client discovers a condition that may lead to a disagreement between the Client and the Inspector, the Client shall notify the Inspector in writing prior making any repair, alteration, and/or replacement to the said condition, and allow the Inspector, or its designated representative to re-inspect and document such conditions. Client shall not rely on any oral comments made by the Inspector.

This Agreement shall not be assigned by the Client without the prior written consent of the Inspector. This Agreement shall be binding upon and enure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire agreement between the Inspector and Client pertaining to the subject matter hereof, and shall not be amended or modified except by a written document signed by both parties. In the event any provision of this Agreement is held to be invalid by a court of competent jurisdiction, the remainder of this Agreement not otherwise unenforceable shall be deemed valid and enforceable.

Each party signing this agreement warrants and represents that he/she has the full capacity to execute this Agreement. If this Agreement is executed on behalf of the Client by a third party, the person executing this Agreement expressly represents and warrants that he/she has the full and complete authority to execute this Agreement on the Client's behalf and to fully and completely bind the Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

#### 5.0 Unconditional Release

It is understood and agreed that the Inspector and the Lab are not insurers and that any Report provided under this Agreement shall not be construed whatsoever as a warranty or guarantee of performance, adequacy, or condition of any structure, item, or system at the subject property. The Client hereby releases and holds harmless, the Inspector and Lab and their respective agents and employees ("Indemnified Parties") from any and all claims, causes of action, demands, costs, expenses, judgments, losses, and/or damages whatsoever



(Inspection Agreement Addendum for Radon Testing continued)

(including without limitation, attorney's fees, litigation, expenses at pretrial, trial and/or appeal, investigators fees, collection fees and court costs) in connection with any claim or demand which Indemnified Parties may suffer or which arise out of the Indemnified Parties' performance of this Agreement.

#### 6.0 Limitation of Damages

In the event that Inspector and/or Lab or their respective agents and employees are found liable due to a breach of this Agreement, negligence, misrepresentation, or any other theory of liability based on the performance of this Agreement, the total sum of liability shall not exceed the fee paid by the Client for the Inspection and Report.

#### 7.0 Governing Law and Waiver of Jury Trial:

This Agreement shall be subject to and governed by the laws of the State of Ohio. The exclusive venue of any action arising under or in connection with this Agreement shall be in the State courts situated in Cuyahoga County, State of Ohio. Each party hereto waives trial by jury in any judicial proceeding involving, directly or indirectly, any matter (whether sounding in tort, contract, or otherwise) in any way arising out of or related to this Agreement or the relationship established hereunder.

## Inspection Agreement

(Inspection Agreement continued)

### Inspection Agreement

THIS AGREEMENT is made and entered into by and between Inspection Tech. and Client. In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay for the inspection of the Property.

2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

3. The parties agree that the InterNACHI Standards of Practice (the Standards) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.

<https://www.nachi.org/sop.htm>

4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.

5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.

6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

7. This Agreement, including terms and conditions, represents the entire agreement between the parties and there are no other agreements either written or oral between them.

(Inspection Agreement continued)

This Agreement shall be amended only by written agreement signed by both parties.

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

(Inspection Agreement continued)

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice.

Signature:



Date:

9/11/17

This Agreement becomes the exclusive agreement between the parties subject to the terms and conditions herein. Any of the following shall constitute Customer's acceptance of this Agreement: (a) signing and returning a copy of the Agreement; (b) completion of the Inspection by Inspection Tech; (c) acceptance of any payment by Inspection Tech; or (d) commencement of performance of the inspection by Inspection Tech. Additional or differing terms or conditions proposed by Customer in any format or included in Customer's acknowledgment hereof shall be deemed a material alteration of this Agreement, are hereby objected to and rejected, and this Agreement shall be deemed accepted by all parties without said additional or different terms.

## Summary

Items Not Operating:	Dishwasher, Furnace, Water Heater, Gas appliances
Major Concerns:	None apparent
Potential Safety Hazards:	Vent pipe not properly sealed at chimney, Improperly installed vent pipe, Loose railing(s), Potential asbestos, Potential pest problem, Loose outlet(s), Missing smoke detector(s), Missing Carbon Monoxide detector(s), Missing knockout(s)
Deferred Cost Items (Budget To Repair Or Replace In Next 5 Years):	Water heater that is 5+ years.
Items Not Tested:	Furnace, Gas Powered Units

\*Items listed in this report may inadvertently have been left off the Summary list. Customer should read the entire report, including the remarks.

# Report Summary

## Exterior

---

1) Gas shut off at meter. Unable to inspect gas mechanicals.



Figure 1-1

2) Porch is weathered and needs paint or stain. Recommend repairs.



Figure 2-1

3) Loose railings at stairs. Safety Hazard. Recommend repair.

(Report Summary continued)

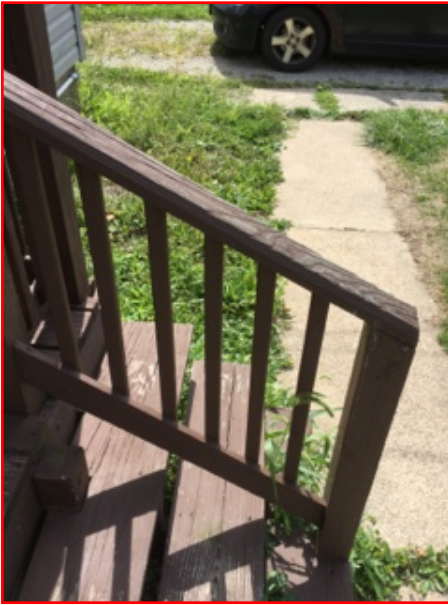


Figure 3-1

4) Insulation at service line is deteriorating. Recommend repair.



Figure 4-1

5) Loose trim at garage. Recommend repair.

(Report Summary continued)



Figure 5-1

6) Dented trim. Recommend repair.



Figure 6-1

7) Exterior door with missing hardware. Recommend repair.



(Report Summary continued)



Figure 7-1

8) Negative grade at exterior of house. Recommend additional backfill.



Figure 8-1



Figure 8-2

9) Tuck pointing needed at exterior of house. Recommend repair.

(Report Summary continued)



Figure 9-1

10) Wood trim needs paint. Recommend repair.



Figure 10-1

(Report Summary continued)

## Roofing

---

11) Exposed nail heads need caulking. Recommend repair.



Figure 11-1

## Roofing: Chimney

---

12) Cracks at chimney cap. Recommend repair.  
Missing weather cap. Recommend repair.



Figure 12-1

(Report Summary continued)

13) Tuck pointing needed at chimney. Recommend repair.



Figure 13-1

## Garage

---

14) Garage door did not open properly. Recommend adjusting.



Figure 14-1

15) Large settling cracks in floor. Recommend repair.

(Report Summary continued)



Figure 15-1

16) Damaged drywall at ceiling leading into attic space. Not complete firewall. Recommend repair.



Figure 16-1

17) Damaged drywall. Recommend repair.



(Report Summary continued)



Figure 17-1

18) Missing lock hardware. Recommend repair.

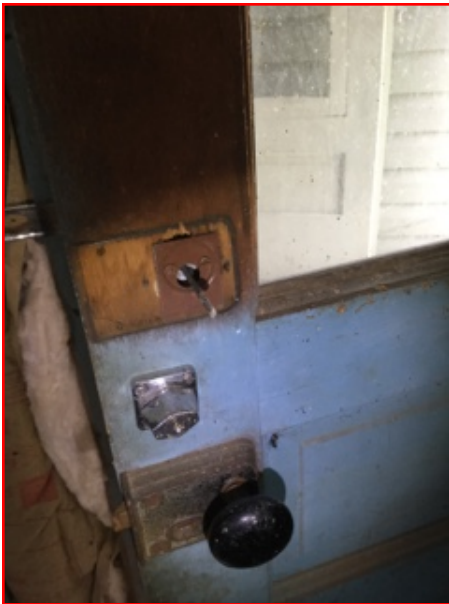


Figure 18-1

19) Large amount of dead flies. Recommend pest inspection.

(Report Summary continued)



Figure 19-1

## Attic

---

20) Rodent droppings and burrowing present in attic space. Recommend pest remediation as needed.



Figure 20-1

21) Bathroom exhaust vents into attic space. Recommend venting to outside to prevent moisture issues.



(Report Summary continued)



Figure 21-1

22) Nesting material present. No active sign of pest at time of inspection. Recommend monitor and mitigate as needed.



Figure 22-1

23) Gable vent screens damaged. Recommend repairs to prevent pest access.

(Report Summary continued)



Figure 23-1

24) Wasp nests present. Active nest. Recommend repair.



Figure 24-1

(Report Summary continued)

## Interior Rooms: West Corner Bedroom

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25) Loose electrical outlet. Safety Hazard. Recommend repair.



Figure 25-1

26) Door has surface deterioration. Recommend repair.



Figure 26-1

(Report Summary continued)

## Interior Rooms: Living Room

---

27) Ungrounded 3 prong outlets. Recommend repair.



Figure 27-1

## Bathroom(s): Bathroom

---

28) Sink loose at cabinet. Recommend securing.



Figure 28-1

29) Grout and caulking needed at shower tiles. Recommend repair.

(Report Summary continued)



Figure 29-1

30) Tank is loose on toilet. Recommend repair.



Figure 30-1

(Report Summary continued)

## Kitchen

---

31) Missing handles at cabinet doors. Recommend repair.



Figure 31-1

32) Base of cabinet has deteriorated. Recommend repair.



Figure 32-1

33) Damaged flooring. Recommend repair.

(Report Summary continued)



Figure 33-1

## Kitchen: Appliances

---

34) Dishwasher did not operate. Recommend repair.



Figure 35-1



(Report Summary continued)

## Basement

---

35) Missing hardware at railing. Safety Hazard. Recommend repair.



Figure 37-1

36) Damage present at bottom step. Recommend repair.



Figure 38-1

37) Heating ducts may have asbestos wrapping. Do not disturb.

(Report Summary continued)



Figure 39-1



Figure 39-2

### Basement: Foundation Walls

38) Typical vertical cracks. No movement noted. Recommend monitor and repair as needed.



Figure 40-1

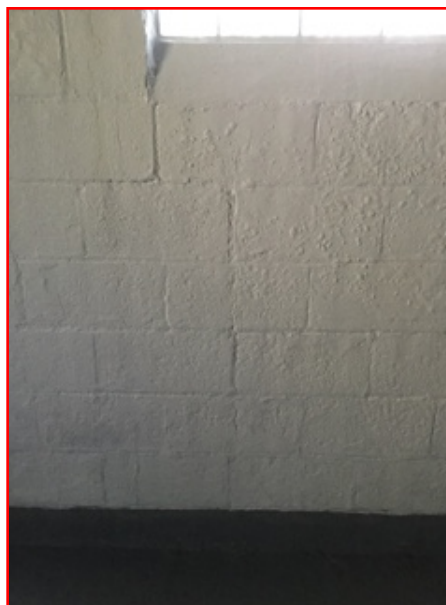


Figure 40-2

(Report Summary continued)



Figure 40-3

## Basement: Basement Drainage

---

39) Moderate to High levels of moisture present at foundation walls. Recommend proper exterior moisture control, painting with drylock and running dehumidifier.



Figure 41-1

(Report Summary continued)

## Electrical

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40) Double tapping present at breakers in main electrical panel. Recommend repair.



Figure 44-1

41) Missing knockout cover. Safety Hazard. Recommend repair.



Figure 45-1

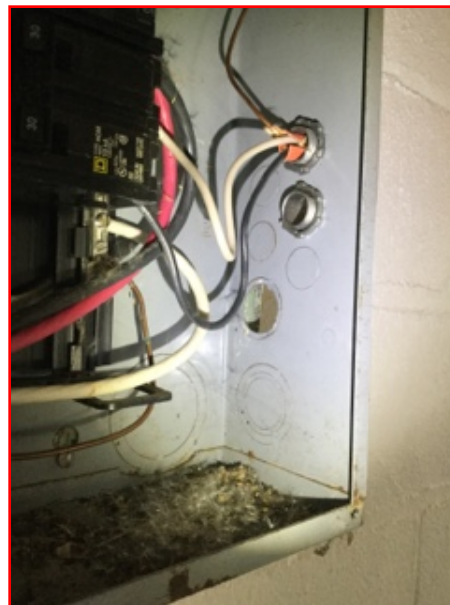


Figure 45-2

(Report Summary continued)

## Electrical: Electrical Fixtures

---

42) Outlet is grounded but is not GFCI protected. Safety Hazard. Recommend replace with GFCI outlets.



Figure 46-1

## Plumbing: Water Heater

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43) Metal Vent Pipe has improper pitch. Safety Hazard. Recommend repair or replace.



Figure 48-1



(Report Summary continued)

44) Water heater vent pipe is not properly sealed at chimney. Safety Hazard. Recommend repair.



Figure 49-1

45) Improper piping material at water heater. Recommend repair.



Figure 50-1