



Home Inspection Report

Project Information

5-3-22

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Prepared By

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Report Summary

Executive Summary, Notes Pages, Highlights, Comments Pages, and or Suggestions. Please read entire report, listen to recordings if provided, and review all photos on this report or on USB if provided on site or emailed. Photos are all part of this report. If you do not understand the report, recordings, information, comments, or photos on this entire report please contact your inspector Marko Vovk at 216-924-8378.

1. Please read all pages of this report, review all photographs, and review all recordings if applicable. All movies, photos, and or recordings are listed on this report or on USB photo file if provided on site. If you have any questions pertaining to this inspection or report, please call Marko Vovk at 216-924-8378, email, or text at Clevelandmold@aol.com. If you do not call, text or email Marko will assume you have reviewed this report or USB, or photos, or recordings if applicable, report (emailed 1-4 days after inspection), and have no additional questions.
2. Weather: Rough temperature **51F**
3. This was a nice home roughly **50 years old with 3 year old addition** that appeared to be somewhat maintained. We expect that older systems or as systems get older, future maintenance will be required. EXAMPLE: Roof, Electrical panel, AC, door opener, appliances and see other sections of report.
4. One inspector, one agent, **no** buyers/representatives, and **one** sellers present at home inspection. Home is furnished. Home appears to be **occupied**.
5. All listed items below this (5) are transcribed data from the actual inspection recordings, photographic interpretation or both. The actual inspection recording "notes" may be provided on the photo collection file that was burned on site. The transcribed data below may not be in perfect sentence structure, may have some English language flaws, or even wrong words. We can proof read and make corrections if desired at some future date. Call us if you cannot understand or if you like, this to be proof read. This is not a check list report. The check list report is attached and can be filled out for additional fees. This is a narrative executive summary. The program used for your inspection was Dragon Speaking 11.5 with a Dragon Speaking 11.5 compatible hand recorder.
6. **This was a nice fine home located off of the main road. Some water runoff from the other properties and the road will collect in the front yard and creates a potential wet area during peak rain. You may consider adding some drainage or other to this location. The neighbor across the street created a small pond. Additionally, this front property area has a septic system. The septic system appears to be older and should be inspected, tested, and certified by a professional or the county. Home Inspector did not evaluate or inspect this septic system. It did appear to function adequately at time of inspection. All drains were draining**
7. **The home has an old existing well in the basement foundation closet. The upper well access to this well from the exterior was not available or was covered up. This particular room had some moisture intrusion and will require some type of water management. The well was not inspected and was not evaluated by the home inspector. If you use the well, we recommend you have tested and inspected for bacteria, flow, and water quality.**
8. **The barn conversion structure was an existing pole barn structure. This pole barn structure was converted to a finished glamour garage and finished sports room above, workout rooms, Sauna, and etc. This pole barn structure had a separate HVAC system. This HVAC system cold air return was located in the closet in the garage and not connected to rooms. It is probably bad to get air for this cold air return from the garage that has cars. This HVAC system should have cold air returns located in the condition spaces. Intermingling conditioned air in garages that can produce carbon dioxide and carbon monoxide might not be the best design. Additionally, this HVAC unit's condensation discharge pipes were not connected and did not have an AC unit on the**



exterior. No floor drain was seen for this HVAC unit.

9. The home had two electric water heaters.

10. The pole barn structure has groundhogs digging and undermining. We recommend you employ a trapper to remove groundhogs and fill groundhog holes. We recommend you control mice indoors. This home is located in an area that is susceptible to field mice. We recommend you control ants and other insects. We recommend you employ a pest company to perform regular maintenance for pests, vermin, insects, etc.

11. Home Inspector performed a strictly visual inspection. Home Inspector did not conduct a destructive inspection, a code inspection, a permit inspection, an ordinance inspection, a property line survey inspection, or any other special inspection.

12. The home had numerous appliances, some of which were older. Most appliances appeared to function. Some appliances needed some maintenance, adjustments. We do recommend getting an appliance warranty.

13. The home had a lot of newer electrical wiring with numerous electrical panels. We do recommend labeling all electrical panels. Some electrical appears to be sloppy or had cover plates missing or wire, not in conduit or other. The Electrical did function adequately, assessable outlets were properly wired except for a few light bulbs that may have been burned out.

14. The plumbing system appears to function adequately; however, some installations were sloppy. No leaks were found other than a small leak in a bar sink that can be easily repaired.

15. We recommend improving thermal bridging, thermal bypass, and weatherstripping all attic access panels to minimize heat loss to the unconditioned attic spaces. Heat loss of the unconditioned attic space can contribute to winter ice dams.

16. The home has one air conditioner for the main house, which appears to be approximately 13 years old. Some HVAC unbalances are expected due to the housing design of multi-level areas. Some HVAC intermingling occurs in the workout room hallway and main living kitchen area. Both furnaces should be inspected, tested, cleaned, and certified. Ductwork may need cleaning, and furnace filters need periodic changing.

17. The fence is old and will require repairs, maintenance, or other replacement.

18. The in-ground pool appears to have a failed liner and will require repairs. Home Inspector did not evaluate the pool, the pool heater, the pool filter, the septic system, the wall system, and any other subsystem.

19. No pool heater was seen.

20. The hot tub was off and not tested.

21. The sauna was off and not tested.

22. Some grading was rather flat near the workout room addition. We were informed that a trench drain was added. No leaks were seen.

23. Interior walls and ceilings were functional however did have some sloppy painting, caulking, tape, and drywall installation. These conditions were not structural and only aesthetic. Touchup maintenance can be conducted easily.

24. Kitchen cabinets and countertops, and bathroom vanities appear to function.

25. We recommend getting a Clue report. These reports sometimes indicate any insurance claims that may have been made to the property. All work that disturbs paint in the older house should be done by lead paint contractors due to the older part of the house being built before 1978. NO PEELING PAINT WAS SEEN. The new pole barn addition was newer and probably has no environmental concerns.

26. Recommend sealing basement cold air returns. Bedrooms did not have cold air return. Sometimes people will cut the bedroom bottom doors to help this condition.

27. The house's living room was the older original garage that was converted.

28. Gas only fireplace should be cleaned and inspected.

29. Radon, lead asbestos, and any other environmental inspection or testing was not done.



30. **We recommend adjusting, upgrading, repairing, or improving house insulation predominately in the original older house attic.**
31. **We recommend considering removing the abandoned air handler and AC unit. They do not function.**

Please go to the photo report comment section below for all inspection items.

Below are Just a few main house conditions, some boiler comments and some important information. Please refer to photo summary below for all conditions.

32. The home may experience ice dams. Ice dams are the cause of heat loss to the unconditioned attic space. Repairing all thermal bypass and thermal bridging is advised. Please watch video on preventing ice dams. <https://www.youtube.com/watch?v=yNHZNzVhWmg>
33. Homeowners should disclose all tree issues, tree root issues, and water or sewer back-up issues, water overflow issues, ice dams, insurance claims hail damage issuers or claims, all insurance claims, house leaks, floods, mold, moisture intrusion, foundation leaks, structural issues, house cracks, odor issues, environmental contamination, pet odor, damage house constituents, lead, asbestos, UFI, and IAQ issues. If any of these conditions or problems has occurred, is occurring, or will occur, they should all be disclosed to the new prospective purchaser and they should be listed on the "The Ohio State Mandatory Disclosure Report". Make sure you receive, read, and interpret this document and any other relevant document. It is not part of this home inspection nor is it the inspectors job to research, read, or interpret comments on these types of reports/documents. Reading disclosures, repair document, other documents, other reports, city reports, other inspections, or other is not part of this home inspection.
34. We did not walk the lot or property lines. We do not look for property stakes. This is a job for the surveyor.
35. Buy new, test, or change batteries for all smoke detectors and make sure they are located in every room except kitchen. We do not test smoke detectors or carbon monoxide detectors. All homes should also have carbon monoxide detectors. See advertisement on last paragraph of this report section.
36. Recommend insulating and sealing all attic access to the unconditioned attic space. Heat loss to unconditioned attic space can potentially permit ice dams.
37. The home has / had/ may have had some ceiling/wall repairs/paint/touch-up. These may have been from past roof leaks, ice dams, or plumbing leaks. No active ceiling leaks were seen today. See other sections of report.
38. **Water-proofing, damp-proofing or water management repairs may be needed in future years to well room. Other areas in basement were rater dry today.**
39. Exterior grounds and property were nice and appeared to be well maintained. The foundation grade is rather flat and may permit ponding of water if gutters are permitted to overflow. The gutters appear dirty and need to be cleaned. We do not climb roofs to inspect gutters during our home inspections.
40. Recommend using a basement de-humidifier during humid times. Winter basement humidity should be between 25-33%. Spring, summer, and fall can be higher. If you run your de-humidifier, make sure that basement windows are closed and that there are no other moisture generators. Sometimes if the humidity is too low, nosebleeds, static shocking, and house materials shrinkage can occur. If humidity is too high, condensation, mold, poor indoor air quality, more dust mites, and house deterioration can occur. Every home has its perfect humidity level. No home is the same. You need to adjust the homes humidity as and when needed.
41. If you would like this report, or faster radon result report (IF DONE), or other laboratory result, email Marko at Clevelandmold@aol.com and ask for them. Please provide date, name and address of home. Ambassador policy is to no longer email clients unless they email first. You can also call the RSS (Radon Survey Systems) at some future date to test, re-test, or install a radon system in your home. Call ARI at RSS @ 1-440-533-4000. This is a referral. Marko refers all his pest work and certifications to SPEED Exterminating at 216-351-2106 and ask for John Young Jr. he is the best in town. Marko has over 150 videos on house topics. Please go to ClevelandMarko on youtube



for this list .<http://www.youtube.com/user/Clevelandmarko?feature=mhee>

42. You can also get free information on our website <http://houseinvestigations.com/>
43. Appliances are not inspected for recalls, hidden defects, cracks, electrical issues and more. Roughly, 205 million appliances have recalls going back to 1974. The inspector will only turn on appliances on to see if they work. If you want a nice report on each of your homes appliances, we can help you. For \$29, you can go to www.houseinvestigations.com and go to the left column Appliances Recalls. A PayPal button in on this landing page. You will receive a full multipage report within two days on all your appliances (15 max). Many time, you find out that repairs or replacing is free. Sometimes you get a new appliance. Alternatively, just click on this lick to go to Marko's landing page. [Http://houseinvestigations.com/appliance-recalls](http://houseinvestigations.com/appliance-recalls)
44. This is the end of the narrative report, executive summary, notes pages, highlights, comments pages, and or suggestions. For additional fees we can fill out the below check list report. You still need to read all the highlighted information below.

Photo Observations

Photos



Phone line a bit low.

Front yard has low spot. Possible wet area or ponding water during peak rain falls.



Septic system in front yard.
These systems need period cleaning and maintenance.
Recommends getting a septic company to inspect and certify.
Home inspector did not inspect the septic system.



Some maintenance tuck pointing recommend.



Newer windows.
Newer siding.

Photo Observations

Photos



This AC unit is non functional. The attic air handier is also abandoned. Recommend removing.
This HVAC system appears to have been the older homes HVAC prior to the homes remodeling addition.



Pool not inspected.

Need pool company to repair liner and perform other poor maintenance. Pool and its components not inspected.



Fence old, some not level, some deteriorated and needs repair and maintenance.



Roof membrane appears to be in good shape with some typical surface wear.

Photo Observations

Photos



AC unit is roughly 13 years old.
The home has mostly older appliances.
We recommend getting an appliance warranty.



Newer glass block windows.
Some sloppy work.



Should change this light switch to an exterior waterproof switch.

Photo Observations

Photos



Gutters and downspouts need maintenance, cleaning and or adjustments.



Horizontal downspout installation. Sometimes these leak.



Foundation grading is a bit flat. We were informed that this area has a recent trench drain installation.



Older wood steps. No hand rail. Keep trench drain clean and operational. It was not raining at the time of inspection.

Photo Observations

Photos



Hot tub was off and not tested.
Recommend hot tub company to energize,
clean, adjust or perform maintenance. Home
inspector did energize and did not inspect the
hot tub.



Some low spots in grass areas.



Old fence with wear and tear.



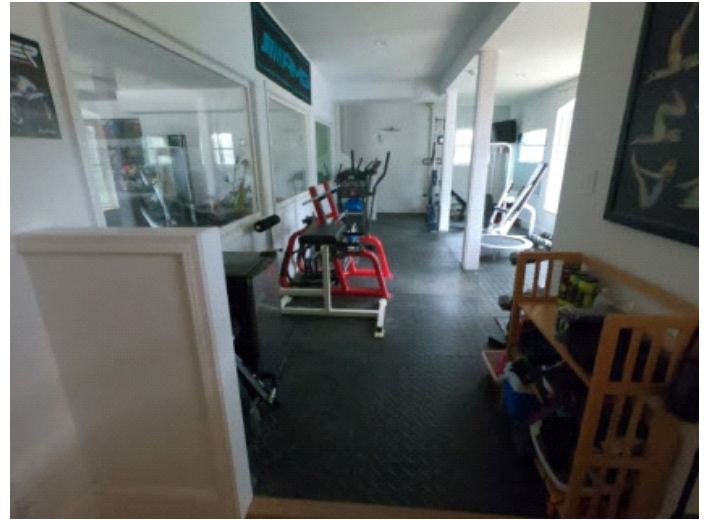
Control vermin (groundhog)

Photo Observations

Photos



Grading this rather flat.



Furnace located in garage may require balancing.



Windows may need cleaning to check to make sure if seals are good.



Drywall a bit sloppy.

Photo Observations

Photos



Garage second floor may need supplemental AC.



Some electrical outlets need cover plates



Main garage as all finished walls and ceilings.
Some floor stains.
Room full 90%.
Garage is a pole barn construction.



HVAC does not have cold air return other than in closet.

Photo Observations

Photos



HVAC ductwork may need cleaning and filter.



Some electrical wiring could be in conduit.



Furnace discharge drain is not connected.



Furnace flue needs to be sealed and waterproofed to the exterior.

Photo Observations

Photos



Groundhogs digging under pole barn.



Tree may be rather close to home and cause issues with gutters roof and foundations.



Need new drain cover.



Newer concrete.

Photo Observations

Photos



The main electrical meter.

Phone, cable, Internet, low voltage, Wi-Fi and other subsystems not inspected or evaluated.



Gas fireplace need to be inspected tested and certified prior to use.



Foundation has some cracking from soil pressure or shrinkage or other.
Foundation appears to have cleanouts for drain tile or storm lines or other.
Basement finished rooms were dry at time of inspection.



Landscaping nice.

Photo Observations

Photos



Asphalt pavement is functional and may require sealcoating from time to time.
Small parking area was older concrete with asphalt cover.
May need to add some type of yard drainage front property.



Parking turnaround area has cracks at concrete slabs. Functional with no issues at this time.



Garage electrical panel. Panel has some room.



Should label all panels.

Photo Observations

Photos



Wearing a bit sloppy.
Drywall to bit sloppy.



Discharge pump not connected.



Some old stains from exterior moisture intrusion.
This appeared to be an old leak or other and
was dry at time of inspection.



No air-conditioning for garage, workout room or
finished garage rooms.

Photo Observations

Photos



Sauna not tested nor inspected.



Outlets properly function.



Small electric hot water heater located in garage.
No floor drain in this utility closet.



Ground Rod.

Photo Observations

Photos



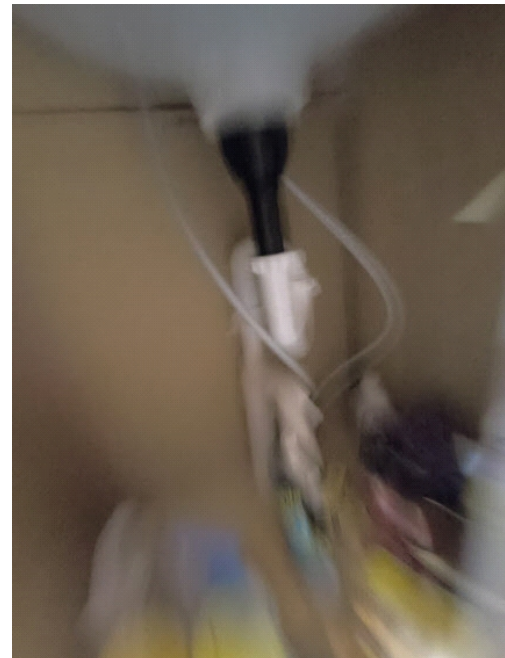
Electrical should be in conduit.



Water pressure a bit low at this particular sink.



No access under steps or crawlspaces or under slab's.



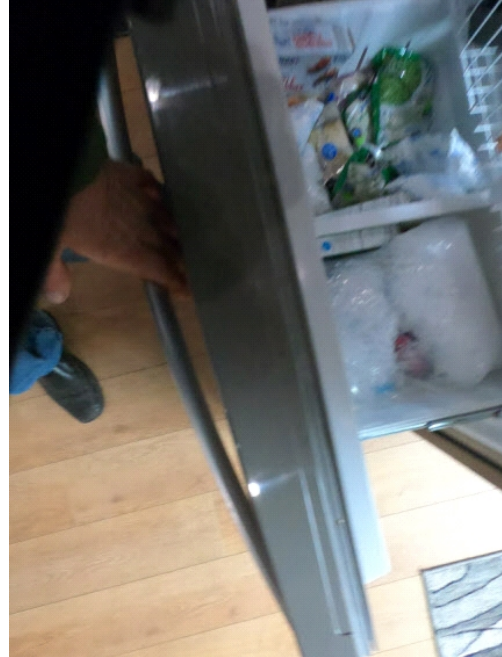
S trap. Sometimes these types traps can back siphoning and or cause odor. If this occurs, you can change to a different type of trap.

Photo Observations

Photos



Recommend getting an appliance warranty.



Kitchen appliances appeared to function.



Works.



Disposal works.

Photo Observations

Photos



GFI's properly function.



No leaks under most sinks.

Bar sink leaks in kitchen.



Need to control mice.



Floors appear to be in a shape.

Photo Observations

Photos



Sliding door lock needs adjustment.



Works.

Oven door needs repair.



No handrail.



Locks need adjustment.

Photo Observations

Photos



Drain needs adjustment.



Works.



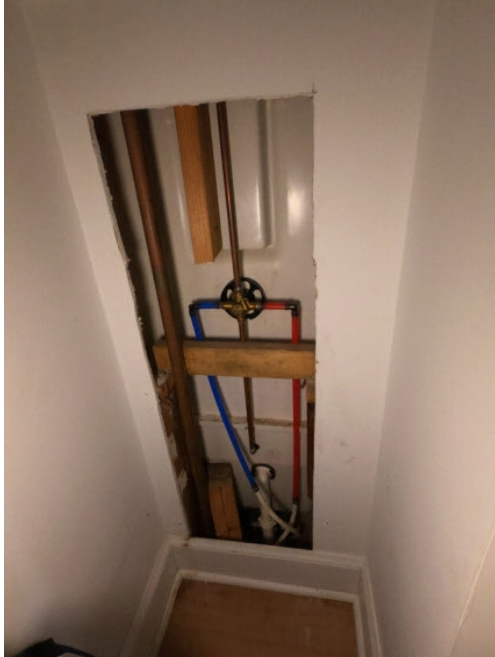
Most screens intact.



Stopper needs adjustment.

Photo Observations

Photos



Need access cover.



Window function.
Some windows may need adjustment.



No handrail.



Bed rooms do not have cold air returns.
Some people will cut bottoms of doors to bring return air to cold air returns. Living room has cold air returns.

Furnace located in pole barn garage addition does not have cold air returns.

Photo Observations

Photos



Cabinets and vanities and countertops were functional.



Doors were functional. Some doors may need adjustments.



Some light bulbs are burned out or nonfunctional.



Carpets are in good shape

Photo Observations

Photos



Some lower ceiling heights.



Sylvester things close to HVAC units.
No drain pans for electric water heaters.



Plastic, PEX and copper domestic plumbing.



Cold air returns in basement need to be sealed
to minimize negative pressure.

Photo Observations

Photos



Numerous areas have sloppy wiring or require cover plates.



Recommend sub pump cover that is one or percent sealed and not wood. Should periodically check battery backup once installed.



Most drains were PVC.



Furnace ductwork loose and not connected.

Photo Observations

Photos



Inspector did not perform city, code, ordinance or other type of special inspection.

Drains all appeared to be draining.
Septic system needs to be evaluated, tested, inspected and certified by septic professional.



No plumbing leaks same. Inspector did not evaluate plumbing design or vent design. Everything did appear to work and function.



Furnace needs filter.



Combustion air comes from basement.

Photo Observations

Photos



Control mice.



Unknown low-voltage. low voltage, phone, cable and other subsystems not evaluated.



Sloppy bracing.



Vent not connected.
Caulk and insulation around perimeter.

Photo Observations

Photos



Steel columns supports appears to function.
Unknown footing conditions due to concealed were covered.
Unknown foundation wall conditions due to concealed or covered.
Unknown wall conditions due to finished walls and finished ceilings.



Dryer vent not connected.
Washer dryer not evaluated.
Due to older appliances we recommend getting an appliance warranty.

Photo Observations

Photos



This appears to be the older original basement well room. Well access concrete above is covered or concealed.

This room get moist from condensation or exterior water intrusion. The room needs some type of water management, waterproofing, dampproofing and/or dehumidification. Should get second opinion on well.



Well room wood beam as some condensation or deterioration however still functional. Conduits and piping in this room have some corrosion.



Vent hole not complete.



Dryer vent not completed.

Photo Observations

Photos



Main water line with pressure reducer.



Sloppy electrical.



Some old water stains and basement walls. These were dry at time of inspection.



Missing handrails.

Photo Observations

Photos



Recommend running a basement dehumidifier.



No handrails for steps.



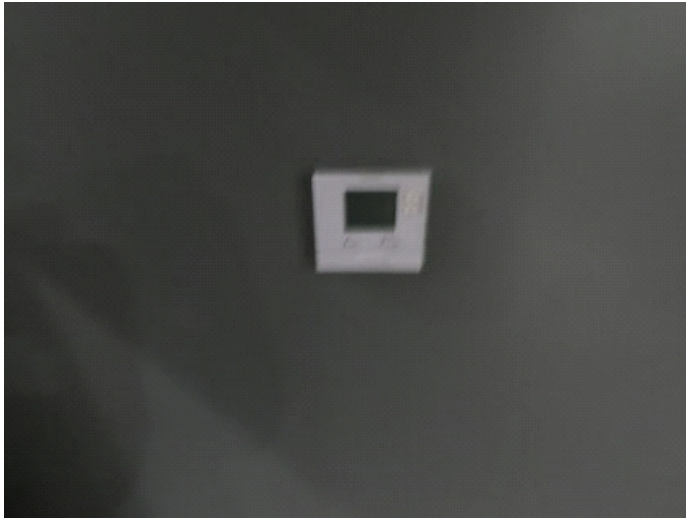
HVAC system functions.



Sometimes can't recessed lights or ceiling penetrations contribute to heat loss to the unconditioned attic space. This can create or contribute to winter ice dams.

Photo Observations

Photos



Thermostat works.



Could improve insulation in the upper attic.
Sloppy electrical an upper attic.
Some mildew or mold in sheeting (isolated).



The air handler in attic nonfunctional and appears to be abandoned. Recommend removing.



Control mice.

Photo Observations

Photos



Attic partially floored.



Control indoor humidity.



Countertops and cabinets appear to be functional.



Photo Observations

CONTRACT

I have read the contract on the last couple pages of this report and this is my signature.

I have read the contract and this is my signature.
MARKO VOVK INSPECTOR



Photo Observations

Report ; Data, Boiler, and Other

How to read this home inspection report Read all. Review all digital images, movies, and recordings that you received on REPORT or US or EMAIL, or other. THESE ARE ALL PART OF THIS REPORT. If you do not understand digital, photos please call us. We provide two copies. The second copy is for your agent or representative. Read all typed black ink, typed red ink, and disclaimer sections of the entire report. Everything should be read and everything is important. The handwritten punch list report sections may or may not be filled out in its entirety. The inspector spends most of his time inspecting the home. You should be present and listen to the inspectors. He will not type all conversation items. Call Marko Vovk at 216-924-8378 and or Emil him at Clevelandmold@aol if you have questions, cannot read the report, cannot understand the report, need additional explanation, or other. Green ink areas are additional services, fees, products for sale or other.

DEFINITIONS: There are approximately 400 technical terms on this report. Call the inspector within 48 hours of receipt of this physical report for questions pertaining to content, technical terms, mis-understandings, or other items difficult to read. If you do not call within the first 24 hours is understood that you have read the entire report 100% cover to cover.

O = OPERABLE is defined as, the unit was operating at the time of inspection, or the unit appeared to be operating at the time of inspection. It is possible that an operable unit will require repairs, maintenance, or replacement at some future date after the scheduled inspection. The inspector documents the unit being operable due to strictly, the visual appearance on the day of inspection. Operable is also defined by the inspector, at his or her discretion and professional opinion that the unit appears to have had normal wear and tear for its vintage.

P = POOR is defined as, the unit may or may not be operating at the time of inspection, or it appears that the unit may or may not operate at the time of inspection. Poor is also defined as, a unit needs repair, replacement, maintenance now, soon, or in the near future. The near future can be now, next month or next year. Poor is also defined by the inspector, at his or her discretion and professional opinion, that the unit does not appear to have normal wear and tear for its vintage, condition, present installation, and etc.

NA / NI = NOT APPLICABLE OR NOT INSPECTED is defined as the unit or system or component was not inspected, not present, turned off, not accessible, not part of the inspection, beyond the scope of the inspection, or not energized.

FRME = FUTURE REPAIRS AND MAINTENANCE EXPECTED is defined as the unit may need some future repair / replacement or maintenance. FRME is also defined by the inspector, at his or her discretion and professional opinion, that the unit does not appear to have normal wear and tear for its vintage / components vintage or that the unit / component is approaching end of life, or that the unit components are in need of repair / maintenance and replacement. (Sometimes the inspector will not check off this unit due system being inspected will normally require maintenance, cleaning, adjustments, or other. Examples but not limited to; windows need washing, furnaces need yearly professional cleaning, shut off fixtures that are rusted may need future repair however are not leaking today, leaks that are not leaking today, and etc.

APOD = ASK PRESENT OWNER DETAILS is defined that you should investigate, ask, or find additional relevant information from the previous owners, renters, landlords, power of attorneys, loan officers, other inspectors that may have inspected this property in previous times, realtors that know details, other family members that visited this property in past years and etc. The inspector uses this term when he or she feels that enough information was not gathered at the time of inspection. The client is responsible for getting this necessary information if he or she chooses to do so. He or she should also consider researching manufactures, internet, library, or any other source that would be helpful in information needed. For questions pertaining to tree roots, roof leaks, plumbing leaks, structural problems, land conditions, erosion conditions, environmental conditions, underground conditions, buried conditions, and other condition that would cost more than \$500 the client should get this information in writing.

NOTE: Sometimes there is not present owner. In that case, you should ask family members, bank, building representatives, management company, estate people, sometimes neighbors, or other.

O/W-T = OLDER UNITS WITH WEAR AND TEAR is defined as exactly what is reads. Older with wear and tear may mean last quarter of life, on borrowed time, should allocated funds for replacement, needs repair now, will need repair in the future, may need repair in the future, very worn for vintage, excessively worn for vintage, worn, end of its useful life, nearing the end of its useful life, and any other similar phrase. Sometimes this section is not checked off due to many systems are naturally older with wear and tear such as old sound foundations, old should siding members and etc.

SOS = SCS = SEE OTHER SECTIONS OR SEE COMMENTS SECTIONS ASHI= American Society of Home Inspectors. Our inspection will be conducted in accordance to ASHI or will exceed ASHI guidelines. If you would like a copy of the ASHI guidelines, call 1-800-743-2744 or 1-847-759-2820 or HQ@ashi.com or www.ashi.com and download information. Our report will not have ASHI guidelines pre-printed. Attention third parties and other purchasers: Receipt of this report is not authorized by this inspection company. We advise strongly against reliance on this inspection report and recommend that you hire a private building inspector to provide you with your own report and inspection. Limits of inspection: The client understands that the inspector is a generalist and not an expert in every craft or profession. The client understands that the inspection and report are an unbiased opinion based upon the experience of the generalist inspector.

Below are definitions, comments, suggestions, boiler comments, and disclaimers. READ ALL

SIDING SPOTS Special A large percentage of mulch is infected with artillery fungi. These fungi can shoot spores on the siding up 25 feet. The spots cannot be washed off. We recommended not using mulch.
ALUMINUM-CLAD WINDOWS Aluminum-Clad windows have potential to deteriorate and caulking exterior window glass interface is recommended by several manufactures. Certain membranes such as PELLA PRALINE have class actions. You need to do your own research. We do not count, test, inspect, or look for screens.
STEEL LINTELS Steel lintels are metal plates that hold brickwork above windows
DECK Inspector does not go under decks unless minimum three foot clearance.
FOUNDATION GRADING You should consult with an engineer prior to adding additional soil to your foundation grade, since, it can cause damaged foundations
ADDITIONAL GRADING COMMENT TS Mulch is not a good grade repair. Water simply travels through mulch and pools at the negative grade below the mulch. If the foundation, brick, or siding is not sealed, wet soil or mulch will permit moisture to enter. You can achieve good or proper foundation grade by a positive slope of roughly one inch per foot for the first five feet. Poor foundation grade can cause seepage into dwelling, clog drain tile systems, and possibly cause foundation failures. We cannot inspect snow-covered areas.
SPRINKLER SYSTEM Needs to be winterized. Sprinkler heads could cause soil to become saturated at foundation walls and potentially leak. We do not recommend using sprinkler systems near foundations. You should also check to see if you need a second water meter.

ROOF FLAT flat roofs are high maintenance and will require yearly inspection and frequent maintenance
SIDING COMPOSITE Composite type wood or press wood is susceptible to deterioration more so than other types of siding.
DOWNSPOUTS / GUTTERS Lack of gutters and downspouts on detached garages and dwellings can cause; undermining of slabs, settlement of footings, settlement of slabs, erosion, basement leaks, soffit rot, sill plate deterioration, and can encourage wood-boring insect activity. Certain municipalities now require a ground rod for the detached garage electrical system. GFCT's are recommended for garage outlets. Garage asphalt roll roofs have a high maintenance potential due to short design life. These asphalt roll roofs may appear to be dry at the time of inspection, and may leak sometime after. We cannot be responsible for garage roof leaks if they should occur after date of inspection. You should read all sections of report. If you do not understand items on report or cannot read writing please call inspector immediately.
OPENER We recommend you replace your old garage door opener with a safety light or photo type sensor if you do not already have one. We do not test garage door openers without photo sensors due to the possibility of damage. Contact a garage door specialist for questions.
PESTS: We recommend you get a pest certification from a state licensed inspector



FENCES You should survey your property to determine pin locations.

CHIMNEY Inspector did not go on rooftop to look at flue

ROOFS Many roofs are hazardous and dangerous to walk on. Our inspection will only be based on what is visible from the ground level with or without binoculars. When the report indicates that the roof is in operable condition, it means that it is satisfactory for its age and general usefulness. A roof that is stated as operable may show evidence of past or present leaks or may soon develop leaks. These leaks normally can be repaired, so the roof can last its design life. The condition of a flat, metal, or built-up roof often cannot be determined unless it is possible for the inspector to closely inspect its surface. We cannot determine the condition of substrate and insulation under flat roofing systems. Poor roof venting and sometimes tree shading can decrease the overall life expectancy of your roofing system. All slate, tile, and concrete roofs will require yearly inspection and possibly yearly repairs. Older slate, tile, and concrete roofs, become more sensitive to weather and tend to crack, chip, or become loose, and require more maintenance than other roof types. Life expectancy of new roofs in yrs.: Asphalt/Fiberglass 15-25, Wood 15-40, Slate 60-100, Roll 7-10, Tile 40-60, Metal 20-60, Asbestos 35-50. It is possible to have more than one type of roofing when you have multiple membranes. When downspouts and gutters are not properly maintained on garages and dwellings, poor drainage can cause seepage into the dwelling. All gutters and downspouts should be free of debris and properly installed. Many times, past property, owners disconnect downspouts at the base and install splash type blocks. These types of repairs may be indicators of past seepage, which the present owner should disclose. Penetrations at vents and chimneys and roof flashing should be inspected periodically for deterioration and possible leaks. PVC REPAIRS APOD MEANS THAT REPAIRS MAY HAVE BEEN DONE TO SLOW DOWN PAST BASEMENT LEAKAGE, MOISTURE, HUMIDITY, OR MOISTURE "ASK PRESENT OWNER DETAILS". Most municipalities only allow two layers of shingle roofing. If presently two layers exist, a tear off may be required with the next installation. You should contact your local building department for city requirements and consult with a contractor for any questions pertaining to the roofing system. You need to employ a professional roofer to estimate the life expectancy, actual condition, and to receive second opinions of its condition. We cannot determine if small cracks, divots, hail damage, small nails, and other non-visual deficiencies exist from the ground elevation. We cannot predict past, recent, or future ice dams. We cannot evaluate past ice dam damage, since, it is within the wall system. Ice dams are generally the cause of poor venting, dirty gutters, dirty downspouts, heat loss, and poor air circulation, insulation touching sheathing or leaking membranes. Garage roll roofs have a short life expectancy and have a high probability of maintenance. Ground level inspection only. We do not climb roofs with ladders. Roof flashing is concealed and not clearly visible. **ROUGH LIFE**

SIDING All exterior wood surfaces should be treated every 3-8 years. Untreated wood used for porch, deck columns, and fence posts which are buried in the ground, have a tendency to deteriorate rapidly. All exterior nails used, should be galvanized, aluminum, or weather treated. All structures built prior to 1978 potentially contain lead paint, lead in soil, and or lead dust, and we recommend you employ a specialist to perform a lead paint assessment. Areas that are covered and not accessible are not inspected. We do not identify if siding of other building material will become defective in the future. We cannot determine if slabs have footings, if footings are below frost lines, if posts or piers or columns have properly designed footings, or if treated lumber was used. Inspection conducted from ground elevation only with no ladders. We do not inspect or count window screens. Basement windows are not tested. Should investigate all window manufactures that have failed seals. All stucco on homes needs to be surveyed with a moisture meter. EIFS (Exterior Insulated Finish Stems built in 1980-2000 have a very high potential to have hidden deterioration, mold, insects, due the high probability of the poor product installation, no drainage space, poor drainage plane (Tyvek), and poor flashings. The CLASS-ACTION-LAWSUITS are over. If you have and EIFS system, you must employ an EIFS moisture survey from an EIFS Expert. Deterioration, mold, odor, or insects are highly possible. CS (Cultured Stone) has a high probability to permit leakage, sheathing deterioration, basement leaks, band joist timber deterioration, and rusting of hidden structural wire mesh especially if the CS is facing in the south or west directions. This problem with the Cultured Stone installations is that no drainage space exists or the drainage plane (Tyvek) is poorly installed or other poor flashing installations. Home inspectors cannot see behind this or all cladding system. If you have and CS system, you must employ a CS moisture survey from a CS Expert. Many times the repairs require full removal. Be advised cultured stone / brick veneer cladding must have a proper drainage system / mechanical rain screen product behind them to prevent damage / mold to the house. It is not possible during this inspection to determine if this siding was properly installed as these systems are not visible. It is recommended that an EIFS / cultured stone moisture expert be contacted for further evaluation / information HB (Hardy Board and Masonite) if is not back primed, have painted but joints, or proper drainage plane (TYVEK), or proper flashing, leaks and deterioration is probable. Home inspectors during inspection cannot inspect behind EIFS, CS, HB or other sidings. Brick missing weep holes. Most earlier brick installation lack weep holes. Weep holes and flashing drain the absorbent brick. Sometime the lack of weep holes will permit basement foundation leaks, banjoist deterioration. Basement dehumidified helps dry exterior wet brick. Most of the time, these areas are concealed or insulation covered. Inspector does not touch insulation. **WINDOWS**---many brands of Aluminum-Clad or some brands of Vinyl-Clad Many of these windows are failing in all parts of the country. Many class-action-lawsuits existed, exist, or are starting. The home inspector will not identify defective Aluminum-Clad, or Vinyl-Clad windows unless it is very "visually obvious" at the time of inspection. There are many ways these windows fail. You should research the manufacturer of your windows and find out the warranty period. Most manufacturer warranty periods are only 10 years. The problem is that many of these windows fail after the warranty period. The window may be fine today and start rotting next month. The home inspector cannot predict the future. HAIL roof or siding damage Inspector will not climb a roof top to inspect. All inspections are done at ground elevation. Inspector will not comment on small divots, dents, imperfections or impacts from a past hail storm. Many times, the homeowner will pocket the insurance proceeds from hail damage caused by a hail storm. Many times homeowners will not disclose and not make insurance repairs. You need to ask home owners if they ever had any insurance claim on this home. Furthermore, you should ask your insurance agent to provide a CLUE REPORT on this home. A CLUE REPORT is report on any past insurance activity on the home. Furthermore, all the USA flood maps have been changed. You need to ask you insurance company if this home is located in or near a flood zone.

PAVEMENTS Generally, concrete cannot be patched with concrete, since, a poor bond usually is the outcome. Asphalt pavements last 10-16 years if maintained. We encourage sealing and patching all asphalt pavements yearly. Many times, past owners will cover old and damaged concrete with a 1-3 inch asphalt overlay. This form of repair is not a recommended practice. Brick or stone pavements, will require yearly inspection and maintenance, due to movements, settlement, heaving and deterioration. Consult a soil engineer for geological and site stability conditions. Tree roots can infiltrate and block storm and sanitary lines. When these conditions arise, sewer back up and basement wall moisture is usually the outcome. Tree roots also have a tendency to damage pavements and foundations. When we define "trees may be to close to structure", we mean that small or medium trees should be at least 10 feet away from the structure, and large trees should be at least 20 feet away from the structure. We strongly urge you to question the past owner if past seepage or sewer backup had existed, if it has, future maintenance may be probable. You should employ a tree specialist to evaluate the condition of all trees. We do not determine if dead branches, wood boring insects, sickness, deterioration, and loose limbs exist. Paint chips on grounds may contain lead in pre 1978 homes.

CONDOMINIUM-TOWNHOUSE-APTMENT-FLAT Inspector at some future date can be employed to inspect the entire building and other units. Inspector only inspected the exposed interior condominium unit components. The client, agent, purchaser, homeowner, representative or buyer should ask the association board members the following items: Dues conditions, rules, regulations, by-laws, responsibilities, present assessments, possible future assessments, reserve fees (these can be hidden), 10-20 year expenditure reserve reports, pending lawsuits, potential lawsuits from other association on-going conditions, insurance requirements, leak responsibilities, maintenance responsibilities, what does the association provide, 12 months meeting minutes, structural or soil conditions that may be issues in other units, problem tenants and any other prudent condition that would require an explanation. Common, public, shared areas, parking structures and other building other than the interior of the condominium areas not inspected. We can inspect these areas at some future date for additional fees.

MOLD Mold is serious and should be properly treated. Only professionals should remove mold. **MOLD CAN MAKE YOU SICK.** Microscopic mold spores could be contaminating your entire dwelling, contents in your dwelling and causing other undesirable conditions. Air testing and bulk testing is needed to determine all mold conditions or if mold exists. Mold test kits are available on the internet or in stores. If a mold conditions exists, we recommend a building science evaluation be performed. When remodeling you may find mold behind walls, wallpaper, drywall, or other prior canceled location. Your initial home inspection does not include the inspection of mold or concealed mold or determination of past mold. A full forensic building science investigation is needed to properly determine. Your home inspector will not perform this inspection unless service is ordered and fee is paid.

RADON GAS TESTING IS RECOMED TO BE DONE TO ALL HOMES Many Cleveland suburbs have been known to contain radon gas. The EPA recommends that all homes be tested for radon gas. Radon gas in the second leading cause of lung cancer in the USA. Your home inspector will not perform this inspection unless service is ordered and fee is paid.

TERMITE CARPENTER ANT AND WOOD DESTROYING INSECT TESTING Many Cleveland suburbs are in the termite belt. We recommend all homes be inspected for wood boring g insects. Your home inspector will not perform this inspection unless service is ordered and fee is paid.

Guardrail height should be a minimum height of 36 inches and is required for any drop-off greater than 30 inches Handrail height should be between 34-38 inches in height. Guardrail and handrail openings should be no more than 4 inches in size per opening Stairs should have the following; headroom 6 ft 8 inch min., min. stair and landing width of 36 inches, max. Vertical distance between landings 12 ft, riser max. 8 inches, tread depth minimum 9 inches We do not take any measurements at the time of inspection, and all above measurements are industry standard We perform strictly a visual observation of all units

CERTIFICATIONS
We do not inspect phones, cable, sat-dish, communication lines, alarms, smoke detectors, CO detectors, central vacs, low voltage systems, buried cables, buried pipes, yard lights, fountains, ornamental units, dog fences, creeks, rivers, ponds, LAND PROBLEMS, soil conditions, geological configurations, playgrounds, swing sets, BBQ's, BB courts, T yard sheds, out buildings, speakers, sound systems, specialty plumbing systems, water purity equipment, computer systems, low voltage lighting systems, and any other systems that is not required by the ASHI STANDARDS to be inspected. You shall investigate all items pertaining to sat dish, phone, cable, low voltage, sound system.

PETS Homes with pets may have the following; odors, hidden urine stains, hidden damaged drywall or wall coverings, damaged floors from paws or claws, damaged wood trim form paws or claws, dander, dust mites, and other potential contaminants. Generally, carpets, fabrics and other coverings require cleaning, sanitizing or replacement. It is possible that hidden urine stains exist under carpets. It is also possible that pet's even decades ago left hidden damage. It is also possible the inspector may not notice that pets exist in the home. You should ask the home owner if pets live in the home and if any pet damaged exists. Immune compromised people can become ill in the home.

AIR FRESHENERS Air fresheners are chemicals that cannot possibly be good for our health. Air fresheners sometimes can cause fires. Air fresheners can cause stains. Many times, air fresheners are used to disguise house odors or other house problems. You should ask the owner to removed these units and come back several days later to see if house odors exist. Odors may or may not go away. Many times, the odors may not be detected during the inspection due to fragrances, cooking, coffee machine, new furniture, new carpets, new paint, new construction, or other. You should ask the home owner if odors exist or have existed in the home. Immune compromised people can become ill in the home. If odor is present or is an issue in the real-estate transition, it is recommend you employ an odor specialist to perform laboratory testing, forensics and building science investigating. The home inspection will inspect or diagnose odors.



PERMITS It is not the job of the home inspector to see if permits exist for repairs, installation, additions, or new home construction. The inspector will not comment on when repairs, installations, additions, or new construction have been done. It is advised that you ask the present home owner if all work was completed by certified professionals that obtained proper permits. It is advised you call the city to see what permits are on city records prior to the purchase. The client, agent, purchaser, homeowner, representative or buyer should ask the association board members the following items: Dues conditions, rules, regulations, by-laws, responsibilities, present assessments, possible future assessments, reserve fees (these can be hidden), 10-20 year expenditure reserve reports, pending lawsuits, potential lawsuits from other association on-going conditions, insurance requirements, leak responsibilities, maintenance responsibilities, what does the association provide, 12 months meeting minutes, structural or soil conditions that may be issues in other units, problem tenants and any other prudent condition that would require an explanation. Common, public, shared areas, parking structures and other building other than the interior of the condominium areas not inspected. We can inspect these areas at some future date for additional fees

Mold is serious and should be properly treated. Only professionals should remove mold. **MOLD CAN MAKE YOU SICK.** Microscopic mold spores could be contaminating your entire dwelling, contents in your dwelling and causing other undesirable conditions. Air testing and bulk testing is needed to determine all mold conditions or if mold exists. Mold test kits are available on the internet or in stores. If a mold conditions exists, we recommend a building science evaluation be performed. When remodeling you may find mold behind walls, wallpaper, drywall, or other prior canceled location. Your initial home inspection does not include the inspection of mold or concealed mold or determination of past mold. A full forensic building science investigation is needed to properly determine. Your home inspector will not perform this inspection unless service is ordered and fee is paid

Many Cleveland suburbs are in the termite belt. We recommend all homes be inspected for wood boring g insects. Your home inspector will not perform this inspection unless service is ordered and fee is paid

potential or unknown buried underground storage tanks / / structural / electrical / plumbing / HVAC / or _____

We do not inspect phones, cable, sat-dish, communication lines, alarms, smoke detectors, CO detectors, central vacs, low voltage systems, buried cables, buried pipes, yard lights, fountains, ornamental units, dog fences, creeks, rivers, ponds, LAND PROBLEMS, soil conditions, geological configurations, playgrounds, swing sets, BBQ's, BB courts, T yard sheds, out buildings, speakers, sound systems, specially plumbing systems, water purity equipment, computer systems, low voltage lighting systems, and any other systems that is not required by the ASHI STANDARDS to be inspected. You shall investigate all items pertaining to sat dish, phone, cable, low voltage, sound system, alarm, high-speed internet, or any other sub system associated with this dwelling. Guardrail height should be a minimum height of 36 inches and is required for any drop-off greater than 30 inches Handrail height should be between 34-38 inches in height. Guardrail and handrail openings should be no more than 4 inches in size per opening Stairs should have the following: headroom 6 ft 8 inch min., min. stair and landing width of 36 inches, max. Vertical distance between landings 12 ft, riser max. 8 inches, tread depth minimum 9 inches We do not take any measurements at the time of inspection, and all above measurements are industry standard We perform strictly a visual observation of all units

Homes with pets may have the following: odors, hidden urine stains, hidden damaged drywall or wall coverings, damaged floors from paws or claws, damaged wood trim from paws or claws, dander, dust mites, and other potential contaminants. Generally, carpets, fabrics and other coverings require cleaning, sanitizing or replacement. It is possible that hidden urine stains exist under carpets. It is also possible that pet's even decades ago left hidden damage. It is also possible the inspector may not notice that pets exist in the home. You should ask the home owner if pets live in the home and if any pet damaged exists. Immune compromised people can become ill in the home.

Many times, the odors may not be detected during the inspection due to fragrances, cooking, coffee machine, new furniture, new carpets, new paint, new construction, or other. You should ask the home owner if odors exit or have existed in the home. Immune compromised people can become ill in the home. If odor is present or is an issue in the real-estate transition, it is recommend you employ an odor specialist to perform laboratory testing, forensics and building science investigating. The home inspection will inspect or diagnose odors.

Air fresheners are chemicals that cannot possibly be good for our health. Air fresheners sometimes can cause fires. Air fresheners can cause stains. Many times, air fresheners are used to disguise house odors or other house problems. You should ask the owner to removed these units and come back several days later to see if house odors exist

It is not the job of the home inspector to see if permits exist for repairs, installation, additions, or new home construction. The inspector will not comment on when repairs, installations, additions, or new construction have been done. It is advised that you ask the present home owner if all work was completed by certified professionals that obtained proper permits. It is advised you call the city to see what permits are on city records prior to

SEWER BACK UP You should ask the home owner if ice dams, floods, insurance claim, environmental abatements, and sewer backup ever existed. These conditions may permit not desirable outcomes, indoor contamination, added expense for maintenance and potentially higher insurance premiums.

<p>Need plumber to evaluate or make repairs and to certify Inspector will only turn on water and turn off water at accessible locations and will not flood reservoir or tubs to see if flow or leakage conditions occur. Inspector will not touch shut-offs, supply shut offs, or main shut off due the potential of a leak or drip. UP=UPSTAIRS DW=DOWNSTAIRS</p>
<p>WATER PIPES Galvanized plumbing and older sanitary lines have a high chance of future repairs If possible water pressure is generally tested in basement or exterior with a gauge. Poor pressure may exist at other locations and other floors We only test 10-30% of gas lines for leaks. More gas leaks may exist. We recommend you get a gas pressure test done to your system to make sure no actual leaks exist. Only tested gas lines at accessible areas at the hot water tank and at the furnace. Get details on sprinkler water billing You should consider getting a second water meter if sprinkler system is installed. By doing this your water bill may be lowered. Dip tubs are not inspected during home inspections. Water heaters between 1992-1999 have the potential of having defective dip tubes, which will cause problems.</p>
<p>SUMP-PUMP Inspector cannot determine age of sump-pumps. Inspector will not determine if sanitary and storm water is mixed underground. A special inspection is required such as dye testing to determine if mixing storm of and sanitary has occurred.</p> <p>MOISTURE CAN ENTER INTO YOUR HOME IF THE SUMP PUMP COVER IS NOT SEALED 100%.</p>
<p>GROUNDING Today's standards suggest double ground to the main panel. The first ground wire should be connected to the metallic cold water pipe with a ground jumper or bond cable at the water meter. The second ground wire should go to a ground rod imbedded in soil. Have electrician verify and certify all grounding conductors.</p>
<p>This is not a code inspection. We are not electricians / electrical inspectors / or specialists. We only check one area above drop ceilings if accessible. All electrical defects or problems should be repaired. We only comment on non-conformance items that are obvious or clearly visible. Have electrician verify or certify service. Inspector will only test one outlet per room.</p> <p>We simply identify systems and SOME exposed defects. We suggest that you have a professional certified electrician perform an electrical inspection and make repairs if needed. We cannot be responsible for the presence of aluminum wiring, since, it is concealed within the walls. We suggest you employ a certified electrician to evaluate the aluminum wiring if it should exist. Non-conformance items can be dangerous and cause fires. Old knob and tube wire when improperly used or covered by insulation, can heat up, arch, and possibly cause fires. ALL KNOB AND TUBE WIRING may require future updating due to age, wear and tear, and possible insurance requirements. <u>Ground fault interrupters (GFCI's)</u> are recommended on outdoor, garage, kitchen, bathroom, and wet areas. We recommend that these units be tested monthly to insure that they are properly functioning. <u>Smoke detectors</u> should be tested every 2-3 weeks. We recommend installing carbon monoxide detectors in the utility room and in the sleeping areas <u>Phone, alarm systems, intercoms, low voltage, and other electrical networks</u> are not inspected during our inspection. Contact the manufacture for advice on maintenance. You should also ask the present owners for a warranty and instructions on the usage of these sub-systems. A specialist should evaluate these systems. Copyright 1997</p> <p>ARC FAULT PROTECTORS ARE NOT TESTED. Several brands such as Square D (2003-2006) have been recalled. If you have ARC-FAULT protectors, you should get a second opinion from a licensed electrician. Additionally, these breakers can heat up in electrical panels.</p> <p>OLDER BREAKER PANELS. Panels that are over 10-20 years old may no longer have parts. This can be a problem if repairs are need. Inspectors do not make comments on panel brand names, nor to do do do they research if panel breaker parts are available.</p>
<p>Furnace needs to be serviced, cleaned, maintained, certified, tested for CO, and cleaned prior to moving in or on a yearly basis.</p>
<p>RECOMMEND MORE MAKE-UP AIR TO ROOM Like a louvered door, no door, open door, vent in door, exterior make up air, adding an ERV , or other method that works . We recommend you have a pressure test done to your home to determine if positive or negative pressures effect the combustion, IAQ, CO O2 , or other. This test is above the scope of a home inspection. Please call and schedule if desired.</p>
<p>DUCTS OR PIPES Interior ductwork under slab cannot be evaluated with the use of a duct camera. Loose , damaged, friable, or exposed insulation should be encapsulated.</p>
<p>COLD AIR RETURN IF COLD AIR RETURNS ARE NOT PROPERLY SEALED, THEY CAN LEAD TO BASEMENT DEPRESSURIZATION</p>
<p>HUMIDIFIER Humidifiers can cause serious condensation problems in the home. If you use this unit, you should very familiar with its operation. You must monitor humidity levels in your home to minimize indoor condensation problems that can lead to mold problems.</p>
<p>READ THIS INFORMATION: Do not employ heating contractors for your dwelling unless they own and are certified to use combustion analyzer. We recommend you install a low level carbon monoxides detectors in you home. These are not the same units you buy at the hardware store. These units will alert you to low Carbon Monoxide levels. The units you buy in the hardware store do not sound alarms until they reach 70 PPM. Low level Carbon Monoxide units will sound alarms at 25 PPM. Please go to www.HouseInvestigations.com. WE DO NOT INSPECT HEAT EXCHANGERS FOR CRACKS OR DEFECTS or identify class-action-lawsuits or the many furnaces that are or going to become defective. Many times, you need to dismantle a furnace to inspect the heat exchanger. We do not dismantle furnaces. If your furnace is 10 or mores old, it is possible to have a cracked exchanger. It is estimated that 30% of all old fumace has cracked heat exchangers.</p>



<p>If you want more information pertaining to the heating and cooling system, you should ask the homeowners the following questions. Air testing, balancing, and diagnostics are not part of this inspection. Generally, these services cost between \$300 and \$600 and take 2-3 hours to complete. All technicians <u>must be certified</u> by the NCI, NEBB, or AABC.</p> <ul style="list-style-type: none"> • Which room is the warmest at 4:00 this afternoon? (<i>Air is out of balance. Perform air testing and balancing and duct renovation procedures.</i>) • Do you have registers or grills that make excessive noise? (<i>Excessive air velocity. Increase registers or grill size or add another duct run.</i>) • Does steam collect on your bathroom mirror after a bath or shower? (<i>Inadequate exhaust. Install larger fan and balance</i>) • Does your home get dusty within two days after dusting? (<i>Poor indoor air quality and duct leakage. Duct leakage testing, indoor air quality testing, and total supply and return air testing needed.</i>) • Do you have to turn up your TV when the fan comes on? (<i>Excessive velocity or refrigerant leak. Add new grills or increase registers.</i>) • Does your air conditioner or heater run continuously without adequately heating or cooling? (<i>Duct leakage or refrigerant leak. Test with airflow hood and test refrigerant charge.</i>) • Is your condensing unit or furnace loud at night? (<i>Sound testing. Poor compressor insulation. Old unit. Damaged fan. Insulate, relocate, repair, or replace. Install isolation pads or compressor jacket.</i>) • Have you had continuous problems with your system since it was installed? (<i>Poor quality installation. System commissioning or system review with prescription writing.</i>) • Do your windows collect condensation on the inside? Does mold or mildew grow? (<i>Hot and cold spots throughout. Comfort balancing, thermostat relocation, test for humidity and CARBON MONOXIDE.</i>) 	<p>Depressurization or negative pressure in your home can produce undesirable outcomes. Undesirable outcomes can be CO problems, poor indoor air quality, mold, high humidity, high moisture, interstitial conditions, The following are conditions that can cause depressurization or negative pressure. (This means your home or a specific area is sucking air.) A microbial investigator, engineer, or other qualified technician generally does this type of diagnostic testing. Generally, these services cost between \$300 and \$500 and take 2-3 hours to complete.</p> <ul style="list-style-type: none"> • Leaking ductwork on the return side. • Poor make up air. • Exhaust fans in kitchen, bathroom, attic, or other. • Wind or Eddie effects. • Stack effects. • Fireplace flues. • Poor room to room air movements. • High efficient furnace or hot water heater power driven venting systems. • Mixing gravity and power-driving vents in same flue. • Spillage of fossil fuel or gas fuel systems. • Down drafts in flues and chimneys. • Radon mitigation systems. • Poor ventilation or make up air. • Dryer usage or poor dryer venting. • Building envelope leaks. • Building vapor barriers. • Closed doors within home. • HVAC register conditions. • Contractor use of negative air machines, fans or other equipment. • OTHER CONDITIONS THAT YOUR TECHNICIAN CONCLUDED ON THIS SPECIAL DIAGNOSTIC TYPE INSPECTION.
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Many of the above conditions can cause undesirable conclusions. Air quality in your home is important for a clean and healthy environment. Poor air quality can make people sick, damage the home, and make other systems fail. We recommend that all homes be tested for air quality. People tend to take their homes for granted and never think the sickness, ailments, or problems may be house related. Unfortunately, air quality testing is expensive and fees vary significantly. You should check the internet because thousands and thousands of web sites exist. You should spend some time researching and becoming educated on indoor air, since, you will spend more than 50 % of your life in your home. Becoming educated will make you change your living habits or possibly target areas of concern. Do not rely on your home inspector or his report to target these concern areas. Home inspection reports are not indoor air diagnostics or building science reports. Home inspectors are trained to inspect homes to the following standards of ASHI or NAHI. Both of these organizations, address indoor air, building science city codes, governmental codes, nor other specialized diagnostics. SOME OBVIOUS SIGNS THAT AIR QUALITY TESTING MAY BE NEEDED ARE: use of air fresheners, pets in homes including birds, musty odors, odors in general, black stains on walls or ceilings or carpets or other, excessive dust, condensation, dirty or stained ductwork, old carpets, dirty carpets, dirty home, poor hygiene in home, loose insulation, exposed insulation, depressurization, wet or moist walls, high humidity, temperature differentials, ghosting, carbon stains, out gassing of new homes or news installations, chemical odors, dust mites, exterior latent leaking air, high particulate or particle counts, soil moisture or gases, CO, CO2, other by-products, spillage, sick building syndrome conditions, building related illness conditions and more. If you do not understand words, definition, or other terms on any of these report pages you should call the inspector immediately. This report should and must be read in its entirety within 24 hours of this physical inspection. Inspector will allow free phone consultation if calls are made within the first couple of days of the physical inspection. Consultation fees may apply depending on circumstance that is determined by the inspector. © 2003 WE RECOMMEND YOU INSTALL A LOW LEVEL CARBON MONOXIDE DETECTOR ON EACH LEVEL OF THE HOME.

<p>BASEMENT INSULATION Inspector will not move or disturb insulation. You should always wear a respirator when disturbing insulation. For all sections of report, inspector cannot and will not determine if asbestos content exists without laboratory testing. Areas behind all insulation cannot be inspected. Insulation when interfacing walls below grade can condensate or cause dew points behind the insulation if high humidity exists. Columns replacement should be done by engineers or contractors that are experienced. Homeowners should not attempt these types of repairs. We recommend that all joists under partition walls be doubled. X-bracing helps support floors and keeps joists from twisting.</p>
<p>BASEMENT FLOOR Generally small floor cracks in slabs are shrinkage type and usually do not indicate a serious problem. Occasionally these cracks leak moisture and can also allow radon gas to enter. Inspector will not generally move drop-ceiling panels for observation during a general home inspection. He may move one or two ceiling tiles for a quick view or to determine a certain condition. You can schedule a special inspection that would remove all drop ceiling panels for observation. Dry water stains today can be wet water stains tomorrow. We can only document what was actually seen today.</p>
<p>CEILING Unknown conditions exist above all drop ceilings</p>
<p>CRAWL SPACE SHOULD BE HEATED, COOLED AND DEHUMIDIFIED</p> <p>If there is an inaccessible crawl space or basement, there is a possibility, that past or present wood boring insect activity, moisture, seepage, wood deterioration or mold exists. It is the duty of the client to make effort to schedule additional appointments for special inspections that would be more conclusive. We do not perform wood boring insects inspections during this general home inspection unless specifically requested. This inspection will not predict future conditions pertaining to leaks, moisture, mold, seepage, or future structural movements. Sellers frequently paint foundations walls, nail, tape or seal crawl space locations, place obstacles in front of access panels, pack rooms with stored items and etc. to potentially cover or conceal locations. Inspectors do not and will not move items to gain access to certain locations. Musty or mildew or moldy odors may mean mold spore contamination and additional testing may be required.</p> <p>% VISIBLE MEANS WE ONLY INSPECTED AND SAW THIS PERCENTAGE OF UNITS</p>
<p>WALLS Vertical cracks generally are shrinkage type cracks. Vertical cracks do have the potential to leak and get larger over time. When this condition occurs, digging the exterior and waterproofing the crack is necessary. Horizontal cracks, step cracks, and combinations are signs of soil movement and soil pressure. These horizontal and step crack conditions can be caused by and not limited to wet heavy clay, under-designed foundations, poor drainage, poor grading, excessive soil on the exterior foundation wall or other exterior loading conditions. Horizontal and step crack conditions often get worse over time and often require structural maintenance or repairs. Horizontal and step cracks can get larger, leak water, and cause upper structural distress. We recommend that you get a second opinion from a structural engineer to determine soundness and integrity of all horizontal and step crack conditions. Inspector will only comment on areas that were accessible and viewed</p> <p>All cracks should be monitored for future movement. It may take many months for cracks to augment</p> <p>Recommend using a dehumidifier in basement or crawl locations or when humidity gets high.</p> <p>Paint chips and dust can be a lead hazard in homes built prior to 1978. Testing is suggested for lead contents when these conditions exist.</p> <p>Basement rather dry today at time of inspection, however can leak at some future date.</p> <p>Seepage possible in future from observed conditions that existed on the exterior or interior of the dwelling. (Such as poor grade, cracks, sprinkler heads close to foundation, tree conditions or other comments on report)</p> <p>Given present moisture conditions observed today, full or partial waterproofing may be required in future. (If this is checked off, you should get a second opinion from a waterproofing company.)</p> <p>Water proofing system exists. Should get all necessary information and any warranty information regarding such.</p> <p>Have interior waterproofing system. Walls are panel covered and not accessible.</p> <p>Waterproofing system will not guarantee future foundation stability if cracks existed prior.</p> <p>Foundation wall cracks especially horizontal wall cracks, may get larger, and require structural repairs with additional lateral support. You should contact a structural engineer or contractor to provide estimate.</p> <p>Recommend contacting a specialist to repair, certify, inspect, or provide a second opinion for repair method.</p> <p>Paneling drywall walls may have deterioration or mold conditions behind wall paneling or drywall. You would need to perform destructive investigation to these locations to determine if such conditions exist.</p> <p>Have major water leakage problem in crawl or basement. This needs second opinion for remedy.</p> <p>Heating ductwork exists under concrete slab. Today, this ductwork was found to be dry and not flooded. This does not mean that water or moisture cannot enter this system at some future date.</p> <p>Poor grading, dirty gutters, poor site drainage, poor soil conditions, unknown soil conditions, or poor initial construction can cause these ducts to get wet or flood. This is a serious condition that will lead to high humidity, odor, deterioration, insects and mold.</p>



ADDITIONAL WALL CRACK COMMENTS. We recommend all structural repairs be done by engineers or foundation repair specialists. When walls are recently painted foundation conditions are often difficult to determine. You need to ask previous homeowners or managers what the walls looked like prior to the recent painting and patching. The buyer should also investigate and inquire if ever sewer backups, tree root blockage, foundation conditions, flooding, structural conditions, soil movements or any other notable condition have ever existed or occurred prior to purchasing this home. This can be done by checking city records for permits, asking adjacent neighbors questions about past conditions, searching old real-estate records for past sales, reading past home inspection reports or any other resource that would provide more knowledge. This inspection is not an engineering review, analysis, or study. Basement moisture or seepage is frequently mentioned on property disclosure forms. It is not the duty of the inspector to interpret these comments. Clients should personally ask sellers if past seepage, moisture, mold, flooding, run-off problems, erosion, sewer back-up, sewer odor, musty odor, underground conditions, structural repairs, settlement, cracks, water-proofing, or any other moisture or structural related conditions ever existed with the foundation or dwelling in the past. All basement and crawl defects such as cracks, leaks, settlement, mold, mildew, not level conditions, and other not common conditions, require second opinions. We recommend you get a warranty on all waterproofing and structural repairs that have been done in the past. When basement wall are covered by paneling or drywall, potential moisture or mold conditions may exist behind walls. Inspectors do not determine this nor do they dismantle walls to make these observations. When finished basement walls contain moisture, mold is possible and destructive inspection would be required. **WE DO NOT PREDICT FUTURE MOISTURE, LEAKS, CONDENSATION, MOLD, HUMIDITY, OR CRACKS ARE GETTING BIGGER OR IF WALLS ARE BOWING MORE.**

Fire Stopping: The composition of the fire stopping material utilized in the construction of this home was not determined at the time of this inspection. Proper fire stopping material is necessary at all floor and wall penetrations to contain smoke, fire or air leaks should they occur. A special inspection can be scheduled for additional fees the would include fire or smoke safety conditions for this dwelling. Prior to purchasing the dwelling, the prospective owners should contact the building and fire department for all codes, regulations, and suggestions.

WALLS AND CEILINGS Sometime people paint over moisture stains to cover, hide or conceal and inspector may not see this, this is not a forensic evaluation

FIREPLACE All units need to be cleaned and certified prior to use >missing the damper safety clip to keep slightly open

FLOORS Unknown if asbestos content exists. We do test for asbestos or lead paint.

FAN / VENT Fan discharge is generally concealed in the attic. You should have someone check under the insulation or in soffits to make sure this fan is not discharging into the attic. We only inspect unfinished attics from the access panels. We also do not count attic roof penetrations or exterior roof penetration. Sometimes contractors forget to cut holes for vents, fans, top hats, ridge vents, or other.

MAIN HEATING SOURCE: Small electric units can be electrical hazards and sometimes dangerous for children. We recommend you remove or disconnect the old electric wall heaters.

SAVE MONEY: Keep the doors open in all bathrooms or heated closets of heated rooms without cold air returns. If you close the door in rooms without cold air returns, the roof is pressurized and exfiltration may occur at fans, windows, outlets, or other thermal bypass areas

ROOMS : Floors that are significantly not level, bouncy or very loose may have hidden structural conditions such as missing joist hangers, missing double joists under partition walls, cut joists, missing x-bracing, inadequately size used spans or missing bearing supports. Inspectors do not perform engineering evaluations during general home inspections. Walls and ceiling that have many settlement cracks, large cracks or nail pops are showing signs of hidden structural conditions that may require the opinion of a structural engineer. Additional floor sagging, and additional wall cracking may occur. You need to question the previous owner about any moisture stain, wall patch, or freshly painted surface for details and reasons. Inspector is only required to test one outlet per room if accessible. Inspector will not move furniture, unplug computers, clocks, freezers, refrigerators, alarms or any other appliance during this inspection. Inspector will make every effort in testing accessible outlets and switches. We recommend any pull-chain that is used as a fixture is changed to switched type. We recommend all hallways, rooms with two doors and stairs, have three-way lighting. It is the responsibility of the client to remember locations of non-conforming items. Inspector will not indicate locations of these conditions on the report other than that they exist. We recommend you install smoke and CO detectors on all levels. Drop ceiling panels are not removed

Peeling paint and dust in window trough in older homes may be a lead hazard. You should consider getting a lead hazard assessment to help determine interim control methods. Paint used prior to 1978 may contain lead content. Broken window seals are indications of defective windows. Sometimes manufactures provide warranties. You need to research these broken window seals and manufacture for possible replacement. Many times windows are dirty and inspectors cannot tell if seals are failed. Inspectors do not clean windows or make any special efforts other than visual observations. Inspector will not comment, count, or test window screens or storm windows. Tight, cut, shaved, and sanded doors are indications of house settlement that requires additional investigation. The inspector will not comment on screen doors unless they are obviously damaged. The fireplace needs to be inspected, cleaned, and certified prior to use. During our general home inspection, we may be unable to detect the absence of a flue liner or other internal fireplace defects. We strongly urge you to employ a chimney sweep company to clean the unit and inspect the interior system with a video camera and provide a certification. Chimney and fireplace certifications are note in the scope of general home inspections. Safety clips are necessary in fireplace dampers to allow smoke to always travel up the flue.

Bathrooms: Often peeling wallpaper can indicate if a bathroom is poorly ventilated. You should check this loose wallpaper to see if potential mold growth exists. Inspectors do not peel off damaged wallpaper unless permission is given. Many times GFCI breakers do not trip. This is caused by the GFCI being on a two-wire system. Today's codes require that all GFCI's be installed on three wire systems. When cathedral recessed ceiling lights have rust or moisture stains, condensation conditions may be occurring above the ceiling within the rafter cavity. Inspectors cannot evaluate these conditions without demolition. Home inspectors do not inspect for small divots, cracks, imperfections, stains, grout lines, or any aesthetic qualities that are associated with flooring systems. Moisture stains and deterioration near and around a toilet base may leak at some future date. Inspector will only comment on what he sees on the day of inspection. All electrical conditions should be repaired by a certified electrician. We cannot predict floor conditions below or under carpets and flooring, systems and we recommended you have them removed for investigation if desired. All floors that are visually not level could need additional inspection or second opinions to determine actual condition. Older floor types such resilient, asphalt or vinyl may contain asbestos content and laboratory analysis would be needed to determine such. Inspector will only test one outlet per room. Inspector will not move furniture, boxes, or anything during a home inspection. Furthermore, inspector will not unplug computers, clocks, freezers, refrigerators, or any other appliance. Inspector will make effort is viewing all accessible locations. Recurring mold conditions are symptoms of moisture problems and mold spore contamination that would require a second opinion form a specialist.

We generally do not fill sink, tubs, hot tubs, spas, Jacuzzi, or other reservoirs to see if they leak. Many metal sinks and their overflows rust and leak over time. Safety glass must be used for all shower doors. Inspector will look for this condition but will not comment on it due to many manufactures. Client should perform his or her own research. Safety glass should be used for all bathroom construction, all new doors and sidelights, all new windows that will be roughly 2 foot from the floor level. The inspector will not inspect each window to determine which safety glass are and which are not. Drywall nail pops are usually due to expansion and contraction of the wood members and poor fastener installation to which the drywall is fastened. These types of conditions will warrant future repair and maintenance. It is very common for wall cracks to increase in size, especially in older homes. Wall and ceiling cracks are usually the outcome of foundation settlement, wall expansion, shrinkage, and building movement and floor relaxation. All wall cracks should be monitored and maintenance implemented if needed. A time duration wall crack inspection study would be needed to determine if cracks are active and a special inspection would be needed to be scheduled. We cannot tell if future seepage will occur thru crack and repairs that have been painted or patched unless it is actually wet or leaking at the time of inspection. We advise you to monitor these areas and make necessary repairs where needed. Only one window and one outlet are tested per room if possible.

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INSPECTION CONTRACT AND AGREEMENT *Please SIGN and read "ALL: Carefully*
AMBASSADOR CONSTRUCTION CONSULTANTS LLC.

This agreement represents a contract between Ambassador Construction Consultants LLC inspectors, and its client 5235 Wedgewood Media Ohio 44256 Rob 330-635-9717 Robthehouseguy@gmail.com to perform a time limited general home inspection that is similar to all Cleveland competitors and according to ASHI Guidelines of the building or dwelling located 5235 Wedgewood Media Ohio 44256 Rob 330-635-9717 Robthehouseguy@gmail.com at a scheduled time of 5235 Wedgewood Media Ohio 44256 Rob 330-635-9717 Robthehouseguy@gmail.com It is understood and agreed by all that this inspection is being performed according to the following term and conditions (listed above and below).. 1) The company will perform a time limited visual partial inspection of certain accessible elements of the property stated, herein solely for the determination of elemental conditions on the date of the inspection. The client understands and agrees that this inspection is the company's good faith opinion of the condition of the major systems of the property at the time of inspection and cannot be considered as a guarantee or warranty, express or implied, as to the condition of the property inspected. The inspections may include unless restricted by client, identification of elemental visual conditions including obvious defects and deficiencies of, central air conditioning weather permitting, central heating, interior electric, interior plumbing, foundation, framing, roofing, siding, and pavements. The inspection and this report concerns itself only with exposed major structural and major exposed mechanical system of the building, and any reference to minor sub - systems and or components is merely meant for your further information. The results of the inspection and the information contained in this report are no guaranty against future defects and deficiencies in the inspected building. The visual observations are the personal opinion of the inspector and it is suggested that in any questionable areas that a second opinion be secured from a professional specializing in the particular area in question. This inspection will **not include** ; (the determination of any latent, concealed nor inaccessible deficiencies), (locations that were cluttered or not clearly visible), (difficult to comfortably inspect such as small crawl spaces), (locations where access doors or panels were fastened by mechanical means or painted shut, chimney flues, fireplaces), (environmentally contaminated which is defined by the field inspector doing the inspection and not necessarily documented on this report), and any other condition when the inspector feels that his safety is in jeopardy by rodents, wildlife, tight claustrophobic locations locked rooms, roof tops, attics with no flooring, loose or airborne insulated areas, etc. These inaccessible locations will be defined by the inspector at the time of inspection and verbally discussed at the time of inspection and are not necessarily documented on this report. 2) This is not a code compliance inspection, geological or soils investigation, engineering design evaluation an environmental assessment, a mold inspections, a forensic evaluation, or related service unless otherwise specified by the company in writing. **Also not inspected items will include**; building sciences, indoor air quality, air flows, security systems, sprinkler systems, solar systems, geothermal systems, swimming pools, smoke detectors, flood prevention systems, house pressure, central vacuum systems, space heaters, small air conditioners, household appliances, elevators, intercom, ponds, creeks, cess pools, hot tubs, mechanical bath tubs, low voltage systems, phone systems, buried utilities or any other minor sub system. Furthermore , this inspection is not intended to detect nor disclose any health or environmental concerns regarding this property such as the presence of asbestos, radon, fiberglass, urea formaldehyde lead paint, lead soil, lead dust, lead water, EMF, Carbon Monoxide, bacteria, black mold, mildews, funguses, PCBs, vermiculite, other insulations, fiberglass, dust mites, and any other environmentally hazardous material. If the inspector chooses to talk, consult, advise, identify, or test environmental constituents the client assumes all risks and should interpret any presented material from the inspector. The client should further employ an environmentalist other than Ambassador Construction Consultants LLC. Who is qualified to give the second option. Also excluded in this inspection is the determination of presence of wood and non - wood boring infesting insects, such as termites, carpenter ants, powder-post beetles, fleas, bees, cockroaches etc. The client is advised to employ a specialist other than Ambassador Construction Consultants Inc. to perform a pest inspection and submit a written warranty. This inspection further does not include inspection or testing of private water sources, wells, pounds, underground storage tanks, water filtering systems, gas wells, oil wells, private waste systems, septic tanks treatment plants etc. The client is advised to employ a private professional certified in this field other than Ambassador Construction Consultants, LLC to perform all these special inspections. The client is further advised to obtain any necessary warranties and certifications from the selling party concerning all above said items. 3) A written report of inspection shall be furnished to the client by Ambassador Construction Consultants LLC. within a reasonable time after completion of this partial , visual and time limited inspection and the client acknowledges that the report is in no way a written warranty or guarantee of the condition of the property, but only a summation of observations made by the inspector. 4) The company's liquidated damages for any client post - inspection claim is limited to a maximum \$2000 due to repairs being usually debatable, OR the inspection fee paid . Should a claim or dispute arise regarding any aspects of this inspection, the client will promptly notify the company in writing and prior to any corrective or remedial action , in order to provide the company the option to assess the report condition. Failure by the client to properly provide this notification and access will release the company of any and all liability concerning this inspection. Furthermore, no suit or action shall be brought against Ambassador Construction Consultants LLC. by the client for breach or this agreement at any time beyond 180 days of inspection. 5) In the event any person, not a party to this agreement, shall make any claim or file any lawsuit against Ambassador Construction Consultants LLC. Regarding its inspection or property thereunder in any respect, the client agrees to indemnify, defend and hold Ambassador Construction Consultants LLC. harmless from any such claims and lawsuits including the payment of all damages, costs and attorneys fees. **Arbitration Provision-] ANY dispute between the parties shall be settled by arbitration before the American Arbitration Association.** The customer also guarantees Ambassador Construction Consultants LLC. or its agent the right to examine or re-inspect any dispute. 6) The inspection and report are performed for the sole and exclusive use of the client and are not transferable. 7) The following report pages which may consists anywhere from 33-36 pages to sixty pages depending on the dwelling or building inspected are merely considered field notes written during the inspection. The client is advised prior to the inspection to be present, since, all inspected information and comments cannot and will not be documented on the field notes. The inspector is only responsible to determine in his opinion the condition of the inspected items as being operable or poor (definitions are provided on the halls page of the inspection report) . All other comments, opinions statements, and items checked off from the checklist report format, are for the sole purpose of the inspector. The inspector may choose not to check off or omit checking off certain areas of the report. Ambassador Construction Consultants LLC. assumes no liability for any remarks or recommendations contained herein, or any actions on the part of the customer in reliance on this report. 8) Be sure a working smoke detector / carbon monoxide detector certificate and an occupancy permit are obtained by the owner prior to passing papers. The fee for this partial limited - time inspection is **listed below** payment which is due and payable upon completion

5235 Wedgewood Media Ohio 44256
Rob 330-635-9717
Robthehouseguy@gmail.com

DATE NAME OF CLIENT OR REPRESENTATIVE I have read all pages of this report and contract.

5-3-22 Marko Vovmk for Ambassador Construction consultants LLC MARKO VOVK

DATE AMBASSADOR CONSTRUCTION CONSULTANTS INC.

Base Inspection fee \$345 PLEASR PAY CashAPP \$markovovk, or Venmo Marko Vovk, or PayPal Clevelandmold@aol.com
PLUS