



SUMMARY
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44108
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North Ohio Property Inspection
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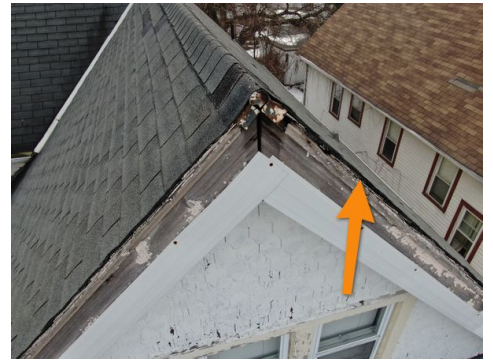
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3.1.1 Coverings

MULTIPLE LAYERS OF ROOF COVERINGS PRESENT

There is more than one layer of roof coverings present. Multiple layers of roofing material can affect the warranty on the roof. Multiple layers of roofing are associated with shortened life on the roof covering. The costs of tearing off multiple layers of roofing also typically exceed the costs of tearing off a single layer. I recommend monitoring for future changes and budgeting for the roof to need replacement earlier than usual.

Recommendation
Recommend monitoring.



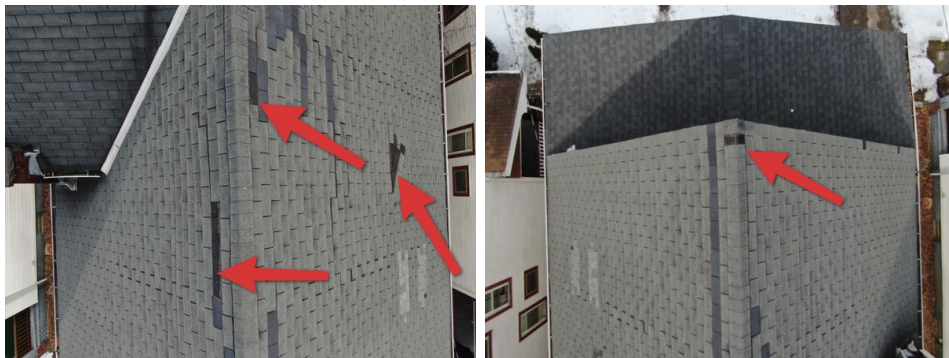
3.1.2 Coverings

MISSING SHINGLES

There were areas that were missing sufficient coverings. Missing shingles can lead to water intrusion. I recommend replacing all missing shingles.

Recommendation
Contact a qualified roofing professional.

 Attention Required/Safety Items



3.1.3 Coverings

MODERATE/HEAVY GRANULE LOSS AND WEAR TO ROOF

There was some moderate granule loss present on the roof coverings. This typically happens as a part of the aging process. As the roof begins to age it is common to see granule loss and even some cracking. There is heavier wear which indicates that the roof coverings are nearing the end of their life. I recommend consulting a roofing contractor to determine the remaining life and possible replacement costs.

Recommendation
Contact a qualified roofing professional.



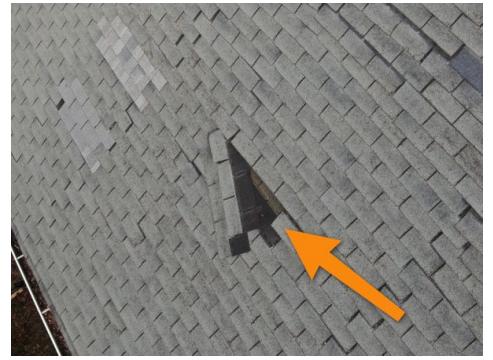
3.1.4 Coverings

SLIPPED SHINGLES

One or more shingles have slipped. This can lead to exposed fasteners. This could lead to a future leak or loss of shingles. I recommend having a roofing contractor evaluate, re-fasten the affected shingles and make any other repairs deemed necessary.

Recommendation

Contact a qualified roofing professional.



3.1.5 Coverings

EVIDENCE OF PRIOR ROOF REPAIR

There is evidence of prior repairs made to the roof coverings. Repairs appear to be properly done. I recommend inquiring as to the nature of the repairs and any warranties that may be available and monitoring for changes.

Recommendation

Contact the seller for more info



3.3.1 Flashings

SEWER VENT STACK FLASHING CRACKED/DETERIORATED



Attention Required/Safety Items

The rubber flashing on a sewer vent stack was cracked or deteriorated. This could lead to a roof leak in the future. I recommend replacing the flashing boot to prevent leaks.

Recommendation

Contact a qualified roofing professional.



3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is to protect from moisture intrusion and protect the chimney. I recommend installing a chimney cap.

Recommendation

Contact a qualified chimney contractor.



4.1.1 Siding, Flashing & Trim

WOOD ROT-EXTERIOR

Wood on the exterior of the structure has some areas that are rotted/deteriorated. I recommend replacing any rotted wood and properly priming and painting the areas.

Recommendation

Contact a qualified general contractor.



4.2.1 Exterior Doors

EXTERIOR DOOR NAILED SHUT

2ND FLOOR BALCONY

An exterior door was nailed shut. It may not operate properly. I recommend evaluation/repair.

Recommendation

Contact a qualified general contractor.



4.3.1 Walkways, Patios & Driveways

DRIVEWAY SETTLING

There was some settling on the driveway. It is possible that this could become a tripping hazard. I recommend having a concrete contractor level the affected areas of the driveway.

Recommendation

Contact a qualified concrete contractor.



4.3.2 Walkways, Patios & Driveways

ASPHALT RESURFACING -MINOR

Minor resurfacing is needed on the driveway. I recommend resurfacing the necessary areas of the driveway.

Recommendation

Contact a qualified driveway contractor.



4.4.1 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL-EXTERIOR

A handrail is loose on the exterior of the home. I recommend securing the handrail to prevent trips/falls.

Recommendation

Contact a qualified general contractor.



4.4.2 Decks, Balconies, Porches & Steps

 Attention Required/Safety Items

MISSING HANDRAIL - EXTERIOR

There was a missing handrail on the exterior. This could be a fall hazard. This may also cause an issue when going through the appraisal process for certain loan types. I recommend installing a handrail.

Recommendation
Contact a qualified general contractor.



4.4.3 Decks, Balconies, Porches & Steps

DAMAGED SPINDLES ON DECK

There were damaged spindles on a deck. This could create an unsafe opening where someone could fall and reduces the strength of the railing. I recommend repairing or replacing the damaged spindles.

Recommendation
Contact a qualified deck contractor.



4.4.4 Decks, Balconies, Porches & Steps

BALCONY SAGGING/WATER INTRUSION

 Attention Required/Safety Items

The balcony on the front of the house is sagging and has indications of water intrusion and potential wood rot. It is possible that there are structural issues with the second floor balcony. I recommend evaluation and repair by a general contractor.

Recommendation
Contact a qualified general contractor.



4.5.1 Eaves, Soffits & Fascia

SOFFIT LOOSE

There is a loose area of soffit. This could catch in the wind and cause the remaining soffit to pull off. I recommend securing the loose soffit.

Recommendation
Contact a qualified siding specialist.



4.5.2 Eaves, Soffits & Fascia

SOFFITS DAMAGED

There was damage to the soffits. I recommend evaluation/repair.

Recommendation
Contact a qualified general contractor.



4.7.1 Exterior fixtures

SPIGOT NOT SECURE

An exterior spigot was not secure. This could lead to a future leak. I recommend securing and properly caulking the spigot.

Recommendation
Contact a qualified handyman.



6.3.1 Floors

FLOOR SLOPED

There is an area of floor that is not level. I did not observe indications of recent structural movement (buckling walls, cracked or cut joists or beams, etc) I recommend evaluation and correction.

Recommendation

Contact a qualified general contractor.

6.4.1 Walls

DRYWALL/PLASTER CRACKS

SEVERAL LOCATIONS

There are cracks in the drywall or plaster. At the time of inspection I did not observe any indications of structural issues associated with these cracks. I recommend patching and painting and monitor for changes and make corrections if needed.

Recommendation

Contact a qualified painting contractor.

6.5.1 Ceilings

INDICATIONS OF PRIOR CEILING REPAIR

3RD FLOOR LIVING ROOM, 2ND FLOOR LIVING ROOM

There are indications of a prior repair on the ceiling. At the time of inspection it does not appear that there is an active leak as elevated moisture levels were not detected. I recommend requesting information from the seller regarding the nature of the repair and monitor for future changes.

Recommendation

Recommend monitoring.



6.6.1 Steps, Stairways & Railings

NO HANDRAIL

SEVERAL LOCATIONS

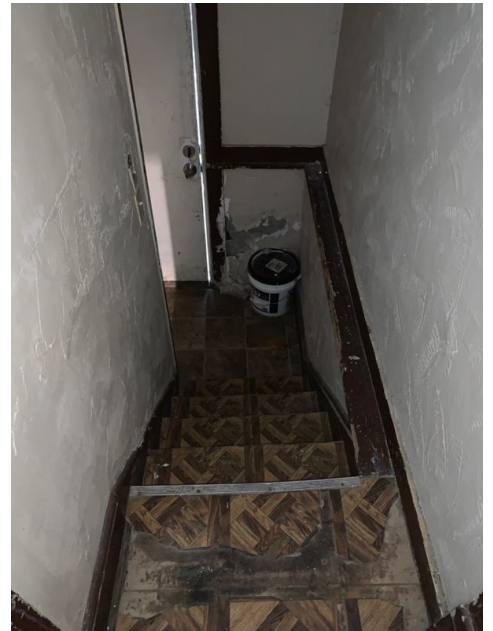
A staircase had no graspable handrails. Handrails are required when there are 4 or more risers. This may create a safety hazard. This may also cause an issue during the appraisal process. I recommend installing a continuous graspable handrail in accordance with building guidelines.

Recommendation

Contact a qualified handyman.



Attention Required/Safety Items



6.6.2 Steps, Stairways & Railings

LOOSE HANDRAIL

There is a loose handrail in the home. If weight is placed on this handrail it could come loose and lead to a fall. I recommend having a contractor evaluate and repair handrail.

Recommendation

Contact a qualified general contractor.



Attention Required/Safety Items



6.7.1 Countertops & Cabinets
SINK BASE DAMAGE -DRY

A sink base is damaged from a prior leak. I recommend removing and replacing any damaged wood at the base of the cabinet.

Recommendation
Contact a qualified general contractor.



7.3.1 Dryer
VENT NOT CONNECTED-DRYER

The vent on the dryer was not connected at the time of inspection. I recommend connecting the dryer vent and venting to the exterior.

Recommendation
Contact a qualified professional.



KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This creates an opening where you could accidentally stick your finger through and be shocked. Knockout covers are available at low cost to cover the opening. This could also be corrected by placing breakers in the openings. I recommend covering the open knockout.

Recommendation

Contact a handyman or DIY project



WIRING HANGING LOOSE NOT SUPPORTED

BASEMENT

There is wiring hanging loose that is not supported. I recommend properly securing the wiring.

Recommendation

Contact a qualified electrical contractor.



COVER PLATE MISSING

SEVERAL LOCATIONS

There were missing cover plates. This can expose the hot terminals which could cause short and shock risk. This may also create an issue during the appraisal process. I recommend installation of cover plates in all areas that are missing them.

Recommendation

Contact a handyman or DIY project



8.6.2 Lighting Fixtures, Switches & Receptacles

 Attention Required/Safety Items

WIRING CONNECTIONS NOT IN JUNCTION BOX

BASEMENT

There was a wiring connection that was not in a junction box. This can expose live wiring and create a shock hazard. This may also be a problem during the appraisal process. I recommend enclosing all wiring connections inside of a junction box to prevent accidental shock hazards.

Recommendation

Contact a qualified electrical contractor.



8.6.3 Lighting Fixtures, Switches & Receptacles

NO POWER TO OUTLET

3RD FLOOR BATHROOM

An outlet did not register as being energized with an outlet tester or multimeter. It is possible that there was a switch that was not located. I recommend verifying proper operation with the seller. If proper operation can't be verified, I recommend having a qualified electrician troubleshoot and make necessary repairs.

Recommendation

Contact a qualified electrical contractor.



8.6.4 Lighting Fixtures, Switches & Receptacles

DAMAGED LIGHT

A light fixture has physical damage. I recommend repair/replacement.

Recommendation

Contact a qualified handyman.



8.6.5 Lighting Fixtures, Switches & Receptacles

LOOSE LIGHT FIXTURE

A fixture is loose. I recommend securing the fixture properly.

Recommendation

Contact a handyman or DIY project



8.6.6 Lighting Fixtures, Switches & Receptacles

MISSING LIGHT GLOBE

SEVERAL LOCATIONS

The globe was missing on an interior light fixture. This can make it easier to accidentally break a bulb. I recommend replacing the globe.

Recommendation

Contact a handyman or DIY project



8.7.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

3RD FLOOR KITCHEN, 1ST FLOOR 2ND FLOOR BATHROOM

An outlet in a required area did not have GFCI protection. Although GFCI protection may not have been required at the time the building was built, for safety reasons, it is recommended that electrical receptacles located in basements, crawlspaces, garages, the exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. I recommend installing GFCI protection in any required areas.

Recommendation

Contact a qualified electrical contractor.

 Attention Required/Safety Items



8.7.2 GFCI & AFCI

GFCI INOPERABLE- WON'T SUPPLY POWER

A GFCI outlet is inoperable. The outlet was not supplying power at the time of inspection and would not reset. It is common for GFCI outlets to fail after a period of years and it is likely that it simply needs replaced. It is also possible that there is a GFCI upstream that is tripped or a switch that is turned off. I recommend evaluation/correction.

Recommendation

Contact a qualified electrical contractor.



8.8.1 Smoke Detectors

INSUFFICIENT SMOKE DETECTORS PRESENT

There was an insufficient amount of smoke detectors in the home. I recommend installing additional smoke detectors in accordance with local guidelines.

Recommendation

Contact a qualified professional.

 Attention Required/Safety Items

8.9.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE DETECTORS

There were no working carbon monoxide detectors found required areas of the home. (Its possible that they were hidden or hiding in plain sight). It is recommended to have carbon monoxide detectors in any room with a gas appliance as well as in or directly outside of any room used for sleeping. I recommend installing carbon monoxide detectors.

 Attention Required/Safety Items

Recommendation
Contact a handyman or DIY project

9.2.1 Drain, Waste, & Vent Systems

LEAKING DRAIN PIPE

 Attention Required/Safety Items

A drain pipe was leaking. I recommend properly repairing the leak and replacing any damaged materials.

Recommendation
Contact a qualified plumbing contractor.



9.2.2 Drain, Waste, & Vent Systems

SINK - SLOW DRAIN

UTILITY TUB, 1ST FLOOR BATHROOM

A sink had slow/poor drainage. Typically this is due to hair or other buildup in the trap. I recommend evaluation/repair.

Recommendation
Contact a qualified plumbing contractor.



9.2.3 Drain, Waste, & Vent Systems

FLEX LINE USED FOR DRAIN

3RD FLOOR BATHROOM

There was flexline used for a drain line on a fixture. Flex lines are more prone to collecting material which could lead to backups. I recommend replacing flex lines with straight pipes.

Recommendation
Contact a qualified plumbing contractor.



9.2.4 Drain, Waste, & Vent Systems

DRAIN LINE RUNS UPHILL

A drain line was improperly installed. The line was running uphill. This can prevent proper drainage and lead to leaks and clogs. I recommend evaluation/correction.

Recommendation
Contact a qualified plumbing contractor.



9.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LOOSE

Toilet is loose from floor mounting bolts. This could lead to a future leak. I recommend tightening the toilet and replacing the wax ring and any rotted wood if necessary.

Recommendation
Contact a qualified plumbing contractor.



9.3.2 Water Supply, Distribution Systems & Fixtures

LEAK FROM SHOWER HEAD

1ST FLOOR BATHROOM

There is water leaking from the connection to the shower head. I recommend repair or replacement.

Recommendation
Contact a handyman or DIY project



9.3.3 Water Supply, Distribution Systems & Fixtures

UTILITY TUB MISSING LEG

The basement utility tub is missing a leg. This will cause the tub to crack and or come loose from the wall. I recommend replacement of the utility tub by a plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



10.2.1 Equipment 2nd floor

CLEAN/SERVICE FURNACE

The furnace is in need of regular cleaning/servicing. I recommend having an HVAC contractor clean and service the furnace.

Recommendation
Contact a qualified HVAC professional.

10.4.1 Distribution Systems

LIKELY ASBESTOS -DUCT TAPE-TORN/RIPPED

There was tape on the ducts that likely contains asbestos. The tape is torn in areas. This can release asbestos fibers into the air. I recommend evaluation and correction by an asbestos abatement contractor.

Recommendation
Contact a qualified professional.



12.1.1 Foundation

STAINING ON BASEMENT WALLS-NO OBSERVED MOISTURE

There is some staining on the basement walls. Usually when there is staining to basement walls it is due to moisture in the soil wicking through the block. Sometimes there is no visible moisture present with these type of stains but it is also possible that there was prior leakage. There was no elevated moisture at the time of inspection. I recommend requesting additional information from the sellers to verify if there was any history of water intrusion or dampness. If additional information is not available I recommend monitoring and making adjustments to drainage or grading as necessary.

Recommendation

Contact a qualified general contractor.



12.4.1 Floor Structure

LIKELY MOLD-BASEMENT



There were areas of possible/likely mold found in the basement. I recommend correcting any moisture source and cleaning/replacing any affected materials.

Recommendation

Contact a qualified mold remediation contractor

