

Millard Home Inspections LLC  
1227 West Chester Dr  
Louisville, Ohio 44641  
David Millard Inspector  
330-265-6769

## Millard Home Inspections LLC



1234 somewhere Ave  
Town , Ohio 44321

## General Information

### Property Information

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Property Address 1234 somewhere Ave  
City town State Ohio Zip 12345  
Contact Name Realtor's Name  
Phone 330-123-1234

### Client Information

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Client Name Client's Name  
Phone 330-123-5678  
E-Mail Client'sEmail.com

### Inspection Company

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Inspector Name David Millard  
Company Name Millard Home Inspections LLC  
Address 1227 West Chester Dr  
City Louisville State Ohio Zip 44641  
Phone 330-265-6769  
Fax 330-871-8023  
E-Mail Millardhomeinspections@gmail.com  
File Number 0316025  
Square Footage 1440  
General Inspection Charge price of inspection  
Radon Test Charge price of radon  
Mold Test Charge price for mold  
Total Amount Received total

### Conditions

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Others Present Buyer, Buyer's Agent Property Occupied Occupied  
Year built 1955  
Estimated Age 60 years Entrance Faces North  
Inspection Date 03/12/2015  
Start Time 1:00 PM End Time 4:00 PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 50 degrees  
Weather Rain Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Septic How Verified Multiple Listing Service  
Water Source Well How Verified Visual Inspection  
Additions/Modifications N/A  
Permits Obtained N/A How Verified N/A

## What Really Matters In A Home Inspection

Congratulations on buying your new home.

This process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs and what the inspector himself says during the inspection. All this combined with the sellers disclosure in what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be in maintenance recommendations, life expectancy's and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or ensure the home. Structural damage caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI protection

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4)

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller addresses deferred maintenance, conditions already listed on the sellers disclosure or, or nit picky items.

## Pre Inspection Agreement

Inspector Name: David Millard

Company Name: Millard Home Inspections LLC

Address: 1227 West Chester Dr

City State Zip: Louisville, Ohio 44641

Client Name: Client's Name

Address:

City, State Zip:

Property Address: 1234 somewhere Ave

City State Zip: town , Ohio 12345

Please read and sign this Pre-Inspection Agreement, which becomes part of the final report. This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions, Terms and Conditions, Limitations of Liability, and an Arbitration Agreement. You may call us for an explanation of this agreement or any aspect of the report which you do not fully understand.

### SCOPE OF INSPECTION

The purpose of the inspection is to report the general condition of the home and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with

## Pre Inspection Agreement (Continued)

the inspection is the evaluation of primary attached garages/carports/decks/porches/patios. The inspection does not include evaluation of detached garages/carports/patios/decks or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the clients risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Systems and components to be inspected include: exposed and visible foundations and structures, exteriors, roofing, plumbing, electrical, attic, interiors, bathrooms and kitchen, basement and crawlspaces, heating and central air conditioning, and garage or carport.

### LIMITS OF THE INSPECTION

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

### GENERAL EXCLUSIONS

The following conditions are NOT within the scope of the inspection:

- 1) Water or air quality
- 2) Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
- 3) Items that are obstructed, inaccessible or not in plain view.
- 4) Mold or mold type.
- 5) Animal or insect infestations.

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs,

## Pre Inspection Agreement (Continued)

zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

### TERMS AND CONDITIONS:

A. The Client recognizes that this report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

B. The client agrees that any claim arising in connection with this agreement shall be made in writing to the Company at the address above by certified mail, return receipt requested within 10 days after discovering any problem.

C. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company.

D. The Client agrees that, to the extent allowed by law, any damages or breach of this contract or report are limited to the amount of the inspection fee only. Furthermore, the Client agrees to pay all attorney fees should the Client pursue a civil action against the Company, and fail to prevail.

E. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

### LIMITATION OF LIABILITY AND ARBITRATION AGREEMENT:

It is understood and agreed that the Company Millard Home Inspections LLC is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

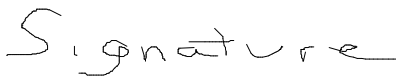
## Pre Inspection Agreement (Continued)

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and Absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Service, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

### ACKNOWLEDGEMENT:

I, the undersigned, have carefully read the preceding Inspection Agreement and Description and fully understand and agree with the limitations, exclusions and terms described.

Signature: 

Inspection Date: 03-13-2015

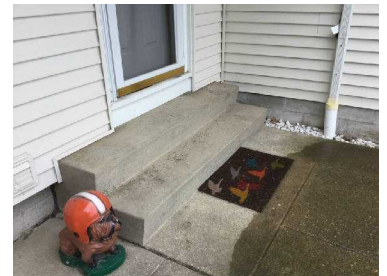
## Lots and Grounds

Illustrations :

Driveway: Asphalt **Highly recommend sealing within one year to extend life and maintain appearance.**



Walks: Concrete  
Steps Concrete



Porch: Concrete **Heavily cracked, Recommend sealing cracks to extend the life of the porch.**



Vegetation: Shrubs, Trees **Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.**

Patio: Concrete



Grading: Moderate slope

Swale: Adequate slope and depth for drainage

**Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.**

Window Wells: Drain not present

## Exterior

Main Exterior Surface

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Illustrations:

Type: Vinyl siding



Trim: Aluminum  
Fascia: Aluminum  
Soffits: Vinyl  
Door Bell: Hard wired  
Entry Doors: Metal



Exterior Electric Outlets: 110 VAC GFCI



Exterior Lighting: Surface mounted lamps front and rear

Water Faucets: Gate

Back/Patio Door: Sliding Glass

Windows: Vinyl double hung

Storm Windows:

Window Screens: Vinyl mesh

Basement Windows: Glass block



## Exterior (Continued)

Gas Meter: Exterior mount at side of home



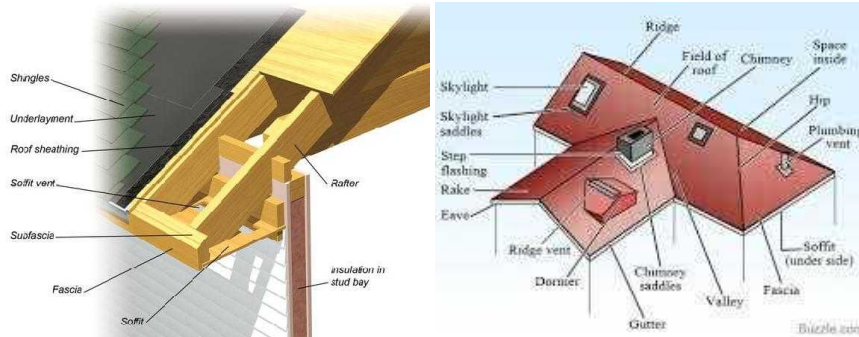
Main Gas Valve: Located at gas meter

I moved around the structure exterior several times, inspecting the exterior of the house. I check for loose bricks or mortar joints, missing pieces, damaged sections, deterioration and/or failure. This inspection does not include determining whether materials have been installed to code, rule or manufacturer's recommendations.

## Roof

Main Roof Surface

Illustrations:



Method of Inspection: On roof

Material: Asphalt shingle

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof. **Small amounts of moss present, recommend removal.**

**Though the moss itself does not hurt the roof, as the moss grows it can lift up shingles. During times of high winds the wind can get under the lift shingle and tear it off.**



Roof (Continued)

Type: Cross gable



Approximate Age: Second third of its useful life (2004)  
Layers: One layer of shingles is readily visible



Flashing: Not visible  
Drip Edge: Present  
Valleys: Asphalt shingle  
Plumbing Vents: PVC and cast iron



Electrical Mast: Surface mount

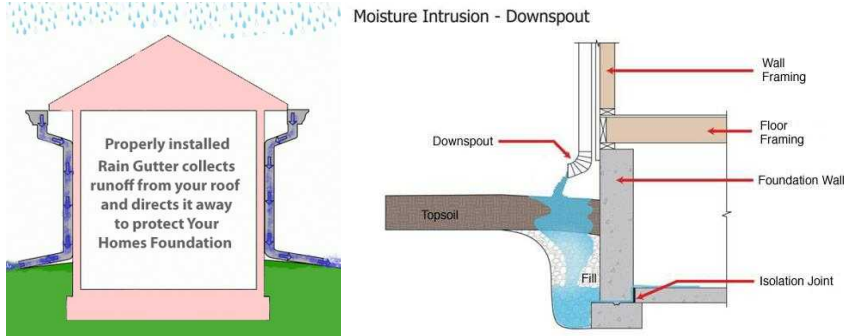


## Roof (Continued)

### Electrical Mast: (continued)



### Illustrations:



Gutters: Aluminum Need cleaning on the back sun room roof.

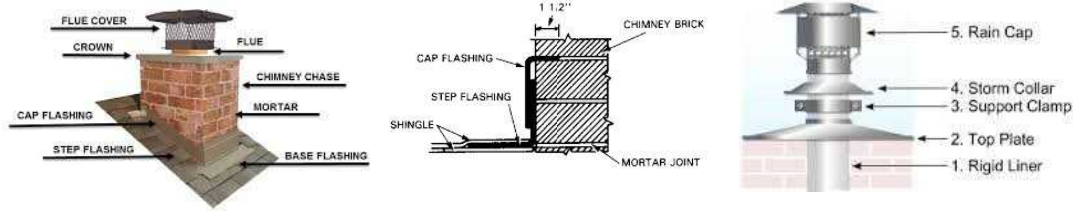


Downspouts: Aluminum  
Leader/Extension: Present

This inspection is not a guarantee that a roof leak or roof damage will not occur in the future. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. It is an inspection to determine the condition of a roof at the time of the inspection.

## Chimney

Illustrations:



west Chimney

Chimney: Brick **Bricks have broken or popped surfaces- A qualified contractor is recommended to evaluate and estimate repairs**



Flue Liner: Clay

Flue Cap: Metal

Crown: mortar **The crown is cracked and/or deteriorating and should be repaired. Silicone and sealant are not correct repairs on chimney crowns. These types of repairs are prone to moisture penetration causing areas to pop and crack.**

Chimney Flashing: Metal

Middle Chimney

Chimney: Brick



Flue Liner: Clay

Flue Cap: Metal

Crown: mortar

Chimney Flashing: Metal **Improper installation- counter flashing is not recessed into mortar joints, though it is a common practice to simply seal the edge with a type of caulking or tar, it is not correct. This type of installation is inferior and requires more maintenance. Recommend inspection of the caulking/seal/tar**

## Chimney (Continued)

Chimney Flashing: (continued)

yearly or to take corrective action.

When the flashing is at an angle with the brick, a 1/4" groove called a reglet should be cut into the brick and the flashing recessed into it.

## Garage/Carport

Attached Garage

Type of Structure: Attached Car Spaces: 2

Garage Doors: Metal



Door Operation: Mechanized

Door Opener: Craftsman

Infra-red sensors: Present

Exterior Surface: Vinyl siding



Roof: Asphalt shingle

Roof Structure: 2x6 Rafter

Service Doors: Metal

Ceiling: Drywall ceilings

Walls: Paint

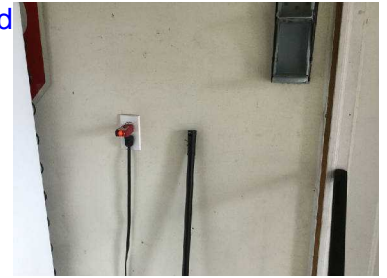
Floor/Foundation: Poured concrete



Steps: concrete

Garage/Carport (Continued)

Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit -recommend GFCI circuit be installed**



Smoke Detector: Battery operated with light  
Windows: Wood double hung **Flaking peeling paint present, should be scraped and painted.**

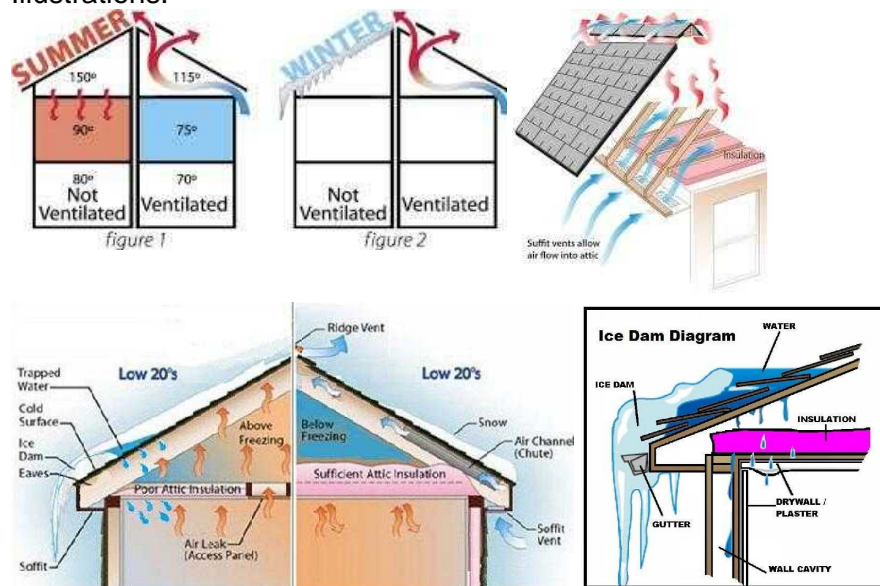


Gutters: Aluminum  
Downspouts: Aluminum  
Leader/Extensions: Present

Attic

Main Attic

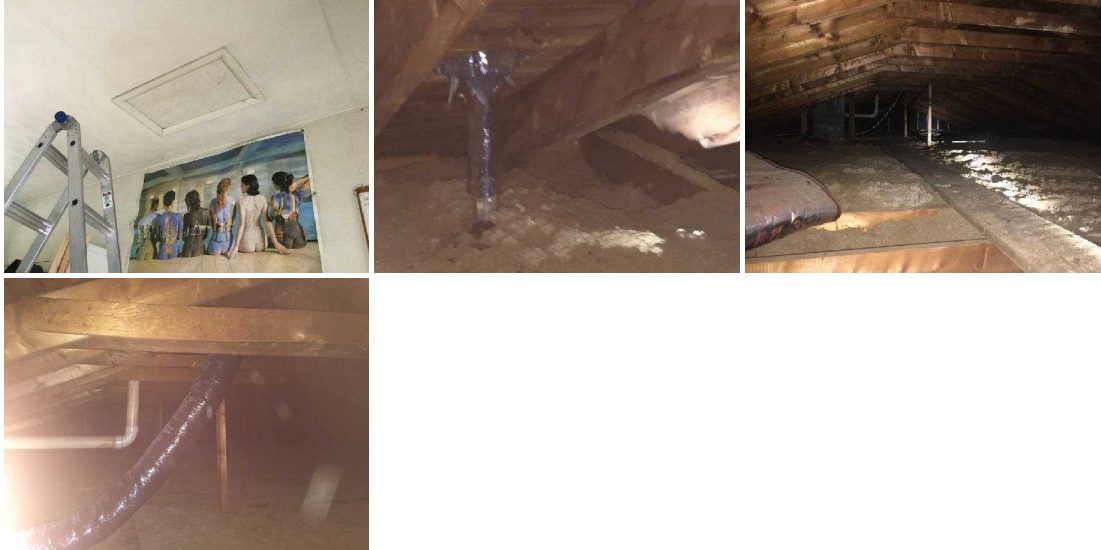
Illustrations:



Method of Inspection: In the attic

## Attic (Continued)

Attic access location: Garage



According to the U.S. Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and conditioned space. This gap in the attic insulation increases heat loss in the winter and heat gain in the summer. An unsealed attic access can potentially leak the same amount of air supplied by a typical bedroom heating duct (~100 CFM). To insulate an attic access, a lightweight, moveable box or panel can be constructed from rigid foam to fit over the access from the attic side. For more information, visit [www.eere.energy.gov](http://www.eere.energy.gov).

Roof Framing: 2x6 Rafter **Debree is present in the attic and should be removed.**



Sheathing: Dimensional wood  
Ventilation: Ridge, Gable and soffit vents  
Insulation: Blown in

Attic (Continued)

Insulation Depth: 6"



Vapor Barrier: not seen

Wiring/Lighting:

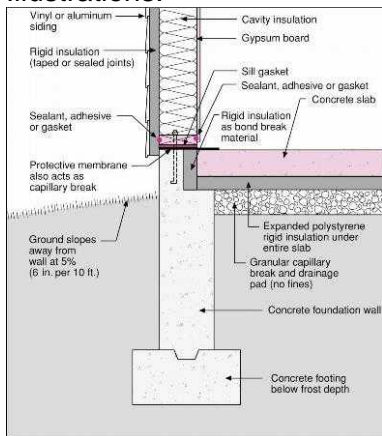
Moisture Penetration: Previous water penetration noted

Bathroom Fan Venting: Electric fan

Basement

Main Basement

Illustrations:



Basement Restrictions: personal belongings



Ceiling: Exposed framing

Walls: Paint

Floor: Poured

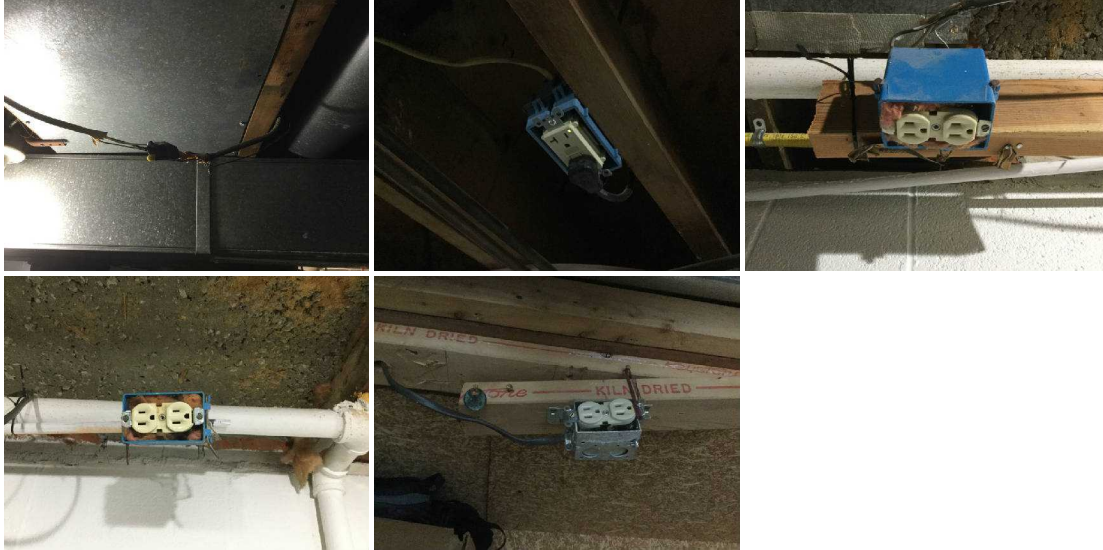
Floor Drain: Surface drain

Windows: Glass Block



## Basement (Continued)

Electrical: 110 VAC outlets and lighting circuits **open splices, missing covers throughout basement** . A **licensed electrician is recommended to evaluate and estimate repairs**



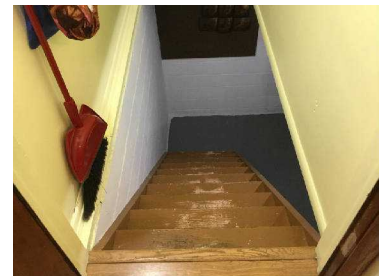
Smoke Detector:  
HVAC Source: Heating system register  
Vapor Barrier: Paper  
Insulation: Batting  
Ventilation: Vents  
Sump Pump: Submerged



Moisture Location: Under the entire home

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness (weather, wind, temperature, etc) will very greatly during the course of the year. We recommend referring to the seller's disclosure document to determine if there has been any water leakage, accumulation or dampness.

Basement Stairs/Railings: Wood stairs with no handrails



## Crawl Space

This residence has a crawlspace. We try to safely enter and inspect all accessible areas looking for any evidence of structural material defects. We look for cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. We look for signs of water penetration too, but please consult the seller's disclosure.

Main Crawl Space

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Illustrations:

Method of Inspection: In the crawl space

Crawlspace Restrictions: The crawlspace should be cleaned out for further inspection prior to closing.



Unable to Inspect: 50% Storage boxes

Access: Open



Moisture Location: Under entire home

Moisture Penetration: Moisture present under the entire home.

Moisture Barrier: plastic

Ventilation: Vents

Insulation: Batting

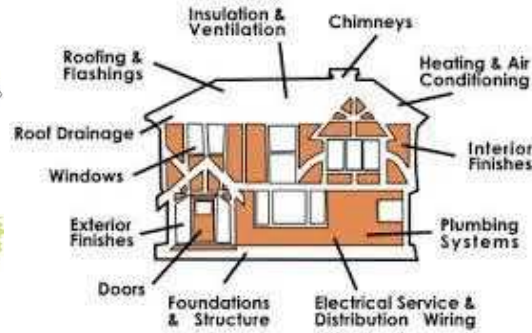
Sump Pump: Not Present

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Radiant heat

Structure

Illustrations:



Structure Type: Wood frame

Foundation: Block

Differential Movement: No movement or displacement noted

Beams: Solid wood



Bearing Walls: Block

Joists: 2x8 and 2x10

Piers: Block Piers

Posts: Steel

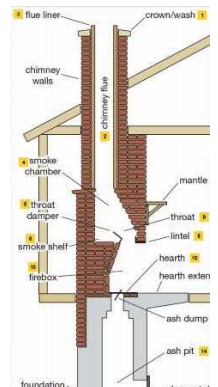
Floor/Slab: Poured slab

Subfloor: Dimensional wood and OSB

Fireplace/Wood Stove

Living Room Fireplace

Illustrations:



## Fireplace/Wood Stove (Continued)

Fireplace Construction: Brick



Type: Wood burning

Smoke Chamber: Metal

Flue: Tile

Damper: Metal The old flue rusted away and a new one has been fitted at the top of the chimney on the roof.



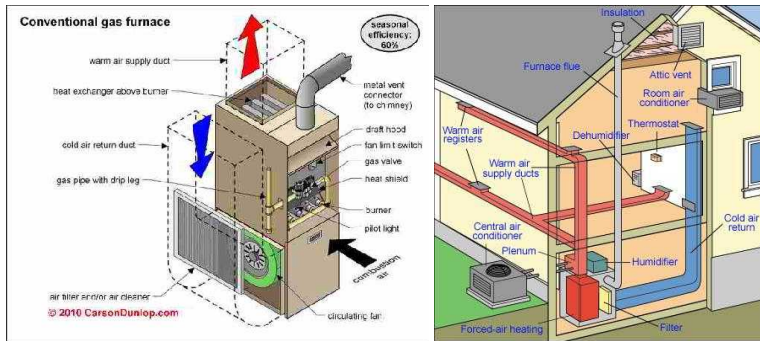
Hearth: Raised

## Heating System

The heating system was inspected by using normal operating controls. We inspect for material defects. Annual inspection and service is recommended.

Basement Heating System

Illustrations:



Heating System Operation: Adequate



## Heating System (Continued)

Tank Location: N/A

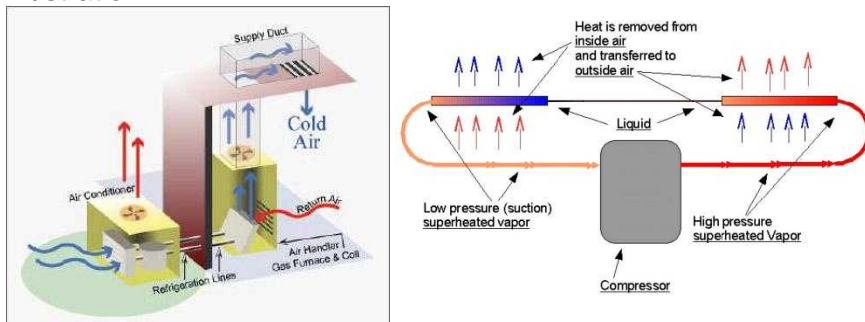
Suspected Asbestos: No

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the sellers disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.

## Air Conditioning

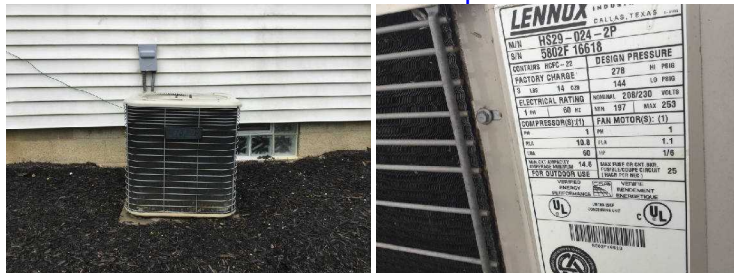
Main AC System

Illustration: .



A/C System Operation: Appears serviceable To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

The unit should be leveled for best performance and to avoid possible damage .



Condensate Removal: PVC  
Exterior Unit: Pad mounted

The outside condenser unit needs to be monitored to make sure it is and stays level. A unit that rests on the ground can begin to settle and become off level. A unit should be no more than 2 inches off level to prevent damage to the unit.

Manufacturer: Lennox

Model Number: HS29-024-2P Serial Number: 5802F 16618

Area Served: Whole building Approximate Age: 14 years

The average life expectancy is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. Budgeting for a replacement is recommended.

Type: Central A/C Capacity: 2 Ton

Visible Coil: Aluminum

Refrigerant Lines: Serviceable condition

## Air Conditioning (Continued)

Electrical Disconnect: Fused



The cooling system should be serviced every year by an HVAC professional technician. Make sure they record the service on a tag near the cooling system.

Exposed Ductwork: Metal

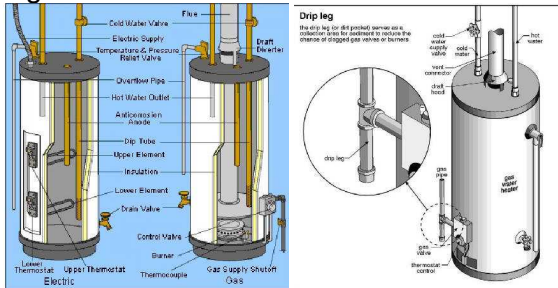
Blower Fan/Filters: Direct drive with disposable filter

Thermostats: Individual

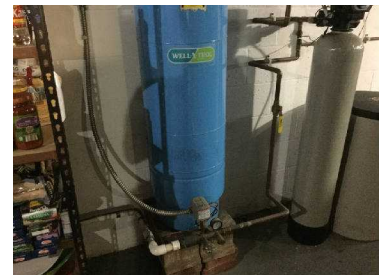
This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.

## Plumbing

Illustrations: There are a wide variety of residential water heaters, generally they will be natural gas or electric. It is wise to have them installed over a drain pan to catch a leaking tank. Also, it is prudent to flush them annually to remove minerals. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees Fahrenheit to prevent scalding.



Service Line: Galvanized  
Main Water Shutoff: Basement



Water Lines: Copper

## Plumbing (Continued)

Drain Pipes: PVC and cast iron **Connection from cast iron to PVC by the furnace is leaking and will need repaired.**



Not all water and drain lines are readily accessible. Much of the piping is located in the walls.

Service Caps: Accessible

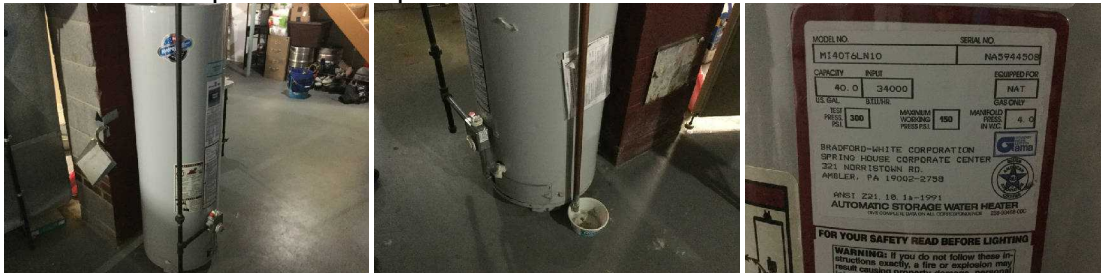
Vent Pipes: PVC and cast iron

Gas Service Lines: Cast iron and flexible **Flexible gas lines should not pass through walls. The end of the pipe is open just past the shut off where an appliance has been disconnected. This is a safety issue, A cap Should be put on the end of the open pipe.**



## Basement Water Heater

Water Heater Operation: Adequate



Manufacturer: Bradford-White

Model Number: MI40T6LN10 Serial Number: NA5944508

Type: Natural gas Capacity: 40 Gal.

Approximate Age: 20 years Area Served: Whole building

The manufacture's tank warranty is a good guideline to use in regards to life expectancy. With proper maintenance a tank warranted for ten years could last 15 to 20 years.

Flue Pipe: Single wall

TPRV and Drain Tube: Copper

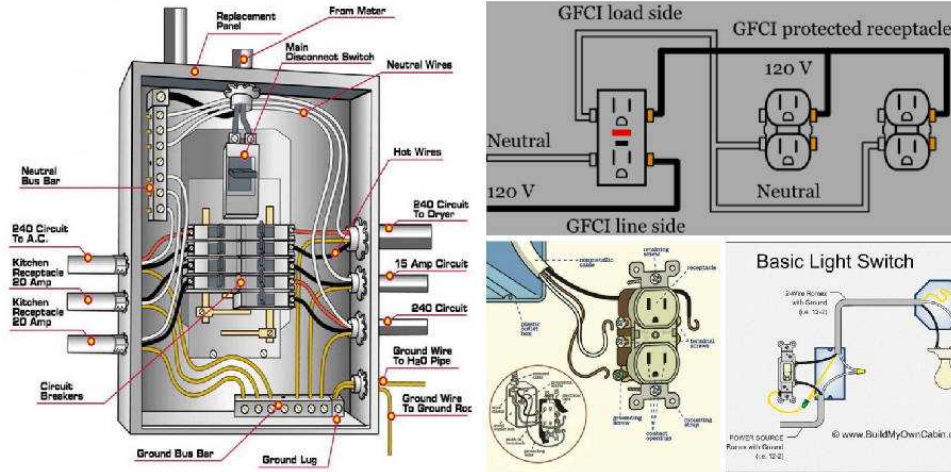
TPRV (Temperature Pressure Relief Valve) is a safety devise that opens up and releases pressure (and scalding hot water) from the tank. This valve would open if there is an excessive build up of pressure or extreme temperatures in the tank.

Expansion Tank: None **Hot water can put enormous pressure on the tank causing it to leak prematurely. To counter this, install an expansion tank above the water heater.**



Electrical

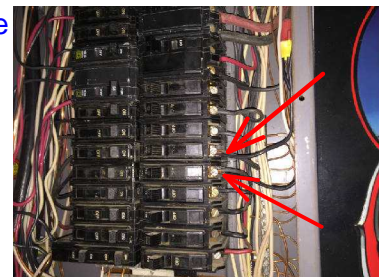
Illustrations:



Service Size Amps: 200 Volts: 110-240 VAC  
 Service: Aluminum  
 Basement Electric Panel  
 Manufacturer: Square D



Maximum Capacity: 200 Amps  
 Main Breaker Size: 200 Amps  
 Breakers: Copper and Aluminum **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit**



Breaker Labeling: Breakers appear to be properly labeled.  
 Conductor Type: Romex  
 120 VAC Branch Circuits: Copper  
 240 VAC Branch Circuits: Copper  
 Aluminum Wiring: Not present  
 Ground: Rod in ground only  
 AFCI: None

AFCI breakers are required (on new construction) to be installed on all bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fires. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring or in a defective extension cord or appliance.

## Electrical (Continued)

Smoke Detectors:

Carbon Monoxide Detectors:

Is the panel bonded? Yes

## Kitchen

1st Floor Kitchen

Cooking Appliances: Spectra



Ventilator: Samsung

Disposal: General Electric



Dishwasher: Whirlpool **Ran a short cycle with no leaks**

Refrigerator: Frigidaire

Microwave: Samsung

Sink: Corian



Electrical: 110 VAC outlets and lighting circuits

Fixtures: Moen **The handle for the water is loose making shutting the water off difficult. Should be corrected or replaced.**

## Kitchen (Continued)

Plumbing: PVC  
Counter Tops: Corian  
Cabinets: Wood  
Ceiling: Drywall ceilings  
Walls: Paint and tile  
Floor: Laminate wood  
Doors: Metal Entry



Windows: Vinyl slider  
HVAC Source: Heating system register

## Living Space

Living Room Living Space  
Closet: Single



Ceiling: Drywall  
Walls: Paint  
Floor: Hardwood  
Doors: Hollow wood  
Electrical: 120 VAC outlets and lighting circuits  
HVAC Source: Heating system register

Dining Room Living Space  
Closet: Single



Ceiling: Drywall  
Walls: Paint  
Floor: Hardwood

## Living Space (Continued)

Windows: Vinyl double hung **Moisture present inside the layers of glass.**



Electrical: 120 VAC outlets and lighting circuits

HVAC Source: Heating system register

Sun Room Living Space

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Closet: None



Ceiling: Panelling

Walls: Paint

Floor: Vinyl floor covering

Doors: Sliding glass

Windows: Aluminum slider

Electrical: 120 VAC outlets and lighting circuits

HVAC Source: Heating system register

## Bathroom

Bathroom 1 main Bathroom

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Closet: Single



Ceiling: Drywall ceilings **Microbial growth is present and is a potential health concern. Damp areas on the ceiling found with thermal camera and confirmed with moisture meter. Removal and/or correction is required.**

## Bathroom (Continued)

Ceiling: (continued)



Walls: Paint  
Floor: Tile



Doors: Hollow wood  
Windows: Wood double hung  
Electrical: 120 VAC outlets and lighting circuits **Non-GFCI circuit -recommend GFCI circuit be installed**



Cabinet: Composite and wood  
Counter: One piece sink/counter top  
Sink: One piece sink/counter top  
Faucets: Moen  
Traps: PVC  
Tub/Surround: Fiberglass tub and fiberglass surround



## Bathroom (Continued)

Toilets: Kohler [The tank is loose](#)



HVAC Source: Heating system register

Ventilation: Electric ventilation fan

Bathroom 2 master Bathroom

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Closet: Single



Ceiling: Drywall

Walls: Paint

Floor: Vinyl floor covering

Doors: Hollow wood

Windows: Wood double hung

Electrical: 120 VAC outlets and lighting circuits

Counter: One piece sink/counter top

Cabinet: Composite and wood

Sink: One piece sink/counter top

Faucets: Price Pfister

Traps: PVC

Shower/Surround: Fiberglass pan and fiberglass surround

Toilets: Standard



## Bathroom (Continued)

HVAC Source: Heating system register  
Ventilation: Electric ventilation fan and window

## Bedroom

Bedroom 1 rear east Bedroom  
Closet: Single **Minor damage to closet door**



Ceiling: Drywall



Walls: Paint  
Floor: Hardwood  
Doors: Hollow wood and sliding glass  
Electrical: 120 VAC outlets and lighting circuits  
HVAC Source: Heating system register  
Smoke Detector: shared hallway



Bedroom 2 rear west master Bedroom  
Closet: Single



Ceiling: Drywall  
Walls: Paint

## Bedroom (Continued)

Floor: Laminate wood



Doors: Hollow wood  
Windows: Wood double hung  
Electrical: 120 VAC outlets and lighting circuits  
HVAC Source: Heating system register  
Smoke Detector: shared hallway  
Bedroom 3 front Bedroom  
Closet: Single



Ceiling: Drywall  
Walls: Paint  
Floor: Laminate wood  
Doors: French  
Windows: Vinyl double hung [Moisture present inside the layers of glass](#)



Electrical: 120 VAC outlets and lighting circuits  
HVAC Source: Heating system register  
Smoke Detector: shared hallway



## Laundry Room/Area

Basement Laundry Room/Area

Closet: None



Ceiling: Exposed framing

Walls: Paint

Floor: Poured

Doors: None

Electrical: 110 VAC/220 VAC

HVAC Source: Heating system register

Laundry Tub: PVC

Laundry Tub Drain: PVC

Washer Hose Bib: Gate valves Rubber hoses should be replaced with more reliable ones - pressure-tested hoses such as stainless-steel or braided mesh.

Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Rigid metal and flex

Faulty dryer vents have been responsible for countless fires, injuries and even deaths. The best vents are a smooth-walled metal type that travel a short distance; all other types should be regarded as suspect and should be inspected regularly to ensure they do not contain trapped lint or moisture.

Washer Drain: Drains to laundry tub

Smoke Detector:

Floor Drain: Surface drain

## Final Comments

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components into alert to you any significant defects or adverse conditions. I encourage you to read through this report in it's entirety. Please feel free to contact me with any questions or concerns you may have.

Sincerely,  
David Millard

## Marginal Summary

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

### Lots and Grounds

1. Porch: Concrete **Heavily cracked, Recommend sealing cracks to extend the life of the porch.**



Roof

2. Main Roof Surface Material: Asphalt shingle

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

**Small amounts of moss present, recommend removal.**

**Though the moss itself does not hurt the roof, as the moss grows it can lift up shingles. During times of high winds the wind can get under the lift shingle and tear it off.**



3. Gutters: Aluminum **Need cleaning on the back sun room roof.**



Chimney

4. west Chimney Crown: mortar **The crown is cracked and/or deteriorating and should be repaired. Silicone and sealant are not correct repairs on chimney crowns. These types of repairs are prone to moisture penetration causing areas to pop and crack.**
5. Middle Chimney Chimney Flashing: Metal **Improper installation- counter flashing is not recessed into mortar joints, though it is a common practice to simply seal the edge with a type of caulking or tar, it is not correct. This type of installation is inferior and requires more maintenance. Recommend inspection of the caulking/seal/tar yearly or to take corrective action. When the flashing is at an angle with the brick, a 1/4" groove called a reglet should be cut into the brick and the flashing recessed into it.**

Marginal Summary (Continued)

Garage/Carport

6. Attached Garage Electrical: 110 VAC outlets and lighting circuits  
Non-GFCI circuit -recommend GFCI circuit be installed

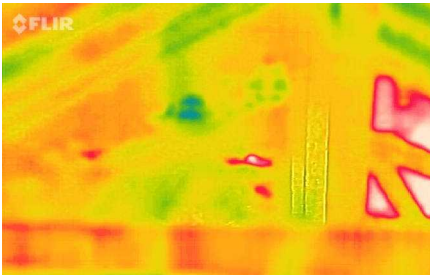
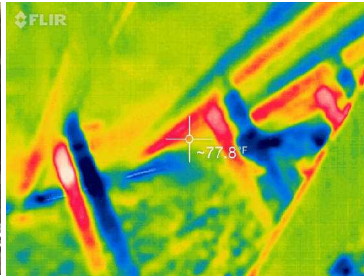


7. Attached Garage Windows: Wood double hung Flaking peeling paint present, should be scraped and painted.



Attic

8. Main Attic Roof Framing: 2x6 Rafter Debree is present in the attic and should be removed.



Basement

9. Main Basement Electrical: 110 VAC outlets and lighting circuits open splices, missing covers throughout basement . A licensed electrician is recommended to evaluate and estimate repairs

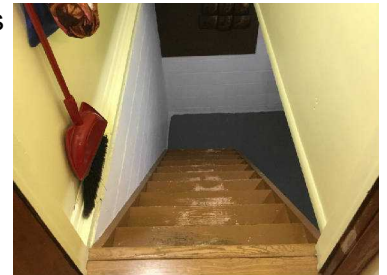


Basement (Continued)

Electrical: (continued)



10. Main Basement Basement Stairs/Railings: Wood stairs with no handrails



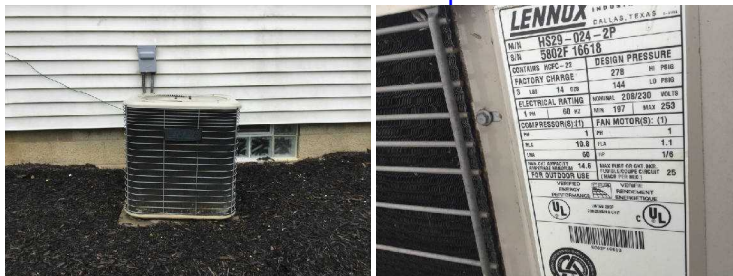
Heating System

11. Basement Heating System Humidifier: April-Aire Needs cleaning



Air Conditioning

12. Main AC System A/C System Operation: Appears serviceable To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. The unit should be leveled for best performance and to avoid possible damage .



Plumbing

13. Drain Pipes: PVC and cast iron Connection from cast iron to PVC by the furnace is leaking and will need repaired.



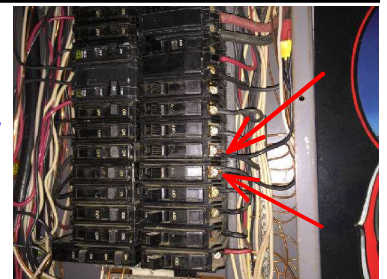
Marginal Summary (Continued)

14. Gas Service Lines: Cast iron and flexible Flexible gas lines should not pass through walls. The end of the pipe is open just pass the shut off where an appliance has been disconnected. This is a safety issue, A cap Should be put on the end of the open pipe.



Electrical

15. Basement Electric Panel Breakers: Copper and Aluminum Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit



Kitchen

16. 1st Floor Kitchen Fixtures: Moen The handle for the water is loose making shutting the water off difficult. Should be corrected or replaced.

Living Space

17. Dining Room Living Space Windows: Vinyl double hung Moisture present inside the layers of glass.



Bathroom

18. Bathroom 1 main Bathroom Ceiling: Drywall ceilings Microbial growth is present and is a potential health concern. Damp areas on the ceiling found with thermal camera and confirmed with moisture meter. Removal and/or correction is required.



### Marginal Summary (Continued)

19. Bathroom 1 main Bathroom Electrical: 120 VAC outlets and lighting circuits **Non-GFCI circuit -recommend GFCI circuit be installed**



20. Bathroom 1 main Bathroom Toilets: Kohler **The tank is loose**



### Bedroom

21. Bedroom 1 rear east Bedroom Closet: Single **Minor damage to closet door**



22. Bedroom 3 front Bedroom Windows: Vinyl double hung **Moisture present inside the layers of glass**



## Defective Summary

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

### Chimney

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1. west Chimney Chimney: Brick Bricks have broken or popped surfaces- A qualified contractor is recommended to evaluate and estimate repairs

