

THE OHIO HOME INSPECTIONS COMPANY

**Property Inspection Report
Prepared for John & Jane Sample**



**0000 Dayton Ave
Cincinnati, OH 45222**

www.Ohio-HomeInspector.com

SUMMARY

0000 Dayton Ave Cincinnati, OH 45222

This summary report is intended to provide a preview of the components or conditions that in the opinion of the Inspector need service, repair, or further evaluation, but it is not definitive. Please refer to the attached report for a more precisely written & photographic description of the conditions of the inspected property and any related disclaimers pertaining to this inspection.

Dear Mr. & Mrs. Sample,

Congratulations on your new prospective home purchase and thank you for placing your trust in me to perform your inspection. Here are the conclusions of my inspection made at the above mentioned property at your request. This was a complete property inspection as agreed to in the inspection agreement that was signed when the inspection took place. Please note the inspection is in no way a Warranty or guarantee of any home component or system. Nationally accepted professional inspection standards were observed and standard guidelines were used. The information contained in the following report represents my best opinion following that visual inspection.

The structure appears to be well maintained, in suitable & acceptable condition for its age and built with acceptable grade construction materials. No major Discrepancies were observed. Many times items noted in the report are considered to be deferred maintenance that should receive eventual attention. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Note: All views are from the front of the structure looking aft.

The following defects were viewed:

STRUCTURE EXTERIOR

LEFT HAND SIDE

The wall brick had excessive overhang at foundation wall. A qualified Contractor should be called to make corrections as needed.

DECKS & BALCONIES

DECK

The deck girders were not properly attached to the posts and the deck support posts were undersized. A qualified Contractor should be called to make corrections as needed.

CHIMNEYS & VENTS

CHIMNEY

Deteriorated mortar joints and damaged bricks were viewed. A qualified Contractor should be called to make corrections as needed.

ROOF SYSTEM

ROOF COVER

Improper installation was found at the ridge. A qualified Roofing Contractor should be called to make corrections as needed.

FLASHINGS

The rubber boot was cracked. A qualified Roofing Contractor should be called to make corrections as needed.

ATTIC VENTS

The upper LH ridge vent was missing an end cap. It is recommended to have a qualified Roofing Contractor make corrections as needed.

ATTIC SPACES

ATTIC SPACE - OVER GARAGE & FIRST FLOOR

INSULATION

Insulation had been disturbed and good coverage was no longer present in some areas. A qualified Contractor should be called to make corrections as needed.

OTHER OBSERVATIONS

Evidence of current or prior rodent activity viewed. It is recommended to have treatment carried out by a licensed exterminator & eliminate any Rodent access points.

ATTIC SPACE - OVER SECOND FLOOR

STRUCTURE

Damaged truss webs were viewed. It is recommended to contact a Structural Engineer for further evaluation then a qualified Contractor should be called to make corrections as needed.

VENTILATION

VENTILATION DEFECTS:

Some rafter vents had fallen out of place. A qualified Contractor should be called to make corrections as needed.

INSULATION

Insulation has been blown back at the eaves in some areas. A qualified Contractor should be called to make corrections as needed.

GARAGE

INTERIOR

Staining was viewed on the ceiling surface, checked with a moisture meter and resulted in a measurement indicating high moisture content. This is an indication a current leak is present. Have a qualified contractor make corrections as needed.

OVERHEAD GARAGE DOOR - FRONT

The garage door had a damaged torsion spring. Have a qualified Contractor make corrections as needed.

INTERIOR

BEDROOM - FRONT CENTER

The ceiling fan was loose at the ceiling & is improperly installed. Have a qualified Electrical Contractor make corrections as needed.

BEDROOM - BASEMENT

An emergency egress was present but had too small of an opening. Have a qualified Contractor make corrections as needed.

KITCHEN

APPLIANCES

The garbage disposal power wire was not clamped at the unit. A qualified Contractor should be called to make corrections as needed.

HEATING - AIR CONDITIONING

COMPRESSOR UNIT

Some of the compressor unit cooling fins were clogged due to lack of maintenance. Contact a qualified HVAC contractor for corrections as needed.

PLUMBING

SUPPLY LINES

Pitting corrosion was viewed & may lead to pin-hole leaks in the future. Have a qualified Plumbing Contractor make corrections as needed.

DRAIN, WASTE & VENT LINES

A leak was viewed at the bathtub drain pipes. Have a qualified Plumbing Contractor make corrections as needed.

HOSE FAUCET - RH

The hose faucet handle was missing. Have a qualified Plumbing Contractor make corrections as needed.

HOSE FAUCET - GARAGE

The hose faucet was not properly attached to structure. Have a qualified Plumbing Contractor make corrections as needed.

WATER HEATER

Dissimilar metal corrosion was viewed at pipe connections indicating dielectric fittings were not in place or were inadequate. The vent pipe was corroded. Have a qualified Plumbing Contractor make corrections as needed.

EXPANSION TANK

The expansion tank was not properly supported & may cause damaged to the plumbing pipes over time. Have a qualified Plumbing Contractor make corrections as needed.

ELECTRICAL SYSTEM

ELECTRICAL DISTRIBUTION PANEL

Multiple wires were connected to a single lug on a circuit breaker where only one wire should be connected. Have a Qualified Electrical Contractor make corrections as needed.

CONDUCTORS

Splices were viewed that were not made within a junction box in the basement and the attic. Have a qualified Electrical Contractor make corrections as needed.

GROUNDS

SIDEWALKS

The surface had a raised/settled condition that presented a trip hazard. Have a Qualified Contractor make corrections as needed.

GRADE

Soils appeared to have insufficient slope for proper drainage on the LH side of the structure, slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Have a qualified Landscaping Contractor make corrections as needed.

POOL & HOT TUB

POOL

The pool liner was pulled out of the retaining ring in some areas. A qualified pool contractor should be called to make corrections as needed.

RAILINGS

The railings were loose. A qualified Pool Contractor should be called to make corrections as needed.

PUMPING EQUIPMENT:

The wire clamp (strain relief) was loose at the pump housing. A qualified Pool Contractor should be called to make corrections as needed.

POOL DECKING:

The surface materials had an extensive cracking condition and presented a trip hazard. Have a qualified Contractor make corrections as needed.

If you have any questions or if there is anything you wish to discuss further, please don't hesitate to call or email me.

Sincerely,



Kevin M. Leonard
The Ohio Home Inspections Company
Phone: 513-895-7700 or 937-283-5118
Email: Kevin@thehome-inspection.com

Your "Home Information Center" is at
www.Ohio-HomeInspector.com

INSPECTION & REPORT LIMITATIONS

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This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GENERAL INFORMATION & INSPECTION CONDITIONS

0000 Dayton Ave Cincinnati, OH 45222

INSPECTION & SITE INFORMATION

INSPECTION SITE: 0000 Dayton Ave Cincinnati, OH 45222.

DATE OF INSPECTION: January 23 2015.

TIME OF INSPECTION: 12:00 AM.

CLIENT INFORMATION

CLIENT NAME: John & Jane Sample.

CLIENT PHONE #: 513-555-5555.

BUILDING CHARACTERISTICS

AREA: Suburb.

TYPE OF STRUCTURE: Single Family.

ARCHITECTURE: Transitional.

NUMBER OF STORIES: 2

ESTIMATED AGE OF STRUCTURE: 22 years.

ESTIMATED SQ. FOOTAGE 7,454.

GARAGE: Attached & Detached.

SPACE BELOW GRADE: Basement & Crawlspace.

FRONT SIDE OF STRUCTURE FACES: North.

UTILITY SERVICES

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All On.

OTHER INFORMATION

CLIENT PRESENT: Yes.

STRUCTURE OCCUPIED: Yes.

CLIMATIC CONDITIONS

WEATHER CONDITIONS: Clear.

SOIL CONDITIONS: Dry.

APPROXIMATE OUTSIDE TEMPERATURE in F: 60-70.

SERVICES ORDERED & PAYMENT INFORMATION

WHOLE HOUSE INSPECTION: Yes.

WDI/TERMITE INSPECTION: Yes.

RADON TEST: Yes.

TOTAL FEE: XXXXX.

PAID BY: Check.

STRUCTURE EXTERIOR

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Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. The material & condition of any part of the exterior foundation wall that is below the grade or not visible due to other obstruction cannot be determined. Settlement cracks or other minor cracks are typical in many walls & foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

FRONT

SURFACE MATERIALS: Brick, Vinyl, Aluminum, Wood, Stone.

CONDITION: No defects viewed.

ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.

VISIBLE EXTERIOR FOUNDATION WALL MATERIAL: Poured concrete.

VISIBLE EXTERIOR FOUNDATION WALL CONDITION: No defects viewed.

RIGHT HAND SIDE

SURFACE MATERIALS: Brick, Vinyl, Aluminum, Composite.

CONDITION: No defects viewed.

ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.

VISIBLE EXTERIOR FOUNDATION WALL MATERIAL: Poured concrete.

VISIBLE EXTERIOR FOUNDATION WALL CONDITION: No defects viewed.

REAR

SURFACE MATERIALS: Brick, Vinyl, Aluminum, Wood.

CONDITION: No defects viewed.

ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.

VISIBLE EXTERIOR FOUNDATION WALL MATERIAL: Poured concrete.

VISIBLE EXTERIOR FOUNDATION WALL CONDITION: No defects viewed.

LEFT HAND SIDE

SURFACE MATERIALS: Brick, Vinyl, Aluminum, Composite.

CONDITION: No defects were viewed with the exception of the following.

WALL SURFACE DEFECTS The wall brick had excessive overhang at foundation wall. A qualified Contractor should be called to make corrections as needed.



ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.

VISIBLE EXTERIOR FOUNDATION WALL Poured concrete.

MATERIAL:

VISIBLE EXTERIOR FOUNDATION WALL No defects viewed.

CONDITION:

BASEMENT WALKOUT

CONDITION:

No defects viewed. Keep drain at basement walk-out clear of debris.

DECKS & BALCONIES

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Areas hidden from view can not be inspected and are not a part of this inspection. Where carpeting and other floor coverings are installed, the type of materials and the condition of the materials underneath cannot be determined. Some decks & balconies have drainage systems or covering installed on the underside of the structure preventing observation. It is important to understand that the average life expectancy of the average deck is 10 years. Keep surfaced maintained & periodic or annual inspections of deck & balcony structures is highly recommended.

DECK

DECK STRUCTURE CONDITION:

Serviceable with the exception of following defects.

DECK DEFECTS:

The deck girders were not properly attached to the posts and the deck support posts were undersized. A qualified Contractor should be called to make corrections as needed.



DECK STAIRS & HANDRAIL & RAILINGS:

DECK STAIRS & HANDRAILS:

No defects viewed.

CHIMNEYS & VENTS

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This Inspection of chimneys is in accordance with nationally accepted standards of practice. Chimneys are not tested for efficiency or heat ratings. The inspection of the chimney is for only those areas that are readily visible to the Inspector. Vents & exhaust systems are not tested for air flow. This Inspection of chimneys is in accordance with nationally accepted standards of practice. The inspection does not cover the flue or vent system, the interior of chimneys or flues, fire doors or screens, seals or gaskets, mantels, heat distribution assists whether gravity controlled or fan assisted, draft characteristics or the adequacy of draft. The Inspector is not required to determine the need for a chimney sweep, Operate gas fireplace inserts, Light pilot flames, Determine the appropriateness of any installation, Inspect automatic fuel feed devices, Inspect combustion and/or make-up air devices, Ignite or extinguish fires, Move fireplace inserts, stoves, or firebox contents or Perform a National Fire Prevention Association (NFPA) style inspection.

CHIMNEY

EXTERNAL MATERIALS:

Brick.

CONDITION:

The chimney & related components were in serviceable condition with the exception of the following.

CHIMNEY DEFECTS:

Deteriorated mortar joints and damaged bricks were viewed. A qualified Contractor should be called to make corrections as needed.



ROOF SYSTEM

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The foregoing is the result of a visual inspection only and an opinion of the general quality and condition of the roofing material and related components as interpreted by the Inspector. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their surface condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection. Gutter systems are inspected visually but are not tested.

ROOF COVER

ROOF ACCESS:	Walked on roof.
ROOF TYPE:	Cross Gable, Hip, Shed.
MATERIALS:	Composition shingles. Elastomeric/Rubber Roofing.
CONDITION:	Condition was serviceable with signs of normal wear with the exception of the following defects.
ROOF COVERING MATERIAL DEFECTS:	Improper installation was found at the ridge. A qualified Roofing Contractor should be called to make corrections as needed.



FLASHINGS

CONDITION:	Flashings were in overall serviceable condition with the exception of the following defects.
PLUMBING VENT FLASHING DEFECTS	The rubber boot was cracked. A qualified Roofing Contractor

should be called to make corrections as needed.



ATTIC VENTS

TYPE:	Ridge vent.
NUMBER OF VENTS:	4
CONDITION:	Vents were found in satisfactory condition with the exception of the following.
ATTIC VENT DEFECTS:	The upper LH ridge vent was missing an end cap. It is recommended to have a qualified Roofing Contractor make corrections as needed.



SKYLIGHTS & FLASHINGS

NUMBER OF SKYLIGHTS:	Four.
CONDITION:	No defects viewed.

CUPOLA & FLASHINGS

CONDITION:

No defects viewed.

GUTTERS & DOWNSPOUTS

CONDITION:

No defects viewed.

ATTIC SPACES

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Every attempt is made to access all areas of the attic spaces. Many times areas of the structure in attic spaces are inaccessible due to structural design, stored items or other obstacles. Power vents are normally thermostatically controlled & are not tested for accuracy or operation. Depth & R-value of insulation is approximate and may vary at different locations throughout the attic space. It is recommended NOT to install attic flooring or store any items over the insulation that will compact or decrease the thickness of the insulation. Over time attic insulation may settle and compact and will decrease in thickness which in turn decreases the R-value or the effectiveness of the insulation.

ATTIC ACCESS

ACCESSIBILITY & LOCATION: Attic was accessed through a hatch in the garage.

ATTIC ACCESS CONDITION: No defects were viewed to attic hatch cover.

STRUCTURE

TYPE OF CONSTRUCTION: Truss framing.

CONDITION: No defects were viewed.

VENTILATION

TYPE: Ridge vents, Under the eaves - Soffit vents.

CONDITION: All vents were open & appeared functional at the time of inspection with no defects viewed.

INSULATION

TYPE: Fiberglass blown.

APPROXIMATE DEPTH & R-VALUE 15 inches, R-32.

CONDITION: An adequate quantity of insulation is installed with the exception of the following.

INSULATION DEFECTS: Insulation had been disturbed and good coverage was no longer present in some areas. A qualified Contractor should be called to make corrections as needed.



OTHER OBSERVATIONS

MISCELLANEOUS DEFECTS & ISSUES VIEWED:

Evidence of current or prior rodent activity viewed. It is recommended to have treatment carried out by a licensed exterminator & eliminate any Rodent access points.



ATTIC ACCESS

ACCESSIBILITY & LOCATION:

Attic was accessed through a hatch located in the master bedroom closet.

ATTIC ACCESS CONDITION:

No defects were viewed to attic hatch cover.

STRUCTURE

TYPE OF CONSTRUCTION:

Truss framing.

CONDITION:

All structural materials viewed were found to be in satisfactory condition with the exception of the following.

STRUCTURAL DEFECTS:

Damaged truss webs were viewed. It is recommended to contact a Structural Engineer for further evaluation then a qualified Contractor should be called to make corrections as needed.



VENTILATION

TYPE:

Ridge vents, Gable vents, Under the eaves - Soffit vents.

CONDITION:

Vents were present and appeared functional at the time of inspection with the exception of the following defects.

VENTILATION DEFECTS:

Some rafter vents had fallen out of place. A qualified Contractor should be called to make corrections as needed.



INSULATION

TYPE:

Fiberglass blown, Fiberglass batt.

APPROXIMATE DEPTH & R-VALUE

15 inches, R-32.

CONDITION:

An adequate quantity of insulation was installed with no defects viewed.

INSULATION DEFECTS:

Insulation has been blown back at the eaves in some areas. A qualified Contractor should be called to make corrections as needed.



GARAGE

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Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. An overhead garage door is one of the largest moving objects in a home, therefore, it is important to keep it properly maintained: visit www.thehome-inspection.com and go to the "Home Information Center" for garage door maintenance tips.

TYPE: 3 car.

INTERIOR

CONDITION: All items were found to be in serviceable condition with the exception of the following.

CEILING DEFECTS: Staining was viewed on the ceiling surface, checked with a moisture meter and resulted in a measurement indicating high moisture content. This is an indication a current leak is present. Have a qualified contractor make corrections as needed.



ELECTRICAL COMPONENTS

All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.

FIRE WALL

CONDITION: No defects viewed.

OVERHEAD GARAGE DOOR

LOCATION: Front.

CONDITION: Operational at time of inspection with the exception of the following.

GARAGE DOOR DEFECTS: The garage door had a damaged torsion spring. Have a qualified Contractor make corrections as needed.



GARAGE DOOR OPENER: Operated as intended. The automatic reverse feature primary & secondary functioned as intended at the time of inspection.

OVERHEAD GARAGE DOOR

LOCATION: Center.

CONDITION: Operational at time of inspection with no defects viewed.

GARAGE DOOR OPENER: Operated as intended. The automatic reverse feature primary & secondary functioned as intended at the time of inspection.

OVERHEAD GARAGE DOOR

LOCATION: Rear.

CONDITION: Operational at time of inspection with no defects viewed.

GARAGE DOOR OPENER: Operated as intended. The automatic reverse feature primary & secondary functioned as intended at the time of inspection.

MISCELLANEOUS

TIPS: This garage has living spaces above it. Always be mindful of the fact that poisonous gasses (Carbon Monoxide) can creep into the living spaces above if vehicles or other fossil fuel burning equipment is used in the garage. It is recommended to never leave vehicles running in a closed garage for any

prolonged period of time & to vent garage. It is recommended to never plug a refrigerator or freezer or into a GFCI controlled outlet. If the outlet were to trip you may not realize it for a period of time resulting in any food stored in the refrigerator or freezer to spoil.

DETACHED GARAGE

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Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. An overhead garage door is one of the largest moving objects in a home, therefore, it is important to keep it properly maintained: visit www.thehome-inspection.com and go to the "Home Information Center" for garage door maintenance tips.

TYPE: 4 car detached.

ROOF COVER

ROOF ACCESS: Walked on roof.

ROOF TYPE: Hip.

MATERIALS: Composition shingles.

CONDITION: No defects viewed.

FLASHINGS

CONDITION: No defects viewed.

ATTIC VENTS

TYPE: Box vent.

NUMBER OF VENTS: 5

CONDITION: No defects viewed.

CUPOLA & FLASHINGS

CONDITION: No defects viewed.

GUTTERS & DOWNSPOUTS

CONDITION: No defects viewed.

EXTERIOR

SURFACE MATERIALS: Brick, Vinyl, Aluminum.

CONDITION: No defects viewed.

ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.

VISIBLE EXTERIOR FOUNDATION WALL MATERIAL: Poured concrete.

VISIBLE EXTERIOR FOUNDATION WALL CONDITION: No defects viewed.

INTERIOR

CONDITION: No defects were viewed.

ELECTRICAL COMPONENTS All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.

OVERHEAD GARAGE DOOR

LOCATION: Right hand. (Standing outside looking in)

CONDITION: Operational at time of inspection with no defects viewed.

GARAGE DOOR OPENER: Operated as intended. The primary automatic reverse feature functioned as intended at the time of inspection.

OVERHEAD GARAGE DOOR

LOCATION: Center.

CONDITION: Operational at time of inspection with no defects viewed.

GARAGE DOOR OPENER: Operated as intended. The automatic reverse feature primary &

secondary functioned as intended at the time of inspection.

OVERHEAD GARAGE DOOR

LOCATION:	Left hand. (Standing outside looking in)
CONDITION:	Operational at time of inspection with no defects viewed.
GARAGE DOOR OPENER:	Operated as intended. The automatic reverse feature primary & secondary functioned as intended at the time of inspection.

BASEMENT - CRAWLSPACE - SLAB

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Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. The material & condition of any part of the foundation wall that is below the grade or not visible due to other obstruction cannot be determined. Settlement cracks or other minor cracks are typical in many walls & foundations and most do not represent a structural problem. If excessive cracking or bowing of a wall is present, we routinely recommend that repairs be made by a Qualified Foundation Contractor. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Adequacy of drainage or de-watering systems are not determined due to the underground nature of the system. All crawlspace areas should have vapor barriers installed over open earth. In the past vents were used to ventilate crawlspaces. Building science has advanced and this practice is no longer common practice. Today it is recommended to encapsulate, insulate the walls and heat all crawlspaces located below conditioned living areas.

BASEMENT

BASEMENT ENTRY DOOR:	No defects viewed.
STAIRS & HANDRAILS:	No defects viewed.
STAIRWELL WALLS & CEILING:	No defects viewed.
FOUNDATION WALLS - MATERIAL TYPES:	Poured concrete.
FOUNDATION WALLS - CONDITION:	No defects viewed.
BEAMS - CONDITION:	Performed it's designed & intended function with no defects viewed.
LOAD BEARING WALLS - MATERIAL TYPES:	Concrete block wall.
LOAD BEARING WALLS - CONDITION:	Performed their designed & intended function with no defects viewed.
COLUMNS/SUPPORTS - CONDITION:	Column/supports performed their designed & intended function with no defects viewed.
RIM JOISTS:	No defects viewed.
SILL PLATE:	performed their designed & intended function with no defects viewed. Unable to view & inspect the sill plates or portions of the sill plates due to cover or other obstruction.
FLOOR JOISTS:	performed their designed & intended function with no defects viewed.

SUB-FLOOR:	performed their designed & intended function with no defects viewed. Unable to view & inspect the sub flooring or portions of the sub flooring due to cover or other obstruction.
FLOOR:	No defects viewed.
FLOOR DRAINS:	Drains were observed but not tested at time of inspection. The adequacy of basement floor drainage or de-watering systems are not determined, due to the underground nature of the system.
SUMP SYSTEM:	Sump system performed it's designed and intended function with no defects viewed. NOTE: It is highly recommended to install a <u>water driven</u> or a 12 volt battery back-up sump pump that includes a high water alarm.
WINDOWS:	Windows performed their designed & intended function with no defects viewed.
ELECTRICAL COMPONENTS:	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in garage.
HVAC REGISTERS & GRILLS:	No defects viewed.

FINISHED AREAS OF BASEMENT

CONDITION:	No defects were viewed.
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WET BAR

SINK, FIXTURE, DRAIN & VANITY:	No defects viewed.
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APPLIANCES:	No defects viewed.
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ELECTRICAL COMPONENTS:	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.
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CRAWLSPACE

ACCESSIBILITY:	Crawlspace was accessed through hatch at interior of structure.
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FOUNDATION WALLS - MATERIAL TYPES:	Poured concrete.
FOUNDATION WALLS - CONDITION:	No defects viewed.
BEAMS - CONDITION:	Performed it's designed & intended function with no defects viewed.
COLUMNS/SUPPORTS - CONDITION:	Column/supports performed their designed & intended function with no defects viewed.
RIM JOISTS:	No defects viewed.
SILL PLATE:	performed their designed & intended function with no defects viewed.
FLOOR JOISTS:	performed their designed & intended function with no defects viewed.
SUB-FLOOR:	performed their designed & intended function with no defects viewed.
FLOOR:	No defects viewed.
ELECTRICAL COMPONENTS:	All electrical components performed their designed & intended function with no defects viewed.
HVAC REGISTERS & GRILLS:	No defects viewed.

INTERIOR

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The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. This inspection of fireplaces is in accordance with nationally accepted standards of practice. The inspection does not cover the flue or vent system, the interior of chimneys or flues, fire doors or screens, seals or gaskets, mantels, heat distribution assists whether gravity controlled or fan assisted, draft characteristics or the adequacy of draft. The Inspector is not required to determine the need for a chimney sweep, Operate gas fireplace inserts, Light pilot flames, Determine the appropriateness of any installation, Inspect automatic fuel feed devices, Inspect combustion and/or make-up air devices, Ignite or extinguish fires, Move fireplace inserts, stoves, or firebox contents or Perform a National Fire Prevention Association (NFPA) style inspection.

ENTRY DOORS

CONDITION: Entry doors functioned as intended with no defects viewed.

FOYER

CONDITION: No defects were viewed.

HALLWAY

CONDITION: No defects were viewed.

CLOSETS

CONDITION: No defects were viewed.

LIVING ROOM

CONDITION: No defects were viewed.

DINING ROOM

CONDITION: No defects were viewed.

FAMILY ROOM

CONDITION: No defects were viewed.

OFFICE - STUDY

CONDITION: No defects were viewed.

MEDIA ROOM

CONDITION: No defects were viewed.

LOFT

CONDITION: No defects were viewed.

SUN ROOM

CONDITION: No defects were viewed.

FOUR SEASONS ROOM

CONDITION: No defects were viewed.

ELECTRICAL COMPONENTS: All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.

MASTER BEDROOM

CONDITION: No defects were viewed.

BEDROOM - FRONT RH

CONDITION: No defects were viewed.

BEDROOM - FRONT CENTER

CONDITION: No defects were viewed.

ELECTRICAL COMPONENT DEFECTS: The ceiling fan was loose at the ceiling & is improperly installed.
Have a qualified Electrical Contractor make corrections as needed.



BEDROOM - FRONT LH

CONDITION: No defects were viewed.

BEDROOM - REAR RH

CONDITION: No defects were viewed.

BEDROOM - REAR LH

CONDITION: No defects were viewed.

BEDROOM - BASEMENT

CONDITION: All items were found to be in serviceable condition with the exception of the following.

EMERGENCY EGRESS DEFECTS: An emergency egress was present but had too small of an opening.
Have a qualified Contractor make corrections as needed.

STAIRS - HANDRAILS - RAILINGS

CONDITION: No defects were viewed.

STAIRWELL

CONDITION: No defects were viewed.

WET BAR

SINK, FIXTURE, DRAIN & VANITY: No defects viewed.

APPLIANCES: No defects viewed.

ELECTRICAL COMPONENTS: All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.

FIREPLACE

LOCATION: Family Room.

TYPE & CONDITION: The fireplace was gas operated & functioned as intended at time of inspection.

SAFETY NOTES: **Personal injury Hazard Note:** The outer hearth presents a potential injury hazard should a child fall & hit their head on the edge. It is recommended to install a foam edge around the perimeter of the outer hearth when children are present. **Burn Hazard Note:** Glass surface can get extremely hot & presents a burn hazard when fireplace is in use. It is recommended to install a grate in front of fireplace to prevent children from touching the glass front.

FUEL LINE SHUT OFF VALVE: A fuel line shutoff valve was installed & performed it's designed & intended function with no defects viewed.

FIREPLACE

LOCATION: Bedroom.

TYPE & CONDITION:

The fireplace was gas operated & functioned as intended at time of inspection.

SAFETY NOTES:

Personal injury Hazard Note: The outer hearth presents a potential injury hazard should a child fall & hit their head on the edge. It is recommended to install a foam edge around the perimeter of the outer hearth when children are present. **Burn Hazard Note:** Glass surface can get extremely hot & presents a burn hazard when fireplace is in use. It is recommended to install a grate in front of fireplace to prevent children from touching the glass front.

FUEL LINE SHUT OFF VALVE:

A fuel line shutoff valve was installed & performed it's designed & intended function with no defects viewed.

SMOKE & CARBON MONOXIDE DETECTORS

CONDITION:

Safety Tip: You should replace your smoke detectors every 7 years. Ionization technology responds better to fast flaming fires, while photoelectric technology responds better to slow smoldering fires. Having both types of smoke detectors in your home is highly recommended for the safety of you & your family. Smoke detectors should be installed on every floor and in every bedroom of the home. Smoke alarms responded to test button operation.

KITCHEN

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Inspection of stand alone freezers and built-in ice makers are beyond the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Portable dishwashers are not inspected, as they require connection to facilitate testing. Gas appliances are not leak checked. If gas appliances are present be sure to install Carbon Monoxide detectors in appropriate places.

Be sure to go to <http://wemakeitsafer.com/> to check for & sign up to receive information on recalled appliances & much more - THIS IS A FREE SERVICE.

SINKS

SINK - FIXTURE - DRAIN: No defects viewed.

SINK - FIXTURE - DRAIN 2: No defects viewed.

APPLIANCES

REFRIGERATOR: Type: Bottom-freezer refrigerator, Performed it's designed & intended function with no defects viewed.

ICE MAKER: Performed it's designed & intended function with no defects viewed.

RANGE/COOK TOP: Gas, Performed it's designed & intended function with no defects viewed.

BUILT IN OVEN: Type: Electric, Built in oven, Both ovens performed their designed & intended function with no defects viewed.

MICROWAVE OVEN: Performed it's designed & intended function with no defects viewed.

DISHWASHER: performed it's designed & intended function with no defects viewed.

GARBAGE DISPOSAL: Serviceable with the exception of the following.

GARBAGE DISPOSAL DEFECTS: The garbage disposal power wire was not clamped at the unit. A qualified Contractor should be called to make corrections as needed.



VENTILATION: External, Fan Hood was installed over the stove.

TRASH COMPACTOR: performed it's designed & intended function with no defects viewed.

INTERIOR

CONDITION: No defects were viewed.

ELECTRICAL COMPONENTS: All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in kitchen.

KITCHEN/BREAKFAST NOOK

CONDITION: No defects were viewed.

ELECTRICAL COMPONENTS: All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in kitchen.

LAUNDRY ROOM/AREA

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Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Gas appliances are not leak checked. If gas appliances are present be sure to install Carbon Monoxide detectors in appropriate places. **Testing or operating of the washer & dryer is done at the discretion of the inspector.** Be sure to go to <http://wemakeitsafer.com/> to check for & sign up to receive information on recalled appliances & much more - THIS IS A FREE SERVICE. **NOTE: It is always recommended to install steel braided hoses for washing machines to prevent flood hazard & install aluminum ducting for the dryer vent to prevent fire hazards. It is also recommended to install a pan under washing machines on main living level or higher, & in finished basements, this is to prevent water damage in case of machine malfunction/leak. FIRE HAZARD NOTE: According to the U.S. Consumer Product Safety Commission (USCPC) 15,000 fires occur each year as a result of improperly installed or improperly maintained dryer vents. It is recommended to inspect & clean the dryer vent every 6 to 12 months, depending on use, to ensure safe & efficient operation of the dryer.**

LOCATION: First floor.

WASHER & DRYER

CLOTHES WASHER: Performed it's designed & intended function with no defects viewed.

CLOTHES DRYER: Electric, Performed it's designed & intended function with no defects viewed.

MACHINE MECHANICALS

WASHER PLUMBING HOOK-UPS & DRAIN: No defects viewed.

WASHER & DRYER ELECTRICAL: No defects viewed to the 120 volt washing machine outlet or to the 240 volt dryer outlet.

DRYER VENT: A dryer vent duct is provided with no defects viewed.

LAUNDRY SINK

SINK, FIXTURE, DRAIN & VANITY: No defects viewed.

INTERIOR

CONDITION: No defects were viewed.

ELECTRICAL COMPONENTS:

All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.

BATHROOMS

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MASTER BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	Location of sink, Front. No defects viewed.
SINK, FIXTURE, DRAIN & VANITY 2:	Location of sink, Rear. No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
BATHTUB FIXTURE & DRAIN:	No defects viewed.
WHIRLPOOL:	Performed it's designed and intended function. All controls operated normally. No defects were viewed, Ground fault circuit interrupter (GFCI) tripped when tested. The GFCI reset was located in the breaker panel.
BATHTUB	No defects viewed.
SHOWER FIXTURE & DRAIN:	No defects viewed. Shower head operational at time of inspection.
SHOWER ENCLOSURE:	No defects viewed.
INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in master bathroom.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

UPSTAIRS HALL BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	Location of sink, Right hand side, No defects viewed.
SINK, FIXTURE, DRAIN & VANITY 2:	Location of sink, Left hand side. No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
BATHTUB FIXTURE & DRAIN:	No defects viewed. Shower head was operational.

BATHTUB	No defects viewed.
INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in master bathroom.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

JACK & JILL BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	Location of sink, Right hand side, No defects viewed.
SINK, FIXTURE, DRAIN & VANITY 2:	Location of sink, Left hand side. No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
BATHTUB FIXTURE & DRAIN:	No defects viewed. Shower head was operational.
BATHTUB	No defects viewed.
INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in master bathroom.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

BEDROOM BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
SHOWER FIXTURE & DRAIN:	No defects viewed. Shower head operational at time of inspection.
SHOWER ENCLOSURE:	No defects viewed.

INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in master bathroom.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

BASEMENT BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
SHOWER FIXTURE & DRAIN:	No defects viewed. Shower head operational at time of inspection.
SHOWER ENCLOSURE:	No defects viewed.
INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At outlet.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

POWDER BATHROOM

SINK, FIXTURE, DRAIN & VANITY:	No defects viewed.
TOILET:	Performed it's designed and intended function with no defects viewed.
INTERIOR CONDITION:	No defects were viewed.
ELECTRICAL COMPONENTS	All electrical components performed their designed & intended function with no defects viewed. GFCI (Grounds fault circuit interrupter) outlets present performed their designed & intended function. GFCI reset location - At GFCI outlet in basement.
BATH VENTILATION:	Performed it's designed & intended function with no defects viewed.

HEATING - AIR CONDITIONING

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The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector will not light pilot lights. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in older heating systems & ductwork. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. It is recommended to have these systems evaluated by a qualified contractor. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. **Normal service and maintenance is recommended on a yearly basis.**

HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:	Forced Air.
LOCATION OF UNIT:	Basement.
MANUFACTURER:	Carrier.
APPROXIMATE AGE:	8 years.
FUEL TYPE:	Natural Gas.

HEATING SYSTEM CONDITION

PRIMARY UNIT:	Performed its designed & intended function with no defects viewed.
BURNERS & HEAT EXCHANGERS:	Burner Flames appear typical.
PUMP/BLOWER FAN:	Performed its designed & intended function with no defects viewed.
COMBUSTION AIR:	Adequate at time of inspection.
VENTING:	A vent pipe is installed with no defects viewed.
AIR PLENUM:	Performed its designed & intended function with no defects viewed.
AIR FILTERS:	No defects viewed.
CONTROLLER:	No defects viewed.

AIR CONDITIONING

TYPE:	Central.
SYSTEM FUNCTION:	Performed its designed & intended function with no defects viewed.
CONDENSATE LINE:	Condensate Pump is installed but not tested. It is recommended to periodically check pump for proper operation.

COMPRESSOR UNIT

TYPE:	Air Conditioning.
LOCATION OF UNIT:	Exterior rear side of structure.
MANUFACTURER:	Carrier.
APPROXIMATE AGE:	8 years.
POWER SOURCE:	220 Volt.
REFRIGERANT LINES:	No defects viewed.
UNIT CONDITION:	Performed its designed & intended function with the exception of the following.
COMPRESSOR UNIT DEFECTS	Some of the compressor unit cooling fins were clogged due to lack of maintenance. Contact a qualified HVAC contractor for corrections as needed.



DUCTWORK

DUCTS/AIR SUPPLY: Performed its designed & intended function with no defects viewed.

HEATING SYSTEM DESCRIPTION ZONE 2

SYSTEM TYPE: Forced Air.

LOCATION OF UNIT: Second floor, Closet.

MANUFACTURER: Bryant.

APPROXIMATE AGE: 12 years.

FUEL TYPE: Natural Gas.

HEATING SYSTEM CONDITION ZONE 2

PRIMARY UNIT: Performed its designed & intended function with no defects viewed.

PUMP/BLOWER FAN: Performed its designed & intended function with no defects viewed.

COMBUSTION AIR: Adequate at time of inspection.

VENTING: A vent pipe is installed with no defects viewed.

AIR PLENUM: Performed its designed & intended function with no defects viewed.

AIR FILTERS: No defects viewed.

CONTROLLER: No defects viewed.

AIR CONDITIONING ZONE 2

TYPE: Central.

SYSTEM FUNCTION: Performed its designed & intended function with no defects viewed.

CONDENSATE LINE: A condensate line was installed with no defects viewed. Note: It is recommended to periodically check line drainage. If condensation

lines clogs it may result in water damage to the unit or surrounding areas.

COMPRESSOR UNIT ZONE 2

TYPE:	Air Conditioning.
LOCATION OF UNIT:	Exterior rear side of structure.
MANUFACTURER:	Bryant.
APPROXIMATE AGE:	12 years.
POWER SOURCE:	220 Volt.
REFRIGERANT LINES:	No defects viewed.
UNIT CONDITION:	Performed its designed & intended function with no defects viewed.

DUCTWORK ZONE 2

DUCTS/AIR SUPPLY:	Performed its designed & intended function with no defects viewed.
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PLUMBING

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Water quality or hazardous materials (lead) testing is available from local testing labs. All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, conduit, electrical lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation or into a drain. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam & hot water caused by a blow-off can cause scalding & serious injury. Improper installations should be corrected. **It is recommended to install a water heater drain pan under water heaters installed in finished basements or on main living levels, this is to prevent water damage in the case of tank malfunction or leak.**

FUEL DISTRIBUTION & STORAGE SYSTEMS

FUEL TYPE:	Natural Gas.
LOCATION OF MAIN FUEL LINE SHUT-OFF VALVE:	Exterior - LH side of structure (Standing at the front of the structure looking aft.)
MATERIAL:	Black Iron, CSST (Corrugated Stainless Steel Tubing)
CONDITION:	Performed its designed & intended function with no defects viewed.

MAIN WATER SUPPLY LINE

LOCATION OF ENTRY INTO STRUCTURE:	Basement wall - Front side of structure.
MATERIAL:	3/4 inch diameter, Copper.
CONDITION:	Performed its designed & intended function at time of inspection with no defects viewed. Water pressure is adequate.

MAIN WATER SUPPLY LINE SHUT OFF VALVE

CONDITION:	Performed its designed & intended function with no defects viewed.
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SUPPLY LINES

MATERIAL:	Copper, Plastic - Chlorinated Polyvinyl Chloride (CPVC)
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CONDITION:

Serviceable with the exception of the following.

SUPPLY LINES DEFECTS:

Pitting corrosion was viewed & may lead to pin-hole leaks in the future. Have a qualified Plumbing Contractor make corrections as needed.



DRAIN, WASTE & VENT LINES

NUMBER OF VENTS:

Three.

DRAIN & VENT PIPE MATERIALS:

Plastic - polyvinyl chloride (PVC)

CONDITION:

Serviceable with the exception of the following.

DRAIN, WASTE & VENT LINES DEFECTS:

A leak was viewed at the bathtub drain pipes. Have a qualified Plumbing Contractor make corrections as needed.



HOSE FAUCET - FRONT

TYPE & CONDITION:

Frost proof type. Performed its designed & intended function at time of inspection with no defects viewed.

HOSE FAUCET - REAR

TYPE & CONDITION:

Frost proof type. Performed its designed & intended function at time of inspection with no defects viewed.

HOSE FAUCET - RH

TYPE & CONDITION:

Frost proof type. Serviceable with the exception of the following.

DEFECTS

The hose faucet handle was missing. Have a qualified Plumbing Contractor make corrections as needed.



HOSE FAUCET - GARAGE

TYPE & CONDITION:

Frost proof type. Serviceable with the exception of the following.

DEFECTS

The hose faucet was not properly attached to structure. Have a qualified Plumbing Contractor make corrections as needed.



WATER HEATER

LOCATION:	Basement.
MANUFACTURER:	A.O. Smith.
APPROXIMATE AGE:	4 years.
TYPE:	Tank.
ENERGY TYPE:	Gas.
SIZE:	80 Gallons.
UNIT CONDITION:	Serviceable with the following exceptions.

WATER HEATER DEFECTS: Dissimilar metal corrosion was viewed at pipe connections indicating dielectric fittings were not in place or were inadequate. Have a qualified Plumbing Contractor make corrections as needed.



WATER LINE SHUT OFF VALVE: Performed its designed & intended function at time of inspection with no defects viewed.

VENTING: A vent pipe was installed with the following defects viewed.

VENT DEFECTS: The vent pipe was corroded. Have a qualified Plumbing Contractor make corrections as needed.



TPR (TEMPERATURE PRESSURE RELIEF) VALVE:

A TPR valve was installed with a proper extension pipe. No defects were viewed. TPR valves are not tested as this is beyond the scope of this inspection.

EXPANSION TANK:

An expansion tank is installed with the following defects viewed.

EXPANSION TANK DEFECTS:

The expansion tank was not properly supported & may cause damaged to the plumbing pipes over time. Have a qualified Plumbing Contractor make corrections as needed.



ELECTRICAL SYSTEM

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Any repairs to the electrical system or related components should not be attempted by anyone other than a qualified licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a qualified licensed electrician familiar with aluminum wiring. Operation of time clock motors are not verified. Circuit breakers are not operated or load tested. GFCI or AFCI breakers are tested for GFCI or AFCI function only. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE

TYPE:	Underground.
SERVICE CABLE MATERIAL:	Aluminum- OK.
SERVICE CABLE AMPERAGE RATING:	200 Amp service.
SERVICE CABLE CONDITION:	Performed its designed & intended function with no defects viewed.
METER PANEL LOCATION:	Exterior - LH side of structure (Standing at the front of the structure looking aft.)
METER PANEL CONDITION:	Performed its designed & intended function with no defects viewed.

GROUNDING SYSTEM

CONDITION:	No defects viewed.
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MAIN DISCONNECT

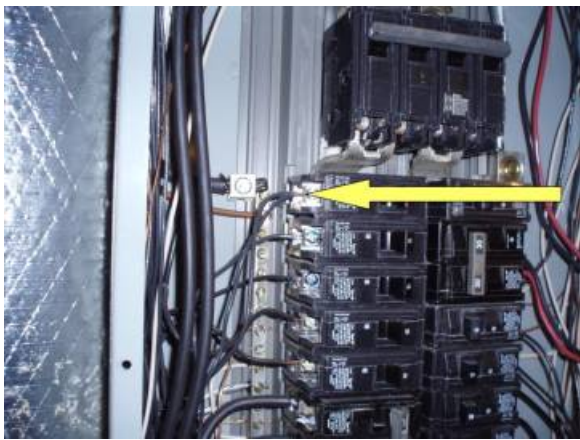
LOCATION:	In the main distribution panel.
AMP RATING	200 Amp.

ELECTRICAL DISTRIBUTION PANEL

LOCATION:	Basement.
PROTECTION TYPE:	Circuit Breakers.
# OF 110 VOLT CIRCUITS:	24.

# OF 220 VOLT CIRCUITS:	4
GFCI CIRCUIT BREAKERS:	GFCI breakers (Ground Fault Circuit Interrupter) tripped when the press to test button was pushed.
AFCI CIRCUIT BREAKERS:	AFCI breakers (Arc Fault Circuit Interrupter) tripped when press to test button was pushed.
CONDITION:	Serviceable with the exception of the following.

PANEL DEFECTS: Multiple wires were connected to a single lug on a circuit breaker where only one wire should be connected. Have a Qualified Electrical Contractor make corrections as needed.



SUB PANEL

LOCATION:	Garage.
PROTECTION TYPE:	Circuit Breakers.
# OF 110 VOLT CIRCUITS:	4
CONDITION:	Performed its designed & intended function with no defects viewed.

BRANCH DISCONNECT

LOCATION:	Exterior rear side of structure.
CIRCUIT:	Air conditioning.
CONDITION:	Performed its designed & intended function with no defects viewed.

BRANCH DISCONNECT 2

LOCATION: Exterior rear side of structure.

CIRCUIT: Air conditioning.

CONDITION: Performed its designed & intended function with no defects viewed.

CONDUCTORS

BRANCH WIRING CONDITION: Wire is copper. Serviceable with the exception of the following.

BRANCH WIRING DEFECTS: Splices were viewed that were not made within a junction box in the basement and the attic. Have a qualified Electrical Contractor make corrections as needed.



GROUNDS

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This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. **Before installing any type of fencing it is always recommended to get the property surveyed to determine property lines. Before you dig, call "Ohio Utilities Protection Services", it's a free service & it's the law. Dial 811 or call 1-800-362-2764 or online at <http://www.oups.org/>**

DRIVEWAY

TYPE: Concrete.

CONDITION: No defects viewed.

SIDEWALKS

TYPE: Concrete.

CONDITION: Serviceable at time of inspection with the exception of the following.

SIDEWALK DEFECTS: The surface had a raised/settled condition that presented a trip hazard. Have a Qualified Contractor make corrections as needed.



EXTERIOR STAIRS & RAILINGS

LOCATION: Right hand side. (Standing at the front of the structure looking aft.)

CONDITION: No defects viewed.

RETAINING WALLS

LOCATION: Rear.

TYPE: Pre-cast concrete stone.

CONDITION: No defects viewed.

FRONT PORCH

TYPE: Concrete.

CONDITION: No defects viewed.

REAR PATIO

TYPE: Concrete.

CONDITION: No defects viewed.

LANDSCAPING

CONDITION: Maintained with no defects viewed.

GRADE

SITE: Flat site.

CONDITION: Soil grade around structure at foundation appeared to be adequate for proper drainage with the exception of the following.

GRADE DEFECTS: Soils appeared to have insufficient slope for proper drainage on the LH side of the structure, slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Have a qualified Landscaping Contractor make corrections as needed.



SPRINKLER SYSTEM

NOTE:

A sprinkler system was observed. Sprinkler systems are beyond the scope of this inspection & are not tested. It is recommended to have a qualified Contractor familiar with these systems test the operation of all plumbing components, timing devices, sensors and the anti-backflow device. Sprinkler systems require to be winterized during the fall & winter months to prevent freezing & potential damage to the system.

FENCES & GATES

CONDITION:

No defects viewed.

MAILBOX

CONDITION:

No defects viewed.

POOL & HOT TUB

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Inspection is limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP & gas pool heaters are not lit during the inspection. **NOTE: Pools & Hot tubs can offer an enjoyable and relaxing time, but keep in mind they also pose many hazards. Be sure to read & adhere to all safety guidelines. <http://www.thehome-inspection.com/poolspasafety.htm>**

GENERAL INFORMATION:

NOTE:

It is recommended to have a Qualified Pool Contractor review all basic procedures for operating & maintaining the pool.

POOL:

TYPE:

In ground.

SURFACE MATERIALS:

Vinyl.

SURFACE CONDITION:

Pool is in satisfactory condition with the exception of the following.

SURFACE DEFECTS:

The pool liner was pulled out of the retaining ring in some areas. A qualified pool contractor should be called to make corrections as needed.



SKIMMER & BASKET:

No defects were viewed.

RAILINGS AND ACCESSORIES:

Serviceable with the exception of the following.

RAILINGS AND ACCESSORIES DEFECTS:

The railings were loose. A qualified Pool Contractor should be called to make corrections as needed.



DIVING BOARD:

Diving board was not installed. If in the future you decide to add one, be aware of the fact that diving board accidents are common & many insurance companies refuse to insure homes with pools that have a diving board installed.

WATER SLIDE:

A water slide was installed but not inspected or tested. Attachment to the deck should be checked occasionally as bolts rust away or loosen with heavy use and an unstable slide is a safety hazard.

POOL LIGHT:

Operable.

PUMPING EQUIPMENT:

PUMP MOTOR DESCRIPTION:

Duraglass II brand pump. 1 HP motor.

CONDITION:

The pump was operational with the exception of the following.

PUMPING EQUIPMENT DEFECTS:

The wire clamp (strain relief) was loose at the pump housing. A qualified Pool Contractor should be called to make corrections as needed.



LEAKAGE VIEWED:

No.

LEAF BASKET: No defects viewed.

PRIMARY FILTERING: Sand.

PRESSURE IN PSI: 14 PSI.

CHLORINATOR: In-line type.

VISIBLE PLUMBING LINE:

CONDITION: Plumbing performed it's designed & intended function with no defects viewed.

POOL AREA SWITCHES, OUTLETS & FIXTURES:

POOL DECKING:

TYPE: Scored concrete.

CONDITION: Surface is in serviceable condition with the following exceptions.

POOL DECKING DEFECTS: The surface materials had an extensive cracking condition and presented a trip hazard. Have a qualified Contractor make corrections as needed.



POOL ENCLOSURE:

TYPE: Privacy fence.

CONDITION:

No defects viewed.

SPA/HOT TUB:

GENERAL CONDITION

Fiberglass surface is in good overall condition. Pump and motor operate properly and hydrojet action is good at all jets. Controls operate properly. Indicator light on the flow through heater operated indicating proper operation. Air blower is operational.

TIPS & ADVICE

0000 Dayton Ave Cincinnati, OH 45222

1) There should be at least one smoke detector on every floor of the house. Tests conducted by the National Bureau of Standards have shown that two detectors, on different levels of a two-story home, are twice as likely to provide enough time for escape as one detector. Although the upstairs detector senses smoke wherever it originates, the downstairs unit will react sooner to a fire that could block escape routes on the first floor. Having two detectors also allows you to select both an ionization type and a photoelectric model, giving you the best capabilities of both. In addition, it lets you select one battery-powered and one plug-in or wired-in model. Neither a battery failure nor a power outage will leave your family unprotected. Finally, two smoke detectors are far less likely to be inoperative at the same time as is possible with a lone detector. It is recommended to change the batteries in your detector twice a year and have an escape plan in place.

2) Have a fire extinguisher mounted in a location that is easy to reach during an emergency. The best location is near a door or entrance so you will not have to pass flames or smoke in order to reach it. Different materials require different extinguishing agents. Therefore, fire extinguishers are labeled either with an **A, B, C**, depending on the type of fire they will

put out Class A: Class A extinguishers will put out fires that occur in ordinary materials such as wood, paper, upholstery or clothing. Class B: Class B extinguishers will put out flammable liquid fires, such as a grease fire in the kitchen or an oil fire in the garage. Never use water or a Class A extinguisher on flammable liquid fires. Class C: Class C extinguishers are used in locations where fires may involve electricity, such as on burning wires or electrical equipment that might be 'live'. These extinguishers do not conduct electricity. Never use water or a Class A extinguisher on live wires or electrical equipment. Multiple Class: Many extinguishers carry a 'BC' because they can be used on both flammable liquid and electrical fires. (Class B, C and Multiple Class Extinguishers will work on Class A fires but are less effective than Class A Extinguishers on deep seated Class A fires.)

3) The Consumer Product Safety Commission recommends a Carbon Monoxide detector on each floor of a residence. At a minimum, a single detector should be placed on each sleeping floor with an additional detector in the area of any major gas burning appliances such as a furnace or water heater. Installation in these areas ensures rapid detection of any potentially malfunctioning appliances and the ability to hear the alarm from all sleeping areas. In general, carbon monoxide

detectors should be placed high (near the ceiling) for most effective use. Detectors should also not be placed within five feet of gas fueled appliances or near cooking or bathing areas. Consult the manufacturers installation instructions for proper placement of a detector within a given area.

4) Have a programmable NOAA National Alert weather radio with a battery back-up. Program the radio to your county and the immediate surrounding counties. The radio should be placed so that it will wake you if Severe weather threatens your area at night. Have a plan of action prepared, such as going to the basement or an interior windowless room of your house. Always be sure to have flashlights with fresh batteries and a portable battery powered radio in case of loss of electricity. And please don't forget about your pets. In this part of the country spring and early summer are the most likely times for Tornadoic weather, but keep in mind that tornadoes can form anytime of the year weather permitting.

5) Keep fresh batteries in smoke detectors, flashlights, emergency radios, weather radios, and any emergency battery powered equipment. It is good practice to change all batteries at the time changes, in the Fall and Spring of the year.

6) Be sure to prepare an emergency preparedness kit. Recently our government suggested that the American public should create a disaster emergency kit for their homes, not only because of the threat of terrorist attacks but also in the event of natural disasters. Please visit the Red Cross at <http://www.redcross.org/index.html> for a list of what an emergency

preparedness kit should consist of.

7) Always be sure to have a plan and practice it with your family, keep your kit where you can easily access it in case of an emergency evacuation and designate one family member to be responsible for the kit, that includes keeping the kit ready with fresh batteries and water as well as retrieving the kit in an emergency. Also consider keeping a spare kit in the car.

Your "Home Information Center" is at
www.Ohio-HomeInspector.com