

INSPECTION REPORT



For the Property at:
123 MAIN ST.
MANSFIELD, OH 44906

Prepared for: JOHN SMITH
Inspection Date: Monday, September 9, 2019
Prepared by: Joshua Wendling



Elite1 Home Inspections, LLC
1300 Cedarlawn Ct.
Mansfield, OH 44906
419-571-5838

www.elite1homeinspections.com
Josh@elite1homeinspections.com



November 30, 2019

Dear John Smith,

RE: Report No. 1693
123 Main St.
Mansfield, OH
44906

SCOPE OF INSPECTION:

Thank you for choosing Elite1 Home Inspections, LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of The American Society of Home Inspectors (ASHI). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Elite1 Home Inspections, LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the ASHI Standards except as may be noted in the Limitations of Inspection sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the ASHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the ASHI Standards of Practice is available at:
www.homeinspector.org/docs/standards.pdf

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including

but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice. Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components. Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves. Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank for choosing Elite1 Home Inspections, LLC.

Sincerely,

Joshua Wendling
on behalf of
Elite1 Home Inspections, LLC

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INVOICE

November 30, 2019

Client: John Smith

Report No. 1693

For inspection at:

123 Main St.

Mansfield, OH

44906

on: Monday, September 9, 2019

Home Inspection 4,000-5,000 SQ FT

\$0.00

PAID IN FULL - THANK YOU!

Elite1 Home Inspections, LLC
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Josh@elite1homeinspections.com

SUMMARY

123 Main St., Mansfield, OH September 9, 2019

Report No. 1693

www.elite1homeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

For directional purposes, all indications are as if we are standing at the curb looking at the home from the street. You will find that throughout the report we will refer to defect locations as left front, right front, left rear and right rear.

At your request, a visual inspection of was conducted of the following home. An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, guarantee nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major cost or life safety defects that need further evaluation or repair by appropriately qualified professionals .

[Priority Maintenance Items](#)

Structure

FOUNDATIONS \ General

Condition: • Possible microbial growth noted

Location: Sump Pump Room

Task: Clean

Condition: • Crack(s) noted on the basement foundation. Monitor for worsening cracking and repair as needed. If cracks widen overtime we recommend further evaluation by a licensed contractor. Seal crack(s) as needed to prevent water from entering the space.

Task: Seal cracks

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Heating

GAS FURNACE \ Cabinet

Condition: • The cabinet door does not properly lock into place.

Task: Repair as needed

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

The AC Unit worked well at the time of the inspection. Annual service can help extend the typical life expectancy.

Implication(s): Equipment failure | Reduced comfort

Interior

FLOORS \ Wood/laminate floors

Condition: • Ghosting noted on the floor. Repair area as needed.

Location: Front Entryway

Task: Repair as desired

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for trusting Elite1 Home Inspections, LLC to conduct this home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at 419-571-5838 or e-mail Josh@elite1homeinspections.com.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face : • East

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

Typical life expectancy: • 25-30 years

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground • From roof edge

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Roof and gutter de-icing systems.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Location: Right Side and Rear

Task: Clean as needed

EXTERIOR

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Description

General: • Temperature at time of inspection

Note: 74 Degrees

General: • Weather at time of inspections was sunny

General: • Home vacant at time of inspection

General: • Time of Inspection

Note: 1:00pm

General: • Year home was built

Note: 2003

General: • Square Feet

Note: 4442

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#) • [Towards building](#) • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum/Vinyl

Wall surfaces and trim: • Brick on Frame

Driveway: • Concrete

Walkway: • Concrete

Deck: • Wood

Porch: • Concrete

Exterior steps: • Concrete • Composite

Patio: • Pavers

Garage: • 3 Car

Limitations

General: • The garage tension is not tested during the home inspection. We recommend following the garage door opener manufacture's guideline on correct tension and set it as required.

General: • Sheds, storage buildings or any detached structure are not inspected unless specified.

General: • Recommend keeping a positive grade away from the home to prevent water from entering the basement.

Inspection limited/prevented by: • Landscaping / Trees/ Shrubs

Inspection limited/prevented by: • New finishes/paint/trim • Poor access under steps, deck, porch

Exterior inspected from: • Deck • Ladder

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Pools/Spas/Hot Tubs

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Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Gap between connection.

Location: Rear

Task: Repair to prevent water from coming back toward the foundation



Gap between connection.

WALLS \ Trim

3. Condition: • Damaged/Loose

This appears to be a gutter strap.

Location: Front

Task: Repair

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Damaged/Loose

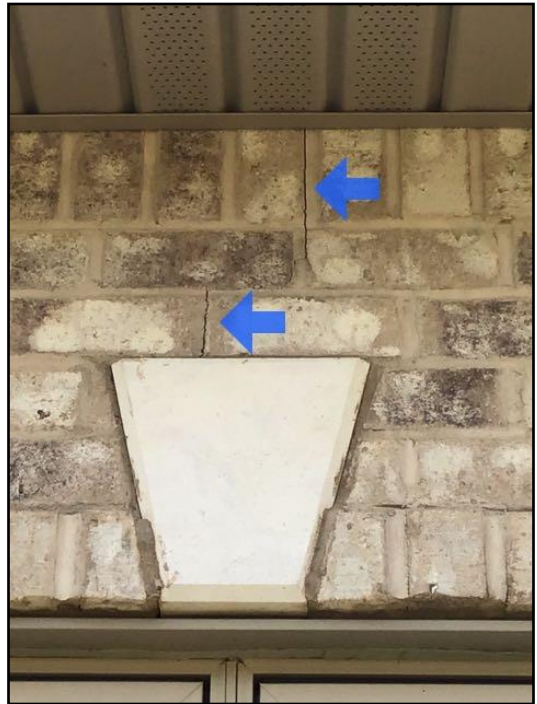
WALLS \ Masonry (brick, stone) and concrete

4. Condition: • Brick veneer siding is required to have weep holes installed. A lack of these weep holes is common, and this is considered a defect. Although common, defects may exist to area behind the brick veneer that is not readily visible for inspection.

5. Condition: • Minor cracks noted in areas. Repair/seal as needed.



Minor cracks noted in areas. Repair/seal as...



Minor cracks noted in areas. Repair/seal as...

EXTERIOR GLASS/WINDOWS \ General

6. Condition: • Missing or loose hardware. Repair/Replace.

Location: Garage



7. Condition: • Too close to grade. This is a vulnerable area for water intrusion. Re-grade.

Location: Rear



Too close to grade. This is a vulnerable...

EXTERIOR GLASS/WINDOWS \ Window wells

8. Condition: • The window wells were full of leaves. Recommend cleaning the window wells and installing covers.

DOORS \ General

9. Condition: • Damaged weather seal.

Location: Man Door to Garage



Damaged weather seal.



Damaged weather seal.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

10. Condition: • Minor crack noted. Monitor and repair as needed.

Location: Front



LANDSCAPING \ Lot grading

11. Condition: • Recommend keeping positive drainage of 1 inch of slope for every 1 foot for at least 6 feet to reduce the chance of water intrusion at the foundation of the property. In order to reduce moisture intrusion and insect infestation, keep mulch/dirt 6 to 8 inches below the siding/wall coverings. Grading should be improved to promote the flow of storm water away from the property.

LANDSCAPING \ Driveway

12. Condition: • Typical cracks noted. Monitor/repair as needed.

13. Condition: • Typical spalling in areas. Repair as desired.

14. Condition: • [Improper slope or drainage](#)

Slopes toward the garage. Monitor for water ponding and repair as desired.

Implication(s): Chance of water damage to contents, finishes and/or structure

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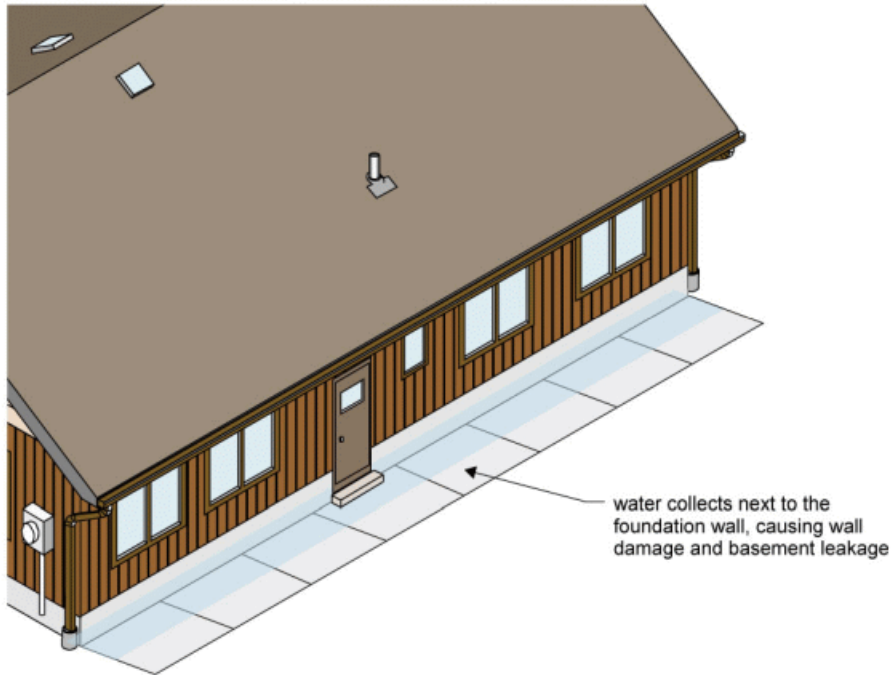
INSULATION

PLUMBING

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Walk/patio sloping towards house



GARAGE \ General

15. Condition: • Cracks noted on block. Monitor for future cracking and repair as needed.

Task: Seal as desired



16. Condition: • Mechanical damage noted around the garage trim. Repair/replace as needed.



Mechanical damage noted around the garage...

17. Condition: • Recommend caulking around the garage door trim to keep wind driven rain and pests from entering the space.



Recommend caulking around the garage door...

EXTERIOR

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GARAGE \ Ceilings and walls

18. Condition: • Typical ceiling cracks noted. This is usually caused by the temperature changes throughout the year and is only cosmetic. Repair as desired.

GARAGE \ Vehicle doors

19. Condition: • Minor mechanical damage noted on the garage door. Repair as needed.



Minor mechanical damage noted on the garag...

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Wood I-joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters

Limitations

General: • Water proofing paint on basement walls can hide cracks/flaws.

Inspection limited/prevented by: • Carpet/furnishings • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FOUNDATIONS \ General

20. Condition: • Possible microbial growth noted

Location: Sump Pump Room

Task: Clean



Possible microbial growth noted

21. Condition: • Crack(s) noted on the basement foundation. Monitor for worsening cracking and repair as needed. If cracks widen overtime we recommend further evaluation by a licensed contractor. Seal crack(s) as needed to prevent water from entering the space.

Task: Seal cracks



Crack(s) noted on the basement foundation....

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Description

Service entrance cable and location: • Underground

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Electrical panel manufacturers: • Square D

Number of circuits installed: • 38

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

General: • Visual inspection of the wiring is limited. Inspectors cannot determine if there are any hidden Aluminum wiring in the home.

General: • Low voltage systems such as telephone wiring, intercoms, alarm systems, TV wiring, timers and smoke detectors are not included in the inspection.

General: • Power saving panels and systems are excluded from the home inspection

Inspection limited/prevented by: • Restricted access

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Generators and components • The inspector does not remove load center covers.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Description

General: • Thermostat location

Note: Front Entryway

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Approximate age:

• [16 years](#)

Original

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove:

• [Gas fireplace](#)

Operational at the time of the inspection.

Limitations

General: • Not tested as part of the home inspection: Whole house fans, heat recovery ventilators, energy recovery ventilator.

General: • Humidifier operation/ effectiveness not tested as part of a home inspection

General: • Space heaters, portable heaters, and aftermarket bedroom heating units are not tested during the home inspection. Pilot lights are not lit by the inspector during a home inspection.

General: • Heating unit's for garages are not covered in the scope of this inspection. If the garage has a heating unit, the flame must be 16 inches above floor level.

General: • Pilot lights are not lit by the inspector for things such as gas fireplaces or gas logs

Inspection prevented/limited by: • A/C or heat pump operating

Safety devices: • Not tested as part of a building inspection

Warm weather:

• Prevents testing heating effectiveness

• Prevented testing in heating mode

Service before use and annually thereafter.

Air conditioner or heat pump: • Operating in cooling mode prevented test of heating system

Heat loss calculations: • Not done as part of a building inspection

HEATING

123 Main St., Mansfield, OH September 9, 2019

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Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Condensate pump operation is not verified as part of a home inspection. • The inspector does not determine what zone each furnace operates. Contact a licensed HVAC contractor to determine as desired.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

Recommendations

GAS FURNACE \ Cabinet

22. Condition: • The cabinet door does not properly lock into place.

Task: Repair as needed

GAS FURNACE \ Ducts, registers and grilles

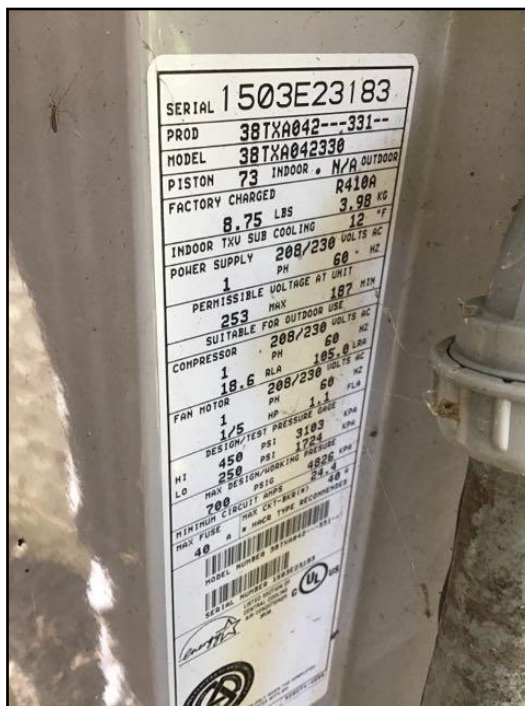
23. Condition: • As with all real estate transactions we recommend having the ducts cleaned in the home before you move in.

Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Carrier



Carrier

Cooling capacity: • [3.5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 16 years

Typical life expectancy: • 12 to 15 years

Refrigerant type: • R-410A

Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Not included as part of a building inspection: • Condensate pump operation is not verified as part of a home inspection.

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

COOLING & HEAT PUMP

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Recommendations

AIR CONDITIONING \ Life expectancy

24. Condition: • [Near end of life expectancy](#)

The AC Unit worked well at the time of the inspection. Annual service can help extend the typical life expectancy.

Implication(s): Equipment failure | Reduced comfort

INSULATION AND VENTILATION

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Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • Not determined
- Attic/roof air/vapor barrier:** • [Not visible](#)
- Attic/roof ventilation:** • [Soffit vent](#) • [Ridge vent](#)
- Wall insulation material:** • Not visible

Limitations

- Roof ventilation system performance:** • Not evaluated
- Air/vapor barrier system:** • Continuity not verified
- Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.
- Not included as part of a building inspection:** • Insulation cannot be disturbed

Description

General: • An expansion tank is located in the cold water line. The expansion tank is used to protect the water distribution system from damage and over pressurization when water expands in the system due to heating in the water heater.

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • [Conventional](#)

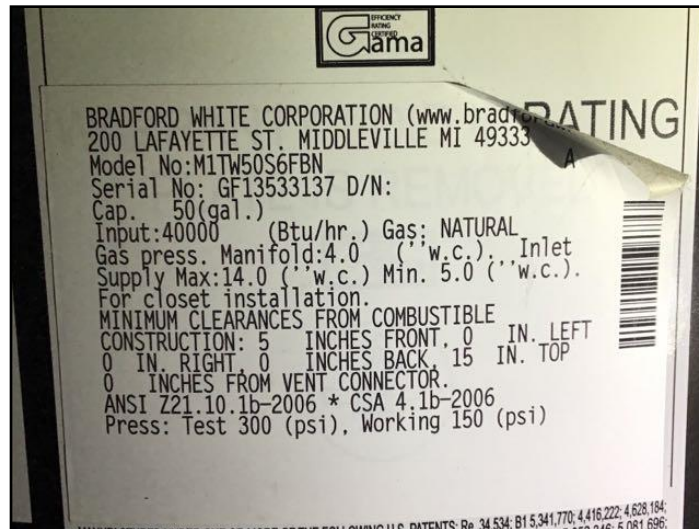
Water heater location: • Basement

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Induced draft

Water heater manufacturer:

• Bradford White



Bradford White

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 9 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps: • [Sump pump](#)

Floor drain location: • Near heating system

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Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb (outdoor faucet): • Present • Frost free

Limitations

General: • It is common for systems and components in vacant/foreclosed properties to have been out of use or removed from service, often for an extended period. This increases the potential that some adverse conditions affecting such systems and components will not be able to be detected at the time of the inspection and/or may become evident only after completion of the inspection.

General: • Issues such as leaks and/or malfunctioning systems and components can occur at any time after the inspection. Concerns should be addressed by a qualified, licensed contractor.

Items excluded from a building inspection: • Geothermal Units • Sump pumps • Reverse osmosis systems • Hot tub

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

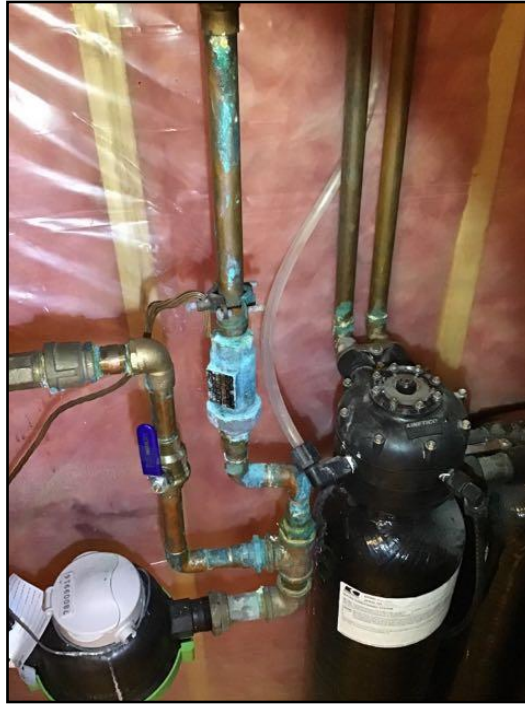
Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Recommendations

SUPPLY PLUMBING \ Supply piping in building

25. Condition: • Corrosion/Calcium buildup noted on some supply lines. Monitor for leaks and repair/replace as needed.



Corrosion/Calcium buildup noted on some...

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

26. Condition: • Operational at the time of the inspection.



Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Kitchen ventilation: • Microwave exhaust fan above range.

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Garbage disposal (food waste grinder): • Badger

Note: Operational at the time of the inspection.

Inventory Dishwasher:

• GE

Operational at the time of the inspection.

Inventory Garage Door Opener:

• Chamberlain/LiftMaster

The garage door opener and sensors were operational at the time of the inspection.

Inventory Microwave or Microwave/Rangehood:

• Amana

Operational at the time of the inspection.

Inventory Range:

• GE

Operational at the time of the inspection.

Inventory Refrigerator:

• LG

Operational at the time of the inspection.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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Limitations

General: • Ceiling tiles are not moved during an inspection. The spaces above the ceiling tiles are not inspected.

General: • The inspector does not test or look for Lead paint during the general inspection.

General: • Check with the current owner regarding any warranties, manuals, permits, drawings or other information pertaining to the property.

Inspection limited/prevented by: • Due to the finished materials that were used in the basement, we are unable to determine the condition of the walls behind these finished materials.

Inspection limited/prevented by: • Carpet • New finishes/paint

Not included as part of a building inspection: • Lead based paint inspection/testing is not part of the home inspection. • Radon mitigation systems • Smoke detectors

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Basement leakage: • Cannot predict how often or how badly basement will leak

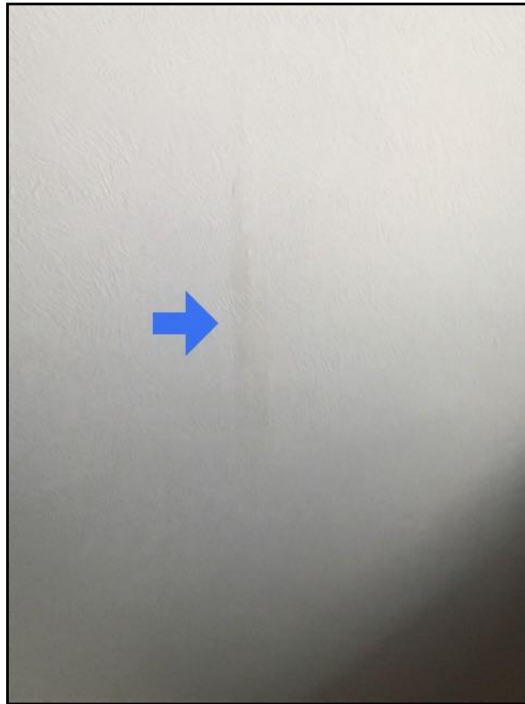
Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

Recommendations

CEILINGS \ Plaster or drywall

27. Condition: • Water stains noted. This may have been from a previous leak. This area appears to be dry at the time of the inspection. Monitor for leaks and repair as needed. Ask sellers what happened in this area and what was done to prevent it from happening again.

Location: Kitchen



WALLS \ Plaster or drywall

28. Condition: • Caulk loose/deteriorated around shower stall.

Location: Upstairs Shared Bathroom

Task: Caulk as desired



29. **Condition:** • Typical flaws noted throughout. Repair areas as needed.

FLOORS \ General

30. **Condition:** • Typical squeaks on the flooring.

FLOORS \ Wood/laminate floors

31. **Condition:** • Ghosting noted on the floor. Repair area as needed.

Location: Front Entryway

Task: Repair as desired



Ghosting noted on the floor. Repair area as...

32. **Condition:** • Typical stains/flaws for a home this age. Repair as needed.

FLOORS \ Carpet on floors

33. **Condition:** • Typical flaws/stains noted in areas throughout. Repair/Clean/Replace as needed.

FLOORS \ Concrete floors

34. **Condition:** • Typical cracks noted on the basement floors. Monitor for future cracking and repair as needed.

WINDOWS \ General

35. **Condition:** • Typical flaws for a home this age.

INTERIOR

123 Main St., Mansfield, OH September 9, 2019

Report No. 1693

www.elite1homeinspections.com

SUMMARY

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36. Condition: • Some window shades do not fully close. Repair as desired.



WINDOWS \ Hardware

37. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Front Office

Task: Repair as needed

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
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 - INSULATION
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- REFERENCE



Loose

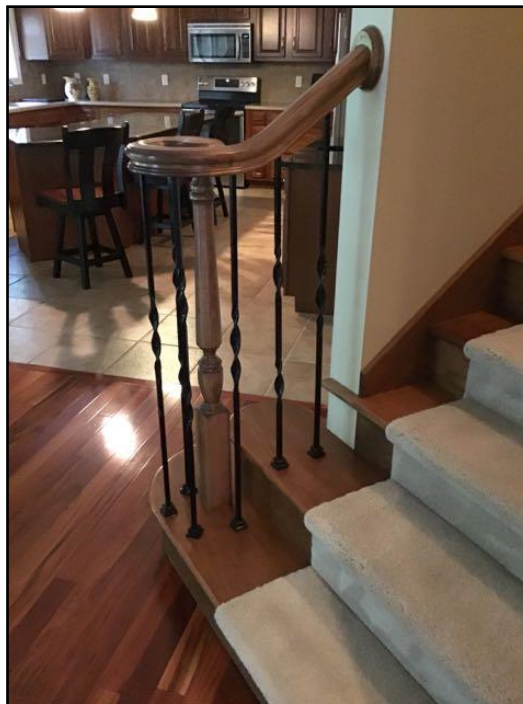
STAIRS \ Handrails and guards

38. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Main Staircase

Task: Repair/Secure



Loose

BASEMENT \ Wet basement - evidence

39. Condition: • [Water marks](#)

INTERIOR

123 Main St., Mansfield, OH September 9, 2019

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SUMMARY

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Monitor for water intrusion and repair as needed.

Implication(s): Chance of water damage to contents, finishes and/or structure



Water marks

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

