



Inspection Tech

(330) 310-6559

<http://www.inspectiontech.us>

a_westerburg@inspectiontech.us

Inspected By: Aaron Westerburg



Inspection Tech Home Inspection Report

Prepared For:

Mr. & Mrs. Homebuyer

Property Address:

1234 Easy Street

Cleveland, OH 44113

Inspected on Mon, Jun 13 2011 at 8:00 AM

Table of Contents

General	3
Exterior	3
Garage	6
Roofing	7
Cooling	8
Attic	10
Interior Rooms	11
Bathroom(s)	17
Kitchen	19
Laundry Room	19
Basement	19
Structure	22
Electrical	22
Heating #1 Attic	23
Heating #2 Basement	24
Plumbing	25
Summary	26
Report Summary	27

General

Style:	Colonial
Approximate Age:	5-10 years
Occupied:	Yes
Furnished:	Yes
People Present:	Client, Selling Agent
Weather:	Sunny
Temperature:	60-70 degrees
Soil Condition:	Damp
Front Door Faces:	West
General Appearance:	Satisfactory

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Driveway:	Concrete Condition: Satisfactory
Service Walks:	Concrete, Flagstone Condition: Satisfactory
Exterior Covering:	Brick, Vinyl Condition: Satisfactory
Exterior Trim Material:	Vinyl, Aluminum Condition: Satisfactory
Gutters:	Aluminum Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Screens:	Screens installed, Missing some screens Condition: Satisfactory
Storm Windows:	Not installed Condition: N/A
Caulking:	Need around windows, Needed around doors Condition: Marginal
Patio/Lanai:	Concrete Condition: Satisfactory
Porch:	Concrete Condition: Satisfactory

(Exterior continued)

Stoop/steps:	Wood, Improper pitch Condition: Marginal
Porch/Covered Entrance:	Wood Condition: Satisfactory
Landscaping Affecting Foundation:	None
Hose Bibs:	Not tested, No anti-siphon valve Condition: Satisfactory
Exterior Electrical:	Under ground, Exterior outlets operate, Exterior outlets GFCI protected, GFCI's not working, Open ground SAFETY HAZARD Condition: Marginal


 **Comment 1:**
Step is improperly pitched and water is ponding. Recommend repair.



Figure 1-1

 **Comment 2:**
Ungrounded outlet outside. SAFETY HAZARD. Recommend upgrading to a GFCI protected outlet.

(Exterior continued)



Figure 2-1



Comment 3:

Recommend repair and seal siding to prevent infestations.



Figure 3-1

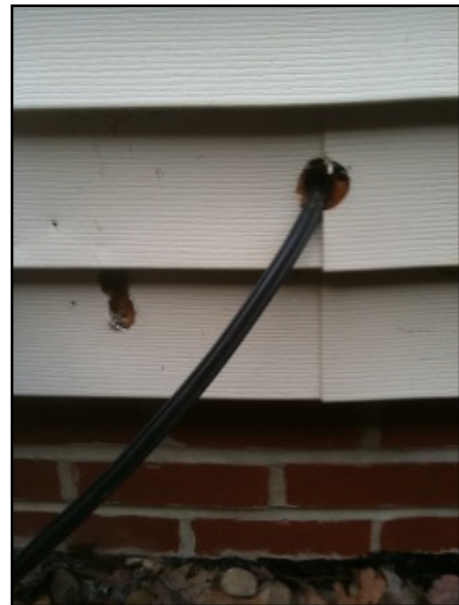


Figure 3-2



Comment 4:

Several burrow holes around house. Recommend pest/rodent inspection.

(Exterior continued)



Figure 4-1

Garage

Type:	2 car, Attached
Mechanical Opener:	Yes, Operates
Safety Reverse:	Yes, Operates
Electris Sensor:	Yes, Operates
Overhead Door:	Metal Condition: Satisfactory
Service Door:	Satisfactory
Floor:	Concrete Condition: Satisfactory
Sill Plates:	Elevated, Satisfactory
Electrical:	Present, GFCI protected , Operates
Fire Wall Between Garage & House:	N/A
Fire Door:	Satisfactory

(Garage continued)

Exterior

Exterior Covering:	Same as house, Vinyl Condition: Satisfactory
Exterior Trim Material:	Same as house, Aluminum Condition: Satisfactory

Roofing

Roofing Material:	Same as house, 3 Tab Shingle Condition: Satisfactory
Gutter Material:	Metal Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Roof Visibility:	All
Inspection Method:	From Ground With Binoculars
Style Of Roof:	Gable
Pitch:	Medium
Roofing Material:	3 Tab Shingle Condition: Satisfactory
Estimated Layers:	1+
Estimated Age Of Roof:	10-15 years
Ventilation Present:	Gable Ends, Ridge Vent
Roof Condition:	Curling, Cupping
Flashing Material:	Aluminum, Not visible Condition: Satisfactory
Valley Material:	Aluminum Condition: Satisfactory
Skylights:	N/A Condition: N/A
Plumbing Vents:	Present Condition: Satisfactory

(Roofing continued)



Comment 5:
Metal roofing is rusted and in need of repairs.



Figure 5-1

Chimney

Chase:	Brick, Framed Condition: Satisfactory
Flue:	Tile, Metal Condition: Satisfactory

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Air cooled
Type of Distribution:	Metal Ducting, Flexible Ducting
Operated:	Disconnected Condition: N/A
Temperature Differential:	N/A
Refrigerant Lines:	Satisfactory

(Cooling continued)

A/C Condensor #1

Brand:	Select
Model Number:	WAKA-037JAZ
Approximate Age:	10 years
Max Breaker:	35
Level:	Yes
Rusted:	No



Comment 6:

Both A/C units disconnected at time of inspection due to repairs being made to basement.



Figure 6-1

A/C Condensor #2

Brand:	Select
Model Number:	WAKA-030JAZ
Approximate Age:	10 years
Max Breaker:	35
Level:	Yes
Rusted:	No

Attic

Access:	Stairs
Inspected from::	Inside the attic
Location:	Bedroom hall
Flooring:	Complete
Insulation:	Loose, 3-6 inches
Ins. installed in:	Floor, Walls
Vent fans:	Not Present
Ventalation:	Appears adequate
Roof Structure:	Wood rafters/joists
Roof Sheathing:	OSB
	Condition: Satisfactory
Fans Exhausted :	Not visible
Chimney Chase:	Needs repair
Structural Problems Observed:	None
Vapor Barrier:	Not visible
Electrical:	Satisfactory



Comment 7:

Light can be seen on both sides if chimney. Recommend sealing.



Figure 7-1



Comment 8:

Loose cooling duct in attic. Recommend repair.

(Attic continued)



Figure 8-1

Interior Rooms

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

General Window Condition:	Satisfactory , Some windows stick
Window Materials:	Vinyl
Leaking Insulated Glass:	No
Entry Door(s):	Satisfactory
Entry Door Materials:	Wood, Metal

Master Bed Room

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Interior Rooms continued)

Guest Bed Room

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory, Squeaks
Ceiling Fan:	Marginal, Wobbles
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Door does not latch properly

Bed Room #1

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory, Squeaks
Ceiling Fan:	Marginal, Blades are droopy
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Door does not latch properly, Closet door off track



Comment 9:
Closet door off track.



Figure 9-1

(Interior Rooms continued)

Bed Room #2

Walls & Ceilings:	Marginal, Moisture stains
Flooring:	Satisfactory, Squeaks
Ceiling Fan:	Marginal, Wobbles
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory



Comment 10:
Water damage in closet.



Figure 10-1

Living Room

Walls & Ceilings:	Satisfactory
Flooring:	Marginal, Cracked tiles
Ceiling Fan:	Marginal, Missing screw from cap
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Interior Rooms continued)

Dining Room

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan:	N/A
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory, Screen door does not have a closing arm

Office/Den Room

Walls & Ceilings:	Satisfactory, Typical cracks
Flooring:	Satisfactory, Squeaks
Ceiling Fan:	N/A
Electrical:	Switches operate, Outlets operate, Ungrounded 3 prong outlets
Heat Source Present:	Yes
Doors & Windows:	Satisfactory



Comment 11:

Fireplace would not fire up. Ignighter does not work.

Basement Room

Walls & Ceilings:	Poor, Holes in walls
Flooring:	Satisfactory, Squeaks
Ceiling Fan:	N/A
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory



Comment 12:

Being repaired.

(Basement Room continued)

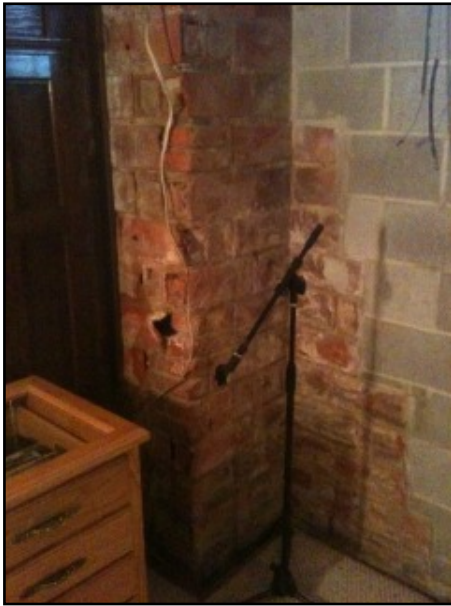


Figure 12-1



Comment 13:
Loose electrical wires. Being repaired.



Figure 13-1

(Interior Rooms continued)

Fire Place Office/Den

Location:	Office/ Den Room
Type:	Gas
Insert:	Metal
	Condition: Satisfactory
Damper:	None
Blower Built In:	Plug does not reach outlet
Hearth:	Satisfactory
Mantle:	Satisfactory



Comment 14:
Ignighter does not work, could not light.

Fire Place Living Room

Location:	Living room
Type:	Gas
Insert:	Metal
	Condition: Satisfactory
Damper:	None
Blower Built In:	Not tested
Hearth:	Satisfactory
Mantle:	Satisfactory



Comment 15:
Gas turned off. Not tested.

Fire Place Basement

Location:	Basement
Type:	Wood
Insert:	Masonry, Open joints in firebrick should be sealed
	Condition: Marginal
Damper:	Operates
Blower Built In:	N/A
Hearth:	Satisfactory

(Fire Place Basement continued)

Mantle: Satisfactory

Fire Place MBR

Location:	Master bed room
Type:	Gas
Insert:	Metal
	Condition: Satisfactory
Damper:	None
Blower Built In:	N/A
Hearth:	Satisfactory
Mantle:	Satisfactory

Bathroom(s)

Master Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	N/A
Shower:	NO faucet leaks, NO drain leaks
Showet/Tub Area:	Tile, Glass Block
	Condition: Satisfactory
Toilet:	Bowl is loose, Recommend repair/replace
Whirlpool:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates, Noisy
Heat Source:	Present

(Bathroom(s) continued)

Bathroom

Location:	2nd floor
Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	NO faucet leaks, NO drain leaks, Faucet and handle are loose
Showet/Tub Area:	Fiberglass Condition: Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present

Half Bathroom

Location:	1st floor
Sink(s):	Faucet leaks NO, Drain leaks NO, Recommend repair/replace , Loose
Toilet:	Bowl is loose, Recommend repair/replace
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	None
Heat Source:	Present

Kitchen

Counter Tops:	Marginal, Recommend repair or replace
Cabinets:	Satisfactory
Plumbing:	Faucet leaks NO, Drain leaks NO
Drainage:	Adequate
Water Pressure:	Adequate
Walls & Ceiling:	Satisfactory
Floor:	Satisfactory
Electrical:	Switches work properly, Outlets present , GFCI protected, Operate

Appliances

Disposal:	Yes, Operates
Range:	Yes, Operates
Oven:	Yes, Operates
Refrigerator:	Yes, Operates
Exhaust Fan:	Yes, Operates
Dishwasher:	Yes, Operates, Improper drain line
Trash Compactor:	Yes, operates

Laundry Room

Laundry Sink:	Satisfactory
Appliances Present:	Washer, Dryer
Dryer:	Electric, Vented out wall
Electrical:	Satisfactory
Room Appears Vented:	Yes
Cross Connections:	None apparent

Basement

Stairs:	Satisfactory
Handrail:	Satisfactory
Headway Over Stairs:	Satisfactory
Under Carriage:	Satisfactory



Comment 16:

(Basement continued)

Basement walls have several cracks, movement and moisture. Recommend repairs.

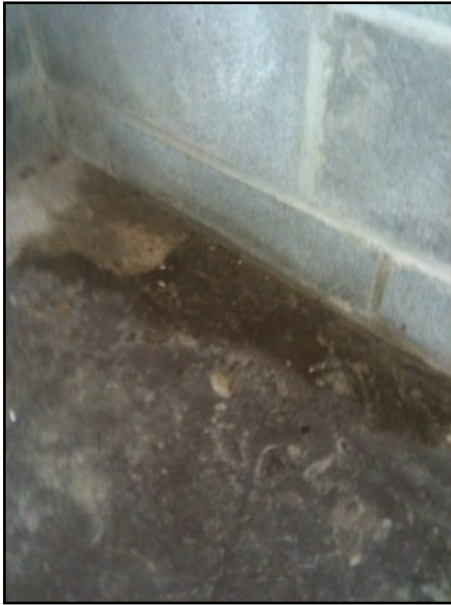


Figure 16-1



Figure 16-2



Figure 16-3



Figure 16-4

(Basement continued)



Figure 16-5



Figure 16-6

Foundation Walls

Building Material:	Concrete block
Horizontal Cracks:	West, East
Vertical Cracks :	None
Step Cracks :	West
Movement Apperant :	West, East
Covered Walls:	North , West
Condition:	Poor

Floor

Building Material:	Concrete , Typical cracks
Condition:	Satisfactory

Basement Drainage

Indications Of Moisture:	Yes, Fresh
Sump Pump:	Yes, Operates
Floor Drains:	Yes, Not tested

(Basement continued)

Girders & Columns

Building Material: Block
Condition: Satisfactory

Joists/Trusses

Building Material: Wood , 2x8, 2x10
Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Basement
Foundation Materials: Block
Floor Structure: Wood Framed
Wall Structure: Wood Framed

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Service Panel Location: Basement
Service Voltage: 120 volts
Service Amperage: 200 amps
Over Current Devices: Breakers
Main Disconnect Location: Service Panel
Subpanel Locations: None
Smoke Detectors Present: Yes
Appears Grounded: Yes
Main Wire: Aluminum
Branch Wire: Copper, Romex
Arc Fault: None present
GFCI present: No
Panel: Marginal

(Electrical continued)



Comment 17:

Rusting and moisture present in the electrical panel.

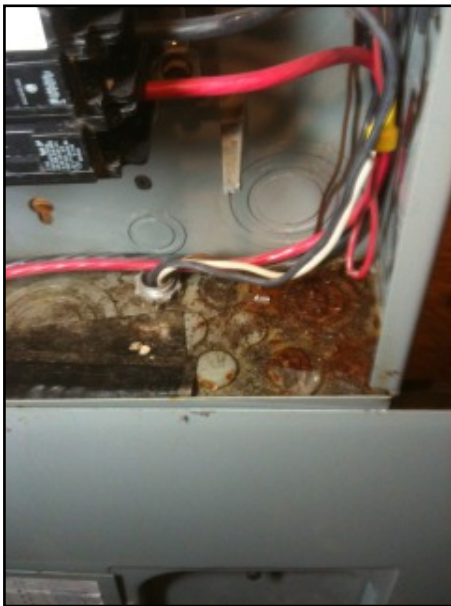


Figure 17-1

A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and exterior walls were tested.

Electrical Fixtures

Overall Condition:

Satisfactory

Heating #1 Attic

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Brand Name:	Weather King
Type:	Central unit
Model Number:	WTGA-09EZJAS
Serial Number:	DF5D707F309607027
Approximate Age:	10 years
Energy Source:	Gas
Hot Air Systems:	Direct drive
Heat Exchanger:	N/A sealed

(Heating #1 Attic continued)

Type of Distribution:	Metal Ducting, Flexible Ducting
Flue Piping:	PVC
Filter:	Standard, Satisfactory
Operation:	Fired, Satisfactory
Controls:	Disconnect switch, Safety controls



Comment 18:

OSB board that attic furnace sits on appears to be charred. Reason unknown.



Figure 18-1

Heating #2 Basement

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Brand Name:	Weather King
Type:	Central unit
Model Number:	WGRA 10EZAJS
Serial Number:	EJ5D707F010002506
Approximate Age:	10 years
Energy Source:	Gas
Hot Air Systems:	Direct drive
Heat Exchanger:	N/A sealed

(Heating #2 Basement continued)

Type of Distribution:	Metal Ducting
Flue Piping:	PVC
Filter:	Standard, Needs replaced
Operation:	Fired, Satisfactory
Controls:	Disconnect switch, Safety controls

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Location of Water Shutoff:	In the Basement
Water Entry Piping:	Copper
Water Lines:	Copper
Water Flow:	Satisfactory
Water Pressure:	Satisfactory
Drain Lines:	Plastic, Steel
	Condition: Satisfactory
Waste Discharge:	Satisfactory
Gas Lines:	Black iron
Well Pump:	N/A
Sanitary Pump:	N/A
Water Softener:	N/A

Water Heater

Brand Name:	Ruud
Serial #:	RUNG 0800D03598
Model #:	PVP50E-1 A
Approximate Age:	12 years
Heat Source:	Gas
Capacity:	50 gallons
Relief Valve:	Present
Extension:	Present
Vent Pipe:	Plastic

Summary

Items Not Operating:	Air Conditioner, Fireplace
Major Concerns:	Potential Foundation Problems
Potential Safety Hazards:	Ungrounded exterior outlet
Deferred Cost Items:	A/C that is 7+ years. , Sump pumps. , Water heater that is 5+ years.

*Items listed in this report may inadvertently have been left off the Summary list.
Customer should read the entire report, including the remarks.

Report Summary

Exterior

1) Step is improperly pitched and water is ponding. Recommend repair.



Figure 1-1

2) Ungrounded outlet outside. SAFETY HAZARD. Recommend upgrading to a GFCI protected outlet.



Figure 2-1

3) Recommend repair and seal siding to prevent infestations.

(Report Summary continued)



Figure 3-1



Figure 3-2

4) Several burrow holes around house. Recommend pest/rodent inspection.



Figure 4-1

Roofing

5) Metal roofing is rusted and in need of repairs.

(Report Summary continued)



Figure 5-1

Cooling: A/C Condensor #1

6) Both A/C units disconnected at time of inspection due to repairs being made to basement.



Figure 6-1

Attic

7) Light can be seen on both sides if chimney. Recommend sealing.

(Report Summary continued)



Figure 7-1

8) Loose cooling duct in attic. Recommend repair.



Figure 8-1

Interior Rooms: Bed Room #1

9) Closet door off track.

(Report Summary continued)



Figure 9-1

Interior Rooms: Bed Room #2

10) Water damage in closet.



Figure 10-1

Interior Rooms: Office/Den Room

11) Fireplace would not fire up. Ignighter does not work.

(Report Summary continued)

Interior Rooms: Basement Room

12) Being repaired.



Figure 12-1

13) Loose electrical wires. Being repaired.



Figure 13-1

Interior Rooms: Fire Place Office/Den

14) Ignighter does not work, could not light.

(Report Summary continued)

Interior Rooms: Fire Place Living Room

15) Gas turned off. Not tested.

Basement

16) Basement walls have several cracks, movement and moisture. Recommend repairs.

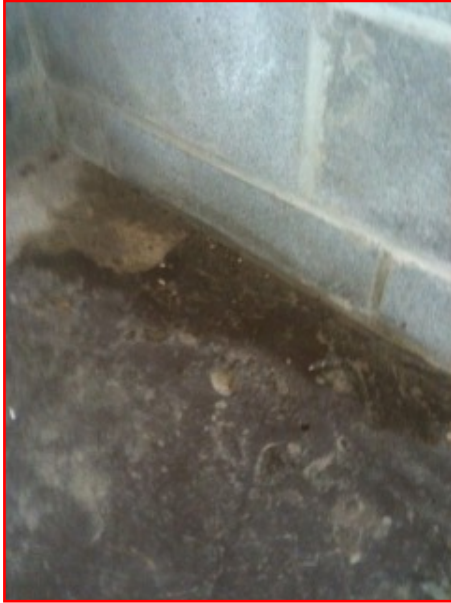


Figure 16-1



Figure 16-2



Figure 16-3



Figure 16-4

(Report Summary continued)



Figure 16-5



Figure 16-6

Electrical

17) Rusting and moisture present in the electrical panel.



Figure 17-1

Heating #1 Attic

18) OSB board that attic furnace sits on appears to be charred. Reason unknown.

(Report Summary continued)



Figure 18-1