



King Home Inspection, LLC  
8080 Oak Tree Dr. N  
Lorain, OH 44053

# King Home Inspection, LLC.



1148 Insko loop  
Blacklick, Ohio



## Definitions

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**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

|                      |  |
|----------------------|--|
| <b>Acceptable</b>    | Functional with no obvious signs of defect.  |
| <b>Not Present</b>   | Item not present or not found.   |
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| <b>Marginal</b>      | Item is not fully functional and requires repair or servicing.   |
| <b>Defective</b>     | Item needs immediate repair or replacement. It is unable to perform its intended function.                                       |

## General Information

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### Property Information

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**Property Address** 1148 Insco loop  
**City** Blacklick **State** Ohio **Zip** 43444  
**Contact Name** Forest lines  
**Phone** 614-555-1212 **Fax**

### Client Information

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**Client Name** Bob Smith  
**Client Address** 11100 Main st.  
**City** Columbus **State** Ohio **Zip** 43244  
**Phone** 614-555-1212 **Fax**

### Inspection Company

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**Inspector Name** Brian Thompson  
**Company Name** King Home Inspection, LLC  
**Company Address** 8080 Oak Tree Dr. N  
**City** Lorain **State** OH **Zip** 44053  
**Phone** 216-533-2812 **Fax**  
**E-Mail** thompsonbk@king-home-inspection.com  
**File Number** 072220701  
**Amount Received** 320.00 USD

### Conditions

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**Others Present** realtor **Property Occupied** Vacant  
**Estimated Age** 2001 **Entrance Faces** West  
**Inspection Date** 07/22/2007  
**Start Time** 2:20pm **End Time** 5:50pm  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** 72  
**Weather** Partly cloudy **Soil Conditions** Dry  
**Space Below Grade** Basement  
**Building Type** Single family **Garage** Attached



## General Information (Continued)

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Sewage Disposal City How Verified Sellers Agent

Water Source City How Verified Sellers Agent

## Structure

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- 1. Acceptable **Structure Type:** Wood frame
- 2. Marginal **Foundation:** Block Monitor crack in wall next to stairway. If the crack expands then a qualified contractor should be call to estimate repairs.
- 3. Acceptable **Differential Movement:** Stair step crack with displacement Cracks will require monitoring
- 4. Acceptable **Beams:** Steel I-Beam
- 5. Acceptable **Bearing Walls:** Block
- 6. Acceptable **Joists/Trusses:** 2x10
- 7. Acceptable **Piers/Posts:** Block piers and steel posts
- 8. Acceptable **Floor/Slab:** Poured slab
- 9. Acceptable **Stairs/Handrails:** Wood stairs with wood handrails
- 10. Acceptable **Subfloor:** Composite manufactured materials

## Basement

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### Main Basement

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- 1. Acceptable **Ceiling:** Exposed framing
- 2. Acceptable **Walls:** Concrete
- 3. Acceptable **Floor:** Poured
- 4. Acceptable **Floor Drain:** Surface drain
- 5. Not Present **Doors:**
- 6. Defective **Windows:** Steel frame Cracked, broken or missing glass, Window seal broken or damaged
- 7. Marginal **Electrical:** 120 VAC Open junction boxes need to be properly covered. A licensed electrician is recommended to evaluate and



## Basement (Continued)

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### Electrical: (continued)

- 8. Acceptable **Smoke Detector:** Hard wired
- 9. Acceptable **HVAC Source:** Air exchange ventilation
- 10. Acceptable **Vapor Barrier:** Plastic
- 11. Acceptable **Insulation:** Batting
- 12. Acceptable **Ventilation:** Windows
- 13. Acceptable **Sump Pump:** Submerged
- 14. Acceptable **Moisture Location:**
- 15. Acceptable **Basement Stairs/Railings:** Wood stairs with wood handrails

## Heating System

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- 1. Acceptable **Heating System Operation:** Adequate

### Main Heating System

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- 2. **Manufacturer:** Bryant
- 3. **Model Number:** 333BAV048080 **Serial Number:** 3500A50034
- 4. **Type:** Forced air **Capacity:** 65,000 BTUHR
- 5. **Area Served:** Whole building **Approximate Age:** 2000
- 6. **Fuel Type:** Natural gas
- 7. Acceptable **Heat Exchanger:** 4 Burner
- 8. **Unable to Inspect:** 40%
- 9. Acceptable **Blower Fan/Filter:** Direct drive with disposable filter
- 10. Acceptable **Distribution:** Metal duct
- 11. Acceptable **Flue Pipe:** Double wall
- 12. Defective **Controls:** Limit switch Automatic cutoff switch not functioning properly. A qualified heating system contractor is recommended to evaluate and estimate repairs
- 13. Acceptable **Devices:** N/A
- 14. Acceptable **Thermostats:** Individual
- 15. **Suspected Asbestos:** No



## Fireplace/Wood Stove

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### Fireplace

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- 1. Acceptable **Fireplace Construction:** Brick
- 2. **Type:** Gas log
- 3. Defective **Fireplace Insert:** Standard Damaged broken seal on glass there is a gas leak to the fireplace, A qualified contractor is recommended to evaluate and estimate repairs

## Kitchen

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### 1st Floor Kitchen

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- 1. Acceptable **Cooking Appliances:** General Electric
- 2. Acceptable **Ventilator:** General Electric
- 3. Acceptable **Disposal:** In-Sinkerator
- 4. Acceptable **Dishwasher:** General Electric
- 5. **Air Gap Present?** No Air gap hose missing
- 6. Acceptable **Refrigerator:** General Electric
- 7. Not Inspected **Microwave:** General Electric Inoperative
- 8. Acceptable **Sink:** Stainless Steel
- 9. Acceptable **Electrical:** 120 VAC
- 10. Acceptable **Plumbing/Fixtures:** Stainless Steel
- 11. Acceptable **Counter Tops:** Formica
- 12. Acceptable **Cabinets:** Wood
- 13. Acceptable **Pantry:** Single
- 14. Acceptable **Ceiling:** Texture paint
- 15. Acceptable **Walls:** Paint
- 16. Acceptable **Floor:** Linoleum
- 17. Acceptable **Doors:** Hollow wood
- 18. Acceptable **Windows:** Vinyl single hung
- 19. Acceptable **HVAC Source:** Air exchange ventilation



## Roof

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### Main Roof Surface

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- 1. Method of Inspection:** Ground level
- 2. Acceptable** **Unable to Inspect:** 20%
- 3. Acceptable** **Material:** Asphalt shingle
- 4. Type:** Gable
- 5. Approximate Age:** 2001
- 6. Acceptable** **Flashing:** Aluminum
- 7. Acceptable** **Plumbing Vents:** ABS
- 8. Acceptable** **Electrical Mast:** Underground utilities
- 9. Acceptable** **Gutters:** Aluminum
- 10. Acceptable** **Downspouts:** Aluminum
- 11. Not Present** **Leader/Extension:**

### South Chimney

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- 12. Acceptable** **Chimney:** Metal surface mount direct vent
- 13. Acceptable** **Flue/Flue Cap:** Metal surface mount direct vent
- 14. Acceptable** **Chimney Flashing:** Metal

## Air Conditioning

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### Main AC System

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- 1. Acceptable** **A/C System Operation:** Functional
- 2. Acceptable** **Condensate Removal:** PVC
- 3. Marginal** **Exterior Unit:** Suspended Not properly supported, call qualified contractor to evaluated
- 4. Manufacturer:** Bryant
- 5. Model Number:** 561cj030-d **Serial Number:** 4200E08217
- 6. Area Served:** Whole building **Approximate Age:** 7 -10
- 7. Fuel Type:** 240 VAC **Temperature Differential:** 32
- 8. Type:** Central A/C **Capacity:** 2.5 Ton
- 9. Acceptable** **Visible Coil:** Copper core with aluminum fins
- 10. Acceptable** **Refrigerant Lines:** High pressure



## Air Conditioning (Continued)

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- 11. Acceptable **Electrical Disconnect:** Breaker disconnect Breaker was not marked with amperage. Recommend evaluation by a licensed electrician
- 12. Acceptable **Blower Fan/Filters:** Direct drive with disposable filter
- 13. Acceptable **Thermostats:** Individual

## Crawl Space

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### North Crawl Space

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- 1. **Method of Inspection:** From the access
- 2. Marginal **Unable to Inspect:** 75% The crawl space was not inspected. Be advised that because we could not enter the crawlspace, hidden problems may exist that are not documented in this report. It is recommended that after obstructions are removed a full examination of the space be made prior to commitment.
- 3. Marginal **Access:** Partially blocked Not accessible
- 4. Marginal **Moisture Penetration:**
- 5. **Moisture Location:** Western half
- 6. Marginal **Moisture Barrier:** Plastic under gravel
- 7. Marginal **Ventilation:** Windows
- 8. Marginal **Insulation:** Fiberglass
- 9. Marginal **Vapor Barrier:** Northern half
- 10. Marginal **Sump Pump:** none found
- 11. Not Present **Electrical:** None
- 12. Not Present **HVAC Source:**



## Attic

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### Northeast Attic

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- 1. Method of Inspection:** In the attic
- 2. Acceptable**      **Roof Framing:** 2x10 Rafter
- 3. Acceptable**      **Sheathing:** Dimensional wood
- 4. Acceptable**      **Ventilation:** Gable and soffit vents
- 5. Acceptable**      **Insulation:** Cellulose
- 6. Acceptable**      **Insulation Depth:** 10"
- 7. Acceptable**      **Vapor Barrier:** Paper
- 8. Not Present**     **Attic Fan:**
- 9. Not Present**     **House Fan:**
- 10. Acceptable**     **Wiring/Lighting:** 120 VAC
- 11. Acceptable**     **Bathroom Fan Venting:** Electric fan

## Garage/Carport

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### Attached Garage

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- 1. Type of Structure:** Attached    **Car Spaces:** 2
- 2. Acceptable**      **Garage Doors:** Insulated aluminum
- 3. Acceptable**      **Door Operation:** Mechanized
- 4. Acceptable**      **Door Opener:** Lift Master
- 5. Acceptable**      **Exterior Surface:** Vinyl siding
- 6. Acceptable**      **Roof:** Asphalt shingle
- 7. Acceptable**      **Service Doors:** Metal
- 8. Acceptable**      **Ceiling:** Texture paint
- 9. Acceptable**      **Walls:** Exposed framing
- 10. Acceptable**     **Floor/Foundation:** Poured slab
- 11. Not Present**    **Hose Bibs:**
- 12. Acceptable**     **Electrical:** 120 VAC Non-GFCI circuit





## Bathroom

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- |                      |   |
|----------------------|---|
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### Basement half bath Bathroom

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- |                |   |
|----------------|---|
| 1. Acceptable  | <b>Ceiling:</b> Texture paint   |
| 2. Acceptable  | <b>Walls:</b> Paint   |
| 3. Acceptable  | <b>Floor:</b> Linoleum  |
| 4. Acceptable  | <b>Doors:</b> Hollow wood   |
| 5. Defective   | <b>Electrical:</b> 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs |
| 6. Acceptable  | <b>Sink/Basin:</b> Molded single bowl   |
| 7. Acceptable  | <b>Faucets/Traps:</b> Moen fixtures with a ABS trap   |
| 8. Acceptable  | <b>Toilets:</b> 1 1/2 Gallon Tank   |
| 9. Acceptable  | <b>HVAC Source:</b> Air exchange ventilation  |
| 10. Acceptable | <b>Ventilation:</b> Electric ventilation fan and window   |

### 2nd floor main Bathroom

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- |                |   |
|----------------|---|
| 11. Acceptable | <b>Ceiling:</b> Texture paint   |
| 12. Acceptable | <b>Walls:</b> Paint   |
| 13. Acceptable | <b>Floor:</b> Linoleum  |
| 14. Acceptable | <b>Doors:</b> Hollow wood   |
| 15. Defective  | <b>Electrical:</b> 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs |
| 16. Acceptable | <b>Counter/Cabinet:</b> Laminate  |
| 17. Acceptable | <b>Sink/Basin:</b> Molded single bowl   |
| 18. Acceptable | <b>Faucets/Traps:</b> Moen fixtures with a ABS trap   |
| 19. Acceptable | <b>Tub/Surround:</b> Fiberglass tub and ceramic tile surround   |
| 20. Acceptable | <b>Shower/Surround:</b> Fiberglass pan and ceramic tile surround  |
| 21. Acceptable | <b>Toilets:</b> 1 1/2 Gallon Tank   |
| 22. Acceptable | <b>HVAC Source:</b> Air exchange ventilation  |
| 23. Acceptable | <b>Ventilation:</b> Electric ventilation fan  |

### Master Bathroom

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- |                |   |
|----------------|---|
| 24. Acceptable | <b>Ceiling:</b> Texture paint   |
| 25. Acceptable | <b>Walls:</b> Paint and tile  |
| 26. Acceptable | <b>Floor:</b> Linoleum  |
| 27. Acceptable | <b>Doors:</b> Hollow wood   |
| 28. Acceptable | <b>Windows:</b> Non-opening   |
| 29. Defective  | <b>Electrical:</b> 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs |
| 30. Acceptable | <b>Counter/Cabinet:</b> Laminate  |
| 31. Acceptable | <b>Sink/Basin:</b> Molded dual bowl   |
| 32. Acceptable | <b>Faucets/Traps:</b> Moen fixtures with a ABS trap   |



## Bathroom (Continued)

- 33. Acceptable **Tub/Surround:** Fiberglass tub and ceramic tile surround
- 34. Acceptable **Shower/Surround:** Fiberglass pan and fiberglass surround
- 35. Acceptable **Spa Tub/Surround:** Fiberglass tub and ceramic tile surround
- 36. Acceptable **Toilets:** 1 1/2 Gallon Tank
- 37. Acceptable **HVAC Source:** Air exchange ventilation
- 38. Acceptable **Ventilation:** Electric ventilation fan

## Living Space

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### 2nd Floor Hall, Dining Room, Mud Room Living Space

- 1. Acceptable **Closet:** Single small
- 2. Acceptable **Ceiling:** Texture paint
- 3. Acceptable **Walls:** Paint
- 4. Acceptable **Floor:** Carpet
- 5. Acceptable **Windows:** Vinyl single hung
- 6. Acceptable **Electrical:** 120 VAC
- 7. Acceptable **HVAC Source:** Air exchange ventilation
- 8. Acceptable **Smoke Detector:** Hard wired with battery back up

## Plumbing

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- 1. Acceptable **Service Line:** Polybutelene Polybutelene line present as main service line. No leakage visible at the time of inspection.
- 2. Acceptable **Main Water Shutoff:** Basement
- 3. Acceptable **Water Lines:** Copper Evidence of previous leakage at solder joints
- 4. Acceptable **Drain Pipes:** ABS Not properly supported in hangers
- 5. Acceptable **Service Caps:** Accessible
- 6. Acceptable **Vent Pipes:** ABS
- 7. Acceptable **Gas Service Lines:** black iron



## Plumbing (Continued)

### Basement Water Heater

- 8. Marginal **Water Heater Operation:** Functional at time of inspection Water heater was not installed properly TPR needs extension to 2 - 6 IN. from floor excessive corrosion on input there is no disconnect recommend a licensed plumber to address these issues. Water heater is nearing the end of it's design life. Based on the other mechanical devices the water heater is about 7 years old and average life of a water heater is 8 - 13 years.
- 9. **Manufacturer:** A.O. Smith
- 10. **Model Number:** unable to access the number **Serial Number:** no access
- 11. **Type:** Natural gas **Capacity:** no access
- 12. **Approximate Age:** 6 - 10 **Area Served:** Whole building
- 13. Acceptable **Flue Pipe:** Double wall, Single wall
- 14. Defective **TPRV and Drain Tube:** Improper installation

## Electrical

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- 1. **Service Size Amps:** 150 **Volts:** 120-240 VAC
- 2. Acceptable **Service:** Aluminum
- 3. Acceptable **120 VAC Branch Circuits:** Copper
- 4. Acceptable **240 VAC Branch Circuits:** Aluminum
- 5. Acceptable **Conductor Type:** Romex
- 6. Acceptable **Ground:** Plumbing and rod in ground
- 7. Acceptable **Smoke Detectors:** Hard wired

### Basement Electric Panel

- 8. Acceptable **Manufacturer:** Square D
- 9. **Maximum Capacity:** 150 Amps
- 10. Acceptable **Main Breaker Size:** 150 Amps
- 11. Acceptable **Breakers:** Copper
- 12. Not Present **Fuses:**
- 13. Not Present **AFCI:**
- 14. Marginal **GFCI:** Kitchen and bathrooms GFCI not present in the garage. All GFCI for the bathrooms are on one GFCI in the half bath on first floor. Evaluation by a licensed electrician is recommended
- 15. **Is the panel bonded?** Yes



## Bedroom

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### East Bedroom

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1. Acceptable **Closet:** Single
2. Acceptable **Ceiling:** Texture paint
3. Acceptable **Walls:** Paint
4. Acceptable **Floor:** Carpet
5. Acceptable **Doors:** Hollow wood
6. Acceptable **Windows:** Vinyl single hung
7. Acceptable **Electrical:** 120 VAC
8. Acceptable **HVAC Source:** Air exchange ventilation
9. Acceptable **Smoke Detector:** Hard wired

### South Bedroom

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10. Acceptable **Closet:** Single
11. Acceptable **Ceiling:** Texture paint
12. Acceptable **Walls:** Paint
13. Acceptable **Floor:** Carpet
14. Acceptable **Doors:** Hollow wood
15. Acceptable **Windows:** Vinyl single hung
16. Acceptable **Electrical:** 120 VAC
17. Acceptable **HVAC Source:** Air exchange ventilation
18. Acceptable **Smoke Detector:** Hard wired

### 2nd Floor Master Bedroom

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19. Acceptable **Closet:** Single
20. Acceptable **Ceiling:** Texture paint
21. Acceptable **Walls:** Paint
22. Acceptable **Floor:** Carpet
23. Acceptable **Doors:** Hollow wood
24. Acceptable **Windows:** Vinyl single hung
25. Acceptable **Electrical:** 120 VAC
26. Acceptable **HVAC Source:** Air exchange ventilation
27. Acceptable **Smoke Detector:** Hard wired



## Laundry Room/Area

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### 1st Floor Laundry Room/Area

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- 1. Not Present **Closet:**
- 2. Acceptable **Ceiling:** Texture paint
- 3. Acceptable **Walls:** Paint
- 4. Acceptable **Floor:** Linoleum
- 5. Acceptable **Doors:** Hollow wood
- 6. Not Present **Windows:**
- 7. Acceptable **Electrical:** 120 VAC
- 8. Not Present
- 9. Not Present **HVAC Source:**
- 10. Acceptable **Washer Hose Bib:** Ball valves
- 11. Acceptable, Not Present **Washer and Dryer Electrical:** 120-240 VAC
- 12. Acceptable **Dryer Vent:** Metal flex
- 13. Acceptable **Washer Drain:** Wall mounted drain

## Exterior Surface and Components

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### West Exterior Surface

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- 1. Acceptable **Type:** Vinyl siding, Stone veneer
- 2. Acceptable **Trim:** Composite material
- 3. Acceptable **Fascia:** Composite material
- 4. Acceptable **Soffits:** Composite material
- 5. Acceptable **Door Bell:** Hard wired
- 6. Marginal **Entry Doors:** Metal strike plate needs adjusted
- 7. Acceptable **Patio Door:** Vinyl sliding
- 8. Acceptable **Windows:** Vinyl single hung
- 9. Not Present **Storm Windows:**
- 10. Acceptable **Window Screens:** Metal
- 11. Not Present **Basement Windows:** Cracked, broken or missing glass
- 12. Marginal **Exterior Lighting:** Surface mounted lamps front and rear Improperly mounted could cause water infiltration



## Exterior Surface and Components (Continued)

- 13. Acceptable **Exterior Electric Outlets:** 110 VAC
- 14. Acceptable **Hose Bibs:** The hose bibs are not antifreeze gate valves.
- 15. Acceptable **Gas Meter:** Exterior surface mount at side of home
- 16. Acceptable **Main Gas Valve:** Located at gas meter Severe rust. home owner is responsible for gas line from meter to house.

## Lots and Grounds

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  - Marginal** Item is not fully functional and requires repair or servicing.
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- 1. Acceptable **Driveway:** Asphalt
  - 2. Acceptable **Walks:** Concrete
  - 3. Acceptable **Steps/Stoops:** Concrete
  - 4. Acceptable **Porch:** Concrete
  - 5. Acceptable **Patio:** Concrete
  - 6. Defective **Deck:** Treated wood The deck has been built below acceptable building standards and is not safe in it's current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard. the railing is loose.
  - 7. Not Present **Balcony:**
  - 8. Acceptable, Defective **Grading:** Flat Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade
  - 9. Defective **Swale:** Flat or negative slope Swale does not have adequate depth or slope for proper drainage
  - 10. Marginal **Vegetation:** Shrubs/Weeds Shrubs planted too near the foundation and may cause damage to the structure.
  - 11. Not Present **Window Wells:** Drain not present
  - 12. Not Present **Retaining Walls:**
  - 13. Not Present **Basement Stairwell:**
  - 14. Not Present **Basement Stairwell Drain:**
  - 15. Not Present **Exterior Surface Drain:**
  - 16. Not Present **Fences:**
  - 17. Not Present **Lawn Sprinklers:**



## Marginal Summary

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

### Structure

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1. **Foundation:** Block Monitor crack in wall next to stairway. If the crack expands then a qualified contractor should be call to estimate repairs.

### Basement

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2. **Main Basement Electrical:** 120 VAC Open junction boxes need to be properly covered. A licensed electrician is recommended to evaluate and estimate repairs

### Air Conditioning

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3. **Main AC System Exterior Unit:** Suspended Not properly supported, call qualified contractor to evaluated

### Crawl Space

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4. **North Crawl Space Unable to Inspect:** 75% The crawl space was not inspected. Be advised that because we could not enter the crawlspace, hidden problems may exist that are not documented in this report. It is recommended that after obstructions are removed a full examination of the space be made prior to commitment.
5. **North Crawl Space Access:** Partially blocked Not accessible
6. **North Crawl Space Moisture Penetration:**
7. **North Crawl Space Moisture Barrier:** Plastic under gravel
8. **North Crawl Space Ventilation:** Windows
9. **North Crawl Space Insulation:** Fiberglass
10. **North Crawl Space Vapor Barrier:** Northern half
11. **North Crawl Space Sump Pump:** none found

### Plumbing

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12. **Basement Water Heater Water Heater Operation:** Functional at time of inspection Water heater was not installed properly TPR needs extension to 2 - 6 IN. from floor excessive corrosion on input there is no disconnect recommend a licensed plumber to address these issues. Water heater is nearing the end of it's design life. Based on the other mechanical devices the water heater is about 7 years old and average life of a water heater is 8 - 13 years.

### Electrical

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13. **Basement Electric Panel GFCI:** Kitchen and bathrooms GFCI not present in the garage. All GFCI for the bathrooms are on one GFCI in the half bath on first floor. Evaluation by a licensed electrician is recommended

### Exterior Surface and Components

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14. **Entry Doors:** Metal strike plate needs adjusted
15. **Exterior Lighting:** Surface mounted lamps front and rear Improperly mounted could cause water infiltration



## **Marginal Summary (Continued)**

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### **Lots and Grounds**

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- 16. Vegetation:** Shrubs/Weeds Shrubs planted too near the foundation and may cause damage to the structure.





## Defective Summary

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### Basement

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- 1. Main Basement Windows:** Steel frame Cracked, broken or missing glass, Window seal broken or damaged

### Heating System

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- 2. Main Heating System Controls:** Limit switch Automatic cutoff switch not functioning properly. A qualified heating system contractor is recommended to evaluate and estimate repairs

### Fireplace/Wood Stove

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- 3. Fireplace Fireplace Insert:** Standard Damaged broken seal on glass there is a gas leak to the fireplace, A qualified contractor is recommended to evaluate and estimate repairs

### Bathroom

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- 4. Basement half bath Bathroom Electrical:** 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs
- 5. 2nd floor main Bathroom Electrical:** 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs
- 6. Master Bathroom Electrical:** 120 VAC Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs

### Plumbing

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- 7. Basement Water Heater TPRV and Drain Tube:** Improper installation

### Lots and Grounds

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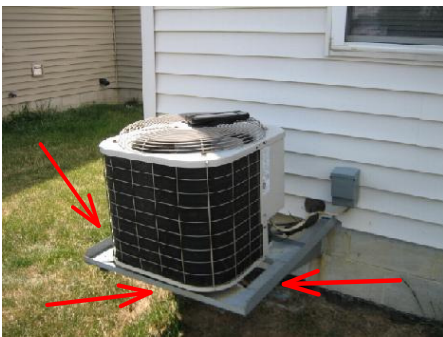
- 8. Deck:** Treated wood The deck has been built below acceptable building standards and is not safe in it's current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard. the railing is loose.
- 9. Grading:** Flat Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade
- 10. Swale:** Flat or negative slope Swale does not have adequate depth or slope for proper drainage



loose boards need to be properly secured.



loose boards need to be properly secured.



A/C unit pulling away from structure.



A/C plate



uncommon method for exterior wire



earth settle has pulled protective conduit from service meter.



A/C attachment to structure



negative slope (swale) : excessive rust on gas pipe



drain should be extended to gutter below



protective cover on water heater does not allow access to heater information.



furnace plate



excessive rust at cold union on water heater



no TPR extension



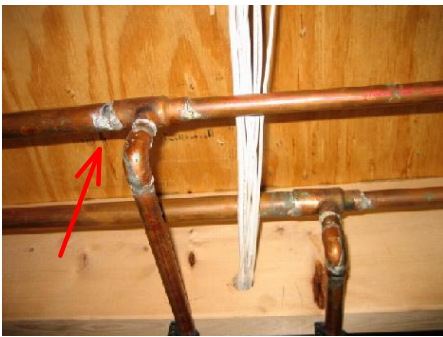
gas leak to fireplace



crawl space access



crawl space access



leaking joint



sump pump



unable to determine bracing need,  
please contact a qualified structural  
eng to evaluate.



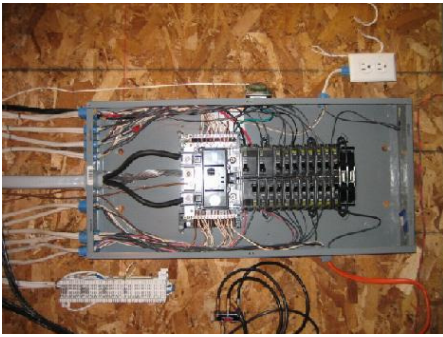
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please contact a qualified structural  
eng to evaluate.



water shutoff



furnace



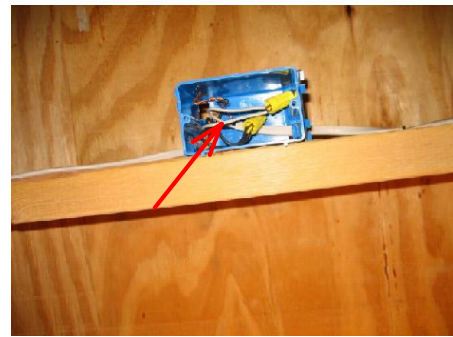
main electrical panel



monitor movement



unconventional method of attachment to hanger



cover is needed



cracked or missing glass