



Above, Below, & Beyond Home Inspections
103 Crabapple Lane
Pataskala, Ohio 43062
Phone: 614-774-5457
Email: abbhi@aol.com

Home Inspection Report



315 Woods Run Dr.
Newark, Ohio 43055

Above, Below, & Beyond Home Inspections

21:47 February 14, 2011

Phone: 614-774-5457

Email: abbhi@aol.com

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Definitions

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| | |
|----------------|--|
| Acceptable | Functional with no obvious signs of defect. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Concern | This is a Safety Concern and should be addressed as soon as possible! |
| Not Present | Item not present or not found. |

General Information

Property Information

Client Information

Inspection Company

Inspector Name [Pat Bennett](#)
Company Name [Above, Below, & Beyond Home Inspections](#)
Address [103 Crabapple Lane](#)
City [Pataskala](#) State [Ohio](#) Zip [43062](#)
Phone [614-774-5456](#) Fax [740-964-9775](#)
E-Mail abbhi@aol.com
File Number [399](#)

Conditions

Others Present [Buyer](#) Property Occupied [Vacant](#)
Estimated Age [48 years](#) Entrance Faces [South](#)
Inspection Date [02/08/2011](#)
Start Time [3:00 pm](#) End Time [5:00 pm](#)
Electric On [Yes](#)
Gas/Oil On [Yes](#)
Water On [Yes](#)
Temperature [20 degrees](#)
Weather [Cloudy](#) Soil Conditions [Snow covered](#)
Space Below Grade [Basement](#)
Building Type [Ranch, Single family](#) Garage [Attached 2 Car](#)
Sewage Disposal [City](#) How Verified [Visual Inspection](#)
Water Source [City](#) How Verified [Visual Inspection](#)

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Lots and Grounds

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Not Present Item not present or not found.

1. **Acceptable** Driveway: **Asphalt: Fill cracks and seal**
2. **Acceptable** Walks: **Concrete, Brick**
3. **Acceptable** Steps/Stoops: **Brick**
4. **Acceptable** Porch: **Concrete**
5. **Acceptable** Patio: **Brick**
6. **Not Present** Deck:
7. **Marginal** Grading: **Minor slope: Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade, usually 1 inch drop for every foot away from the foundation.**
8. **Acceptable** Vegetation: **Shrubs**
9. **Acceptable** Window Wells: **Drain not visible: Recommend adding covers**
10. **Not Present** Exterior Surface Drain:
11. **Not Present** Fences:

Exterior Surface and Components

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Entire home Exterior Surface

1. **Acceptable** Type: **Wood: Paint peeling**
2. **Acceptable** Trim: **Metal**
3. **Acceptable** Fascia: **Wood: Fascia boards need normal painting maintenance**
4. **Acceptable** Soffits: **Wood: There is a discolored section on the underneath of the soffit on the East side of home. Checked with moisture meter didn't indicate dampness and was not soft.**
5. **Acceptable** Entry Doors: **Solid Wood**
6. **Acceptable** Patio Door: **Wood and glass**
7. **Acceptable** Windows: **Vinyl double hung**
8. **Acceptable** Storm Windows: **Wood framed tempered glass**
9. **Not Inspected** Window Screens: **Window screens are in the basement**
10. **Acceptable** Basement Windows: **Aluminum casement**

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Exterior Surface and Components (Continued)

- 11. **Acceptable** Exterior Electric Outlets: 110 VAC
- 12. **Not Inspected** Hose Bibs: Hose bibs not inspected due to outside temperatures below freezing
- 13. **Marginal** Gas Meter: Exterior surface mount, front of home: Gas line needs caulked where it enters the home



- 14. **Acceptable** Main Gas Valve: Located at gas meter

Air Conditioning

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Central system AC System

- 1. **Not Inspected** A/C System Operation: Not inspected due to outside temperature, operation below 60 degrees can damage the compressor
- 2. **Acceptable** Condensate Removal: PVC
- 3. **Acceptable** Exterior Unit: Pad mounted
- 4. Manufacturer: Lennox
- 5. Model Number: HS29-030-1P Serial Number: 5800A12236
- 6. Area Served: Central System Approximate Age: Unknown
- 7. Fuel Type: 120-240 VAC Temperature Differential: Not inspected
- 8. Type: Central HVAC system Capacity: Not listed
- 9. **Acceptable** Visible Coil: Aluminum

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Air Conditioning (Continued)

10. **Acceptable** Refrigerant Lines: **Low pressure and high pressure: Coolant lines need caulked where they enter the home.**



11. **Acceptable** Electrical Disconnect: **Knife blade**
12. **Acceptable** Exposed Ductwork: **Metal**
13. **Marginal** Blower Fan/Filters: **Direct dr. with reusable filter: Filter needs cleaned**
14. **Acceptable** Thermostats: **Digital**

Roof

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Main Roof Surface

1. Method of Inspection: **From ground with binoculars**
2. **Not Inspected** Unable to Inspect: **50%: The front half of the roof was covered by snow, unable to inspect.**
3. **Acceptable** Material: **Asphalt shingle**
4. Type: **Gable**
5. Approximate Age: **Unknown**
6. **Acceptable** Flashing: **Aluminum**
7. **Not Present** Skylights:
8. **Acceptable** Plumbing Vents: **Cast Iron**
9. **Acceptable** Electrical Mast: **Mast with tie back at roof**
10. **Acceptable** Gutters: **Aluminum**
11. **Marginal** Downspouts: **Aluminum**

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Roof (Continued)

12. Defective Leader/Extension: Missing: Extensions do not extend 6 feet beyond the foundation perimeter. The SE & NE corners of the home and the SW corner of the garage in particular.



North Chimney

13. Acceptable Chimney: Brick
14. Marginal Flue/Flue Cap: Clay: Cap cracked, repair chimney mortar cap, old sealant should be replaced.



15. Acceptable Chimney Flashing: Aluminum

Garage/Carport

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Attached Garage

1. Type of Structure: Frame Car Spaces: 2
2. Acceptable Garage Doors: Wood
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Genie: Pressure reverse switch on the back of the motor needs adjusted - Safety Concern
5. Acceptable Exterior Surface: Wood

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Garage/Carport (Continued)

- 6. Acceptable Roof: Asphalt shingle
- 7. Acceptable Roof Structure: 2x4 Rafter
- 8. Acceptable Service Doors: Wood & Glass
- 9. Acceptable Ceiling: Paint and drywall
- 10. Acceptable Walls: Paint and drywall
- 11. Acceptable Floor/Foundation: Poured concrete
- 12. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 13. Not Present Smoke Detector:
- 14. Not Inspected Heating: Gas space heater: Gas space heater not connected to gas line
- 15. Acceptable Windows: Wood double hung
- 16. Acceptable Gutters: Aluminum
- 17. Acceptable Downspouts: Aluminum
- 18. Defective Leader/Extensions: Missing: Extensions do not extend 6 feet beyond the foundation perimeter



Kitchen

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1st Floor Kitchen

- 1. Acceptable Counter Tops: Formica
- 2. Acceptable Cabinets: Wood
- 3. Acceptable Sink: Stainless Steel
- 4. Acceptable Plumbing/Fixtures: PVC
- 5. Acceptable Disposal: In-Sinkerator: Loud

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Kitchen (Continued)

6. **Safety Concern** Cooking Appliances: General Electric, Hotpoint: Power line under oven should be replaced



7. **Acceptable** Serial Number [DV6533420](#)
8. **Acceptable** Model Number [JRP15BOW4BB](#)
9. **Acceptable** Microwave: [Magic Chef](#)
10. **Acceptable** Serial Number [80205227](#)
11. **Acceptable** Model Number [C5F79F16M0110N](#)
12. **Acceptable** Ventilator: [Swanson](#)
13. **Acceptable** Dishwasher: [Kitchenaid](#)
14. **Acceptable** Serial Number [FE5088076](#)
15. **Acceptable** Model Number [KUD1230B0](#)
16. **Acceptable** Refrigerator: [General Electric](#)
17. **Acceptable** Serial Number [LS518187](#)
18. **Acceptable** Model Number [TBX18I8LAZARAA](#)
19. Air Gap Present? **No**
20. **Acceptable** Electrical: 110 VAC outlets and lighting circuits: There are no GFCI protected outlets in the kitchen, but the outlets are all grounded and the polarity is correct.
21. **Not Present** Pantry:
22. **Acceptable** Ceiling: [Paint and drywall](#)
23. **Acceptable** Walls: [Paint and drywall, Ceramic tiles](#)
24. **Acceptable** Floor: [Plywood](#)
25. **Not Present** Doors:
26. **Acceptable** Windows: [Wood casement](#)
27. **Acceptable** HVAC Source: [Central HVAC](#)

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Bathroom

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1st floor half bath Bathroom

1. **Acceptable** Closet: **Small**
2. **Acceptable** Ceiling: **Paint and drywall**
3. **Acceptable** Walls: **Wallpaper**
4. **Acceptable** Floor: **Carpet**
5. **Acceptable** Doors: **Hollow wood**
6. **Not Present** Windows:
7. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
8. **Acceptable** Counter/Cabinet: **Wood, Formica**
9. **Acceptable** Sink/Basin: **Molded single bowl**
10. **Acceptable** Faucets/Traps: **Chrome faucet chrome drain**
11. **Acceptable** Tub/Surround: **Fiberglass tub ceramic tiles**
12. **Acceptable** Shower/Surround: **Porcelain pan and ceramic tile surround**
13. **Acceptable** Toilets: **1 1/2 Gallon Tank**
14. **Acceptable** HVAC Source: **Central HVAC**
15. **Marginal** Ventilation: **El. vent fan: Fan is noisy**

1st Floor Master Bath Bathroom

16. **Not Present** Closet:
17. **Acceptable** Ceiling: **Paint and drywall: Evidence of past or present water staining**



18. **Acceptable** Walls: **Wallpaper**
19. **Acceptable** Floor: **Carpet**
20. **Acceptable** Doors: **Wood pocket door: The door is sticking**
21. **Acceptable** Windows: **Wood casement**
22. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
23. **Acceptable** Counter/Cabinet: **Formica, Wood**

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Bathroom (Continued)

- 24. **Acceptable** Sink/Basin: **Molded single bowl**
- 25. **Acceptable** Faucets/Traps: **Chrome faucet chrome drain**
- 26. **Not Present** Tub/Surround:
- 27. **Acceptable** Shower/Surround: **Ceramic pan ceramic tiles**
- 28. **Not Present** Spa Tub/Surround:
- 29. **Acceptable** Toilets: **1 1/2 Gallon Tank: Fill valve for toilet leaks**



- 30. **Acceptable** HVAC Source: **Central HVAC**
- 31. **Acceptable** Ventilation: **El. vent fan: Loud**

Living Space

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Living Room Living Space

- 1. **Acceptable** Closet: **Small**
- 2. **Acceptable** Ceiling: **Paint and drywall**
- 3. **Acceptable** Walls: **Paint and drywall**
- 4. **Acceptable** Floor: **Carpet**
- 5. **Acceptable** Doors: **Wood pocket door**
- 6. **Acceptable** Windows: **Wood double hung**
- 7. **Safety Concern** Electrical: **110 VAC: Open or missing ground - Safety Concern**
- 8. **Acceptable** HVAC Source: **Central HVAC**
- 9. **Acceptable** Smoke Detector: **Battery operated**

Family Room Living Space

- 10. **Not Present** Closet:
- 11. **Acceptable** Ceiling: **Paint and drywall: Ceiling damage near fireplace**
- 12. **Acceptable** Walls: **Paint and drywall, Wood paneling**

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Living Space (Continued)

- 13. **Acceptable** Floor: **Plywood**
- 14. **Acceptable** Doors: **Wood and glass**
- 15. **Acceptable** Windows: **Wood casement**
- 16. **Safety Concern** Electrical: **110 VAC: Open or missing ground - Safety Concern**
- 17. **Acceptable** HVAC Source: **Central HVAC: Register covers have been removed**
- 18. **Not Present** Smoke Detector:

Fireplace/Wood Stove

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Family Room Fireplace

- 1. **Acceptable** Fireplace Construction: **Masonry**
- 2. **Type: Wood burning**
- 3. **Acceptable** Smoke Chamber: **Block: Recommend having the chimney/flue cleaned before using as a precautionary measure**
- 4. **Acceptable** Flue: **Tile: Recommend having the chimney/flue cleaned before using as a precautionary measure**
- 5. **Acceptable** Damper: **Metal**
- 6. **Acceptable** Hearth: **Raised**
- 7. **Acceptable** Mantel **Wood**

Bedroom

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1st Floor Master Bedroom

- 1. **Acceptable** Closet: **Large**
- 2. **Acceptable** Ceiling: **Paint and drywall**
- 3. **Acceptable** Walls: **Paint and drywall**
- 4. **Acceptable** Floor: **Hardwood**
- 5. **Acceptable** Doors: **Hollow wood**
- 6. **Acceptable** Windows: **Wood double hung, Wood casement**

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Bedroom (Continued)

- 7. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 8. **Acceptable** HVAC Source: **Central HVAC**
- 9. **Not Present** Smoke Detector:

South, East Bedroom

- 10. **Acceptable** Closet: **Large**
- 11. **Acceptable** Ceiling: **Paint and drywall**
- 12. **Acceptable** Walls: **Paint and drywall**
- 13. **Acceptable** Floor: **Hardwood**
- 14. **Acceptable** Doors: **Hollow wood**
- 15. **Acceptable** Windows: **Wood casement, Wood double hung**
- 16. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 17. **Acceptable** HVAC Source: **Central HVAC**
- 18. **Not Present** Smoke Detector:

Front, Middle Bedroom

- 19. **Acceptable** Closet: **Large**
- 20. **Acceptable** Ceiling: **Paint and drywall**
- 21. **Acceptable** Walls: **Paint and drywall**
- 22. **Acceptable** Floor: **Hardwood**
- 23. **Acceptable** Doors: **Hollow wood**
- 24. **Acceptable** Windows: **Wood double hung**
- 25. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 26. **Acceptable** HVAC Source: **Central HVAC**

Structure

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- 1. **Acceptable** Structure Type: **Wood frame**
- 2. **Marginal** Foundation: **Concrete Block**
- 3. **Acceptable** Differential Movement: **Stair step crack with displacement, Crack with displacement, Horizontal crack with displacement, Crack with displacement**
- 4. **Acceptable** Beams: **Solid wood**
- 5. **Acceptable** Bearing Walls: **Frame**
- 6. **Acceptable** Joists/Trusses: **2x12**
- 7. **Acceptable** Piers/Posts: **Steel posts**
- 8. **Acceptable** Floor/Slab: **Poured slab**
- 9. **Acceptable** Stairs/Handrails: **Concrete with wood railing**



Structure (Continued)

10. **Acceptable** Subfloor: **Dimensional wood**

Basement

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Not Present Item not present or not found.

Under main structure Basement

1. **Acceptable** Ceiling: **Exposed framing**

2. **Marginal** Walls: **Wood paneling, Concrete block:** The SE & NE corners of the basement are water stained. I recommend adding additional top soil around the foundation and creating a proper slope (usually 1" drop for every foot away from the foundation) away from the foundation all the way around the entire home. There is a horizontal crack and stair step crack in the East basement wall, I recommend monitoring this area to see if the cracks enlarge.



3. **Acceptable** Floor: **Poured Concrete**

4. **Acceptable** Piers/Posts: **Steel posts**



Basement (Continued)

- 5. Acceptable Floor Drain: Surface/Floor drain
- 6. Acceptable Doors: Wood and glass
- 7. Acceptable Windows: Metal casement
- 8. Safety Concern Electrical: 110 VAC outlets and lighting circuits: **There is an electrical junction box in the basement ceiling with no cover on it, this is a Safety Concern.**



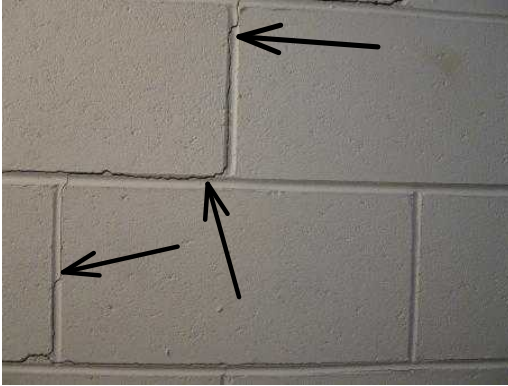
- 9. Not Present Smoke Detector:
- 10. Not Present Radon Blower Installed
- 11. Acceptable HVAC Source: Central HVAC
- 12. Not Present Vapor Barrier:
- 13. Not Present Insulation:
- 14. Acceptable Ventilation: Windows
- 15. Not Present Sump Pump:
- 16. Marginal Moisture Location: North and South East corners
- 17. Marginal Basement Stairs/Railings: Wood stairs & handrails: **The outside wall in the stairway going down to the basement has stair-step, horizontal, & vertical cracks in it. They appear to be old, I suggest monitoring the cracks to see if they start to worsen.**





Basement (Continued)

Basement Stairs/Railings: (continued)



Laundry Room/Area

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Not Present Item not present or not found.

1st Floor Laundry Room/Area

1. **Not Present** Closet:
2. **Acceptable** Ceiling: **Paint and drywall**
3. **Acceptable** Walls: **Paint and drywall**
4. **Acceptable** Floor: **Hardwood**
5. **Not Present** Doors:
6. **Not Present** Windows:
7. **Acceptable** Electrical: **110 VAC/220 VAC**
8. **Not Present** Smoke Detector:
9. **Not Present** Laundry Tub:
10. **Not Present** Laundry Tub Drain:
11. **Acceptable** Washer Hose Bib: **Rotary**
12. **Acceptable** Washer and Dryer Electrical: **110-240 VAC**
13. **Acceptable** Dryer Vent: **Rigid metal**
14. **Not Present** Dryer Gas Line:
15. **Acceptable** Washer Drain: **Wall mounted drain**
16. **Not Present** Floor Drain:

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Plumbing

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1. **Acceptable** Service Line: **Copper**
2. **Acceptable** Main Water Shutoff: **Basement**
3. **Acceptable** Water Lines: **Copper, PVC**
4. **Marginal** Drain Pipes: **Copper: The main copper drain line is leaking in the basement, the joints in the line probably need to be re-soldered. And there is some corrosive build-up on the lines.**



5. **Acceptable** Service Caps: **Accessible**
6. **Acceptable** Vent Pipes: **Cast iron**
7. **Acceptable** Gas Service Lines: **Cast iron**

Basement Water Heater

8. **Acceptable** Water Heater Operation: **Functional at time of inspection**
9. Manufacturer: **Kenmore**
10. Model Number: **153.33540** Serial Number: **J91156183**
11. Type: **Natural gas** Capacity: **40 Gal.**
12. Approximate Age: **1989 (22 years)** Area Served: **Central system**
13. **Acceptable** Flue Pipe: **Single wall**
14. **Acceptable** TPRV and Drain Tube: **Copper**

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Heating System

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

| | |
|----------------|--|
| Acceptable | Functional with no obvious signs of defect. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Concern | This is a Safety Concern and should be addressed as soon as possible! |
| Not Present | Item not present or not found. |

Basement Heating System

1. **Acceptable** Heating System Operation: **Functional at time of inspection**
2. Manufacturer: **Lennox**
3. Model Number: **G23Q2/3-75-6** Serial Number: **5800D32910**
4. Type: **Forced air Natural Gas** Capacity: **75,000 BTU**
5. Area Served: **Central System** Approximate Age: **Unknown**
6. Fuel Type: **Natural gas**
7. **Acceptable** Heat Exchanger: **3 Burner**
8. **Acceptable** Blower Fan/Filter: **Direct dr. with reusable filter: Filter needs cleaned**
9. **Acceptable** Distribution: **Metal duct**
10. **Acceptable** Circulator: **Blower**
11. **Acceptable** Draft Control: **Automatic**
12. **Acceptable** Flue Pipe: **Double wall**
13. **Acceptable** Controls: **Limit switch**
14. **Acceptable** Thermostats: **Programmable**
15. Suspected Asbestos: **No**

Electrical

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

| | |
|----------------|--|
| Acceptable | Functional with no obvious signs of defect. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Concern | This is a Safety Concern and should be addressed as soon as possible! |
| Not Present | Item not present or not found. |

1. Service Size Amps: **100 Volts: 110 VAC, 220 VAC**
2. **Acceptable** Service: **Copper**
3. **Acceptable** 120 VAC Branch Circuits: **Copper**
4. **Acceptable** 240 VAC Branch Circuits: **Aluminum**
5. **Acceptable** Aluminum Wiring: **Localized circuits 1st Floor**
6. **Acceptable** Conductor Type: **Non-metallic sheathed cable, Romex**
7. **Acceptable** Ground: **Plumbing ground only**

Basement Electric Panel

8. **Safety Concern** Manufacturer: **Push-O-Matic - Safety Concern: Recommend existing panel be replaced, Push-O-Matic breakers have been discontinued and are considered a Safety Hazard.**

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Electrical (Continued)

9. Maximum Capacity: 100 Amps
10. **Acceptable** Main Breaker Size: 100 Amps
11. **Acceptable** Breakers: Copper
12. **Not Present** Fuses:
13. **Not Present** AFCI:
14. **Not Present** GFCI:
15. Is the panel bonded? **No**

Attic

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

Acceptable Functional with no obvious signs of defect.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Safety Concern This is a Safety Concern and should be addressed as soon as possible!

Not Present Item not present or not found.

Over 1st floor living area Attic

1. Method of Inspection: **In the attic**
2. **Acceptable** Roof Framing: **2x4 Rafter**
3. **Acceptable** Sheathing: **Dimensional wood**
4. **Acceptable** Ventilation: **Soffit vents, Ridge vents, Ridge vents, Soffit vents**
5. **Acceptable** Insulation: **Blown in**
6. **Marginal** Insulation Depth: **6"**: Insufficient insulation present in the attic, recommend adding additional insulation.
7. **Acceptable** Wiring/Lighting: **110 VAC**
8. **Acceptable** Moisture Penetration: **Previous water penetration noted**
9. **Acceptable** Bathroom Fan Venting: **Electric fan**

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Marginal Summary

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

Lots and Grounds

1. Grading: Minor slope: Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade, usually 1 inch drop for every foot away from the foundation.

Exterior Surface and Components

2. Gas Meter: Exterior surface mount, front of home: Gas line needs caulked where it enters the home



Air Conditioning

3. Blower Fan/Filters: Direct dr. with reusable filter: Filter needs cleaned

Roof

4. Downspouts: Aluminum
5. North Chimney Flue/Flue Cap: Clay: Cap cracked, repair chimney mortar cap, old sealant should be replaced.



Bathroom

6. 1st floor half bath Bathroom Ventilation: El. vent fan: Fan is noisy



Marginal Summary (Continued)

Structure

7. Foundation: Concrete Block

Basement

8. Under main structure Basement Walls: Wood paneling, Concrete block: The SE & NE corners of the basement are water stained. I recommend adding additional top soil around the foundation and creating a proper slope (usually 1" drop for every foot away from the foundation) away from the foundation all the way around the entire home. There is a horizontal crack and stair step crack in the East basement wall, I recommend monitoring this area to see if the cracks enlarge.

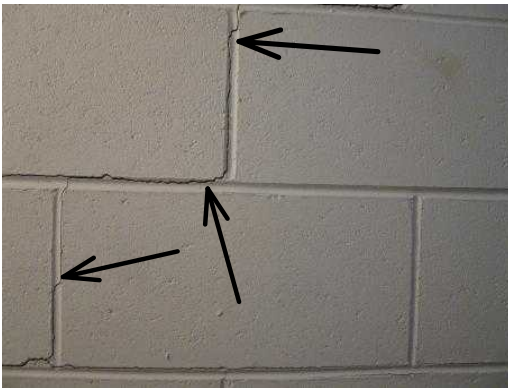


9. Under main structure Basement Moisture Location: North and South East corners
10. Under main structure Basement Basement Stairs/Railings: Wood stairs & handrails: The outside wall in the stairway going down to the basement has stair-step, horizontal, & vertical cracks in it. They appear to be old, I suggest monitoring the cracks to see if they start to worsen.



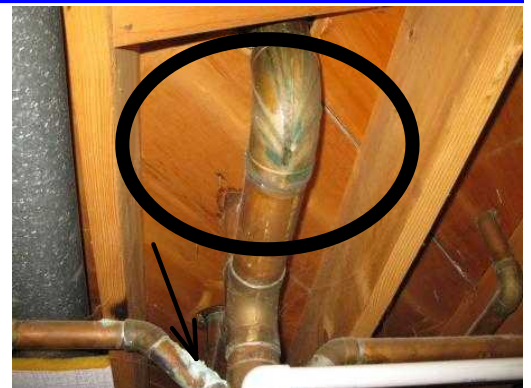
Basement (Continued)

Basement Stairs/Railings: (continued)



Plumbing

11. Drain Pipes: Copper: The main copper drain line is leaking in the basement, the joints in the line probably need to be re-soldered. And there is some corrosive build-up on the lines.



Attic

12. Over 1st floor living area Attic Insulation Depth: 6": Insufficient insulation present in the attic, recommend adding additional insulation.



Defective Summary

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Roof

1. Leader/Extension: Missing: Extensions do not extend 6 feet beyond the foundation perimeter. The SE & NE corners of the home and the SW corner of the garage in particular.



Garage/Carport

2. Attached Garage Door Opener: Genie: Pressure reverse switch on the back of the motor needs adjusted - Safety Concern
3. Attached Garage Leader/Extensions: Missing: Extensions do not extend 6 feet beyond the foundation perimeter





Safety Concern Summary

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Kitchen

1. 1st Floor Kitchen Cooking Appliances: General Electric, Hotpoint: Power line under oven should be replaced



Living Space

2. Living Room Living Space Electrical: 110 VAC: Open or missing ground - Safety Concern
3. Family Room Living Space Electrical: 110 VAC: Open or missing ground - Safety Concern

Basement

4. Under main structure Basement Electrical: 110 VAC outlets and lighting circuits: There is an electrical junction box in the basement ceiling with no cover on it, this is a Safety Concern.



Electrical

5. Basement Electric Panel Manufacturer: Push-O-Matic - Safety Concern: Recommend existing panel be replaced, Push-O-Matic breakers have been discontinued and are considered a Safety Hazard.