

INSPECTION REPORT



For the Property at:
**** * BLVD
CLEVELAND HTS, OH

Prepared for: CHARLES *****
Inspection Date: Monday, June 8, 2009
Prepared by: John Cundiff



HomeWise Building Inspection Services
3919 West 229th
Fairview Park, OH 44126
440-821-8820
<http://www.homewiseinspections.com>
homewiseinspections@live.com

August 12, 2009

Dear Charles *****,

RE: Report No. 1123, v.3

**** * Blvd

Cleveland Hts, OH

44106

Thank you for choosing HomeWise Building Inspection Services to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.homewiseinspections.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

John Cundiff

on behalf of

HomeWise Building Inspection Services



INVOICE

August 12, 2009

Client: Charles *****

Report No. 1123, v.3

For inspection at:

**** * Blvd

Cleveland Hts, OH

44106

on: Monday, June 8, 2009

General Home Inspection 4200 sf

\$420.00

Radon test with Home Inspection

\$125.00

Subtotal

\$545.00

Ohio

\$42.24

Sales

Tax

Total

\$587.24

PAID IN FULL - THANK YOU!

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The "bottom line" contains those items I feel may most affect your purchase and ownership of this home. The "bottom line" is not a summary of the entire report. Please read the entire report. Links are highlighted in blue. Follow these links for more information on the specific issue. Also- a complete reference guide is included in the appendix at the end of the report. Refer to this section for concise answers and illustrations of many home maintenance and construction issues.

The roof has been repaired and will likely require ongoing maintenance. The chimney and valley flashings have also been repaired and may soon require replacement.

The rubber roof must be repaired before the membrane is torn from the parapets.

The structural issues noted in the front corners is difficult to gauge. I am unable to determine with any certainty if the movement has ceased or if it may be ongoing. The ongoing deterioration around the basement stairwell is troubling because the further the spalling occurs, the more rapidly new deterioration will occur.

The boiler is almost 30 years old. With a life expectancy of 30 - 40 years, the boiler may require replacement in the coming years.

Exterior

Walls \ Brick, stone and concrete

Condition: • [Spalling](#)

Implication(s): Cosmetic defects | Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

Time: As soon as possible

Cost: \$1000 - \$2000

Note: The masonry within the basement stairwell is severely spalling. If the conditions supporting spalling are not corrected, the deterioration will accelerate. Once deteriorated masonry is repaired, steps should be taken to limit moisture collection and absorption.

Structure

Walls \ Solid masonry walls

Condition: • [Cracked](#)

Implication(s): Weakened structure

Location: Front Exterior Wall

Task: Further evaluation

Time: Immediate

Cost: Depends on approach

Note: The masonry wing wall is cracked and sinking. Mortar has been repaired, though it is not possible to determine if the footer has been replaced or underpinned. Request specific disclosure from owner. Consult masonry contractor for further evaluation and repair.

Electrical

Distribution system \ Outlets

Condition: • Ground Fault Interrupter Receptacles should replace existing receptacles the following areas: Anywhere on a kitchen counter top AND within 6' of the kitchen sink; anywhere in a bathroom, including light fixtures or med cabs (or terminate); anywhere in an unfinished basement; anywhere in a garage; anywhere on the exterior.

Implication(s): Electric shock hazard

Location: Throughout

Task: Repair

Time: Immediate

Cost: \$25 - \$50 Each location

Heating

General

• Abandoned boiler

Implication(s): Nuisance, possible asbestos hazard

Location: Basement Furnace Room

Task: Remove

Time: As soon as possible

Cost: Unknown, likely to be expensive

Gas steam boiler \ Life expectancy

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

Implication(s): Equipment failure | No heat for house

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

Cost: \$4,000 - \$7,000

Gas steam boiler \ Distribution pipes and radiators

Condition: • Steam distribution piping throughout basement is insulated with materials likely to contain asbestos. Insulation is damaged and friable in many areas.

Implication(s): Health hazard

Location: Throughout basement

Task: Further evaluation, Remove / repair

Time: Immediate

Cost: \$1000 - \$3000

THE BOTTOM

ROOFING

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Interior

Ceilings \ Plaster or drywall

Condition: • [Sag](#)

Implication(s): Cosmetic defects | Chance of movement

Location: First Floor Powder Room

Task: Repair

Time: Immediate

Cost: \$300 - \$600

Note: Ceiling threatens collapse. Safety hazard.

Basement \ Wet basement - evidence

Condition: • [Stains](#)

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

Location: Throughout basement and crawlspace

Task: Monitor / Repair

Time: Ongoing / Discretionary

Cost: Depends on approach

Description

Sloped: • [Slate](#)

Flat: • [Synthetic rubber](#)

Probability of leakage: • Medium

Limitations

Inspection performed:

• By walking on roof

Note: Flats

• With binoculars

Note: Slopes

Findings

Sloped roofing \ Asphalt shingles

Condition: • [Slope too low](#)

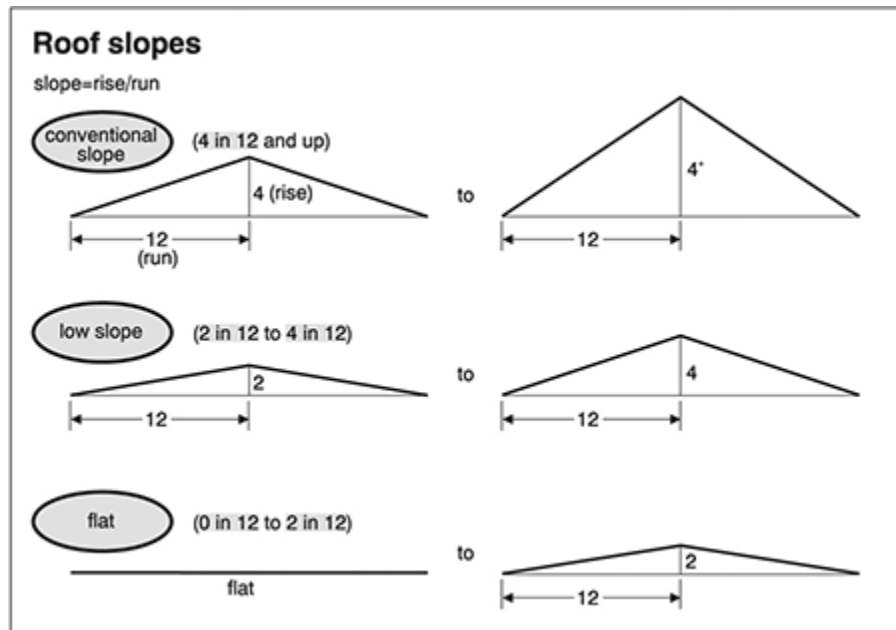
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Monitor / repair

Time: Ongoing

Note: Vulnerable to wind driven rain entrance, wind uplift and damage.



[Click on image to enlarge.](#)

ROOFING

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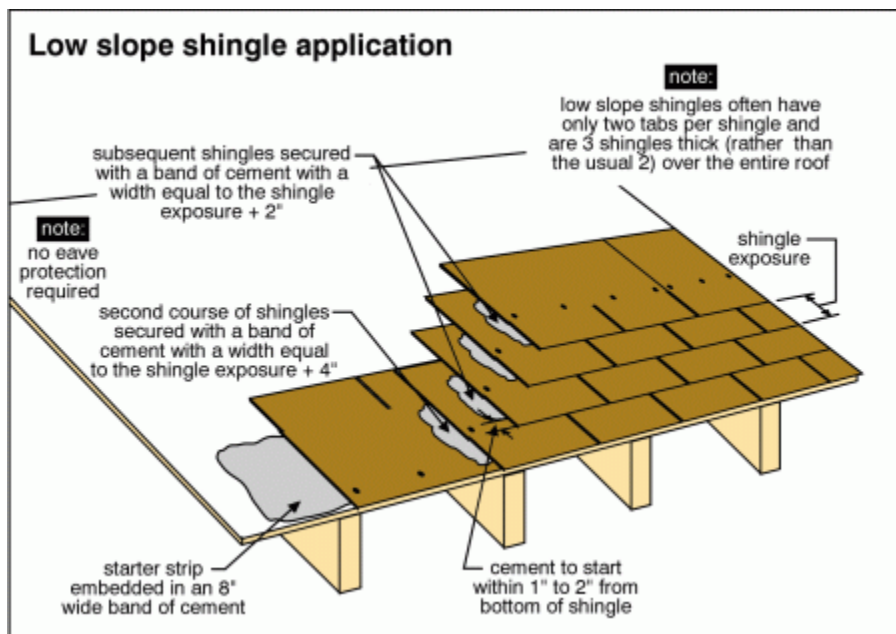
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[Click on image to enlarge.](#)



1.

Sloped roofing \ Slate

Condition: • [Missing, loose or broken pieces](#)

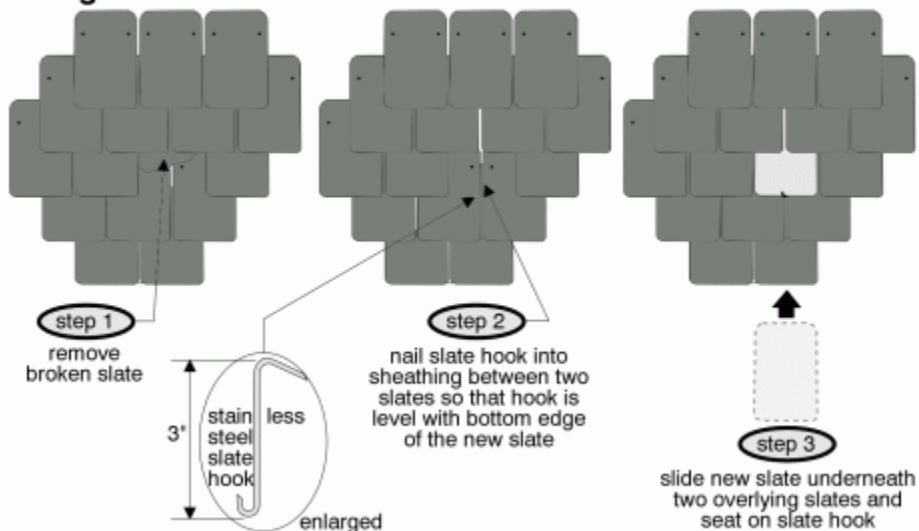
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: Various Roof

Task: Repair

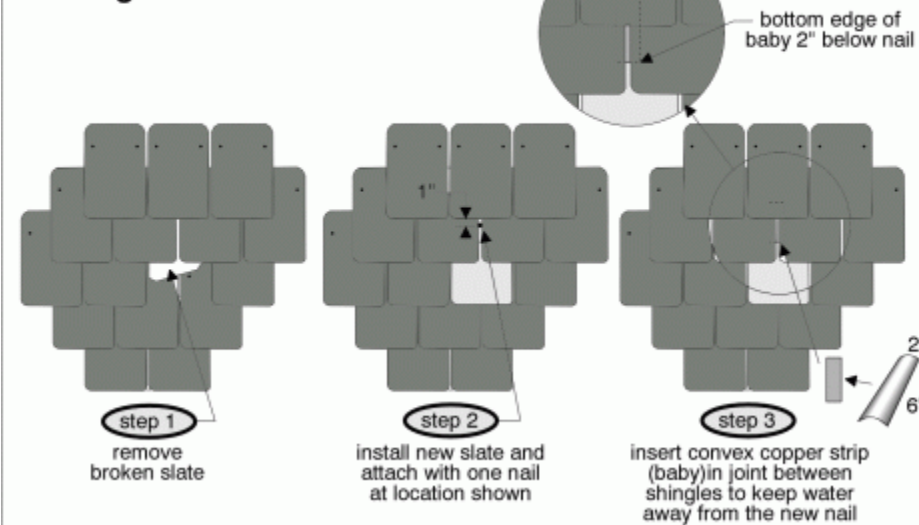
Time: Ongoing

Slate repair methods- using a slate hook



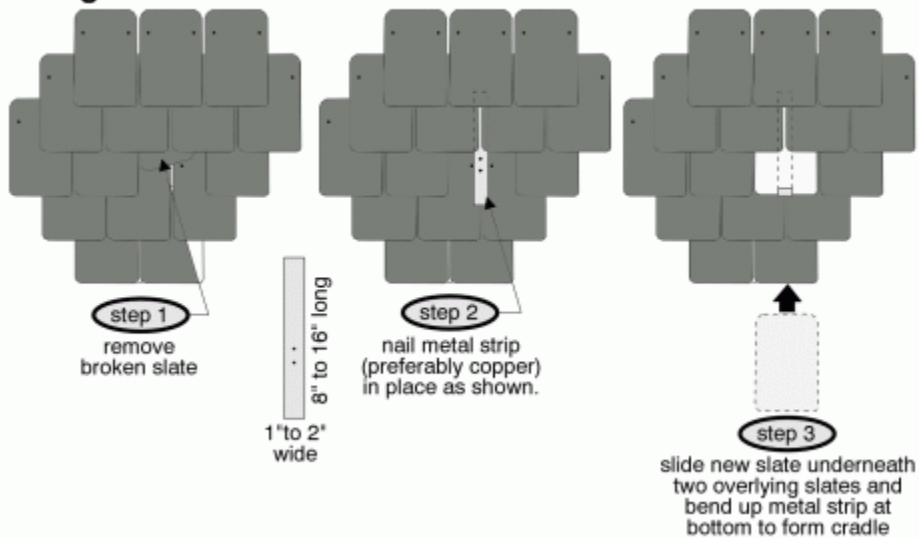
[Click on image to enlarge.](#)

Slate repair methods- making babies



[Click on image to enlarge.](#)

Slate repair methods- using a sheet metal cradle



[Click on image to enlarge.](#)



2.

Condition: • [Patched](#)

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

Location: Various Roof

Task: Monitor

Time: Ongoing

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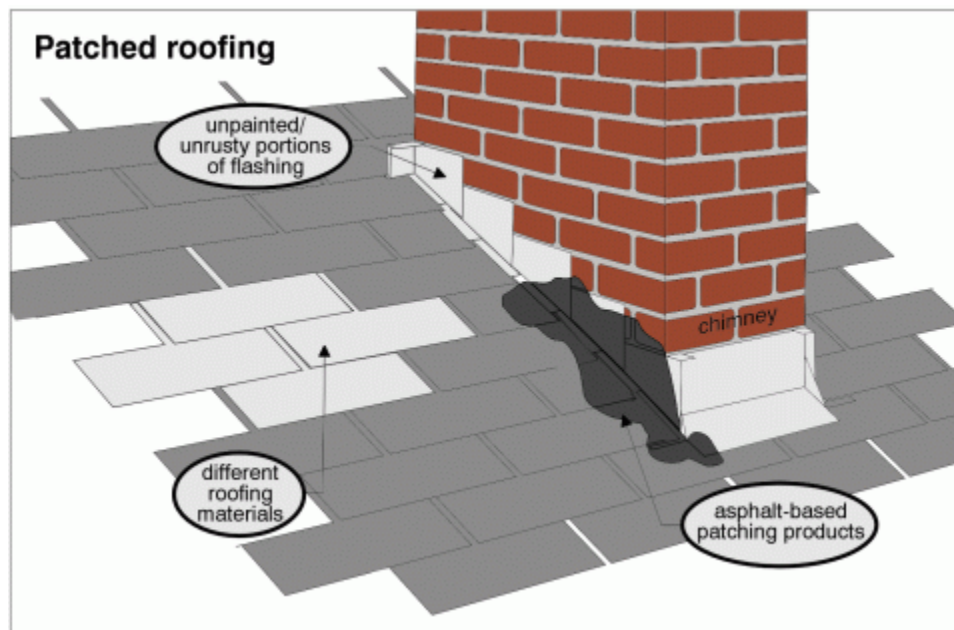
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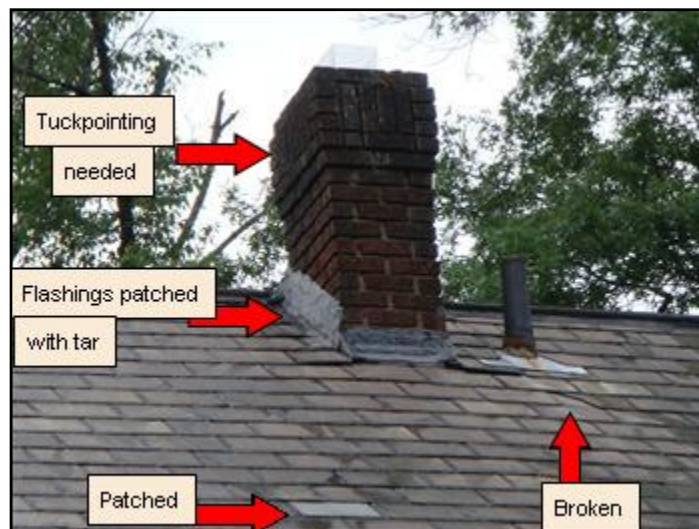
PLUMBING

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Click on image to enlarge.



3.

Sloped roof flashings \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

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

Location: Small chimney

Task: Improve

Time: As soon as possible

Cost: \$600 - \$800

Note: Chimney flashings have been tarred together- loss of flexibility

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4.

Flat roofing \ Rubber single ply

Condition: • [Taut, tenting](#)

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

Location: Throughout Roof

Task: Repair

Time: As soon as possible

Cost: \$400 - \$800

Note: Rubber roof is pulling away from parapet walls and cant strip. Premature roof failure will result if left unimpaired.



5.

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Description

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

Gutter & downspout type: • [Eave mounted](#) • [Integral/built-in](#)

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

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Retaining wall: • [Masonry](#)

Driveway: • Asphalt

Exterior steps: • Masonry

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Findings

Walls \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

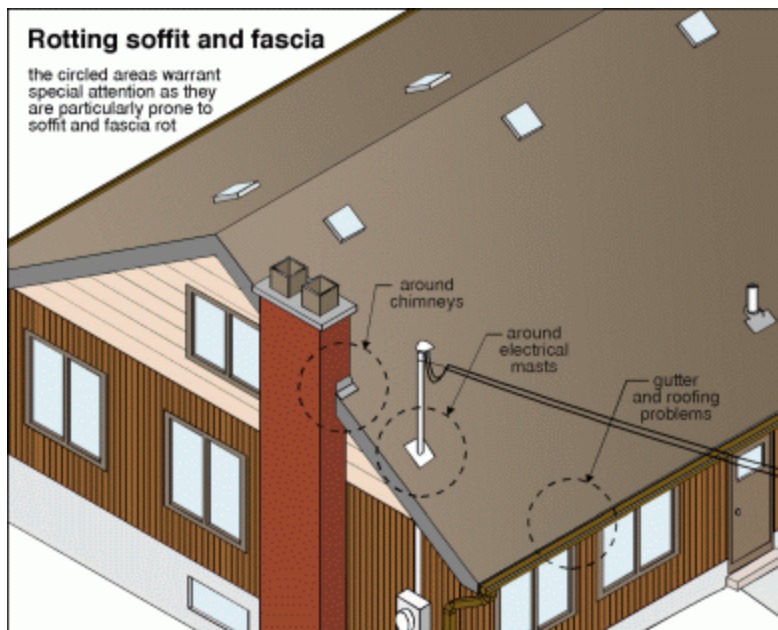
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Right side

Task: Repair

Time: Immediate

Cost: \$100 - \$200



[Click on image to enlarge.](#)

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6.

Walls \ Wood siding

Condition: • In contact with roof, drawing water up into siding

Implication(s): Continued deterioration

Location: Front dormers

Task: Repair

Time: As soon as possible

Cost: \$400 - \$800



7.



8.

Walls \ Brick, stone and concrete

Condition: • [Spalling](#)

Implication(s): Cosmetic defects | Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

Time: As soon as possible

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Cost: \$1000 - \$2000

Note: The masonry within the basement stairwell is severely spalling. If the conditions supporting spalling are not corrected, the deterioration will accelerate. Once deteriorated masonry is repaired, steps should be taken to limit moisture collection and absorption.



9.



10.

Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

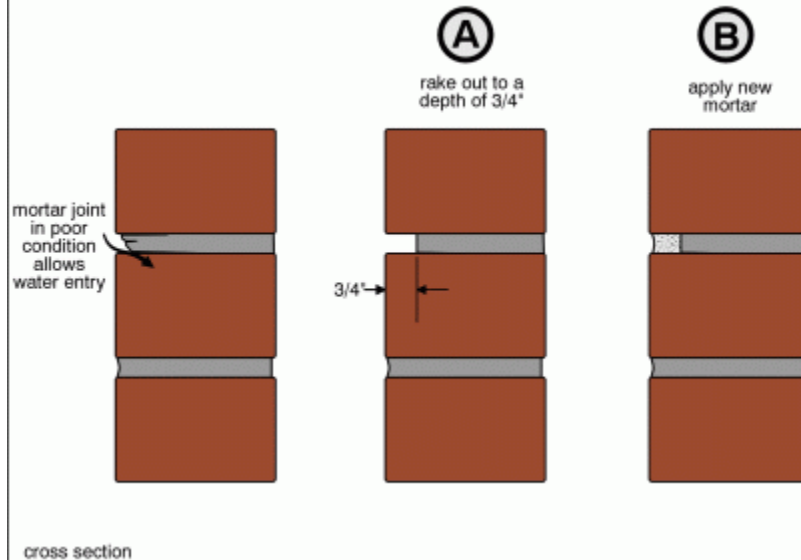
Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: \$1,000 - \$2,000

Repointing



[Click on image to enlarge.](#)

Windows and skylights \ Exterior trim

Condition: • [Rot](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: As soon as possible

Cost: Not determined



11.

Windows and skylights \ Window wells

Condition: • Safety grate missing or defective

Implication(s): Fall hazard

Location: Front

Task: Repair or replace

Time: Immediate

Cost: \$200 - \$400



12.

Condition: • Masonry defects

Location: Front

Task: Repair

Time: Immediate

Cost: \$200 - \$400

Porches, decks, steps, patios and balconies \ Columns

Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Repair or replace

Time: As soon as possible

Cost: \$300 - \$500

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13.

Condition: • [Cracked](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Repair or replace

Time: As soon as possible

Cost: \$400 - \$600



14.

Porches, decks, steps, patios and balconies \ Steps and landings

Condition: • [Masonry or concrete spalling](#)

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Basement

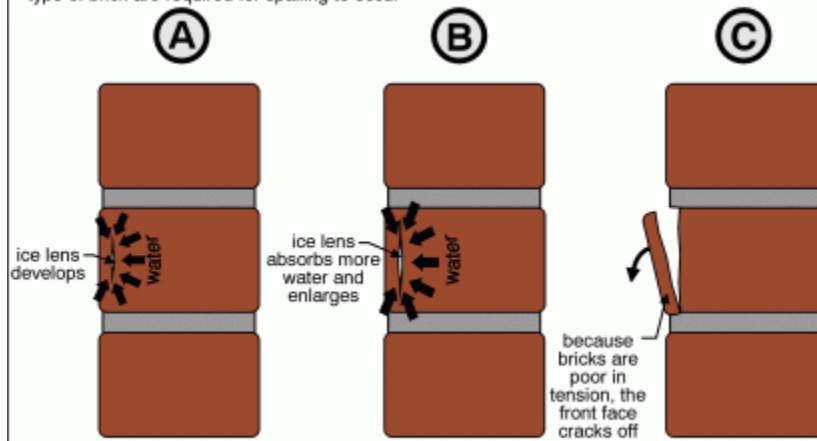
Task: Repair or replace

Time: As soon as possible

Cost: \$1000 - \$2000

Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur

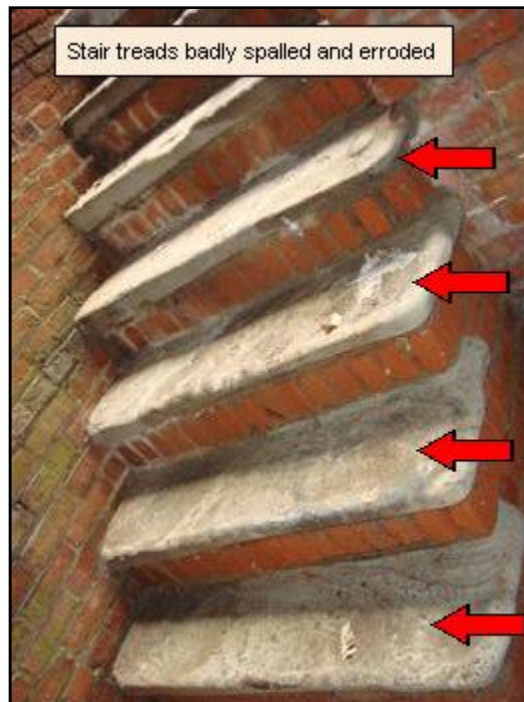


note:

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core

cross section

[Click on image to enlarge.](#)



15.

Condition: • [Steps or landings settling or heaving](#)

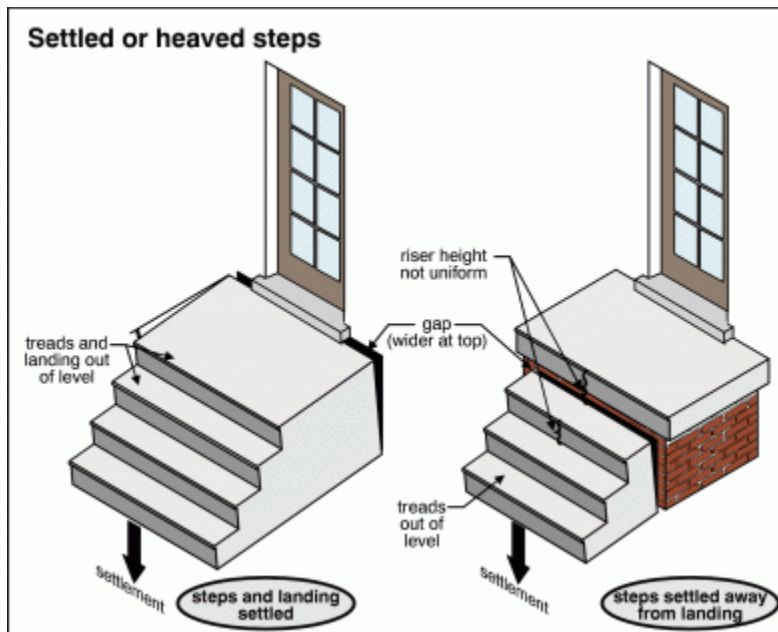
Location: Front Porch

Task: Monitor / repair

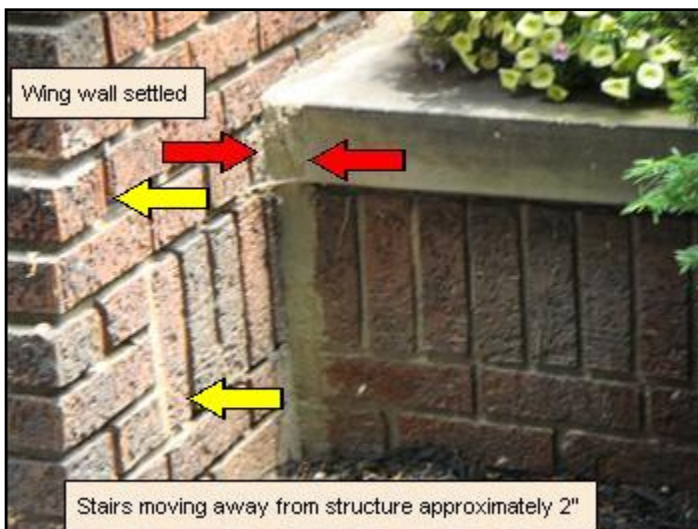
Time: Ongoing

Cost: Depends on approach

Note: Possible continued structural movement



Click on image to enlarge.



16.



17.

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Exterior Staircase

Task: Provide

Time: Immediate

Cost: \$200 - \$300 Each

EXTERIOR

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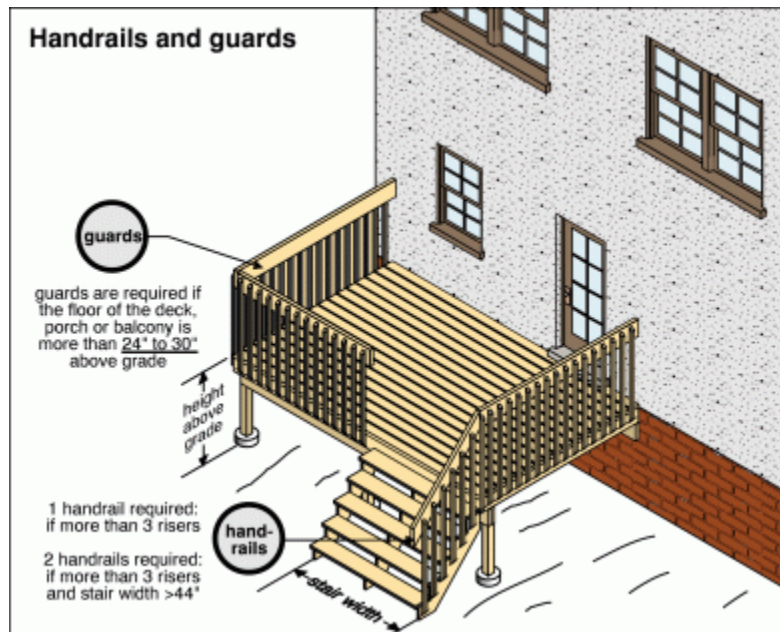
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[Click on image to enlarge.](#)



18.



19.

Porches, decks, steps, patios and balconies \ General

Condition: • Wrought iron broken at point of fastening

Implication(s): Safety hazard

Location: Right Side Exterior Balcony

Task: Repair

Time: Immediate

Cost: \$200 - \$300



20.

Landscaping \ General

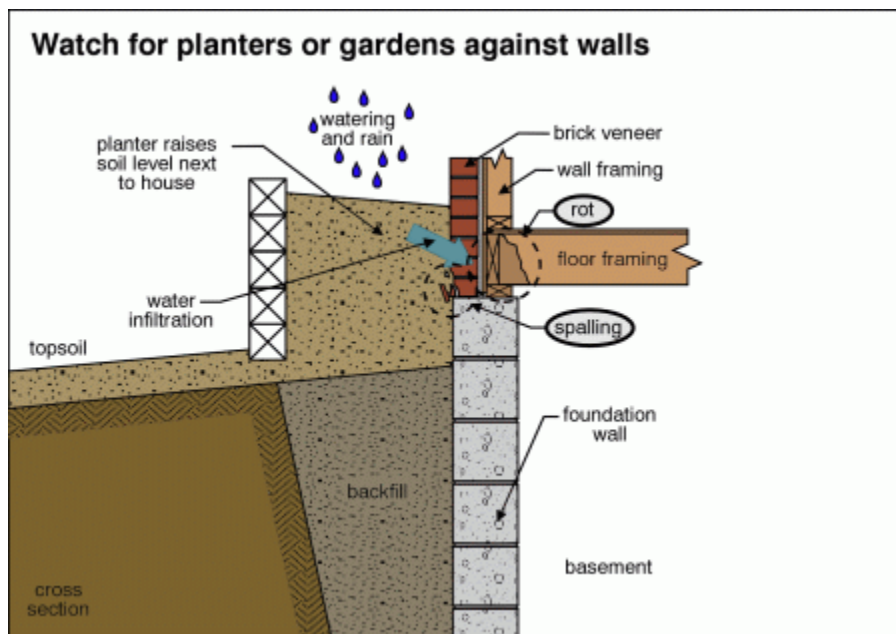
Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

Location: Right Exterior

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

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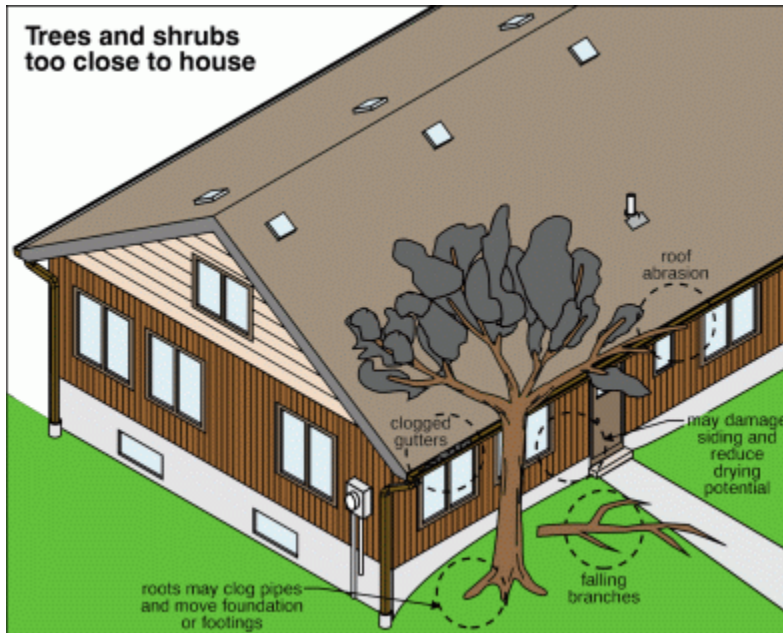
Condition: • [Trees or shrubs too close to house](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration

Location: Various Exterior

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

Garage \ Man-door into garage

Condition: • Rot, water damage, poor condition

Location: Garage

Task: Repair or replace

Time: Discretionary

Cost: \$300 - \$600

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Description

Configuration:

- [Basement](#)
- [Crawl space](#)

Note: Below porches

Foundation material: • [Masonry block](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Plank sheathing

Limitations

Inspection limited/prevented by: • Storage • New finishes/paint • Insulation

Attic/roof space: • No access

Knee wall areas: • Inspected from access hatch

Crawl space: • Inspected from access hatch

Percent of foundation not visible: • 50 %

Findings

Floors \ Beams

Condition: • [Rust](#)

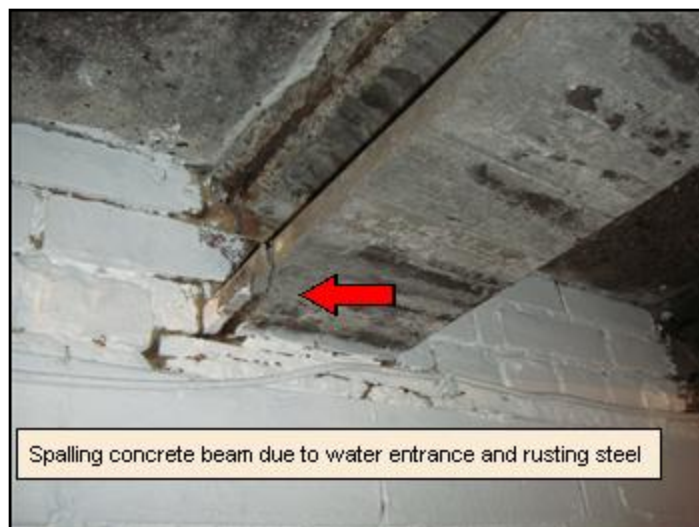
Implication(s): Weakened structure | Chance of structural movement

Location: Basement Porch

Task: Repair, prevent further rusting

Time: Immediate

Note: Concrete beam shows slight spalling due to water penetration.



22.

Walls \ Solid masonry walls

Condition: • [Cracked](#)

Implication(s): Weakened structure

Location: Front Exterior Wall

Task: Further evaluation

Time: Immediate

Cost: Depends on approach

Note: The masonry wing wall is cracked and sinking. Mortar has been repaired, though it is not possible to determine if the footer has been replaced or underpinned. Request specific disclosure from owner. Consult masonry contractor for further evaluation and repair.



23.



24.

Condition: • [Lintels sagging](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Front Exterior

Task: Monitor for continued movement



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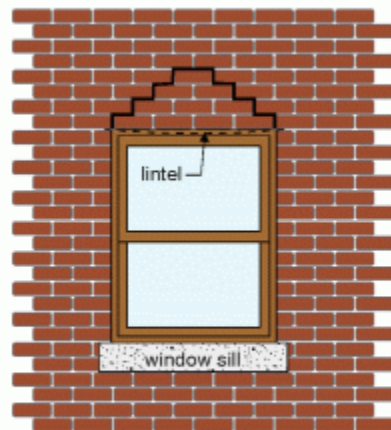
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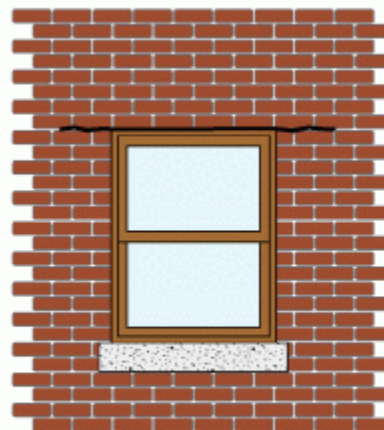
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Condition: • [Lintels rusting](#)**Implication(s):** Weakened structure | Chance of structural movement**Location:** Various Exterior Wall**Task:** Repair**Time:** As necessary**Lintel related wall cracks**

crack pattern commonly
associated with sagging
lintels due to undersizing
or deterioration



horizontal crack often
caused by rusting steel
lintels expanding

[Click on image to enlarge.](#)

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Description

Service entrance cable and location: • [Overhead aluminum](#)

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

Main disconnect/service box rating: • [200 Amps](#)

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

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

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

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

Limitations

Inspection limited/prevented by: • Concealed wiring not inspected

Inspection limited/prevented by: • Storage • Insulation

System ground: • Quality of ground not determined

Findings

Distribution system \ Wiring - installation

Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Rear Exterior Wall

Task: Repair

Time: Immediate

Cost: \$100



26.

Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

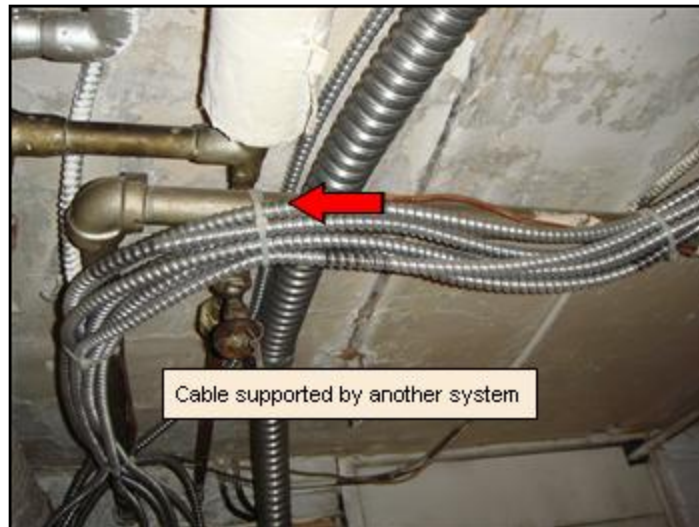
Location: Basement Utility Room

Task: Improve

Time: Discretionary

Cost: Less than \$100

Note: Electric cables and conduit should not be supported by another system ie: plumbing pipes, ducts, etc.



27.

Distribution system \ Lights

Condition: • [Improper closet lighting](#)

Implication(s): Fire hazard

Location: Throughout

Task: Repair

Time: Immediate

Cost: \$100 - Each

Note: Light fixtures in closets likely to be filled with combustible storage should have a globe that completely encloses the bulb. Storage may contact the hot surface of the open bulb and create a fire hazard.

Distribution system \ Outlets

Condition: • Ground Fault Interrupter Receptacles should replace existing receptacles the following areas: Anywhere on a kitchen counter top AND within 6' of the kitchen sink; anywhere in a bathroom, including light fixtures or med cabs (or terminate); anywhere in an unfinished basement; anywhere in a garage; anywhere on the exterior.

Implication(s): Electric shock hazard

Location: Throughout

Task: Repair

Time: Immediate

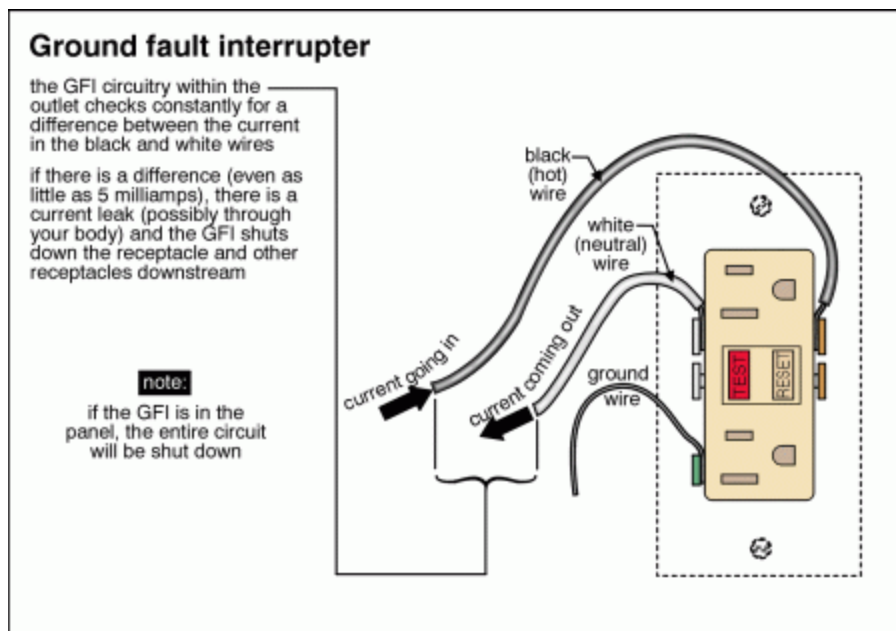
Cost: \$25 - \$50 Each location

Condition: • [Ungrounded](#)**Implication(s):** Electric shock**Location:** Kitchen**Task:** Repair**Time:** Immediate**Cost:** \$100

28.



29.

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)**Implication(s):** Electric shock[Click on image to enlarge.](#)

Distribution system \ Cover plates

Condition: • [Missing](#)

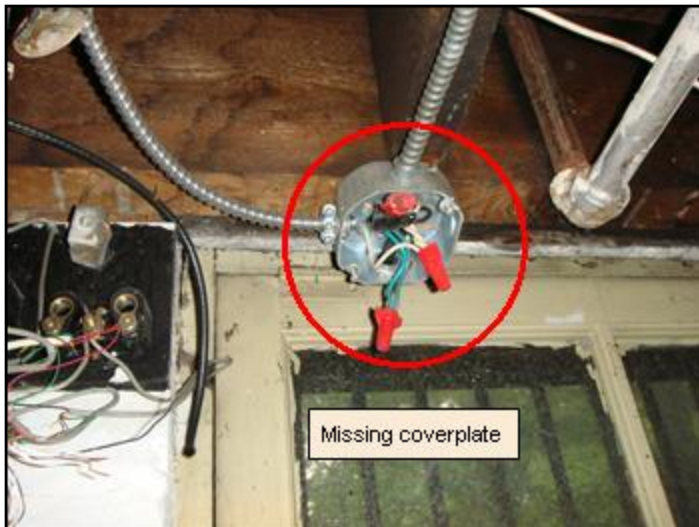
Implication(s): Electric shock

Location: Basement & garage

Task: Replace

Time: Immediate

Cost: Minor



30.



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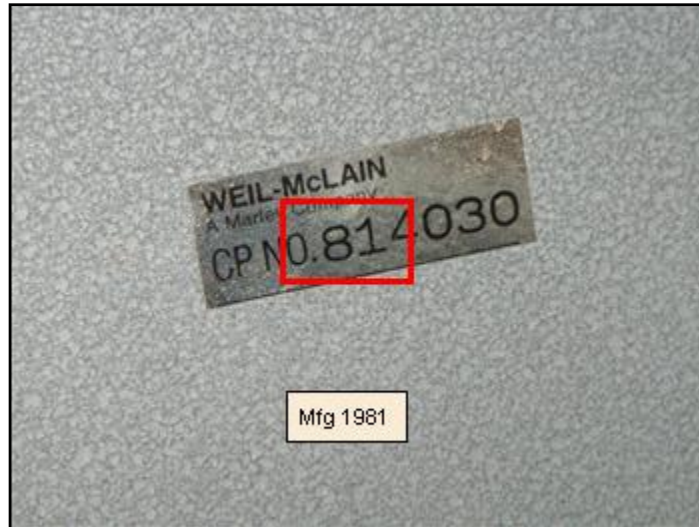
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Description

Fuel: • [Gas](#)**System type:** • [Boiler](#)**Heat distribution:** • [Radiators](#)**Approximate capacity:** • 250,000 BTU/H**Efficiency:** • [Conventional](#)**Approximate age:**• [29 years](#)

32.

Failure probability: • [Medium](#)**Fireplace:**• [Wood fireplace](#)*Note:* Basement and first floor**Chimney:** • [Masonry](#)**Chimney liner:** • [Not visible](#)**Carbon monoxide test:** • 0 parts per million - approximate

Limitations

Inspection prevented/limited by: • Height of chimney**Inspection prevented/limited by:** • Chimney clean-out not opened

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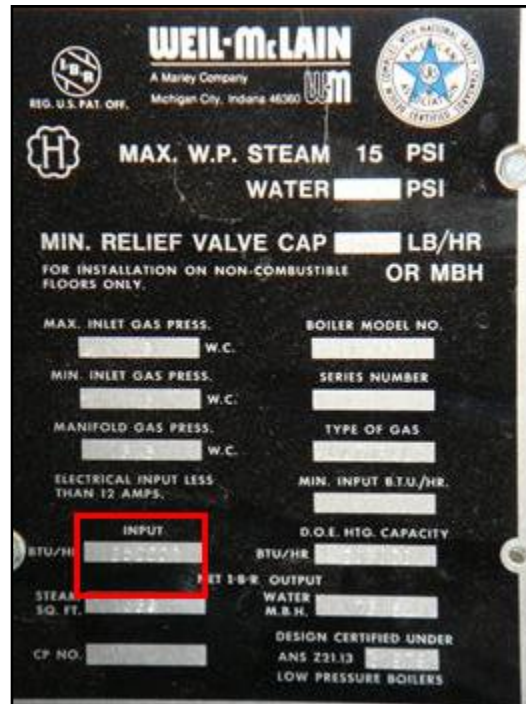
Safety devices: • Not tested as part of a home inspection

Zone, boiler and radiator valves: • Not tested as part of a home inspection

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

Data plate on equipment:

• Incomplete



33.

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Findings

General

• Abandoned boiler

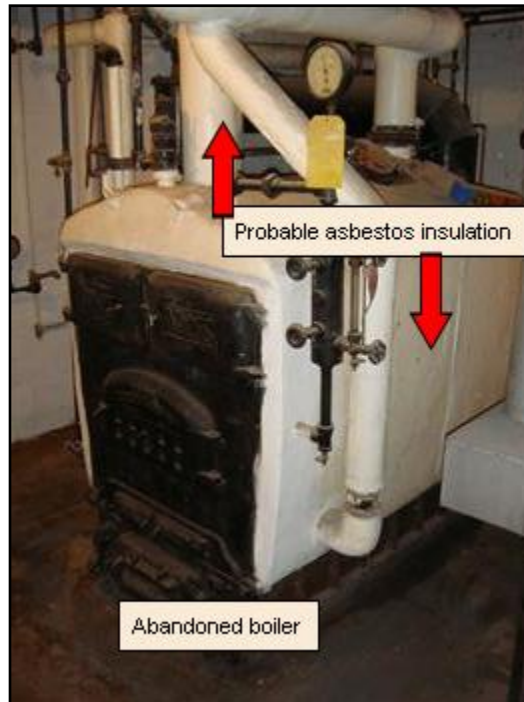
Implication(s): Nuisance, possible asbestos hazard

Location: Basement Furnace Room

Task: Remove

Time: As soon as possible

Cost: Unknown, likely to be expensive



34.

Gas steam boiler \ Life expectancy

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

Implication(s): Equipment failure | No heat for house

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

Cost: \$4,000 - \$7,000

Gas steam boiler \ Heat shield

Condition: • [Scorched](#)

Implication(s): Hazardous combustion products entering home

Condition: • [Rust](#)

Implication(s): Hazardous combustion products entering home

Gas steam boiler \ Heat exchanger

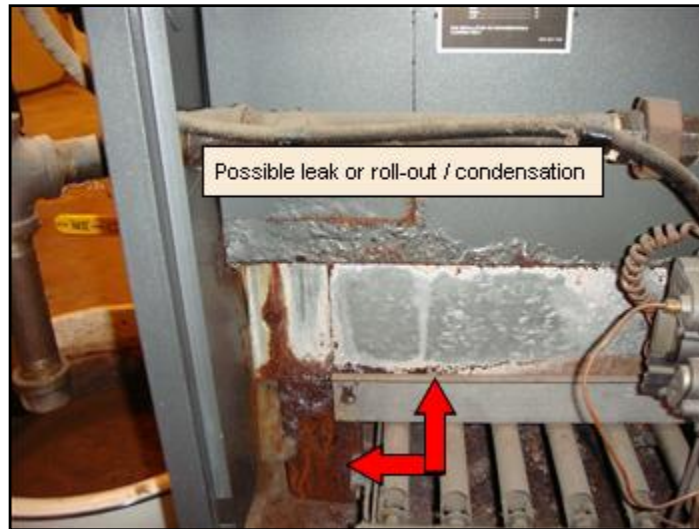
Condition: • [Leak](#)

Location: Basement Furnace Room

Task: Further evaluation

Time: Before next heating season

Note: Shortened service life



35.

Gas steam boiler \ Distribution pipes and radiators

Condition: • Steam distribution piping throughout basement is insulated with materials likely to contain asbestos. Insulation is damaged and friable in many areas.

Implication(s): Health hazard

Location: Throughout basement

Task: Further evaluation, Remove / repair

Time: Immediate

Cost: \$1000 - \$3000

Fireplace \ General

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Location: Basement and Living room

Task: Clean and Inspect

Time: Before use

Cost: \$200 - \$400

INSULATION AND VENTILATION

**** * Blvd, Cleveland Hts, OH June 8, 2009

Report No. 1123, v.3

<http://www.homewiseinspections.com>

THE BOTTOM

ROOFING

EXTERIOR

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [None found](#)

Wall insulation material: • Foam

Floor above crawlspace insulation material: • None found

Crawlspace ventilation: • [None Found](#)

Limitations

Inspection prevented by no access to: • Attic • Wall space

Crawl space inspection performed: • From access hatch

Findings

Walls \ Insulation

Condition: • Insulation leaking from wall

Location: Exterior Wall

Task: Remove

Time: Immediate

Cost: Minor

Description

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Water flow (pressure): • [Functional](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity:

• [100 gallons](#)

Note: Tandem water 50 gallon heaters



36.

Water heater approximate age: • New

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#)

Limitations

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Findings

Supply plumbing \ Supply piping in house

Condition: • Subject to freezing

Implication(s): Ruptured plumbing

Location: Garage

Task: Monitor

Time: Ongoing



37.

Waste plumbing \ Drain piping - performance

Condition: • [Leak](#)

Implication(s): Sewage entering the house

Location: First Floor Kitchen

Task: Repair

Time: Immediate

Cost: \$100

Note: Slight leak around dishwasher / tailpiece connection

Description

Major floor finishes: • [Hardwood](#)

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

Windows: • [Single/double hung](#) • Wood

Glazing: • [Single](#)

Exterior doors: • [Solid wood](#)

Evidence of basement leakage: • Stains • Prior repairs

Evidence of crawlspace leakage: • Efflorescence • Stains • Rust

Appliances: • Dishwasher

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a home inspection: • Crawl spaces without concrete floors • Doorbells, signaling, audio cables, speakers, etc • Crawlspace with less than 36" headroom • Attic spaces with less than 60" headroom • Crawl spaces without concrete floors

Not included as part of a home inspection: • Cosmetic issues

Appliances: • Only permanently installed appliances are tested as part of a general home inspection. • Appliances are only tested for immediate operation / response. Ovens are not fired until fully heated, etc.

Appliances: • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 50 %

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

Findings

Ceilings \ General

Condition: • Stains

Implication(s): Cosmetic defects

Location: Second Floor Bedroom

Task: Further evaluation

Time: As soon as possible

Note: Slight water stain on bedroom ceiling. May be associated with recent chimney flashing repair. Request specific disclosure from owner.

Ceilings \ Plaster or drywall

Condition: • [Sag](#)

Implication(s): Cosmetic defects | Chance of movement

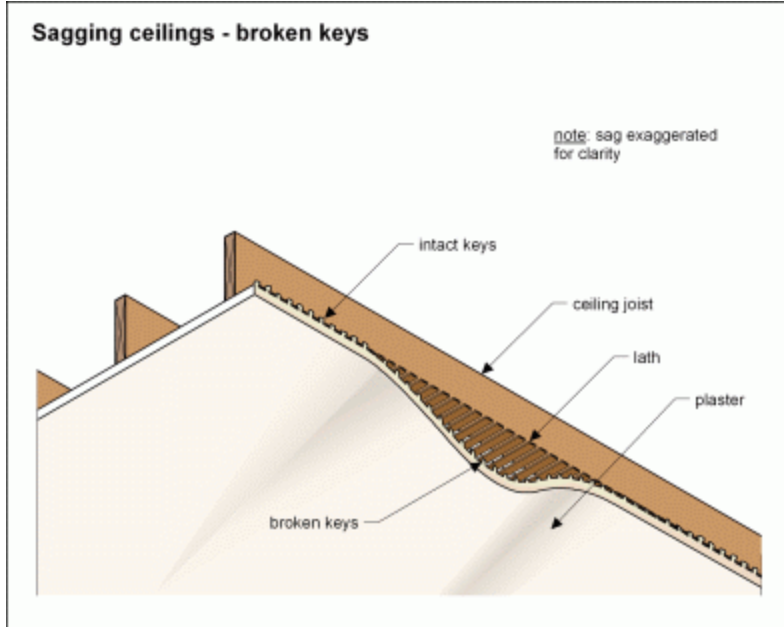
Location: First Floor Powder Room

Task: Repair

Time: Immediate

Cost: \$300 - \$600

Note: Ceiling threatens collapse. Safety hazard.



[Click on image to enlarge.](#)



38.

Stairs \ Handrails

Condition: • Handrail does not extend equal to the stairway length.

Implication(s): Safety hazard

Location: Basement Staircase

Task: Repair

Time: Immediate

Cost: \$100 - \$200



39.

Basement \ Leakage

Condition: • [Leakage - Read these articles before undertaking any action](#)

Basement \ Wet basement - evidence

Condition: • [Stains](#)

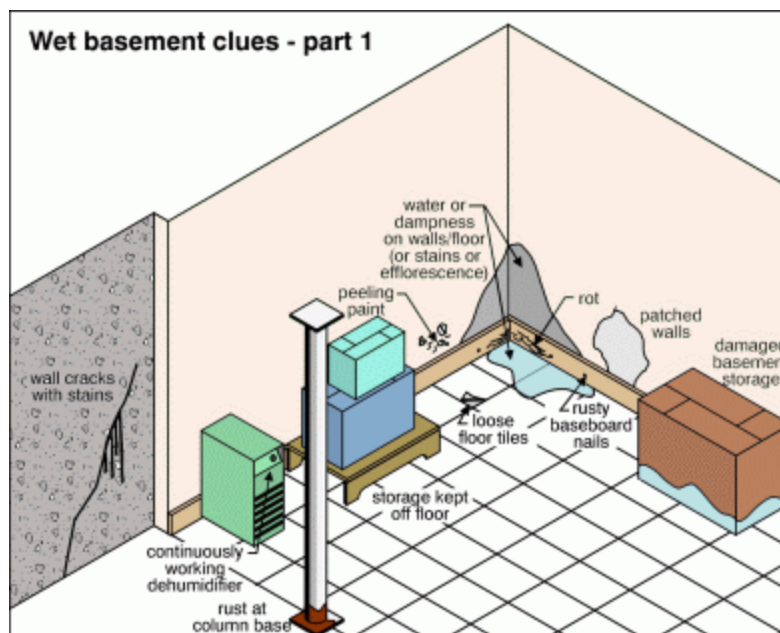
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Throughout basement and crawlspace

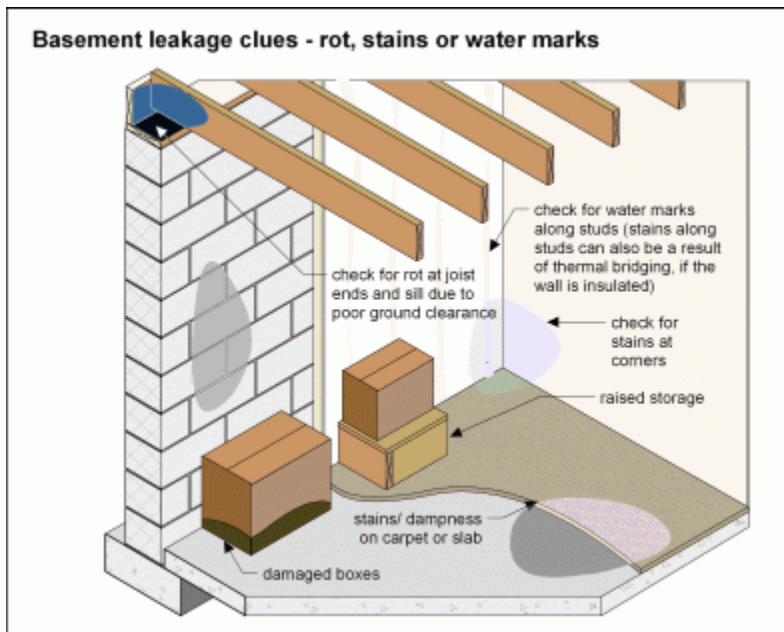
Task: Monitor / Repair

Time: Ongoing / Discretionary

Cost: Depends on approach



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



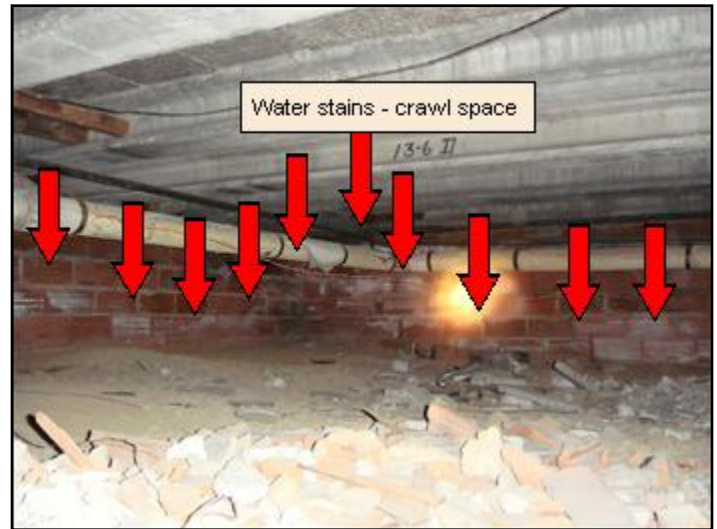
40.



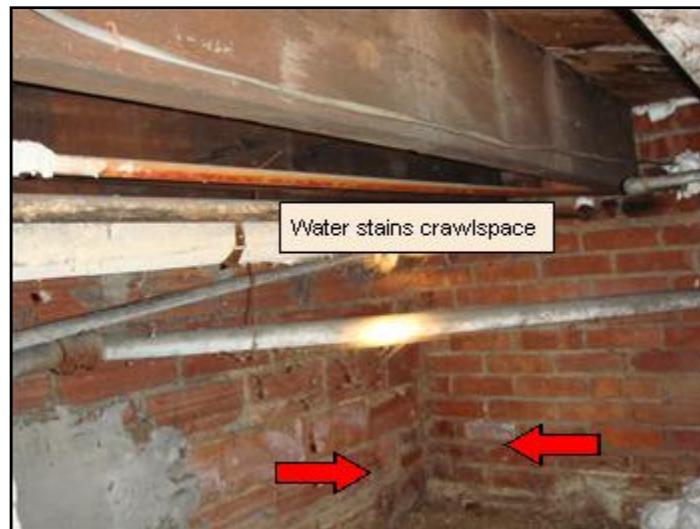
41.



42.



43.



44.

END OF REPORT

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)