

YOUR Inspection Report



Providing timely, honest, and professional inspections for the Miami Valley Region!

FOR THE PROPERTY AT:

1436 Artesian Ln
Fairborn, OH 45324

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Saturday, March 24, 2018

PREPARED BY:

Joshua Allen



Allen Home Inspections

Honest, Reliable, and Timely

Allen Home Inspections
104 Pleasant Chase
Englewood, OH 45322

9375108952

www.allenhomeinspections.com
joshdallen@gmail.com



March 26, 2018

Dear John Smith,

RE: Report No. 2680, v.3
1436 Artesian Ln
Fairborn, OH
45324

Thanks for choosing Allen Home Inspections to perform your inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association (ASHI). This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

A client sometimes assumes that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client and their agent. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

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

Again, thanks for choosing Allen Home Inspections to perform your inspection.

Sincerely,

Joshua Allen
on behalf of
Allen Home Inspections

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INVOICE

March 26, 2018

Client: John Smith

Report No. 2680, v.3

For inspection at:

1436 Artesian Ln

Fairborn, OH

45324

on: Saturday, March 24, 2018

Home Inspection (1500-2000 sq ft)

\$395.00

Total

\$395.00

PAID IN FULL - THANK YOU!

Allen Home Inspections
104 Pleasant Chase
Englewood, OH 45322
9375108952
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SUMMARY (BOTTOM LINE)

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

ISSUES FOUND ARE CURRENT AS OF THE DATE OF INSPECTION. AS A GENERALIST WE DO NOT FIND EVERY ISSUE IN A HOME. WE ARE NOT A WARRANTY COMPANY. IF YOU ARE WANTING A HOME WARRANTY, WE RECOMMEND THE COMPANY AMERICAN HOME SHIELD OR THE LIKE, WHICH CAN BE PURCHASED AT THE TIME OF CLOSING.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. The main habitability or potential safety issues will be listed in this summary.

Overall the Home was in very good condition.

[Here is a helpful link for Life Cycles and Remodeling/Repair Costs:](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Exposed fasteners](#)

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

Location: Front

Task: Seal

BASEMENT MOISTURE: The humidity level was low/normal/high at the time of inspection and no water/moisture was found.

This concludes the general overview of each system and the recommendations for this home. We recommend a qualified builder or licensed professional do any and all repairs mentioned.

Safety Recommendations:

- A. CO: Carbon monoxide poisoning is a real safety issue with homes that have gas burning systems. All homes with gas appliances, water heaters, fireplaces, or furnaces are recommended to use a carbon monoxide alarms on all levels.
- B. VENTING: We recommend using semi-rigid or rigid dryer venting materials to prevent clogs and potential fires.
- C. CLEANING DUCTS: We recommend cleaning all exhaust fans, ductwork, and dryer vents as a safety improvement.
- D. We recommend adding Photoelectric smoke alarms to all levels regardless if the home already has Ionization smoke alarms installed. We recommend having both Photoelectric and Ionization smoke alarms to all homes with 10-year lithium batteries if the home is not hard-wired for smoke alarms.
- E. STOVE: We recommend checking the stove to ensure the anti-tip device is installed correctly.
- F. DISHWASHER: We recommend making sure that the drain hose for the dishwasher has a trap loop that is above the main drain to assure no drain water can back up into the dishwasher. This gray water can contaminate the clean dishes.
- G. GARBAGE DISPOSALS: We also recommend making sure any garbage disposal electric line is encased to protect from potential shock.

Common or General Improvements/Suggestions:

- A. RUST: We recommend painting any exterior metal that may be rusted (i.e. piping, casings, etc.) if needed. Using a rust inhibitor based spray paint is often recommended.
- B. CONCRETE: Concrete is known to dry and shrink over time thus causing cracks. We recommend sealing any such

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1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

settling or drying cracks around the foundation of the home. We recommend sealing any concrete settling/drying cracks if found in the driveway, patios, walkways, slabs, and/or basement slabs if needed.

C. BASEMENT MOISTURE: Many issues are caused by water intrusion around foundations. We recommend that all downspouts be extended to six feet from the foundation wall and all gutters cleaned of debris.

D. SECONDARY SYSTEMS: We do not test secondary systems like Whole House Humidifiers, Electronic Air Filters, Washer/Dryers, Microwave heat element effectiveness and Water Softeners. We are also not able to test the washer and dryers. These items should be tested prior to use to ensure working properly and are not leaking or clogged.

Home Safety Articles: We recommend NEST safety equipment due to ease of use and quality of the products they provide. <https://nest.com/>

A. CARBON MONOXIDE ALARMS: for more info see <http://www.consumerreports.org/cro/co-and-smoke-alarms.htm>

B. SMOKE ALARMS: for more info see <http://www.ashireporter.org/homeinspection/articles/ashi-smoke-alarm/2606>
Most homes have ionization smoke alarms (which are the inexpensive type) but more recent studies show that all homes should also have photoelectric alarms installed. These alarms have proven to save lives.

C. SUGGESTED HOME SAFETY FOR KIDS: Great site for young families and new homes.
www.consumer dangers.com

This concludes the Summary section.

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

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

COLOR CODING FOR PICTURES

RED: Potential Safety/Habitability Issue WHITE: General Descriptions

Purple: Potential Improvements BLUE: Description of Plumbing

GREEN: Description of HVAC YELLOW: Description of Electric

[Here is a very helpful link for a Seasonal Maintenance Calendar:](#)

ROOFING

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SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • 47 degrees and cloudy at time of inspection. The house is facing in the southern direction. For directional purposes we will call it south.

General: • North View



General: • East View



General: • South Front View

ROOFING

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Report No. 2680, v.3

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SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



General: • West View



General: • Backyard View

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SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles

ROOFING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

ROOFING

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Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Exposed fasteners](#)

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

Location: Front

Task: Seal

ROOFING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

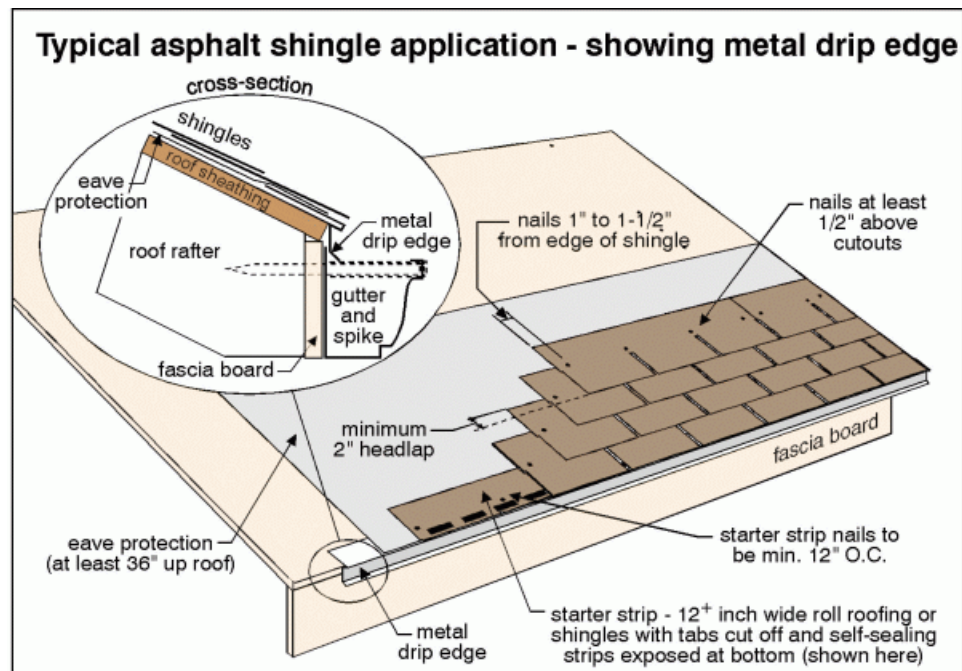
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Exposed fasteners

EXTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

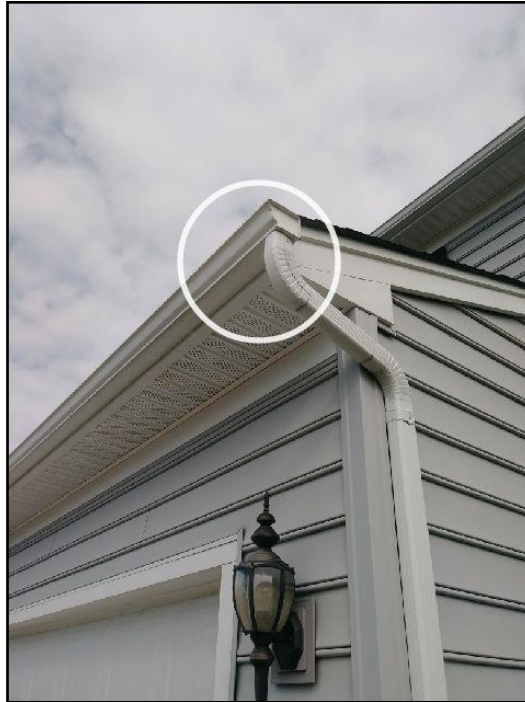
INTERIOR

REFERENCE

Description

Gutter & downspout material:

- [Aluminum](#)



Aluminum

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

Gutter & downspout discharge:

- [Above grade](#)



Above grade

EXTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Lot slope: • [Away from building](#)

Soffit and fascia:

- [Metal](#)
- [Vinyl](#)



Vinyl

Wall surfaces and trim:

- [Vinyl siding](#)



Vinyl siding

EXTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Wall surfaces - masonry:

- [Brick](#)



Brick

Wall surfaces - wood:

- [Boards](#)



Boards

Driveway: • Concrete

Walkway:

- Concrete

EXTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Concrete

Deck: • Wood

Exterior steps:

• Concrete



Concrete

EXTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Garage:

- General



General

STRUCTURE

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

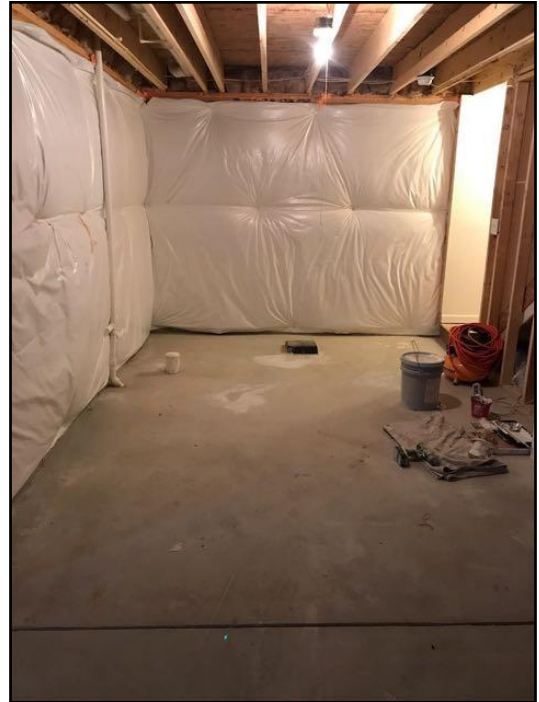
Description

Configuration:

- [Basement](#)



Basement



Basement

Foundation material: • [Poured concrete](#)

Floor construction:

- [Joists](#)



Joists

STRUCTURE

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Roof and ceiling framing: • [Trusses](#)

Limitations

Attic/roof space: • Inspected from access hatch

ELECTRICAL

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service entrance cable and location:

- [Underground aluminum](#)



Underground aluminum

Service size:

- [200 Amps \(240 Volts\)](#)



200 Amps (240 Volts)

Main disconnect/service box rating:

- [150 Amps](#)

ELECTRICAL

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



150 Amps



150 Amps



150 Amps



150 Amps

ELECTRICAL

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



150 Amps

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

System grounding material and type:

- [Copper - ground rods](#)



Copper - ground rods

ELECTRICAL

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

- [Aluminum - water pipe](#)



Aluminum - water pipe

Number of circuits installed: • 20

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#) • AFCI - panel

Smoke detectors: • [Present](#)

Limitations

System ground: • Continuity not verified • Quality of ground not determined

HEATING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type:

- [Furnace](#)



Furnace

Fuel/energy source:

- [Gas](#)

Clean burning



Gas

HEATING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

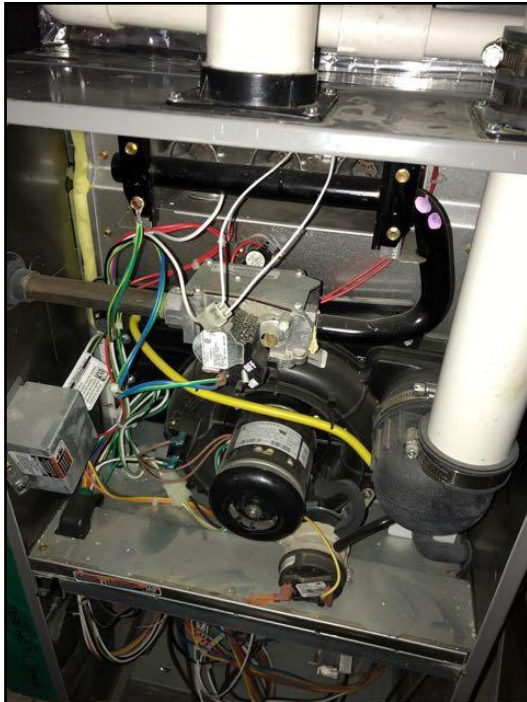
INSULATION

PLUMBING

INTERIOR

REFERENCE

Furnace manufacturer: • Tempstar



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

Approximate capacity:

• [60,000 BTU/hr](#)

Serial number: a130944328

HEATING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



60,000 BTU/hr

Efficiency: • [High-efficiency](#)

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

Approximate age: • [5 years](#)

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

Main fuel shut off at:

• Basement

HEATING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Basement

Failure probability: • [Low](#)

Fireplace/stove:

• [Gas logs](#)



Gas logs



Gas logs

Chimney/vent: • [Metal](#)

HEATING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

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

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

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type:

- [Air cooled](#)



Air cooled

Manufacturer: • Tempstar



Cooling capacity:

- [30,000 BTU/hr](#)

Serial number: e130612856

COOLING & HEAT PUMP

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

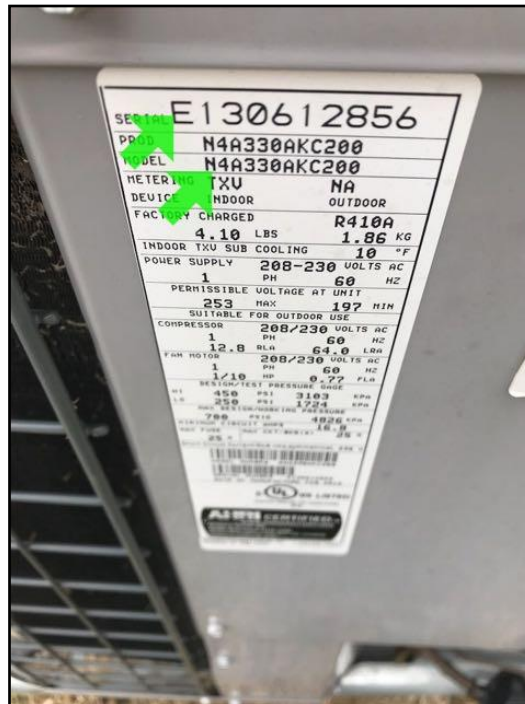
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



30,000 BTU/hr

- [2.5 Tons](#)

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

INSULATION AND VENTILATION

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material:

- [Glass fiber](#)



Glass fiber

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Limitations

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

PLUMBING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public

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

Supply piping in building:

• [Plastic](#)



Plastic

Main water shut off valve at the:

• Front of the basement

PLUMBING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Front of the basement

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

Water heater type:

• [Conventional](#)



Conventional

PLUMBING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Water heater exhaust venting method:

- Direct vent - sealed combustion



Direct vent - sealed combustion

Water heater manufacturer:

- Bradford White

PLUMBING

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

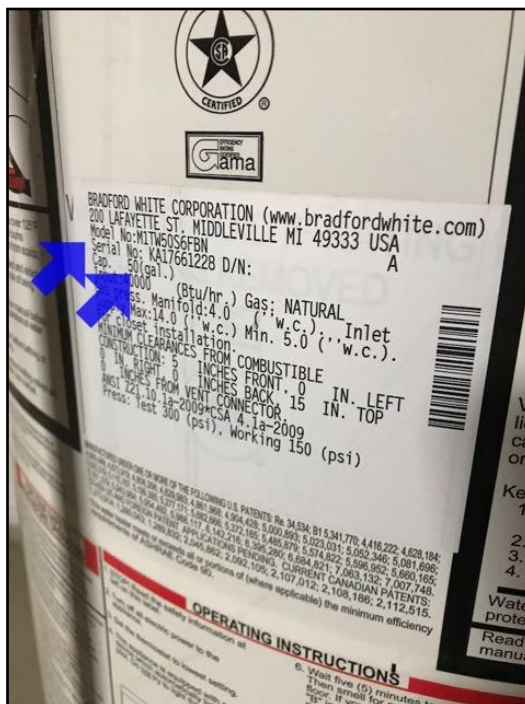


Bradford White

Tank capacity:

- 50 gallons

Serial number: KA17661228



50 gallons

PLUMBING

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Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Water heater approximate age: • 5 years

Water heater location: • Basement

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

Waste and vent piping in building:

• [Plastic](#)



Plastic

Pumps:

• [Sump pump](#)

In good working order

PLUMBING

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Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Sump pump



Sump pump

Floor drain location:

- Near water heater



Near water heater

Gas piping:

- Steel



Steel

Main fuel shut off valve at the:

- Basement



Basement

PLUMBING

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Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

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

Description

Major floor finishes:

- [Carpet](#)



Carpet

- Vinyl



Vinyl

INTERIOR

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Report No. 2680, v.3

www.allenhomeinspections.com

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Major wall and ceiling finishes:

- [Plaster/drywall](#)



Plaster/drywall

Windows:

- [Single/double hung](#)



Single/double hung

- Vinyl

Glazing: • [Double](#)

Exterior doors - type/material:

- [Sliding glass](#)



Sliding glass

- Metal-clad



Metal-clad

Range fuel:

- Electricity
- GE

INTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

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SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Electricity

Appliances:

- Refrigerator
Frigidaire
- Dishwasher
GE



Dishwasher

- Waste disposal

INTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Waste disposal

Laundry facilities:

- Hot/cold water supply



Hot/cold water supply

- 120-Volt outlet

INTERIOR

1436 Artesian Ln, Fairborn, OH March 24, 2018

Report No. 2680, v.3

www.allenhomeinspections.com

SUMMARY (B)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

- 240-Volt outlet



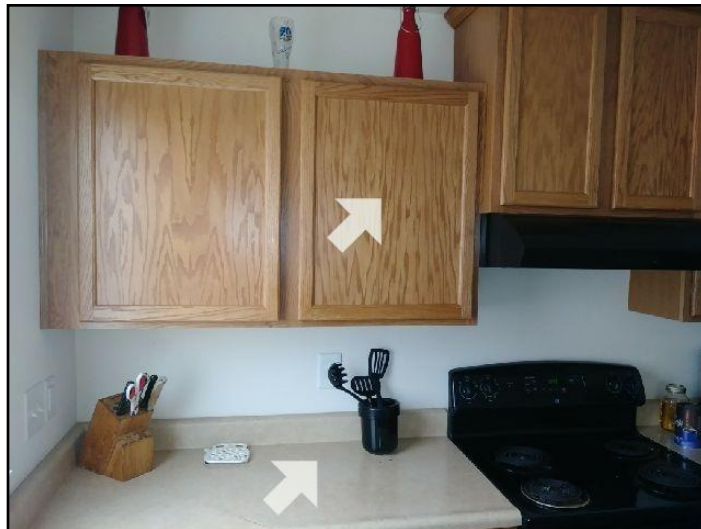
240-Volt outlet

Counters and cabinets:

- Inspected

Wood cabinets

Laminate counters



Inspected

Stairs and railings:

- Inspected

INTERIOR

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SUMMARY (B

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Inspected

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any

END OF REPORT

REFERENCE LIBRARY

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SUMMARY (B)

ROOFING

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS