

Reckner Certified Home Inspections

Property Inspection Report



Inspection prepared for [REDACTED]

Date of Inspection: 7/29/2020 Time: 9:00 AM

Age of Home: 1951 - 69 years old Size: 3621 sq ft

Weather: 80 degrees, partly cloudy, wind WSW 10mph

Order ID: 522

Inspector: Steven Reckner

License #OHI.2019004820 Ohio Radon#RT-1154

and

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Recknerhomeinspections.com



A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Please make sure you understand this is a visual non-invasive examination of a very specific snap shot the day of the inspection that is not technically exhaustive. This is an inspection NOT a guarantee.

Report Summary

The summary of items below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. **The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector.** Please review all pages of the report, as the summary alone does not explain all of the issues. **All repairs should be done by a qualified, licensed and insured tradesman or qualified professional.** We highly recommend obtaining a copy of all receipts, warranties and permits for the work done for proper verification.

Roof		
Page 14 Item: 3	Flashing	• DAMAGED or improper flashing observed at the siding areas. This flashing needs reviewed and repaired by roofing contractor prior to close.
Page 15 Item: 4	Gutter	• AGAINST WALL: Discharging against the foundation walls. The gutter downspouting is not directed far enough away from home; it should be at least 6 feet away. Suggest further review by a qualified, licensed and insured gutter contractor prior to close.
Page 17 Item: 7	Chimney	• DAMAGED: Damaged or improper flashing observed around the chimney. Certain areas of this flashing needs resealed or repaired repaired by roofing or masonry contractor prior to close.
Exterior Areas		
Page 24 Item: 7	Exterior Issues	• There have been issues noted in this report about conditions on the exterior of this home. It is advised that you follow the advise given in having the exterior issues noted evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.
Grounds		
Page 26 Item: 4	Meter Box Condition	• Electrical Service Wires: Less than 3' from door or window openings. Suggest further review by a qualified, licensed and insured electrical contractor or electrical utilities contractor prior to close.
Kitchen		
Page 57 Item: 17	Oven & Range	• ANTI TIP: Concern. Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Suggest further review by a qualified, licensed and insured appliance contractor prior to close.
Furnace or Heat Source		
Page 63 Item: 7	Basement/Crawlsp ace Ductwork	• ASBESTOS: Possible asbestos materials observed. The materials were / were NOT torn, ripped, or damaged at the time of inspection. This is a possible safety hazard and a cancer causing agent. Suggest further review by a licensed asbestos testing lab, and possible mitigation prior to closing. Your home inspector is qualified to sample this product for you and tests are sent to InspectorLab.com results within 48-60 hours.

Attic		
Page 69 Item: 5	Exhaust Vent	• IMPROPER: Bathroom Exhaust line DOES NOT reach to the exterior of the attic and terminates next to a regular vent not intended for this purpose. This is considered improper and needs run full to the exterior and attached to an exterior roof or side vent.
Page 70 Item: 9	Structure	• MOLD: A Mold Like Bio-Growth substance (potential mold substance) was observed in the attic, this area should be reviewed by a contractor for health and safety reasons. The cause could be anything from a roof leak, to inadequate insulation, or improper airflow. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours. Suggest further review and testing and possible remediation by a qualified, licensed and insured mold remediation contractor prior to close.
Page 71 Item: 10	Ductwork	• ASBESTOS: Possible asbestos materials observed. The materials were not torn, ripped, or damaged at the time of inspection. Do not disturb these materials in the attic on the ductwork. If you want them removed from the home a qualified, licensed and insured asbestos remediation company should be hired to do this kind of work.
Basement/Crawlspace		
Page 73 Item: 2	Railings	• MISSING: Handrail is missing and is in need of installation for enhanced safety to occupants. Suggest further review by a qualified, licensed and insured contractor prior to close.

Page 75 Item: 3

Walls

- ***VISUAL WATER ISSUES:** Water issues can vary from efflorescence (hard white mineral deposits), water staining, to elevated moisture levels observed by using a moisture meter. We are never able to tell the exact age of observed water issues, they can look the exact way they do at the time of your inspection for many years, or they can change with the very next heavy rainfall. Fixing negative grading outside the home and gutter downspouting issues can correct many of these current observed issues. Suggest further review and by a landscaping contractor for negative grading, and a gutter contractor to extend or repair gutter and downspouting issues.
- **ELEVATED:** Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
- **WATER INTRUSION:** Water intrusion was observed in numerous areas of the foundation. Water can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed. Suggest further review by a qualified, licensed and insured foundation and basement waterproofing contractor prior to closing.
- **DAMAGED:** Walls are damaged and in need of repair. Suggest further review by a qualified, licensed and insured drywall contractor.
- **MOLD-like bio growth** observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours.
- **STRUCTURAL ISSUE** Observed: Walls are bowing or leaning. This is almost always due to water issues and hydrostatic water pressure from the exterior side of the home, a home inspector is not qualified to state the effectiveness of repairs needed, and these repairs are not a guarantee that the structure will not need repaired again NOR that it will not have water issues big or small in the future. Make sure to obtain any warranties or paperwork the homeowners may still possess from the contractors that did the previous repair work. Suggest further review by a qualified, licensed and insured structural engineer and foundation contractor prior to closing.
- **CRACKS:** Large cracks were observed at the visible foundation walls. Suggest further review by a qualified, licensed and insured Structural Engineer and/or foundation contractor prior to closing.

Page 76 Item: 4	Ceiling Condition	<ul style="list-style-type: none"> • MOLD like bio growth observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours. • ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close. • WET STAIN: Small stains noted on the ceiling. They tested as elevated moisture levels at the time of the inspection. Suggest further review by a qualified, licensed and insured roofing and or plumbing contractor prior to close.
Page 77 Item: 6	Floor Condition	<ul style="list-style-type: none"> • ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close. • ASBESTOS: Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard and a cancer causing agent. Suggest further review by a licensed asbestos testing lab, and possible mitigation prior to closing. Your home inspector is qualified to sample this product for you and tests are sent to InspectorLab.com results within 24-36 hours. • WATER DAMAGE: Water damage observed. Suggest further review by a qualified, licensed and insured flooring contractor.
Page 80 Item: 17	Crawlspace	<ul style="list-style-type: none"> • ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
Page 81 Item: 18	Basement Electrical	<ul style="list-style-type: none"> • COVER OUTLET: Outlet covers missing and need replaced for electrical safety concerns. Suggest further review by a qualified, licensed and insured electrical contractor. • COVER SWITCH: Switch covers are missing and need replaced for electrical safety of the occupants. Suggest further review by a qualified, licensed and insured electrical contractor. • LOOSE: Outlet loose from the structure and needs repaired. Suggest further review and repair by a qualified, licensed and insured electrical contractor. • COVER BOX: Open junction box observed, this needs a cover installed for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor.
Page 82 Item: 19	GFCI	<ul style="list-style-type: none"> • PROTECT: All receptacle should be upgraded to GFCI protection within 6 feet of all potential wet locations. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.

Page 83 Item: 21	Framing	<ul style="list-style-type: none"> • MOLD Like Bio Growth observed. Suggest testing of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 48-60 hours.
Page 83 Item: 22	Subfloor	<ul style="list-style-type: none"> • MOLD Like Bio Growth observed. Suggest testing of mildew algae like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 48-60 hours.
Page 84 Item: 23	Basement Issues	<ul style="list-style-type: none"> • ISSUES: There have been issues noted in this report about the basement of this home. It is advised that you follow the advise given in having the basement issues evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.
Attached Garage		
Page 84 Item: 2	Garage Walls Condition	<ul style="list-style-type: none"> • MOLD Like bio growth observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours.
Page 86 Item: 7	Garage Foundation Condition	<ul style="list-style-type: none"> • ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
Page 87 Item: 9	Garage Electrical Condition	<ul style="list-style-type: none"> • EXTENSION cord cannot be used in lieu of "hard wire". Suggest further evaluation by a qualified, licensed and insured electrical contractor prior to close.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that only licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We**

recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. As soon as we leave the property, people can change things, things can be altered by movers, or by homeowners, this report is only representative of the few hours when we were present and what we observed. This is not a guarantee of the home at any other time after the inspection. Things can and will change, this is NOT a guarantee of any kind.

WARRANTIES: Please be advised our company offers extended warranty coverage through Residential Warranty Services of Carmel Indiana, This is offered to each client as an add on when booking your initial inspection. We are aware that sometimes realtor agents call to book the appointments for you, or there is so much going on that you didn't realize this was an option. If after reading this statement you would like the extended coverage for \$25.00 Total, just call the office or your inspector and we will be happy to add this to your report. **BE ADVISED!** this is 90 days from the date of the inspection or 22 days after closing, whichever comes first. We will not be able to add this onto your report if these time periods have lapsed and no exceptions can be made. It not up to us, the warranty company makes the rules. Please also note that clothes washers and dryers and refrigerators are not included in the coverage.

Inspection Details

1. Home Type

Home Type: *LINE SCOPING: It is advised to have the plumbing lines camera scoped for any home over 20 years old. We offer this service for \$150 Dollars with a home inspection. Lines can become corroded or have expensive breaks or cracks due to root intrusion. Suggest scoping service be performed by a qualified, licensed and insured plumbing contractor prior to close. If you would like us to perform this service with a report and video of the inside of your line please call the office at 330-860-0295 and schedule the service prior to close. • Attached • Single Family Home

2. Attendance

In Attendance: Buyers present at the time of the inspection. • Fully Participated during the Inspection • Buyer Agent or Licensed Representative present at the time of the inspection. • Selling Agent Not present at the time of the inspection. • Seller Not present at the time of the inspection.

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector **will not move personal items**. This statement applies to ALL bedrooms and interior areas of the home.

1. Locations

Locations: Master Bedroom 1st Level • 1st Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.

4. Wall Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.
- DAMAGED: Walls are damaged and in need of repair. Suggest further review by a qualified, licensed and insured drywall contractor.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Doors are functional, safe and in satisfactory condition at time of inspection.
- Rolling barn door with glass

7. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Insulated glass noted. • Vinyl framed double hung window noted.



Caulking around the windows needs redone.

8. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.
- OUTLET COVER: Outlet cover(s) missing these need replaced for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	X

Observations:

- NONE: None present at the time of the inspection.

10. Closet Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- POCKET Door Observed at the time of the inspection.
- LATCH: Door did not latch and needs adjustment. Suggest further review by a qualified, licensed and insured door contractor prior to close.
- HARDWARE: Door hardware is damaged or missing and in need of repair. Suggest further review by a qualified, licensed and insured door contractor prior to close.

11. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Closet was observed in satisfactory condition at the time of the inspection.

12. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to tile, wallpapers, and decorative wallboard, these items can hide or conceal latent defects within the walls or under the flooring that are not visually accessible.

1. Locations

Locations: Master Bathroom • 1st Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Walls Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.
- DRYWALL noted at the time of the inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Ceramic tile is noted at the time of the inspection.

Observations:

- GROUT: Missing grout. Suggest re-grouting tile to prevent water from entering the subfloor.

5. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- DAMAGED POCKET: Pocket door is noted as not operating properly at the time of inspection. Suggest further review by a qualified, licensed and insured door contractor prior to close.
- LATCH: Door did not latch and needs adjustment. Suggest further review by a qualified, licensed and insured door contractor prior to close.
- BINDING: Door is tight and binding on the floor. Suggest further review by a qualified, licensed and insured door contractor prior to close.

6. Window Condition

Good	Fair	Poor	N/A	None
			X	X

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- POLARITY: Reversed polarity, hot and neutral wires are possibly reversed and easily corrected by minor wiring adjustments by a licensed electrician. Suggest further review by a qualified, licensed and insured electrical contractor.

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- **NO RESPONSE:** GFCI did not respond to test, suggest replacing for safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.
- **POLARITY:** Reversed polarity, hot and neutral wires are possibly reversed and easily corrected by minor wiring adjustments by a licensed electrician. Suggest further review by a qualified, licensed and insured electrical contractor.



Reverse polarity observed needs repaired

9. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** Observed as functional and in good visual condition at the time of the inspection.

10. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		X

Observations:

- **NO FAN:** No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
- ***GUIDELINES:** Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present. Suggest further review by a qualified, licensed and insured electrical and or bathroom contractor prior to close.

11. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** The bathroom cabinetry appeared functional, safe and in satisfactory condition, at time of inspection.

12. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** The countertop appears in visually satisfactory condition at the time of the inspection.
- **SOLID Surface** counter tops noted.

13. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** Operated normally at time of inspection, no deficiencies observed.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Plumbing was observed in visual satisfactory condition at the time of the inspection.

15. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Shower was functional and in satisfactory condition at the time of the inspection.
- PAN: Shower pan was inspected for cracks and leaks, none were found at the time of the inspection.

16. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- * TECHNICALLY: it is best practice to use Silicone or a caulk based grout from a tube in the corners where tiles meet and at the bottom and tops around the perimeters. We just have grouted areas here which can become easily cracked and let water behind the walls and or tiles. Suggest adding clear silicone on top of existing grout for added protection.
- Ceramic tile noted at the time of the inspection.
- *SILICONE MONITOR: Make sure to monitor the silicone around the showers walls perimeter and redo the silicone when necessary to keep a watertight seal so water doesn't intrude behind the showers walls.
- *GROUT MONITOR: Tile grout should be examined regularly and resealed every 6-12 months to ensure a watertight seal in the grout lines.
- SILICONE: Silicone needed around perimeter or in certain other areas observed. Suggest further review by a qualified, licensed and insured bathroom contractor.



Caulking needed around the perimeter.

17. Bath Tubs

Good	Fair	Poor	N/A	None
			X	X

18. Enclosure

Good	Fair	Poor	N/A	None
		X		

Observations:

- **OFF TRACK:** The shower enclosure is off its track and needs repaired. Suggest further review and repair by a qualified, licensed and insured bathroom contractor.
- ***SILICONE MONITOR:** Make sure to monitor the silicone around the showers enclosure perimeter and redo the silicone when necessary to keep a watertight seal so water doesn't intrude outside the enclosure.
- **LOOSE:** Loose hardware on the shower door. Suggest further review by a qualified, licensed and insured bathroom contractor prior to close.
- **DIFFICULT:** The shower doors are difficult to operate. Suggest further review by a qualified, licensed and insured shower door contractor prior to close.

19. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** The mirror is in safe and satisfactory condition at the time of the inspection.

20. Closet Doors

Good	Fair	Poor	N/A	None
			X	X

21. Closets

Good	Fair	Poor	N/A	None
			X	X

22. HVAC/Registers

Good	Fair	Poor	N/A	None
				X

Observations:

- **NO- HVAC** was observed in this room at the time of the inspection.
- **NO Registers** were observed at the time of the inspection. Owners Possessions or trash may have obstructed the inspectors view.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 5 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. Metal roofs require snow guards to prevent ice and or snow from cascading (sliding) off the roof, be advised that such cascading may cause personal injury or even death. If this house has a metal or clay tile roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof. Please be advised Reckner Certified Home Inspections DOES NOT walk on Clay Tile or Metal roofs due to potentially damaging the structure and causing defects.

BE ADVISED: You are taking on an inherent risk when buying a home in Ohio during the winter months. Due to snow and icy condition or steep roof pitches not all roofs can be accessed safely for a walking visual inspection. Snow covered roofs cannot and will not be considered inspected and are not covered in this report or by Reckner Certified Home Inspections Home Inspection Warranties. Snow also covers and limits the view of gutters, all flashing, chimneys, and chimney caps, all vital component of the roof, these will all be disclaimed in snowy conditions and wont be covered in this report. We do NOT reinspect snow covered roofs or related components for free. Reinspections for roofs are \$150.00 and must be a separate scheduled inspection and pre paid 24 hours in advance.

1. Number of Layers Observed

Good	Fair	Poor	N/A	None
X				

Observations:

- 1 Layer of shingles observed.

2. Roof Underlayment

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The underlayment/ice guard was observed as proper and in good condition at the time of the inspection.



The Roof has proper ice guard observed

3. Flashing

Good	Fair	Poor	N/A	None
X		X		

Observations:

- GOOD: Drip Edge, flashing observed in satisfactory condition on the edges of the home at the time of the inspection.
- **DAMAGED or improper flashing observed at the siding areas. This flashing needs reviewed and repaired by roofing contractor prior to close.**



Improper DIY flashing job is coming apart and needs repaired by a professional



Improper flashing needs repaired

4. Gutter

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Multiple Areas with this same issue observed.
- ***GUTTER GUARDS:** Reckner Certified Home Inspections always suggests adding gutter guards to ensure that the gutters operate to the best of their ability. Water is a homes biggest issue and many water issues can be contributed to gutter problems caused from clogs and improper drainage. Suggest further review by a qualified, licensed and insured gutter guard contractor prior to close.
- **DEBRIS:** Gutters are filled with debris, they need to be cleaned out ASAP. Suggest further review by a qualified, licensed and insured gutter contractor prior to close.
- **OVERFLOW:** Evidence of gutter overflow observed, this can be caused by excessive debris, clogged gutters, or clogged gutter guards or insufficient flashing in certain areas. Mud kickback on the home, troft lines or evidence of ponding next to the structure observed the gutters should be reviewed in these areas and repaired to flow properly.
- **DOWNSPOUTS:** Down spouts were not connected properly at time of inspection. Suggest further review by a qualified, licensed and insured gutter contractor prior to close.
- **AGAINST WALL:** Discharging against the foundation walls. The gutter downspouting is not directed far enough away from home; it should be at least 6 feet away. Suggest further review by a qualified, licensed and insured gutter contractor prior to close.



Missing downspouts are causing negative grading issues



Debris needs cleaned out of gutters and highly suggest adding gutter guards to the home.



Missing downspouting observed



Missing downspouting observed



Overflow areas from the gutters observed



Missing downspouting observed



Overflow areas from the gutters observed

5. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: ASPHALT: Asphalt shingles noted.

Observations:

- ISSUES: There have been issues noted in this report about the roof on this home. It is advised that you follow the advise given in having the roof evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.
- MINOR GRIT LOSE: It is the opinion of Reckner Certified Home Inspections that the grit lose observed is minor. This opinion may vary from a roofing companies estimate. Please remember our opinion is unbiased and not coming from a position of financial gain.
- MOSS/Algae growth on roof. This can lead to the premature failure of the roof and subsequent leaks due to deterioration . Recommend treating moss during its growing season (wet months) with a moss killer. Suggest further review by a qualified, licensed and insured roof contractor prior to close.
- DEBRIS: Significant amounts of organic debris observed. Suggest further review by a qualified, licensed and insured roof contractor to have the roof cleaned.



Excessive debris observed needs removed this help prevent ice damming



This light that is running up through the ceiling has no proper sealant around the edges and is not attached properly and has a water entry point

6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:

- SILICONED: Vent cap rubber membrane needs siliconed where the rubber boot meets the pipe to help prevent water intrusion. Suggest further review by a qualified, licensed and insured roofing contractor.

7. Chimney

Good	Fair	Poor	N/A	None
		X		

Observations:

- ***FLASHING:** Aluminium flashing observed around chimney at the time of the inspection.
- **MAJOR:** Chimney Mortar shows major areas of deterioration. Suggest further review by a qualified, licensed and insured chimney service contractor prior to close.
- **DAMAGED:** Damaged or improper flashing observed around the chimney. Certain areas of this flashing needs resealed or repaired repaired by roofing or masonry contractor prior to close.



Major mortar deterioration and loose stone observed

8. Spark Arrestor

Good	Fair	Poor	N/A	None
	X			

Observations:

- **GOOD:** Spark arrestor/chimney cap appears in satisfactory condition at the time of the inspection.

9. Sky Lights

Good	Fair	Poor	N/A	None
			X	X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **TRIM:** Rotting door trim. This needs reviewed and repaired by a qualified, licensed and insured contractor.
- **DETERIORATION:** Door deterioration observed. Suggest further evaluation by a qualified, licensed and insured door contractor prior to close.
- **PAINT PEELING:** Peeling paint observed, suggest scraping, priming and repainting as necessary to protect the door from the elements (rain and sun) from further damaging the door. Suggest further evaluation by a qualified, licensed and insured painting contractor.



Door has been duct taped and is damaged



Paint peeling observed raw exposed wood



The door hardware is damaged and needs replaced it also appears to be an interior model not an exterior grade model



The doors need resealed where the glass is inserted into the wood



The door sale is negatively graded towards the home and ascending water towards the house



Rotted trim areas observed



Paint Peeling needs scraped, primed and repainted.

2. Door Bell

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- NO Door bell was observed at the time of the inspection.

3. Window Condition

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Multiple Areas with this same issue observed.
- CAULKING: Caulking around windows is either missing or cracked and needs repaired to prevent moisture and insect intrusion. Suggest further evaluation by a qualified, licensed and insured window contractor.
- SILL JOINT: The window sill was observed with mortar or silicone missing from the sill joints this needs reviewed and repaired. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- WELL COVER: Reckner Home Inspections always suggest basement windows have window well covers installed to help divert water away from the window wells and help prevent water intrusion in the basement. Suggest further review by a qualified, licensed and insured Window contractor prior to close.



This wood is not properly sealed anywhere around there are holes leading into the interior of the home



Improper caulking and improper flashing observed around all the windows



Improper flashing and really bad caulking jobs observed



No proper or sealant flashing observed



Improper flashing observed



The windows have no proper flashing observed anywhere on the home



The window is completely rotted out on the bottom of the frame



Window is rotted out and needs replaced



Window Well Covers are highly recommended.



The windows are in properly flashed and letting water in behind the structure around the entire home



Holes and rotted areas need repaired



The sill plate of the windows negatively graded towards the home and is sending water back towards the structure and under the window



The window is damaged and needs repaired or replaced



Window sill mortar separation needs to be repaired it's letting water in behind the window



Window sill mortar or silicone is missing and needs replaced.



Window sill mortar or silicone is missing and needs replaced.



Window doesn't shut all the way and needs repaired or replaced



Rotting trim above the window observed



No flashing around the window at all and very improper installation observed



No flashing around the window at all and very improper installation observed



No flashing around the window at all and very improper installation observed

4. Siding Condition

Good	Fair	Poor	N/A	None
	X	X		

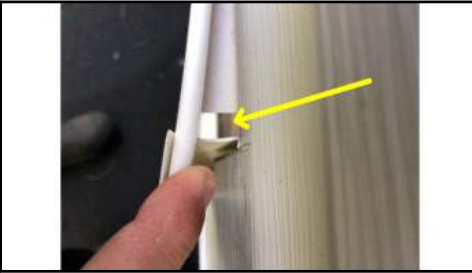
Materials: Vinyl siding noted.

Observations:

- **All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- *Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. If you are concerned for the safety of yourself or your family your home inspector is qualified to take the sample for you. Reckner Home Inspections uses InspectorLab.com results are usually available in 24-36. If remediation is desired or any remodeling of the outside of the home is done in the future then suggest further review by a qualified, licensed and insured lead paint contractor specialist.
- RE-POINTING: The mortar joints need retucking and pointing of some mortar areas at stone or brick siding is needed to secure the veneer and make it stronger and to minimize water and pest intrusion. Suggest further evaluation by a qualified, licensed and insured siding masonry contractor.
- Multiple Areas with this same issue observed.
- DAMAGED: Siding damage observed in one area. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure. Suggest further evaluation by a qualified, licensed and insured siding contractor prior to close.
- DISPLACED: Siding appears to be displaced and needs repositioned to be correct. Needs repaired by a qualified, licensed and insured siding contractor.
- MISSING: Missing siding pieces observed at the time of the inspection. Suggest replacement by a qualified, licensed and insured siding contractor.



This is not a proper exterior grade repair material of any kind the wood is delaminating and is not properly sealed anywhere this needs reviewed and repaired by a professional window contractor. This was found in two places on the home



The trim on the house is not properly done around the windows and doors the J channel has not been installed properly and this will lead to water getting behind the siding in many areas of the home



Displaced siding area observed needs repositioned.



Missing siding areas observed needs repaired.



Mortar deterioration and loose stone veneer needs to be repaired these are water entry points



Damaged siding observed



Retuck and point the damaged mortar joints



No proper Z flashing observed at the trim transition from the vinyl to the wood before it gets to the stone veneer and the J channel is not properly overlapped anywhere



Displaced siding area observed needs repositioned.



Damaged and displaced siding observed



Improper trimmings around the utility entry points observed



Siding damage observed



The siding is very improperly cut around all the outlets and light fixtures and switches and utility entry points



The siding is improperly cut around the outlet and needs paired



The siding is in properly flashed around the dryer vent and needs repaired

5. Eaves/Fascia/Soffitting

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- *Suggest sealing/caulking as part of routine maintenance to prevent deterioration. Suggest further review by a qualified, licensed and insured caulking or painting contractor prior to close.
- Multiple Areas with this same issue observed.
- SEAL: Caulk and seal all gaps, cracks and openings. Suggest further review by a qualified, licensed and insured caulking or painting contractor prior to close.
- DAMAGED: Soffit and/or eaves are damaged. Suggest further evaluation by a qualified, licensed and insured siding contractor.



Damaged soffit observed

6. Stucco

Good	Fair	Poor	N/A	None
			X	X

7. Exterior Issues

Good	Fair	Poor	N/A	None
		X		

Observations:

• There have been issues noted in this report about conditions on the exterior of this home. It is advised that you follow the advise given in having the exterior issues noted evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.



This is not a properly run cable wire entry box location

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: Concrete driveway noted. • Concrete sidewalk noted. • Asphalt driveway noted.

Observations:

- *SEAL: For driveways and walkways, recommend power washing, then applying a sealant to extend the useful life.
- SURFACE DETERIORATION: Surface deterioration observed this usually occurs when there was too much water in the mix making the top portion more brittle, or water from the outside has been deteriorating it. This condition is usually left alone and resealed to stop future deterioration.
- NEGATIVE GRADING: Driveway is improperly sloped towards the foundation or home. Suggest further evaluation by a qualified, licensed and insured driveway contractor prior to close.



Improperly sloped sidewalk toward the home observed.



Improperly sloped sidewalk toward the home observed.



Improperly sloped driveway toward the home observed.

2. Grading

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- **MULTIPLE:** The exterior grading is improperly sloped towards the foundation in multiple areas observed. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage. Suggest further evaluation by a qualified, licensed and insured landscape contractor prior to close.



Negative grading observed.



Negative grading observed.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- ****No vegetation should be in contact with the house.** Vegetation holds excess moisture against sidings that will damage and can eventually ruin the siding.
- ****Maintenance Tip -**Trees that grow too close, or overhang property should be trimmed back 12+ inches away from the home. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.
- **Multiple Areas with this same issue observed.**
- **CUT:** Cut back all vegetation off the home 12+ inches. Suggest further review and removal by a qualified, licensed and insured landscape contractor.



Cut all vegetation back off the home 12+ inches

4. Meter Box Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Meter box was observed in good condition at the time of the inspection.
- BALE SEAL GOOD: The Utility Company seal was observed on the meter box at the time of the inspection.
- CONDUIT GOOD: The conduit was found to be in good condition and not separated at the time of the inspection.
- **Electrical Service Wires: Less than 3' from door or window openings. Suggest further review by a qualified, licensed and insured electrical contractor or electrical utilities contractor prior to close.**

5. Main Gas Entrance Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- PENETRATION: Exterior Main gas wall penetration needs repaired or sealing/caulking. Suggest sealing by a qualified, licensed and insured HVAC contractor.

6. Exterior Gas Connections

Good	Fair	Poor	N/A	None
			X	X

7. Stairs and Handrail Condition

Good	Fair	Poor	N/A	None
			X	X

8. Deck/Porch Condition

Good	Fair	Poor	N/A	None
			X	X

9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Back side of house. • Right hand side of house.

Observations:

- PENETRATION: Exterior faucet wall penetration needs repaired or sealing/caulking. Suggest further review by a qualified, licensed and insured contractor.

10. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		



One of the masthead connection points is exposed and not covered with tape needs to be repaired



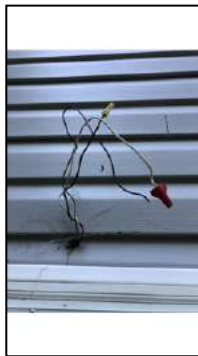
The main service lines cannot be connected to the home within 3 feet of a window where somebody can reach out and grab them this is in clear violation of the rules and codes



The light fixture is falling off the house and needs repaired by a professional electrician



The electrical outlet is damaged and exposed wires need to be repaired by a professional electrician this is an electrocution hazard especially for small children. The downspout above it is also leaking water into this area on this exposed outlet.



Exposed wiring needs to be contained inside of conduit or a junction box for occupant safety unless being used for a fixture which it is not



This outlet does not have a proper waterproof flashing and needs repaired



This open junction box needs to cover reinstalled but also it does not appear to be an exterior grade waterproof conduit box that should be replaced for occupant safety



Damaged light fixture location observed this needs to be contained inside of a fixture or a junction box for occupant safety

11. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Fence or Wall Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: PVC material noted at the time of the inspection.

Observations:

- **DAMAGE:** Fence or wall observed as damaged in certain areas. Suggest further review by a qualified, licensed and insured fencing and/or wall contractor.

13. Gate Condition

Good	Fair	Poor	N/A	None
		X		

Materials: PVC

Observations:

- **DAMAGED:** Damaged gate observed. Suggest further evaluation by a qualified, licensed and insured fence contractor prior to close.
- **SAGGING:** Gate is sagging. Suggest further review and possible repair by a qualified, licensed and insured fence contractor.
- **HARDWARE:** Gate hardware missing or damaged; gate will not secure. Suggest further evaluation by a qualified, licensed and insured fencing contractor.



The hardware is damaged in the fence and gate are both damaged and it does not latch properly at all

14. Sprinklers

Good	Fair	Poor	N/A	None
			X	X

Observations:

- **NO Sprinkler System** was observed or inspected at the time of the inspection.

Bathroom 2

1. Locations

Locations: Master Bathroom • 2nd Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: DRYWALL ceilings noted.

Observations:

- **PATCHED:** The drywall is patched in areas. The reason for the patch could not be determined. Suggest further review by a qualified, licensed and insured roofing and or plumbing contractor prior to close.

3. Walls Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- DRYWALL noted at the time of the inspection.
- COVERED: Walls are clad in tile, paneling or wall paper. This kind of finish can conceal latent issues behind the finish that the inspector has no way of knowing or reporting on. Suggest monitoring these areas for potential moisture, mold and deterioration in the future.



Needs re-grouted

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

5. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

6. Window Condition

Good	Fair	Poor	N/A	None
			X	X

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- OUTLET COVER: Outlet cover(s) missing these need replaced for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- NO RESPONSE: GFCI did not respond to test, suggest replacing for safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.
- OUTLET COVER: Missing cover plates observed, suggest installing for safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.

9. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Observed as functional and in good visual condition at the time of the inspection.

10. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- GOOD: The bath fan was operated and no issues were found at the time of the inspection.
- DESTINATION: Destination of vent pipe could not be determined at the time of the inspection. It could not either not be seen in the attic due to accessibility, or it may not run through the attic. It needs to run all the way to the exterior of the home and through a proper exterior vent port.



The vent has been painted shut and is missing a flapper and there is bird debris inside. It is also not properly connected to the home

11. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- WONT SHUT: Some cabinet drawers need hardware repair or adjustment (to stay shut). Repair as needed. Suggest further review by a qualified, licensed and insured cabinet contractor prior to close.

12. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The countertop appears in visually satisfactory condition at the time of the inspection.
- SOLID Surface counter tops noted.

13. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Operated normally at time of inspection, no deficiencies observed.

14. Plumbing

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- FLEX: Plastic flex line used on bathroom sink drain. These are NON Compliant Materials considered only as a temporary fix. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor.



Plastic flex lines are considered temporary and should be replaced

15. Showers

Good	Fair	Poor	N/A	None
		X		

Observations:

- **TILED BASE:** Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection. Tested with an official shower pan testing block.
- **LOW FLOW:** Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor prior to close.
- **BAD DRAIN:** Drain pipe is improperly installed, pipe extends above the level of the base resulting in the base retaining water and constituting a trip hazard and possible leak point. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor prior to close.

16. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted at the time of the inspection.
- *** TECHNICALLY:** it is best practice to use Silicone or a caulk based grout from a tube in the corners where tiles meet and at the bottom and tops around the perimeters. We just have grouted areas here which can become easily cracked and let water behind the walls and or tiles. Suggest adding clear silicone on top of existing grout for added protection.
- *** SILICONE MONITOR:** Make sure to monitor the silicone around the showers walls perimeter and redo the silicone when necessary to keep a watertight seal so water doesn't intrude behind the showers walls.
- *** GROUT MONITOR:** Tile grout should be examined regularly and resealed every 6-12 months to ensure a watertight seal in the grout lines.
- **SILICONE:** Silicone needed around perimeter. Suggest further review by a qualified, licensed and insured bathroom contractor.



Caulking needed around the perimeter.

17. Bath Tubs

Good	Fair	Poor	N/A	None
		X	X	X

18. Enclosure

Good	Fair	Poor	N/A	None
				X

Observations:

- NONE: No Curtain or Enclosure was observed at the time of the inspection.

19. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The mirror is in safe and satisfactory condition at the time of the inspection.

20. Closet Doors

Good	Fair	Poor	N/A	None
			X	X

21. Closets

Good	Fair	Poor	N/A	None
			X	X

22. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bathroom 3

1. Locations

Locations: Upstairs Public or Shared bathroom • 2nd Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Walls Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

5. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- POCKET Door Observed at the time of the inspection.
- Damage door observed. Door can become stuck when it is in the closed position. This is a safety hazard and should be reviewed by a contractor.

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Insulated glass noted. • Vinyl framed double hung window noted.

Observations:

- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.



Caulking around the windows needs redone.

7. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- IMPROPER CONNECTIONS: There are multiple switches in the bathroom of which cannot be turned on in unison or a fuse will be blown. Suggest further evaluation by a qualified, licensed and insured electrical contractor prior to close.

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- NO RESPONSE: GFCI did not respond to test, suggest replacing for safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.
- SAME: GFCI, lights & fans on same circuit.
- POLARITY: Reversed polarity, hot and neutral wires are possibly reversed and easily corrected by minor wiring adjustments by a licensed electrician. Suggest further review by a qualified, licensed and insured electrical contractor.
- Improper wiring observed in the bathroom. You can not turn on all switches to the on position with out tripping the breaker. This issue should be reviewed by a certified electrician prior to close.



Reverse polarity observed needs repaired

9. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Observed as functional and in good visual condition at the time of the inspection.

10. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The bath fan was operated and no issues were found at the time of the inspection.
- DESTINATION: Destination of vent pipe could not be determined at the time of the inspection. It could not either not be seen in the attic due to accessibility, or it may not run through the attic. It needs to run all the way to the exterior of the home and through a proper exterior vent port.

11. Cabinets

Good	Fair	Poor	N/A	None
		X		

Observations:

- WALL LOOSE: Noted cabinet(s) loose on the wall. Recommend the cabinets be reattached as soon as possible this is a safety concern. Suggest further review by a qualified, licensed and insured cabinet contractor prior to close.

12. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The countertop appears in visually satisfactory condition at the time of the inspection.
- SOLID Surface counter tops noted.

13. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Operated normally at time of inspection, no deficiencies observed.

14. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- MINOR CORROSION: Minor corrosion on water drain. Pipes could leak at any time or may not work properly when used. Suggest further review by a qualified, licensed and insured plumbing contractor prior to close.
- REVERSED: The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor prior to close.



Minor corrosion on drain pipes observed

15. Showers

Good	Fair	Poor	N/A	None
		X		

Observations:

- PAN: Shower pan was inspected for cracks and leaks, none were found at the time of the inspection.
- HEAD : Shower head is facing the shower door. This can lead to leaks inside the walls and floors of the bathroom. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor prior to close.



Bad placement of showerhead

16. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted at the time of the inspection.
- * TECHNICALLY: it is best practice to use Silicone or a caulk based grout from a tube in the corners where tiles meet and at the bottom and tops around the perimeters. We just have grouted areas here which can become easily cracked and let water behind the walls and or tiles. Suggest adding clear silicone on top of existing grout for added protection.
- *SILICONE MONITOR: Make sure to monitor the silicone around the showers walls perimeter and redo the silicone when necessary to keep a watertight seal so water doesn't intrude behind the showers walls.
- *GROUT MONITOR: Tile grout should be examined regularly and resealed every 6-12 months to ensure a watertight seal in the grout lines.
- SILICONE: Silicone needed around perimeter. Suggest further review by a qualified, licensed and insured bathroom contractor.



Caulking needed around the perimeter.

17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

• ***OVERFLOW:** There is an overflow device on most tubs it is designed to keep the tub from overflowing. We cannot usually access this part of the plumbing during a normal visual home inspection. Since we cannot see them at most inspections we do not test this feature due to the high probability rate of causing expensive damage to a home we do not own. We do not currently see water issues from this general area. It is highly recommended to monitor a tub while filling it so as not to force the overflow into use. The gasket that seals the overflow valve becomes very dry with time and a high percentage of the time no longer provides a watertight seal; this is why they are not tested. **AFTER** you take possession of the home if you would like yours tested we would then suggest further review and possible repair by a qualified, licensed and insured plumbing contractor.

18. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

• **FUNCTIONAL:** The shower enclosure was functional at the time of the inspection.

19. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

• **GOOD:** The mirror is in safe and satisfactory condition at the time of the inspection.

20. Closet Doors

Good	Fair	Poor	N/A	None
			X	X

21. Closets

Good	Fair	Poor	N/A	None
			X	X

22. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

• **GOOD:** HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

1. Locations

Locations: Master Bedroom 2nd Level • 2nd Level • End of the Hallway.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NO CO detector was observed at time of inspection. Suggest installation by a qualified, licensed and insured contractor prior to close.

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Hardwood flooring is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

6. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Insulated glass noted. • Vinyl framed sliding window noted.

8. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.
- OUTLET COVER: Outlet cover(s) missing these need replaced for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	X

10. Closet Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- OFF HINGE/OFF TRACK: Closet doors are noted as off the hinge or track

11. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- GLOBE: The closet light is missing fixture globe. This can be a potential fire hazard if clothing or other personal items come in contact with an exposed light bulb. Suggest further review by a qualified, licensed and insured Electrical contractor.

12. HVAC/Registers

Good	Fair	Poor	N/A	None
	X			

Observations:

- LOOSE: Registers were observed as loose from the structure and should be secured.

Bedroom 3

1. Locations

Locations: 2nd Level • First door on the left hand side

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	X

Observations:

- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NO CO detector was observed at time of inspection. Suggest installation by a qualified, licensed and insured contractor prior to close.

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

6. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

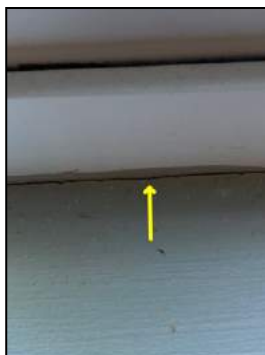
7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Insulated glass noted. • Vinyl framed sliding window noted.

Observations:

- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.



Caulking around the windows needs redone.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
		X		

Observations:

- WOBBLES: Fan blades wobble when tested. Suggest further review by a qualified, licensed and insured Ceiling Fan contractor prior to close.

10. Closet Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Doors are functional, safe and in satisfactory condition at time of inspection.
- HOLLOW wood doors noted at the time of the inspection.
- HARDWARE: Door hardware is damaged or missing and in need of repair. Suggest further review by a qualified, licensed and insured door contractor prior to close.

11. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- GLOBE: The closet light is missing fixture globe. This can be a potential fire hazard if clothing or other personal items come in contact with an exposed light bulb. Suggest further review by a qualified, licensed and insured Electrical contractor.

12. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bedroom 4

1. Locations

Locations: Master Bedroom 2nd Level • First door on the right hand side

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: DRYWALL ceilings noted.

Observations:

- PATCHED: The drywall is patched in areas. The reason for the patch could not be determined. Suggest further review by a qualified, licensed and insured roofing and or plumbing contractor prior to close.
- PEELING DRY: There were signs of paint peeling or blistering paint on the ceiling. The areas tested dry at the time of the inspection, but should be monitored for further damage or possibly water intrusion. If further damage or water intrusion should occur then Suggest further review by a qualified, licensed and insured roofing and drywall contractor.

3. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NO CO detector was observed at time of inspection. Suggest installation by a qualified, licensed and insured contractor prior to close.

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

6. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

7. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Insulated glass noted. • Vinyl framed sliding window noted.

Observations:

- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.



Caulking around the windows needs redone.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	X

10. Closet Doors

Good	Fair	Poor	N/A	None
			X	X

Observations:

- NO DOOR Observed at the time of the inspection. If this is important for you to have reinstalled in this areas then we suggest further review and installation by a qualified, licensed and insured contractor.

11. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Closet was observed in satisfactory condition at the time of the inspection.

12. HVAC/Registers

Good	Fair	Poor	N/A	None
		X		

Observations:

- LOOSE: Registers were observed as loose from the structure and should be secured.

WDI

1. WDI Conditions

Good	Fair	Poor	N/A	None
			X	

Observations:

- NONE ORDERED: No WDI Termite Pest Report was ordered for this inspection.
- NO Wood Destroying Insects were observed at the time of the inspection.

Appliances And Utilities Photos

1. AC Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	



Trane



Model and Serial Numbers

2. Furnace Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	

3. Water Heater Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	

4. Oven Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	



Model and Serial Numbers



Samsung

5. Refrigerator Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	



Samsung



Model and Serial Numbers

6. Dishwasher Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	



Samsung



Model and Serial Numbers

7. Microwave Manufacturer and Serial Number

Good	Fair	Poor	N/A	None
			X	



Model and Serial Numbers



Samsung

8. Clothes Washer

Good	Fair	Poor	N/A	None
			X	



Model and Serial Numbers



LG

9. Clothes Dryer

Good	Fair	Poor	N/A	None
			X	



Model and Serial Numbers



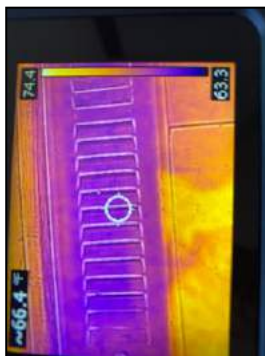
LG

Air Conditioner

1. AC Compress Condition

Good	Fair	Poor	N/A	None
	X	X		

Compressor Type: Electric
Location: RIGHT: The compressor is located on the right hand side of the house.
Observations:
• **Home Warranty is always suggested with the purchase of every home to help protect the larger more expensive utilities from early failure or problems that may arise.
• USEFUL LIFE: The AC Unit is observed as being past its manufacturers generally accepted age of useful life of 15 years. While the AC Unit may have operated well today and have more life left in it, it is a total guess to when it will need replaced. Suggest the unit be reviewed by a professional HVAC Tech prior to close.
• FAIR: The AC Unit is noted in fair condition. It is somewhat worn and deteriorated but not completely to the point of calling it damaged. This item could need to be replaced in the next few years.



AC thermal Temperature Observed at 74 degrees. This should be in the 50s when it is trying to cool the home. This needs reviewed by an hvac professional prior to close.

2. Refrigerant Lines

Good	Fair	Poor	N/A	None
		X		

Observations:

- **DAMAGED:** Damaged insulation at A/C unit refrigerant line. Suggest further review by a qualified, licensed and insured HVAC contractor.



Damaged insulation needs replaced.



The penetration into the home needs properly trimmed out and sealed

3. Freon Type

Good	Fair	Poor	N/A	None
	X			

Observations:

- R-22 Freon Observed.
- **NO IMMEDIATE CHANGE IS REQUIRED.** HCFC-22, commonly referred to as R-22 Freon, is used as a refrigerant in a lot of older AC units prior to 2006. As of January 1st, 2020 the government is mandating the US production and import of HCFC-22 will end, but you may continue using use HCFC-22 in your existing system for as long as necessary, OR until your HVAC Technician company decides to stop servicing HCFC-22 in which case it could be very hard to locate a company that will service older unit after 2020. HCFC-22 that is reclaimed, and produced prior to 2020 will help meet some of the needs of older systems for a short term time frame. Eventually working or not this unit may need replaced for a newer R-410A Freon unit. Some States and companies have already started making company policies not to work with R-22, HCFC-22 and will tell you they need to replace a working system.

4. Electrical Box Condition

Good	Fair	Poor	N/A	None
	X			

5. Age of Unit

Good	Fair	Poor	N/A	None
	X			

Observations:

- AGE: The age of the unit is 1994

Bedroom 5

1. Locations

Locations: 1st Level • Second door on the right hand side

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NO CO detector was observed at time of inspection. Suggest installation by a qualified, licensed and insured contractor prior to close.

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

6. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

7. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Insulated glass noted. • Vinyl framed sliding window noted.

Observations:

- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.



Caulking around the windows needs redone.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.

9. Ceiling Fans

Good	Fair	Poor	N/A	None
		X		

Observations:

- FUNCTION: Ceiling fan did not operate normally when tested. Suggest further review by a qualified, licensed and insured Ceiling Fan contractor prior to close.
- WOBBLES: Fan blades wobble when tested. Suggest further review by a qualified, licensed and insured Ceiling Fan contractor prior to close.

10. Closet Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.
- OFF HINGE/OFF TRACK: Closet doors are noted as off the hinge or track
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.

11. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- GLOBE: The closet light is missing fixture globe. This can be a potential fire hazard if clothing or other personal items come in contact with an exposed light bulb. Suggest further review by a qualified, licensed and insured Electrical contractor.

12. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Interior Areas

1. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: DRYWALL ceilings noted.

Observations:

- PEELING DRY: There were signs of paint peeling or blistering paint on the ceiling. The areas tested dry at the time of the inspection, but should be monitored for further damage or possibly water intrusion. If further damage or water intrusion should occur then Suggest further review by a qualified, licensed and insured roofing and drywall contractor.



Peeling or blistering paint on ceiling areas tested
DRY



patch observed

2. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Defective smoke detector observed. During testing smoke detector would not stop beeping

3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Interior Walls were found to be in safe and satisfactory condition at the time of the inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted at the time of the inspection. • Ceramic tile is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

5. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Multiple areas observed
- SOLID wood doors noted at the time of the inspection.
- BINDING: Door is tight and binding in jams. Suggest further review by a qualified, licensed and insured door contractor prior to close.



Door is deteriorating due to moisture



Moisture meter is reading 34 at the floor of an exterior door

7. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Non-insulated glass noted. • Wood framed casement window noted.

Observations:

- Multiple Areas with this same issue observed.
- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.
- DETERIORATION: Deterioration of window noted. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- PAINT PEELING: Peeling Paint observed, suggest scraping and priming and repainting as necessary. Suggest further review by a qualified, licensed and insured painting contractor prior to close.
- BROKEN: Broken/cracked glass pane note observed. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- LATCH: One or more windows did not lock/latch properly. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- HARDWARE difficult to operate. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- SCREEN MISSING: Window Screens are missing. Check with current homeowners to find out if replacements are on premises. Suggest further evaluation by a qualified, licensed and insured window screen repair contractor prior to close.



Window will not close completely



Deterioration of windows observed



Window will not close completely this will let moisture into the building



Window will not close

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.

9. Closet Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Doors are functional, safe and in satisfactory condition at time of inspection.

10. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- GLOBE: The closet light is missing fixture globe. This can be a potential fire hazard if clothing or other personal items come in contact with an exposed light bulb. Suggest further review by a qualified, licensed and insured Electrical contractor.



Missing globe

11. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Ceiling fan operated normally when tested, at the time of the inspection.

12. Stairs

Good	Fair	Poor	N/A	None
X				

Observations:

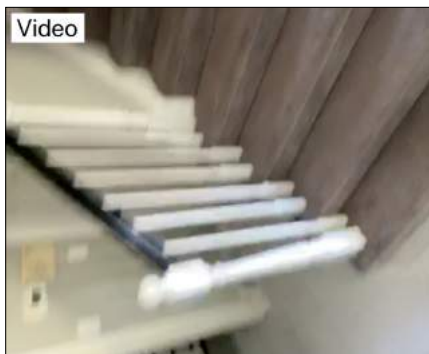
- GOOD: Stairs observed in satisfactory condition at the time of the inspection.

13. Railings

Good	Fair	Poor	N/A	None
			X	

Observations:

- LOOSE: Handrail or its spindles are loose and is in need of repair for enhanced safety to occupants. Suggest further review by a qualified, licensed and insured contractor prior to close.



Very loose

14. Patio Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- LOSE OF SEAL: Fog/condensation observed in thermopane windows. This is usually an indication of a failed seal. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Suggest further review by a qualified, licensed and insured door contractor prior to close.
- Sliding door shows sign of loss of seal/condensation. Suggest further review by a qualified, licensed and insured door contractor prior to close.



LOSE OF SEAL: Fog/condensation observed in thermopane windows. This is usually an indication of a failed seal. Suggest further review by a qualified, licensed and insured window contractor prior to close.

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	X

16. Fireplace

Good	Fair	Poor	N/A	None
		X		

Materials: Living Room • Bedroom

Materials: MASONRY: Masonry fireplace noted. • INSERT: Wood Burner observed

Observations:

- *INSURANCE WOOD BURNING: Please make sure to check with your insurance provider about having a home with a wood burning stove or fireplace. Sometimes a special rider is needed. Not checking can result in a loss of coverage with some providers.
- RE-POINTING and tucking of some mortar areas at stone or brick siding is needed to secure the veneer and make it stronger and to minimize water and pest intrusion. Suggest further evaluation by a qualified, licensed and insured siding masonry contractor prior to close.
- **Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. It is also advised that this inspection be conducted by a qualified, licensed and insured chimney sweep certified by the Chimney Safety Institute of America.
- **Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.
- **The fireplace Level II inspection is beyond the scope of a visual home inspection.

17. Interior Issues

Good	Fair	Poor	N/A	None
		X		

Observations:

- There have been issues noted in this report about the interior areas in this home. It is advised that you follow the advise given in having the interior issues evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.

Kitchen

1. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: DRYWALL ceilings noted.

Observations:

- PATCHED: The drywall is patched in areas. The reason for the patch could not be determined. Suggest further review by a qualified, licensed and insured roofing and or plumbing contractor prior to close.



Patch Observed

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection. • PANELED: Paneled walls noted at the time of the inspection • COVERED: Walls are clad in tile, paneling or wall paper. This kind of finish can conceal latent issues behind the finish that the inspector has no way of knowing or reporting on. Suggest monitoring these areas for potential moisture, mold and deterioration in the future.

Observations:

• GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted at the time of the inspection.

Observations:

• GROUT: Damaged grout observed. Suggest further review by a qualified, licensed and insured tile contractor prior to close.

4. Doors

Good	Fair	Poor	N/A	None
			X	X

5. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Insulated glass noted. • Vinyl framed double hung window noted.

Observations:

• **Highly recommend operating all windows during final walk through inspection.
 • *Operated windows appeared functional, at time of inspection
 • CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.
 • WET STAIN: Stains noted on the window. They tested as elevated moisture levels at the time of the inspection with a moisture meter. Suggest further review by a qualified, licensed and insured window contractor prior to close.



Moisture meter reading 39



Caulking around the windows needs redone. This area is wet at the time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
	X	X		

Observations:

• OUTLET COVER: Outlet cover(s) missing these need replaced for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.



Outlet cover needs installed for occupant safety

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: GFCI tested and functioned properly at the time of the inspection.

8. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- GOOD: The kitchen cabinetry appeared functional, safe and in satisfactory condition, at time of inspection.
- WRONG SCREWS: Recommend adding additional professional cabinet screws as drywall screws have been used and are not rated to handle the size and weight of cabinetry. Suggest further review by a qualified, licensed and insured cabinet contractor prior to close.
- DAMAGED SHELF: Shelving damaged. Suggest further review by a qualified, licensed and insured cabinet contractor prior to close.

9. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The kitchen countertop appears in visually satisfactory condition at the time of the inspection.
- SOLID Surface counter tops noted.
- SEAL: Granite or Solid Surface back splash appears to not have been caulked when installed. Recommend sealing with clear silicone caulk along entire length of back splash. This prevents water leaks from spills and counter cleanups. Suggest further review and installation by a qualified, licensed and insured countertop contractor.



Back splash or back edge of countertop is not sealed

10. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- CAULKING: Sink needs recaulked. Suggest further review by a qualified, licensed and insured plumbing contractor prior to close.



Sink needs recaulked

11. Plumbing

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- FLEX: Plastic flex line used on sink drain. These are NON Compliant Materials considered only as a temporary fix. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor.
- LEAKING: Visible leaking noted under the sink. Suggest further review by a qualified, licensed and insured plumbing bathroom contractor prior to close.



Plastic flex lines are considered temporary and should be replaced

12. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	X

13. Dishwasher Photo

Good	Fair	Poor	N/A	None
X				



Dishwasher was working at the time of the inspection.



Dishwasher was working at the time of the inspection.

14. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- **GOOD:** The dishwasher was ran for one full cycle at the time of the inspection.
- **HIGH LOOP:** Lack of a proper high loop air gap noted at dishwasher drain line observed. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Suggest further review by a qualified, licensed and insured appliance contractor prior to close.



Lack of proper high loop

15. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- ****TESTED:** The microwave was inspected with a microwave tester to ensure the microwaves are working properly at the time of the inspection.
- **GOOD:** The Microwave was found to be in satisfactory at the time of the inspection.



Microwave was functioning properly at time of inspection

16. Gas

Good	Fair	Poor	N/A	None
X				

Observations:

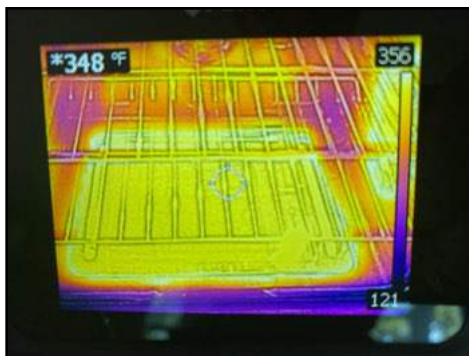
- ***CSST BONDING:** There is a debate in the plumbing and inspecting communities about bonding rules for CSST flexible gas lines. Some municipalities have made it a code while others have no rules about it at all. We always strive to make the homes as safe as possible and always suggest you make sure the CSST flexible gas line in the home be properly bonded for maximum safety whether its a requirement in your city or not. Suggest further review and proper bonding of the CSST Line by a qualified, licensed and insured plumbing contractor.
- **GOOD:** The kitchen gas valves appears in functional, safe and satisfactory at the time of the inspection.

17. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- GAS Oven observed.
- GOOD: Oven(s) Temp. Test 350 degrees asked; temperature after a half hour reached 350 degrees obtained. This is within the acceptable variance range.
- GOOD: All heating elements operated when tested at the time of the inspection.
- **ANTI TIP: Concern.** Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Suggest further review by a qualified, licensed and insured appliance contractor prior to close.



----Pick a Caption----

18. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GAS cook top noted.
- GOOD: All heating elements operated when tested at the time of the inspection.

19. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Materials: DESTINATION: destination of vent output unknown

Observations:

- ****Recommend cleaning filter regularly for fire safety.**
- **NON FUNCTIONAL:** The vent and light system are non functional at the time of the inspection. Suggest further review and possible repair by a contractor.
- **NOISY:** Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings. Suggest further review by a qualified, licensed and insured appliance contractor prior to close.



Very loud not operating the way it should.

20. Refrigerator Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- ****TESTED:** The refrigerator was tested for power, lights and temperature in both the refrigerant and freezer parts of the unit.
- **GOOD:** The refrigerator was observed in satisfactory condition at the time of the inspection.

21. Pantry Closets

Good	Fair	Poor	N/A	None
			X	X

22. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** HVAC is noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Heat Thermal Photo

23. OFF Photos

Good	Fair	Poor	N/A	None
X				

Observations:

- **TURNED OFF:** The oven was turned OFF after the kitchen inspection was complete.



Oven was turned OFF after its inspection.

Laundry

1. Locations

Locations: 1st level:

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL noted at the time of the inspection.

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: VINYL flooring is noted at the time of the inspection.

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Doors are functional, safe and in satisfactory condition at time of inspection.
- METAL doors observed at the time of the inspection.

6. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Non-insulated glass noted. • Wood framed casement window noted.

Observations:

- **Highly recommend operating all windows during final walk through inspection.
- *Operated windows appeared functional, at time of inspection
- CAULKING: Suggest caulking around interior window frames and trim for added energy efficiency.
- DETERIORATION: Deterioration of window noted. Suggest further review by a qualified, licensed and insured window contractor prior to close.
- DRY STAIN: Stains noted on the window. They tested dry at the time of the inspection.
- STAIN PEELING: Peeling Stain observed, suggest scraping and priming and repainting as necessary. Suggest further review by a qualified, licensed and insured painting contractor prior to close.
- HARDWARE difficult to operate. Suggest further review by a qualified, licensed and insured window contractor prior to close.

7. Electrical

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- SWITCH COVER: Switch cover(s) missing this needs replaced for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.



Switch cover needs installed for occupant safety.



Loose outlet observed needs secured

8. GFCI

Good	Fair	Poor	N/A	None
			X	X

9. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The cabinetry appeared functional, safe and in satisfactory condition, at time of inspection.

10. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The countertop appears in visually satisfactory condition at the time of the inspection.
- PLASTIC laminate counter tops noted.

11. Washer Appliance Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The washing machine appears functional at the time of the inspection. It was tested for power and water, only it was ran for a short cycle. If you would like this item tested further call an appliance contractor prior to close. We do not guarantee washers and dryers. After we leave the home they are going to be used and can then no longer be considered inspected. They are also NOT covered in our extended warranties you were offered for purchase when you booked your home inspection.

12. Dryer Appliance Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The drying machine appears functional at the time of the inspection. It was tested for power and heat only it was ran for a short cycle. If you would like this item tested further call an appliance contractor prior to close. We do not guarantee washers and dryers. After we leave the home they are going to be used and can then no longer be considered inspected. They are also NOT covered in our extended warranties you were offered for purchase when you booked your home inspection.

13. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:

- MISSING COVER: The dryer vent is missing the exterior cover. Suggest further review and replacement by a qualified, licensed and insured appliance contractor.



Missing Exterior cover is needs replaced.

14. Gas

Good	Fair	Poor	N/A	None
			X	X

15. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	X

16. Wash Basin

Good	Fair	Poor	N/A	None
			X	X

17. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Plumbing was observed in visual satisfactory condition at the time of the inspection.

18. HVAC/Registers

Good	Fair	Poor	N/A	None
		X		

Observations:

- MISSING: Registers were missing in certain areas at the time of the inspection and will need replaced.



Missing register observed and needs replaced.

Furnace or Heat Source

1. Enclosure Photos

Good	Fair	Poor	N/A	None
X	X			

Observations:

- GOOD: The Heater Enclosure appears to be functional and in satisfactory condition at the time of the inspection.



Good: The furnace enclosure was observed in good condition.

2. Age of Unit

Good	Fair	Poor	N/A	None
	X			

Observations:

- AGE: The age of the unit is May 2008

3. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Materials: GAS fired forced hot air.

4. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The heater base appears to be functional and in satisfactory condition at the time of the inspection.

5. Gas

Good	Fair	Poor	N/A	None
	X	X		



No leaking from the gas pipes at the time of the inspection they are heavily crowded and will be a problem in the future

6. Venting

Good	Fair	Poor	N/A	None
	X			

7. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
	X			

Observations:

- DUCT TAPE: Improper duct tape observed. HVAC tape is needed. Suggest further review by a qualified, licensed and insured HVAC contractor.
- ASBESTOS: Possible asbestos materials observed. The materials were / were NOT torn, ripped, or damaged at the time of inspection. This is a possible safety hazard and a cancer causing agent. Suggest further review by a licensed asbestos testing lab, and possible mitigation prior to closing. Your home inspector is qualified to sample this product for you and tests are sent to InspectorLab.com results within 48-60 hours.



Improper duct tape observed

8. Attached Humidifiers

Good	Fair	Poor	N/A	None
			X	X

9. Condensate System Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- PUMP: Condensate Pump observed. This is a box with a pump motor in it that collects the condensation and once full, it pumps the water up a tube and to a drain location. Any issues observed with the pump will be shown with photos and explanations.

10. Return Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Return air appears in good working condition at the time of the inspection.

11. Filters Photos

Good	Fair	Poor	N/A	None
		X		X

Location: SLOT cut into the ductwork. • NO filter was observed at the time of the inspection.

Observations:

- **Annual HVAC service of the unit is highly recommended.
- **MAINTENANCE TIP: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- **MERV: Make sure the MERV rating of your filter matches the MERV rating of your heater system.
- MISSING: No filter was observed at the time of the inspection. Suggest further review and possible installation of a filter by a qualified, licensed and insured HVAC contractor.



NO Filter observed

12. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- **Recommend that the buyer(s) have the homeowner provide the instructions for programming or provide the instruction manual if available.
- **Thermostats are not checked for calibration or timed functions.
- GOOD: Functional at the time of inspection.
- DIGITAL: Programmable type noted at the time of the inspection.

13. PL Photos

Good	Fair	Poor	N/A	None
X				

Observations:

- The Thermostat was reset to the same setting it was originally found



Thermostat was reset to its original settings

14. Panel Replaced PHOTO

Good	Fair	Poor	N/A	None
X				

Observations:

- PROPER: The Access Panel was properly reinstalled on the furnace or heat source unit after the inspection.

15. Humidifier COVER Replaced Photo

Good	Fair	Poor	N/A	None
			X	X

Observations:

- NONE: No humidifier observed

16. Safety Switch Condition

Good	Fair	Poor	N/A	None
			X	

Water Heater

1. Age of Unit

Good	Fair	Poor	N/A	None
X				

Observations:

- AGE: The age of the unit is 2015

2. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- PAN SUGGESTED: We always suggest the water heaters have a proper drain pan installed to collect and divert leaking water from the heater to a proper drain. Without a proper pan installed leaking water can cause damage to floors and walls of any kind and any finished areas or personal possessions in the vicinity of the unit. Suggest review and installation of a drain pan under the unit by qualified, licensed and insured plumbing contractor.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Combustion chamber appears to be in good functional condition.

4. Water Heater Condition

Good	Fair	Poor	N/A	None
X	X			

Heater Type: Gas type water heater found at the time of the inspection

Location: The heater is located in the basement.

Observations:

- **Home Warranty is always suggested with the purchase of every home to help protect the larger more expensive utilities from early failure or problems that may arise.
- GOOD: Water temperature observed to be: 124 degree F. This is set within an acceptable range. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

5. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Enclosure is functional and in safe satisfactory condition at the time of the inspection.

6. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** Water Heater vent was observed in safe, satisfactory and proper working condition at the time of the inspection.

7. Gas

Good	Fair	Poor	N/A	None
	X			



Wow the gas pipes are not currently leaking to the water heater they are heavily corroded and this will lead to leaking in the future

8. TPRV

Good	Fair	Poor	N/A	None
	X			

Observations:

- **CORRODED:** The Temporary Pressure Relief Valve is corroded and needs reviewed and possibly repaired by a qualified, licensed and insured plumbing contractor.



Corroded temporary pressure relief valve observed



Heavily corroded temporary pressure relief valve tube observed

9. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 75 Gallons

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper

Observations:

- **BONDING:** The plumbing lines of the water heater do not appear to be properly bonded. This is a requirement to ensure the water lines can never become electrified and is required. This needs reviewed and repaired by a qualified, licensed, and insured plumbing contractor prior to close. Please see example provided.



Heavy corrosion observed at some of the joints directly above the water heater



NO proper bonding of the water pipes observed

11. Water Heater Issues

Good	Fair	Poor	N/A	None
	X			

Observations:

- There have been issues noted in this report about your Water Heater System. It is advised that you follow the advise given in having the water heater system evaluated by a professional plumber prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.

Electrical

1. Electrical Panel Enclosure Photo

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The enclosure of the electrical panel was in good condition at the time of the inspection.



Enclosure was in good condition at the time of the inspection

2. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in basement.

3. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp possibly more

4. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

5. Cable Feeds

Good	Fair	Poor	N/A	None
		X		

Observations:

- OVERHEAD: There is an overhead service drop noted at the time of the inspection.
- As we stated in the grounds electrical section of the report the Masters within 3 feet of an open window and this is not allowed for safety reasons

6. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- GOOD: All of the circuit breakers appeared serviceable.

7. Fuses

Good	Fair	Poor	N/A	None
			X	X

Materials: NONE: No fuses observed

Materials: NONE: No fuses observed

8. REPLACED PHOTO

Good	Fair	Poor	N/A	None
			X	

Observations:

- NOT REMOVED: The Electrical Panel Cove was never removed by Reckner Certified Home Inspections at the time of the inspection.



This is how the electrical panel was found and this is how it will be left by Reckner Certified Home Inspections

9. Age of Panel

Good	Fair	Poor	N/A	None
			X	

Observations:

- NONE: The age of the panel could not be determined or found at the time of the inspection. If you need or want the exact age of the unit you may need to ask the current owners if they know or if they have any paperwork that may tell you the age of the unit.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Location of access** in the Main Hallway

2. Attic Structure Photos and Thermals

Good	Fair	Poor	N/A	None
X				

Observations:

- Good: The structure of the attic was found to be in satisfactory condition at the time of the inspection.



Good: The structure was in good condition at the time of the inspection.

3. Photos, Thermals and Moisture Readouts

Good	Fair	Poor	N/A	None
	X			

Observations:

- Good: The chimney penetration in the attic was found to be in satisfactory condition at the time of the inspection. ALL old water stains are tested with a moisture meter at the time of the inspection.

4. Chimney

Good	Fair	Poor	N/A	None
X				

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X		X		

Observations:

- GOOD: Exhaust appears functional and in satisfactory condition at the time of the inspection and exhausts to the outside of the home.
- **IMPROPER: Bathroom Exhaust line DOES NOT reach to the exterior of the attic and terminates next to a regular vent not intended for this purpose. This is considered improper and needs run full to the exterior and attached to an exterior roof or side vent.**



Running the exhaust line to an air inlet is improper and is not to the exterior.

6. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: UNFINISHED fiberglass batts noted at the time of the inspection. • LOSE FILL blown in- insulation noted at the time of the inspection.

Depth: Insulation averages about 14-16 inches in depth. Some areas of the insulation are dipping below the average standard amount of 16-18 inches of insulation that is recommended for the the State of Ohio.

Observations:

- GOOD: Insulation in the attic was found to be in good condition at the time of the inspection.
- DISPLACED: Displaced or missing insulation observed. Suggest replacement by a qualified, licensed and insured insulation contractor.



There are areas in the attic where there is displaced insulation observed

7. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Ventilation access points observed and in good satisfactory condition at the time of the inspection.

8. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Vent screens noted as functional at the time of the inspection.

9. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- DIMENSIONAL lumber noted at the time of the inspection.
- **MOLD: A Mold Like Bio-Growth substance (potential mold substance) was observed in the attic, this area should be reviewed by a contractor for health and safety reasons. The cause could be anything from a roof leak, to inadequate insulation, or improper airflow. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours. Suggest further review and testing and possible remediation by a qualified, licensed and insured mold remediation contractor prior to close.**



Black mold observed in the attic in certain areas

10. Ductwork

Good	Fair	Poor	N/A	None
	X			

Observations:

• **ASBESTOS:** Possible asbestos materials observed. The materials were not torn, ripped, or damaged at the time of inspection. Do not disturb these materials in the attic on the ductwork. If you want them removed from the home a qualified, licensed and insured asbestos remediation company should be hired to do this kind of work.



Possible Asbestos materials observed in the attic.

11. Electrical

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Multiple Areas Observed
- **Any electrical components in attic that were not accessible to inspection due to location or covered with insulation and are therefore not within scope of this report.
- **BOX LID:** Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety, open junction boxes are a shock and electrocution hazard. Suggest further review by a qualified, licensed and insured electrical contractor.
- Multiple Areas Observed
- **EXTENSION** cord cannot be used in lieu of "hard wire". Suggest further evaluation by a qualified, licensed and insured electrical contractor prior to close.
- **IMPROPER CONNECTIONS:** Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Suggest further evaluation by a qualified, licensed and insured electrical contractor prior to close.
- **LOOSE:** All wiring should be properly secured to the framing. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.



Junction box needs a lid installed for occupant safety



Junction box needs a lid installed for occupant safety



Loose wiring needs secured to the structure



Connections made outside of a junction box needs repaired.



Junction box needs a lid installed for occupant safety



Extension Cord cannot be used in place of hard wiring



Connections made outside of a junction box needs repaired.

12. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	X

13. Attic Window Condition

Good	Fair	Poor	N/A	None
			X	X

14. Attic Access Panel PHOTO

Good	Fair	Poor	N/A	None
X				

Observations:

- ACCESS PANEL: The attic access panel was reinstalled properly after the inspection of the attic was performed.



Attic Access panel was properly replaced

Basement/Crawlspace

1. Stairs

Good	Fair	Poor	N/A	None
X	X			

Observations:

- GOOD: Stairs observed in satisfactory condition at the time of the inspection.

2. Railings

Good	Fair	Poor	N/A	None
		X		X

Observations:

- MISSING: Handrail is missing and is in need of installation for enhanced safety to occupants. Suggest further review by a qualified, licensed and insured contractor prior to close.



Handrail Missing needs installed for occupant safety

3. Walls

Good	Fair	Poor	N/A	None
	X	X		

Materials: UNFINISHED basement at the time of the inspection. •

UNPAINTED: Cinder Block Foundation walls observed at the time of the inspection. Suggest sealing the cinder blocks with a drylok basement waterproofing paint. • PAINTED: Cinder Block Foundation walls observed at the time of the inspection.

Observations:

- EFFLORESCENCE observed; this is a mineral deposit left behind from previous exterior water infiltration. We are never able to tell the age of efflorescence. Suggest further review by a qualified, licensed and insured foundation contractor prior to closing.
- WATER STAINING: Evidence of past water penetration observed. Suggest further review by a qualified, licensed and insured foundation contractor prior to closing.
- RETUCK: Exterior foundation walls need retucked and repointed. Suggest further review by a qualified, licensed and insured masonry contractor prior to close.
- Multiple Areas with this same issue observed.
- *VISUAL WATER ISSUES: Water issues can vary from efflorescence (hard white mineral deposits), water staining, to elevated moisture levels observed by using a moisture meter. We are never able to tell the exact age of observed water issues, they can look the exact way they do at the time of your inspection for many years, or they can change with the very next heavy rainfall. Fixing negative grading outside the home and gutter downspouting issues can correct many of these current observed issues. Suggest further review and by a landscaping contractor for negative grading, and a gutter contractor to extend or repair gutter and downspouting issues.
- ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
- WATER INTRUSION: Water intrusion was observed in numerous areas of the foundation. Water can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed. Suggest further review by a qualified, licensed and insured foundation and basement waterproofing contractor prior to closing.
- DAMAGED: Walls are damaged and in need of repair. Suggest further review by a qualified, licensed and insured drywall contractor.
- MOLD-like bio growth observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours.
- STRUCTURAL ISSUE Observed: Walls are bowing or leaning. This is almost always due to water issues and hydrostatic water pressure from the exterior side of the home, a home inspector is not qualified to state the effectiveness of repairs needed, and these repairs are not a guarantee that the structure will not need repaired again NOR that it will not have water issues big or small in the future. Make sure to obtain any warranties or paperwork the homeowners may still possess from the contractors that did the previous repair work. Suggest further review by a qualified, licensed and insured structural engineer and foundation contractor prior to closing.
- CRACKS: Large cracks were observed at the visible foundation walls. Suggest further review by a qualified, licensed and insured Structural Engineer and/or foundation contractor prior to closing.



Large areas of standing water in the basement



Water Intrusion areas observed



Water Intrusion observed



The corners of the wall around the window are breaking off on the cinderblock wall and should be repaired by Masonry Contractor prior to close



Mold like bio growth



The unpainted cinderblock walls have very high elevated moisture levels



Basement wall is bowing and needs
Reviewed by a structural engineer prior to close



Structural issue observed



Structural issue observed



Please be advised that the paint observed on just the one wall area could be an attempt to cover a possible mold in existing water issues

4. Ceiling Condition

Good Fair Poor N/A None

		X		
--	--	---	--	--

Materials: DRYWALL ceilings noted.

Observations:

- **MOLD** like bio growth observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours.
- **ELEVATED**: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
- **WET STAIN**: Small stains noted on the ceiling. They tested as elevated moisture levels at the time of the inspection. Suggest further review by a qualified, licensed and insured roofing and or plumbing contractor prior to close.



All of the stains in the basement ceiling have high elevated moisture levels in her testing wet at the time of the inspection



Mold spores observed on certain ceiling areas



Mold Like Bio Growth Observed

5. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	X

Observations:

- ** Please Note: The suggestions of adding smoke detectors in certain areas is a health and safety concern that is never grandfathered in and allowed to be ignored due to the age of the home.
- **Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- **Smoke detectors life expectancy is approx 10 years. Replace all old functioning and non-functioning smoke/ fire detectors with new detectors and new batteries to ensure safety. Suggest contacting the local fire department for a free installation consultation prior to occupancy.
- **After 5 years of operation, CARBON MONOXIDE detectors should be replaced. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NONE: No smoke/ fire detectors were installed at time of inspection. Suggest further review by a qualified, licensed and insured contractor prior to close.
- NO CO detector was observed at time of inspection. Suggest installation by a qualified, licensed and insured contractor prior to close.

6. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Bare concrete floors noted at the time of the inspection. • Ceramic tile floors are noted at the time of the inspection. • Vintage 9x9 Tiles Observed.

Observations:

- EFFLORESCENCE observed; this is a mineral deposit left behind from previous exterior water infiltration. We are never able to tell the age of efflorescence. Suggest further review by a qualified, licensed and insured foundation contractor prior to closing.
- WATER INTRUSION: Water intrusion was observed in numerous areas of the foundation. Water can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed. Suggest further review by a qualified, licensed and insured foundation and basement waterproofing contractor prior to closing.
- ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.
- ASBESTOS: Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard and a cancer causing agent. Suggest further review by a licensed asbestos testing lab, and possible mitigation prior to closing. Your home inspector is qualified to sample this product for you and tests are sent to InspectorLab.com results within 24-36 hours.
- WATER DAMAGE: Water damage observed. Suggest further review by a qualified, licensed and insured flooring contractor.



Standing water and high elevated moisture levels and water damage observed throughout the basement



ASBESTOS: Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard and a cancer causing agent. Suggest further review by a licensed asbestos testing lab, and possible mitigation prior to closing. Your home inspector is qualified to sample this product for you and tests are sent to InspectorLab.com results within 24-36 hours.

7. Doors Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- HOLLOW wood doors noted at the time of the inspection.



The basement door does not have any stop trim installed it is also binding at the top and not shutting properly and the latch hardware does not work

8. Windows

Good	Fair	Poor	N/A	None
		X		

Materials: Non-insulated glass noted. • Steel framed casement window noted.



The window is broken and need to be replaced



The windows are leaking on the backside of the house there is moisture in the unfinished framed walls and the insulation under the window

9. Sump Pump Photos

Good	Fair	Poor	N/A	None
		X		



You are not allowed to put your sump pump into your sewer line this is a code violation that would need to be changed this needs to go out in the yard

10. Drainage

Good	Fair	Poor	N/A	None
		X		

Observations:

- ****IMPROVE:** It is advised to purchase a dehumidifier to control the levels of humidity. Typical levels are 35 to 45% during the heating season and 45 to 55% during the cooling season.

11. Sump Pump

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- **GOOD:** Sump Pump was found to be Functional and in satisfactory condition at time of inspection.
- ***A BATTERY BACKUP** system is always recommended to be added to a sump system. These are recommendations for after taking possession for added protection of the home from future water damage this is not a guarantee of future performance of the sump pit.
- ***SECOND BACKUP:** A second backup sump pump is recommended as part of the backup components.
- **COVER:** Recommend adding/replacing cover to sump pit. Suggest further review by a qualified, licensed and insured plumbing contractor prior to close.

12. Insulation

Good	Fair	Poor	N/A	None
	X			

13. Whole Home Filter Condition

Good	Fair	Poor	N/A	None
			X	X

Observations:

- Whole Home Filter NOT observed.

14. HVAC/Registers

Good	Fair	Poor	N/A	None
				X

Observations:

- NO- HVAC was observed in this room at the time of the inspection.

15. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: No deficiencies were observed at the visible portions of the structural components of the home.

16. Beams

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: No deficiencies were observed at the visible portions of the structural components of the home.

17. Crawlspace

Good	Fair	Poor	N/A	None
		X		

Observations:

- **ELEVATED:** Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.



All the ductwork is wrapped in mold covered asbestos tape and very damp fiberglass insulation



The walls of the crawlspace have very high elevated moisture levels in the ground is very damp



There is a lot of mold growth in many areas in the basement that we need to be reviewed and remediated prior to close by the molder mediation company



This is technically the wrong connector from a cast iron to PVC pipe there should be a fully armored sheathed connection full metal



Open junction boxes need to be reviewed and repaired by an electrician in the crawlspace



Possible asbestos based wrap observed on the plumbing in the crawlspace they should be in capsulated or remediated prior to occupancy

18. Basement Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- **COVER OUTLET:** Outlet covers missing and need replaced for electrical safety concerns. Suggest further review by a qualified, licensed and insured electrical contractor.
- **COVER SWITCH:** Switch covers are missing and need replaced for electrical safety of the occupants. Suggest further review by a qualified, licensed and insured electrical contractor.
- **LOOSE:** Outlet loose from the structure and needs repaired. Suggest further review and repair by a qualified, licensed and insured electrical contractor.
- **COVER BOX:** Open junction box observed, this needs a cover installed for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor.



All of the switch covers need to be installed for occupant safety



All of the outlet covers need to be installed properly for occupant safety



Loose wiring outlets need to be secured to the structure for occupant safety



Junction boxes need to be covered for occupant safety

19. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- **UPGRADE SUGGESTION:** GFCI protected receptacles may not have been required when the house was built. We suggest the buyer consider upgrading with GFCI's at all receptacles within 6' of water sources and all areas where they are currently required. A quick google search of "where are gfc outlets required" will give you a good list. Suggest further review by a qualified, licensed and insured electrical contractor.
- **PROTECT:** All receptacle should be upgraded to GFCI protection within 6 feet of all potential wet locations. Suggest further review by a qualified, licensed and insured electrical contractor prior to close.



All three of these outlets are within 6 feet of a water source I need to be GFCI protected

20. Plumbing

Good	Fair	Poor	N/A	None
		X		

Materials: Copper was observed • CPVC was observed • Cast Iron was observed. • Shark Bite Brand Connections observed. • PVC was observed

Observations:

- ****LINE SCOPING:** It is advised to have the plumbing lines camera scoped for any home over 20 years old. We also sometimes find problems with poor installations for any age home as well. We offer this service for \$150 Dollars with your home inspection. Even a minor sewer repair can cost at a minimum \$2500.00-\$10,000 approx. Lines can become corroded or have expensive breaks or cracks due to root intrusion. Suggest scoping service be performed by a qualified, licensed and insured plumbing contractor prior to close. If you would like us to perform this service with a report and video of the inside of your line please call the office at 330-860-0295 and schedule the service prior to close.
- Multiple Areas with this same issue observed.
- ***CAST IRON** drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur. Suggest further review by a qualified, licensed and insured plumbing contractor prior to close.



This appears to be possible asbestos-based insulation that is covered in mold



This is an improper cast-iron to PVC connector needs to be replaced



This is an improper PVC the cast-iron or galvanized connector needs to be replaced

21. Framing

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- **OBSTRUCTED:** Framing NOT Visible or only partially visible due to finished ceilings and walls and cannot be considered fully inspected.
- **MOLD Like Bio Growth observed.** Suggest testing of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 48-60 hours.

22. Subfloor

Good	Fair	Poor	N/A	None
		X		

Observations:

- **MOLD Like Bio Growth observed.** Suggest testing of mildew algae like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 48-60 hours.



Areas of very heavy mold observed all over the subfloor

23. Basement Issues

Good	Fair	Poor	N/A	None
		X		

Observations:

- **ISSUES:** There have been issues noted in this report about the basement of this home. It is advised that you follow the advise given in having the basement issues evaluated by a professional prior to close. Any issues found after close will not be the responsibility of Reckner Certified Home Inspections.

Attached Garage

1. Ceiling Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: NON Finished ceiling with exposed joists observed at the time of the inspection. If you need or want drywall in this areas then we suggest further review and installation by a drywall contractor.



The older signs of water damage on the roof appear to be dry at the time of the inspection

2. Garage Walls Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- DRYWALL noted at the time of the inspection.
- **MOLD Like bio growth observed. Suggest testing the air and surface of mold like growth to determine what is present in the home and so it can be determined the best course of action to mitigate the issue or how to properly clean it. Your home inspector is qualified to take this sample for you and uses InspectorLab.com a qualified source to analyze the sample. Results usually returned in 24-36 hours.**



Mold Like Bio Growth observed

3. Garage Floor Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- BARE concrete noted at the time of the inspection
- PAINTED concrete noted at the time of the inspection.
- OBSTRUCTED VIEW: The majority of the garage floor was concealed by an excessive amount of the current owners belongings and cannot be considered fully inspected. Suggest a reinspection when all of the current owners possessions have been removed. Suggest further review by a qualified, licensed and insured contractor.
- SURFACE DETERIORATION: Surface deterioration observed this usually occurs when there was too much water in the mix making the top portion more brittle, or water from the outside has been deteriorating it. This condition is usually left alone and resealed to stop future deterioration.
- ELEVATED: Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.



Definite signs of water intrusion observed

4. Garage Door Condition

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- 3-7 foot garage doors noted at the time of the inspection.



None of the three openers are plugged in and none are close to outlets to plug into and they are not supposed to be plugged in to extension cords

5. Safety Features

Good	Fair	Poor	N/A	None
			X	

6. Exterior Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- **GOOD:** The exterior garage door is in safe and satisfactory condition at the time of the inspection.
- **WEATHERSTRIPPING:** the weatherstripping was observed as damaged or missing and in need of repair or replacement. Suggest further review and repair by a contractor.

7. Garage Foundation Condition

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- **REPAINT:** The foundation walls need scraped, primed and painted. Suggest further review by a qualified, licensed and insured painting contractor.

- **ELEVATED:** Elevated moisture levels observed with a moisture meter at the time of the inspection. Suggest further review and possible repair by a qualified, licensed and insured contractor prior to close.



Elevated moisture levels observed

8. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Non-insulated glass noted. • Wood framed fixed window noted.



The garage window is completely rotted out

9. Garage Electrical Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- **COVER BOX:** Open junction box observed, this needs a cover installed for occupant safety. Suggest further review by a qualified, licensed and insured electrical contractor.

- **EXTENSION** cord cannot be used in lieu of "hard wire". Suggest further evaluation by a qualified, licensed and insured electrical contractor prior to close.



Junction boxes needs covers installed for occupant safety.



Junction boxes needs covers installed for occupant safety.

10. Garage GFCI

Good	Fair	Poor	N/A	None
		X		



The cover to the junction box of the outlet needs to be repaired for occupant safety

11. Garage Faucet Condition

Good	Fair	Poor	N/A	None
			X	



The water was turned off to this Fossett at the time of the inspection

12. Garage Gas

Good	Fair	Poor	N/A	None
			X	X

13. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

• GOOD: Framing was observed in satisfactory condition at the time of the inspection.

14. Subfloor

Good	Fair	Poor	N/A	None
			X	X

HALF Bathroom

1. Locations

Locations: Main Floor Public Bathroom • 1st Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: DRYWALL ceilings noted.

Observations:

- GOOD: The Ceiling was observed in satisfactory condition. The ceilings were scanned with a thermal imaging camera and NO signs of water intrusion or displaced insulation were observed at the time of the inspection. Any suspect areas were tested with a moisture meter and tested DRY at the time of the inspection.

3. Walls Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Walls were found to be in safe and satisfactory condition at the time of the inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Flooring observed in satisfactory condition at the time of the inspection.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- GOOD: Doors are functional, safe and in satisfactory condition at time of inspection.
- SOLID wood rolling barn doors noted at the time of the inspection.
- HARDWARE: Door hardware is damaged or missing and in need of repair. Suggest further review by a qualified, licensed and insured door contractor prior to close.

6. Window Condition

Good	Fair	Poor	N/A	None
			X	X

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The electrical system appears functional, safe and satisfactory at the time of the inspection.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: GFCI tested and functioned properly at the time of the inspection.

9. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Observed as functional and in good visual condition at the time of the inspection.

10. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The bath fan was operated and no issues were found at the time of the inspection.

11. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The bathroom cabinetry appeared functional, safe and in satisfactory condition, at time of inspection.

12. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The countertop appears in visually satisfactory condition at the time of the inspection.
- SOLID Surface counter tops noted.

13. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Operated normally at time of inspection, no deficiencies observed.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Plumbing was observed in visual satisfactory condition at the time of the inspection.

15. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The mirror is in safe and satisfactory condition at the time of the inspection.

16. Closet Doors

Good	Fair	Poor	N/A	None
			X	X

17. Closets

Good	Fair	Poor	N/A	None
			X	X

18. HVAC/Registers

Good	Fair	Poor	N/A	None
X				

Radon

1. Radon

Good	Fair	Poor	N/A	None
			X	

Observations:

- A Radon Test was ordered for this inspection. This a 48 hour test. The machine will be picked up and test results reported on usually within 48-72 hours.

2. Radon Conditions

Good	Fair	Poor	N/A	None
			X	

Observations:

- NO RADON Mitigation system was observed on this property at the time of the inspection.

Main Water

1. Main Water Shut Off/Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: The main water shut off was observed in good condition with no leaks or corrosion observed at the time of the inspection.

2. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- GOOD: Pressure regulator/main water shut off noted in satisfactory condition at the time of the inspection.

3. Main Water Shut Off Photo

Good	Fair	Poor	N/A	None
X				



This is a photo of your main water SHUT OFF

Sewer Line

1. Sewer Line Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

- **NOT ORDERED:** Client declined to have the sewer line scoping service performed at the time of the inspection. Please be aware we cannot be held responsible for issues that may arise from a lack of this inspection. Any water issues, raw sewage backups, pipe cleanouts, sewer line repairs, disconnected line joints, or foreign objects stuck in the line are financial responsibility of the buyer to repair.
- **NEWER CAP:** A newer sewer line cap was observed. This is usually an indication that the sewer line has been repaired in some way and should have possibly been put in the disclosure of the home. When we see this we are highly recommending a sewer scope inspection be performed because there would not be a newer cap in place if the line didn't have a previous issue.



Different or Newer Sewer Line Cap observed.