

Home Inspection Report

Prepared For:
Sample Home Inspection Report



Confidential, Ohio

Maintenance Summary

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

Roof

1. West Chimney Chimney: Brick - **Chimney crown cracked and should be repaired by a reputable chimney or roofing contractor.**

Exterior

2. Gas Meter: Exterior surface mount at left side of home - **Clear out vegetation all around the meter.**

Lots and Grounds

3. Walks and steps: Concrete - **Some erosion observed on the front steps. This can be repaired by a reputable mason.**
4. Vegetation: Trees and shrubs and low vegetation on the perimeter of the home - **Trim trees and shrubs away from the structure at least 10-12". Recommend landscape contractor.**

Air Conditioning

5. Left side of home AC System A/C System Operation: Functional today - **Recommend reputable licensed HVAC contractor tune-up as no regular servicing evidence was found. Average life of a unit is 15 years. Budget for replacement.**

Heating System

6. Basement Heating System Heating System Operation: Functional the day of the inspection - **Working fine today. Recommend a licensed HVAC contractor tune-up as the last service on the service tag was 5 years ago.**
7. Basement Heating System Filter: Aprilaire - **Change filter after you are done moving in. It's due.**
8. Basement Heating System Humidifier: April-Aire - **Did not come on when tested. Recommend a licensed HVAC contractor repair and change out the water panel pad.**

Minor Summary

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

Roof

1. West Chimney Flue/Flue Cap: Clay - Recommend adding rain/snow cap to round liner at left in picture above in Chimney section.

Exterior

2. Trim, fascia and soffits: Wood - Peeling paint and possible wood rot or damage to the right hand dormer bottom window frame piece shown. Recommend replacing. (Handyman)
3. Siding: Aluminum siding - Recommend handyman repair loose siding shown. A yellow jacket nest was inside the upper siding piece so a specialist may be required to remove the nest and its habitants first and then have the siding repaired. (Handyman and pest specialist)

Lots and Grounds

4. Driveway: Concrete - Driveway is in great shape from apron to garage. Observed a crack by the doors that can be filled with a good quality filler from a DIY store. This will keep the cracks from spreading and deterioration from the freeze - thaw cycles in the winter.

Garage/Carport

5. Attached Garage Garage Doors: Aluminum - Recommend replacing bottom door seals on both doors that are cracked. (Handyman)
6. Attached Garage Door Openers: Wayne Dalton - Consider changing out the button to a new one that has all of the parts present. (Handyman)
7. Attached Garage Doors and windows: Man door to outside has a lock that is inoperative and the door cannot be locked. Recommend repair or replace. (Handyman)

Kitchen

8. 1st Floor Kitchen Dishwasher: General Electric - Properly secure to counter/base cabinets. (Handyman)
9. 1st Floor Kitchen Sink plumbing: Spray hose has kinked hose at bottom as shown and should be replaced. The counter weight can then be repositioned so it will suck the hose up into the receiver better than it does now. (Licensed plumber)

Bathroom

10. All unless otherwise noted Bathroom Tubs, hot/cold water, drains: When both hot and cold are turned on the aereator shoots the water to the rear. It probably just needs cleaned. (Handyman)
11. All unless otherwise noted Bathroom Toilets: The toilet is loose at the floor (front right bedroom bathroom) and will require seal replacement and reinstallation. Fill valve needs replaced as it is spraying water out of the top seal area. (Licensed plumber)

Bedroom

12. All unless noted otherwise Bedroom Ceiling, walls and floor: Carpet burps and seams can be corrected by a carpet professional. The carpet appears to have little wear. Recommend having it stretched and then steam cleaned. Much less cost than replacing it!

Minor Summary (Continued)

Basement

13. Main Basement Windows: Single pane-metal frame - Cracked glass on basement window shown. Recommend reputable contractor quote on repair/replace.

Major Summary

Lots and Grounds

1. Deck: Stained wood - Consider power washing and staining/painting next season. Steps are a couple inches too high and there are no safety railings present. (Safety item)(Handyman)

Garage/Carport

2. Attached Garage Electrical: 110 VAC GFCI - Replace switch cover to switch located in the attic space above garage. (Safety item) (Handyman)

Living Space

3. All unless noted otherwise Living Space Doors, windows and trim: Window in first floor office will not stay up and is a safety hazard. Use caution raising and lowering the window until it get repaired or replaced. (Safety item) (Handyman)
4. All unless noted otherwise Living Space Smoke Detector: Hard wired - Replace any unit over 10 years old even if they test ok as the sensors become unreliable. (Safety item)

Bedroom

5. All unless noted otherwise Bedroom Electrical: 110 VAC - Replace switch cover shown in bedroom. (Safety item)

Basement

6. Main Basement Floor: Poured - Cover or remove tack strips in basement. (Safety item) (Handyman)
7. Main Basement Electrical: 110 VAC - Light fixture shown is hanging by its power wires and should be resecured. (Licensed electrician)

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Definitions

NOTE: This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection. Any electrical, plumbing or HVAC work that needs to be done shall be done by a reputable licensed entity in that particular field. All other contractors selected should be reputable with a known history of good service practices.

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance	Item needs normal or periodic maintenance performed to continue to function normally
Minor	Item is not fully functional and requires repair or servicing.
Major	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: Confidential
City: State Ohio Zip
Inspections/Tests performed: GHI + Radon + WDI + SSI
Inspection fee paid:

Client Information

Client Name:
Client Address:
City: State Zip
Phone:
Agent Name:
Agent Phone:
Agent Email:

Inspection Company

Inspector Name Carmen DeLisio
Company Name Shooting Star Home Inspections,LLC
Inspection Company E-Mail: ShootingStarHomeInspections@gmail.com
Inspection Company Phone: 440-478-5363
InterNACHI CPI# 15101906
Ohio Home Inspector License#2019005596
Ohio Radon Tester#RT1000
Ohio Pesticide Applicator License#134512
Ohio Pesticide Business License#105403
FAA Remote Pilot License#4373814

Conditions

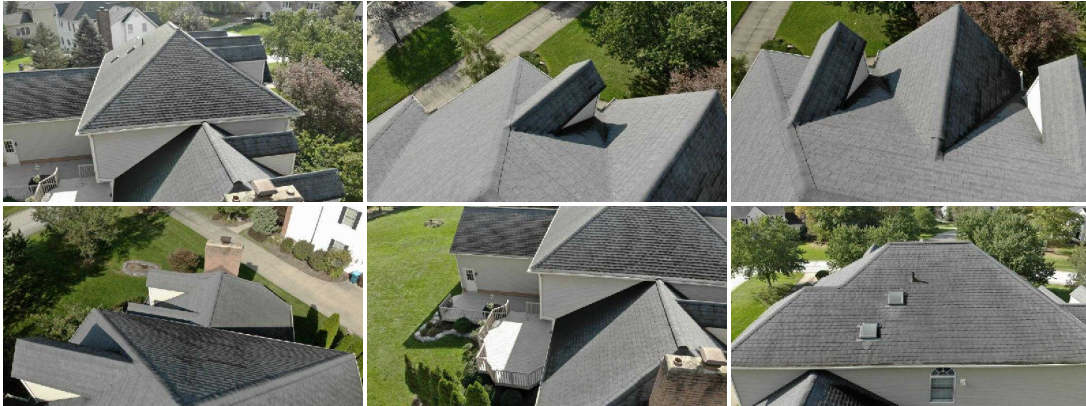
General Information (Continued)

Others Present: None Property Occupied: Occupied
Estimated Age of Home: 27 years old Entrance Faces: West
Inspection Date:
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature (F)/Rain in last 3 days? 73/yes
Weather at time of inspection: Partly cloudy Soil Conditions Wet
Space Below Grade: Basement
Building Type: Single family Garage Attached
Sewage Disposal: City How Verified Visual Inspection
Water Source: City How Verified Visual Inspection

Roof

Entire roof Roof Surface

1. Method of Inspection: Ground with binoculars, ladder at eaves, and aerial drone
2. Acceptable Unable to Inspect: 10%
3. Acceptable Material: Asphalt shingle
4. Acceptable Number of visible shingle layers 1
5. Acceptable Visible appearance/condition 1



6. Type: Hip
7. Approximate Age: 4 years old
8. Acceptable Flashing: Aluminum
9. Acceptable Valleys:
10. Acceptable Skylights: Insulated glass



Roof (Continued)

11. Acceptable Plumbing Vents: ABS



12. Not Present Electrical Mast: Underground utilities

13. Acceptable Gutters: Aluminum

14. Acceptable Downspouts: Aluminum

15. Acceptable Leader/Extension: Buried

West Chimney

16. Maintenance Chimney: Brick - Chimney crown cracked and should be repaired by a reputable chimney or roofing contractor.



17. Minor

Flue/Flue Cap: Clay - Recommend adding rain/snow cap to round liner at left in picture above in Chimney section.



18. Acceptable

Chimney Flashing: Metal



Exterior

Whole exterior Exterior Surface

1. Acceptable Type: Aluminum siding



2. Minor Trim, fascia and soffits: Wood - Peeling paint and possible wood rot or damage to the right hand dormer bottom window frame piece shown. Recommend replacing. (Handyman)



3. Acceptable Door Bell: Hard wired

4. Acceptable Doors: Metal

5. Minor Siding: Aluminum siding - Recommend handyman repair loose siding shown. A yellow jacket nest was inside the upper siding piece so a specialist may be required to remove the nest and its habitants first and then have the siding repaired. (Handyman and pest specialist)



6. Acceptable Windows: Vinyl double hung

7. Acceptable Exterior Lighting: Pole light and surface mount lights

Exterior (Continued)

- 8. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 9. Acceptable Hose Bibs: Gate-frost free type
- 10. Maintenance Gas Meter: Exterior surface mount at left side of home - **Clear out vegetation all around the meter.**



- 11. Acceptable Electric Meter: Exterior surface mount at rear of home



Lots and Grounds

- 1. Minor Driveway: Concrete - Driveway is in great shape from apron to garage. Observed a crack by the doors that can be filled with a good quality filler from a DIY store. This will keep the cracks from spreading and deterioration from the freeze - thaw cycles in the winter.



- 2. Maintenance Walks and steps: Concrete - **Some erosion observed on the front steps. This can be repaired by a reputable mason.**



Lots and Grounds (Continued)

3. Acceptable

Porch: Concrete

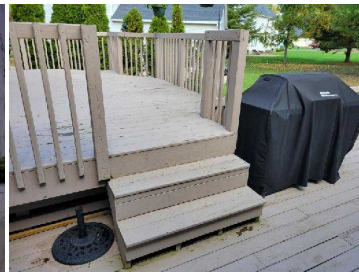


4. Not Present

Patio:

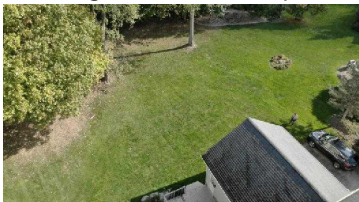
5. Major

Deck: Stained wood - Consider power washing and staining/painting next season. Steps are a couple inches too high and there are no safety railings present. (Safety item)(Handyman)



6. Acceptable

Grading: Moderate slope

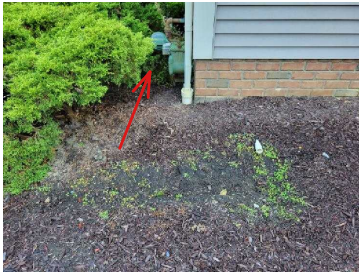


Lots and Grounds (Continued)

7. Acceptable Lot drainage: Adequate slope and depth for drainage - Low point with drain sewer present this is good!



8. Maintenance Vegetation: Trees and shrubs and low vegetation on the perimeter of the home - Trim trees and shrubs away from the structure at least 10-12". Recommend landscape contractor.



9. Not Present Window Wells:

10. Not Present Retaining Walls:

11. Not Inspected Sprinkler system: this is not in the scope of the general inspection



12. Not Present Fences:

Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 3

2. Minor Garage Doors: Aluminum - Recommend replacing bottom door seals on both doors that are cracked. (Handyman)



3. Minor Door Openers: Wayne Dalton - Consider changing out the button to a new one that has all of the parts present. (Handyman)



4. Acceptable Exterior Surface: Aluminum siding

5. Acceptable Roof: Asphalt shingle

6. Acceptable Roof Structure: 2x4 Truss



7. Minor Doors and windows: Man door to outside has a lock that is inoperative and the door cannot be locked. Recommend repair or replace. (Handyman)



Garage/Carport (Continued)

8. Acceptable Ceiling, walls, and floor: Stored items in garage shown prevented full visibility of walls and floor.



9. Major Electrical: 110 VAC GFCI - Replace switch cover to switch located in the attic space above garage. (Safety item) (Handyman)



10. Not Present Heating:
11. Acceptable Gutters: Aluminum

Heating System

Basement Heating System

1. Maintenance Heating System Operation: Functional the day of the inspection - Working fine today. Recommend a licensed HVAC contractor tune-up as the last service on the service tag was 5 years ago.
2. Manufacturer: Trane



3. Type: Forced air Capacity: 110,000 BTU/hr
4. Area Served: Whole building Approximate Age: 7 years old
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: 5 Burner
7. Unable to Inspect: 10%

Heating System (Continued)

8. Maintenance Filter: Aprilaire - **Change filter after you are done moving in. It's due.**



9. Acceptable Distribution: Metal duct

10. Not Present Circulator:

11. Acceptable Draft Control: Manual

12. Acceptable Flue Pipe: PVC

13. Maintenance Humidifier: April-Aire - **Did not come on when tested. Recommend a licensed HVAC contractor repair and change out the water panel pad.**



14. Acceptable Thermostats: Living room



15. Tank Location: N/A

16. Suspected Asbestos: No

Plumbing

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Basement



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS/PVC
- 5. Acceptable Service Caps: Accessible-basement cleanout shown - Sewer scope was run out to 75 feet. Clean PVC SDR pipe all the way out was observed. No action required.



- 6. Acceptable Vent Pipes: ABS
 - 7. Acceptable Gas Service Lines: Cast iron
-
- Basement Water Heater
- 8. Acceptable Water Heater Operation: Functional at time of inspection
 - 9. Manufacturer:



- 10. Type: Tankless Capacity: no limit
- 11. Approximate Age: 7 years old Area Served: Whole building
- 12. Acceptable Flue Pipe: PVC
- 13. Not Present TPRV and Drain Tube:

Electrical

1. Service Size Amps: 150A Volts: 110-240 VAC

2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper

4. Acceptable 240 VAC Branch Circuits: Aluminum

5. Acceptable Wiring: Copper

6. Acceptable Ground: Plumbing ground

Basement Electric Panel

7. Acceptable Panel manufacturer: Square D



8. Acceptable Main Breaker Size: 150 Amps



9. Acceptable Breakers: Panel is full-no breakers tripped or off

Electrical (Continued)

Breakers: (continued)



- 10. Not Present Fuses:
- 11. Not Present AFCI:
- 12. Acceptable GFCI: Present

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: General Electric



- 2. Acceptable Exhaust fan: part of microwave
- 3. Acceptable Disposal: In-Sinkerator



Kitchen (Continued)

4. Minor

Dishwasher: General Electric - Properly secure to counter/base cabinets. (Handyman)



5. Acceptable

Refrigerator: General Electric



6. Acceptable

Microwave: General Electric



7. Minor

Sink plumbing: Spray hose has kinked hose at bottom as shown and should be replaced. The counter weight can then be repositioned so it will suck the hose up into the receiver better than it does now. (Licensed plumber)



8. Acceptable

Electrical: 110 VAC GFCI

9. Acceptable

Cabinets and shelves:

10. Acceptable

Ceiling, walls and floor:

Kitchen (Continued)

- 11. Acceptable Doors and windows:
- 12. Acceptable HVAC Source: Heating system register

Laundry Room/Area

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling, walls and floor:
- 2. Acceptable Windows and doors:
- 3. Acceptable HVAC Source: Heating system register
- 4. Acceptable Laundry tub plumbing:
- 5. Acceptable Washer plumbing: Ball valve



- 6. Acceptable Washer and Dryer operation: Both LG



- 7. Acceptable Dryer Vent: Metal flex
- 8. Not Present Dryer Gas Line:
- 9. Acceptable Dryer Electrical: 220V-4 prong grounded receptacle present



Bathroom

All unless otherwise noted Bathroom

- 1. Acceptable Walls, ceiling and floor:
- 2. Acceptable Doors and windows:
- 3. Acceptable Electrical: 110 VAC GFCI
- 4. Acceptable Counter/Cabinet:
- 5. Acceptable Sinks, hot/cold water, drains:
- 6. Minor Tubs, hot/cold water, drains: When both hot and cold are turned on the aereator shoots the water to the rear. It probably just needs cleaned. (Handyman)



- 7. Acceptable Showers, hot/cold water, drains:
- 8. Not Present Jacuzzi, hot/cold water, drains:
- 9. Minor Toilets: The toilet is loose at the floor (front right bedroom bathroom) and will require seal replacement and reinstallation. Fill valve needs replaced as it is spraying water out of the top seal area. (Licensed plumber)



- 10. Acceptable HVAC Source:
- 11. Acceptable Ventilation: Electric ventilation fan and window

Living Space

All unless noted otherwise Living Space

1. Acceptable Walls, ceiling, and floor:

2. Major Doors, windows and trim: **Window in first floor office will not stay up and is a safety hazard. Use caution raising and lowering the window until it get repaired or replaced. (Safety item) (Handyman)**



3. Not Present Wet Bar:

4. Acceptable Fireplace/Woodstove: Gas/Wood Burning



5. Acceptable Stairs/Balcony/Railings:

6. Acceptable Electrical: 110 VAC

7. Acceptable HVAC Source: Heating system register

8. Major Smoke Detector: Hard wired - **Replace any unit over 10 years old even if they test ok as the sensors become unreliable. (Safety item)**



9. Not Present CO Detector:

Bedroom

All unless noted otherwise Bedroom

- 1. Acceptable Closet:
- 2. Minor Ceiling, walls and floor: Carpet burps and seams can be corrected by a carpet professional. The carpet appears to have little wear. Recommend having it stretched and then steam cleaned. Much less cost than replacing it!



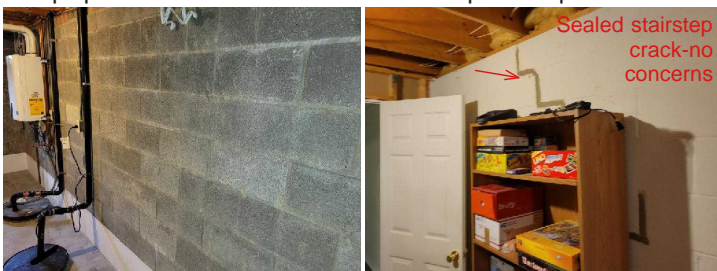
- 3. Acceptable Doors and windows:
- 4. Major Electrical: 110 VAC - Replace switch cover shown in bedroom. (Safety item)



- 5. Acceptable HVAC Source: Heating system register

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block - Observed one short stair step crack in the foundation block that was filled. Otherwise the foundation looks stellar! Owner reports basement water proofing was done so ask for the paperwork as most of these companies pass the warranties on to future owners.



- 3. Not Present Differential Movement:

Structure (Continued)

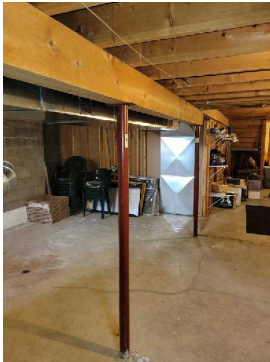
4. Acceptable Beams: Wood beams



5. Acceptable Bearing Walls: Block/Frame

6. Acceptable Joists/Trusses: 2x10

7. Acceptable Piers/Posts: Steel posts



8. Acceptable Floor/Slab: Poured slab



9. Acceptable Subfloor: OSB/Plywood

Attic

Access hatch in bedroom Attic

- 1. Method of Inspection: Access hatch only
- 2. Acceptable Unable to Inspect: 30%
- 3. Acceptable Roof Framing:



- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Acceptable Insulation: Blown in

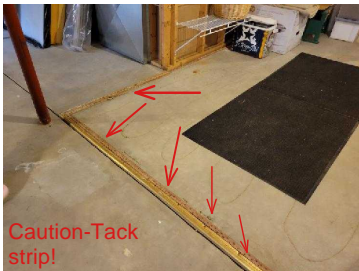


- 7. Not Present Vapor Barrier:
- 8. Not Present Attic Fan:
- 9. Not Present House Fan:
- 10. Acceptable Wiring/Lighting: 110 VAC lighting circuit

Basement

Main Basement

- 1. Acceptable Unable to Inspect: 25%
- 2. Acceptable Ceiling: Exposed framing and suspended ceiling
- 3. Acceptable Walls: Foundation block and finished off-drywalled
- 4. Major Floor: Poured - **Cover or remove tack strips in basement. (Safety item) (Handyman)**



- 5. Acceptable Floor Drain: Surface drain
- 6. Acceptable Doors: Bi-fold

Basement (Continued)

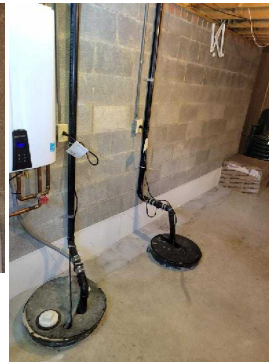
7. Minor Windows: Single pane-metal frame - Cracked glass on basement window shown. Recommend reputable contractor quote on repair/replace.



8. Major Electrical: 110 VAC - Light fixture shown is hanging by its power wires and should be resecured. (Licensed electrician)



9. Acceptable HVAC Source: Heating system register
10. Not Present Vapor Barrier:
11. Not Present Insulation:
12. Acceptable Ventilation: Windows
13. Acceptable Sump Pump: Three sump pump crocks installed - Pumps were cycled and found to be functional today. Battery backup on front single crock was installed and tested functioning fine today.



14. Not Present Moisture Location:
15. Acceptable Basement Stairs/Railings:
16. Not Present Radon mitigation system:

Final Comments

Good, solid home. Well taken care of!