Hometown Inspections Property Inspection Report

, OH Inspection prepared for: Date of Inspection: 7/18/2014

Inspector: Andrea Renner License # 18571 Road 9Q, Columbus Grove, OH 45830 Phone: 419-202-2316 Email: andrea@hometowninspections.net

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

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 GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific noncode, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that 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.

Inspection Details

1. Attendance

2. Home Type

3. Occupancy

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

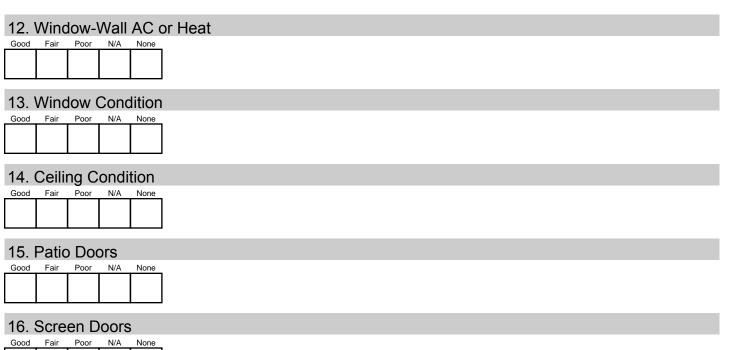
1. Bar	
Good Fair Poor N/A None	
2. Cabinets	
Good Fair Poor N/A None	
3. Ceiling Fans	
Good Fair Poor N/A None	
4. Closets	
Good Fair Poor N/A None	
5. Door Bell	
Good Fair Poor N/A None	
6. Doors	
Good Fair Poor N/A None	
7. Electrical	
Good Fair Poor N/A None	
8. Security Bars	
Good Fair Poor N/A None	
9. Smoke Detectors	
Good Fair Poor N/A None	
10. Stairs & Handrail	
Good Fair Poor N/A None	
	Page 4 of 32

11. Window-Wall AC or Heat
Good Fair Poor N/A None
12. Ceiling Condition
Good Fair Poor N/A None
13. Patio Doors
Good Fair Poor N/A None
14. Screen Doors
Good Fair Poor N/A None
15. Wall Condition
Good Fair Poor N/A None
Good Fair Poor N/A None
Good Fair Poor N/A 16. Fireplace
Good Fair Poor N/A None Image: A start of the sta
Good Fair Poor N/A None Good Fair Poor N/A None Good Fair Poor N/A None 10. Fireplace Good Fair Poor N/A None 17. Window Condition
Good Fair Poor N/A None Good Fair Poor N/A None Good Fair Poor N/A None 10. Fireplace Good Fair Poor N/A None 17. Window Condition

Bedrooms

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.

1. Locations	
2. Cabinets	
Good Fair Poor N/A None	
3. Ceiling Fans	
Good Fair Poor N/A None	
4. Closets Good Fair Poor N/A None	
5. Doors	
Good Fair Poor N/A None	
6. Electrical	
Good Fair Poor N/A None	
7. Fireplace	
Good Fair Poor N/A None	
8. Floor Condition	
Good Fair Poor N/A None	
9. Security Bars	
Good Fair Poor N/A None	
10. Smoke Detectors	
Good Fair Poor N/A None	
11. Wall Condition	
Good Fair Poor N/A None	
	Page 6 of 32



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Page 7 of 32

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Bathroom

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 problems within the walls or under the flooring..

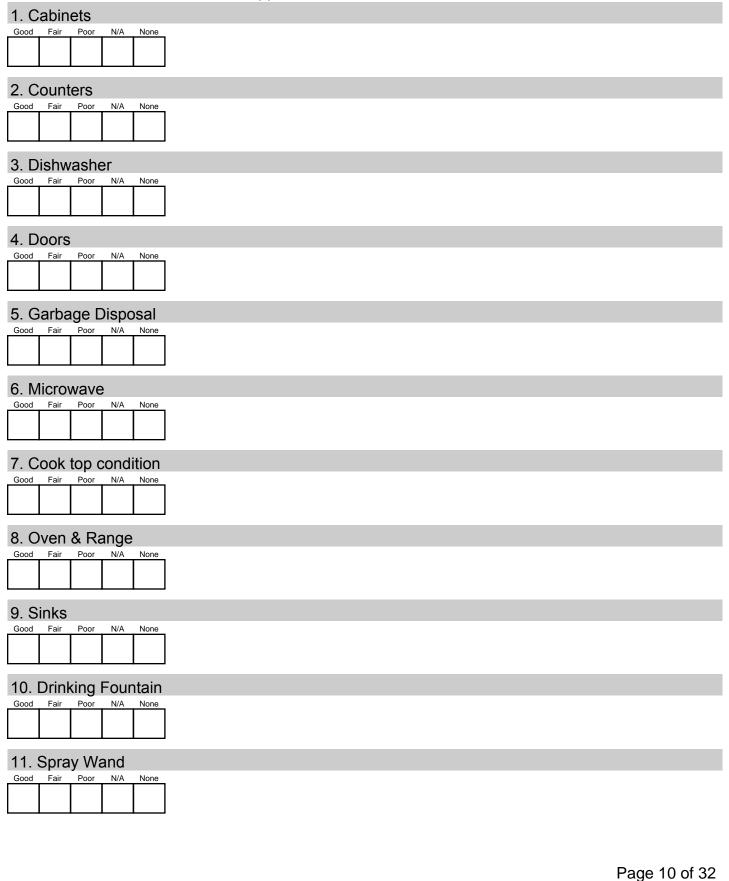
1. Locations

Image: Poor NA None S. Ceiling Condition Good Fair Poor NA None Image: Poor NA None S. Doors Good Fair Poor NA None Image: Poor NA None </th
Good Fair Poor NA None 4. Counters - - - - Good Fair Poor N/A None 5. Doors - - - - Good Fair Poor N/A None
Good Fair Poor NA None 4. Counters - - - - Good Fair Poor N/A None 5. Doors - - - - Good Fair Poor N/A None
Good Fair Poor NA None 4. Counters - - - - Good Fair Poor N/A None 5. Doors - - - - Good Fair Poor N/A None
4. Counters Good Fair Poor N/A None 5. Doors Good Fair Poor N/A None 6. Electrical Good Fair Poor N/A None 7. GFCI Good Fair Poor N/A None
Good Fair Poor N/A None S. Doors
Good Fair Poor N/A None S. Doors
Good Fair Poor N/A None S. Doors
Good Fair Poor N/A None 6. Electrical
Good Fair Poor N/A None 6. Electrical
Good Fair Poor N/A None 6. Electrical
Good Fair Poor N/A None 7. GFCI Good Fair Poor N/A None
Good Fair Poor N/A None A I I I I A Fair Poor N/A None Good Fair Poor N/A None
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Good Fair Poor N/A None T. GFCI Good Fair Poor N/A None I I I I I
Good Fair Poor N/A None Image:
Good Fair Poor N/A None Image:
Good Fair Poor N/A None Image:
8. Exhaust Fan
8. Exhaust Fan
Good Fair Poor N/A None
9. Floor Condition
Good Fair Poor N/A None
10. Heating
Good Fair Poor N/A None
11. Mirrors
Good Fair Poor N/A None
Page 8 of 32

12. Plumbing Good Fair Poor N/A None
13. Security Bars
14. Showers
Good Fair Poor N/A None
15. Shower Walls
Good Fair Poor N/A None
16. Bath Tubs
Good Fair Poor N/A None
17. Enclosure
Good Fair Poor N/A None
18. Sinks
Good Fair Poor N/A None
19. Toilets
Good Fair Poor N/A None
20. Window Condition
Good Fair Poor N/A None

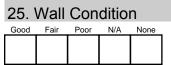
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.



12. Hot Water Dispenser
Good Fair Poor N/A None Image:
13 Seen Dispensor
13. Soap Dispenser Good Fair Poor N/A None
14. Trash Compactor
Good Fair Poor N/A None
15. Vent Condition
Good Fair Poor N/A None
16. Window Condition
Good Fair Poor N/A None
17. Floor Condition
Good Fair Poor N/A None
18. Plumbing Good Fair Poor N/A None
19. Ceiling Condition
Good Fair Poor N/A None
20. Security Bars
Good Fair Poor N/A None
21. Patio Doors
Good Fair Poor N/A None
22. Screen Doors
Good Fair Poor N/A None
23. Electrical
Good Fair Poor N/A None

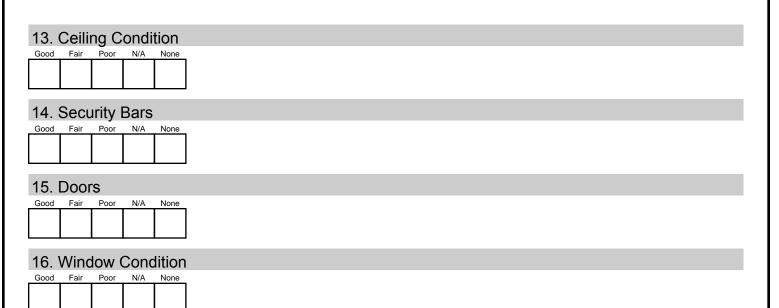
24. GFCI Good Fair Poor N/A None



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Hometown Inspections		, C
1. Locations	Laundry	
2. Cabinets		
Good Fair Poor N/A None		
3. Counters		
4. Dryer Vent		
5. Electrical Good Fair Poor N/A None		
6. GFCI		
7. Exhaust Fan		
8. Gas Valves		
9. Wash Basin Good Fair Poor N/A None		
10. Floor Condition		
11. Plumbing Good Fair Poor N/A None		
12. Wall Condition		
		Page 13 of 32

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Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition	
Good Fair Poor N/A None	
2. Heater Base	
Good Fair Poor N/A None	
3. Enclosure	
Good Fair Poor N/A None	
4. Venting	
Good Fair Poor N/A None	
5. Gas Valves	
Good Fair Poor N/A None	
6. Refrigerant Lines	
Good Fair Poor N/A None	
7. AC Compress Condition	
Good Fair Poor N/A None	
8. Air Supply	
Good Fair Poor N/A None	
9. Registers	
Good Fair Poor N/A None	
10. Filters	
Good Fair Poor N/A None	
Page 18	5 of 32

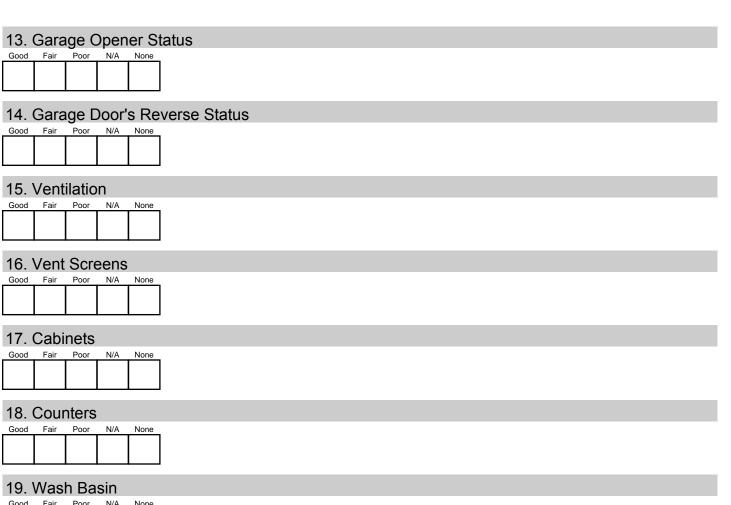
11. Thermostats

Good	Fair	Poor	N/A	None

Water Heater
1. Base
2. Heater Enclosure
3. Combusion
4. Venting Good Fair Poor N/A None
5. Water Heater Condition Good Fair Poor N/A None
6. TPRV
7. Number Of Gallons
8. Gas Valve
9. Plumbing Good Fair Poor N/A None
10. Overflow Condition Good Fair Poor N/A None
11. Strapping Good Fair Poor N/A

Hometown Inspections	, OH
Garage	
1. Roof Condition	
Good Fair Poor N/A None	
2. Walls	
Good Fair Poor N/A None	
3. Anchor Bolts Good Fair Poor N/A None	
4. Floor Condition	
Good Fair Poor N/A None	
5. Rafters & Ceiling Good Fair Poor N/A None	
Good Fair Poor N/A None	
6. Electrical Good Fair Poor N/A None	
7. GFCI	
Good Fair Poor N/A None	
8. 240 Volt	
Good Fair Poor N/A None	
9. Exterior Door	
Good Fair Poor N/A None	
10. Fire Door Good Fair Poor N/A None	
Good Fair Poor N/A None	
11. Garage Door Condition	
Good Fair Poor N/A None	
12. Garage Door Parts	

Page 18 of 32



Good Fair Poor N/A None

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Hometown Inspections	, O
Electrical	
1. Electrical Panel	
Good Fair Poor N/A None	
2. Main Amp Breaker	
Good Fair Poor N/A None	
3. Breakers in off position	
Good Fair Poor N/A None	
4. Cable Feeds	
Good Fair Poor N/A None	
5. Breakers	
Good Fair Poor N/A None	
6. Fuses	
Good Fair Poor N/A None	

Hometown Inspections		, O
	Roof	
1. Roof Condition		
Good Fair Poor N/A None		
2. Flashing		
Good Fair Poor N/A None		
3. Chimney		
Good Fair Poor N/A None		
4. Sky Lights		
Good Fair Poor N/A None		
5. Spark Arrestor		
Good Fair Poor N/A None		
6. Vent Caps		
Good Fair Poor N/A None		
7. Gutter		
Good Fair Poor N/A None		

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Hometown	Inspections
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Attic
1. Access
Good Fair Poor N/A None
2. Structure
Good Fair Poor N/A None
3. Ventilation
Good Fair Poor N/A None
4. Vent Screens
Good Fair Poor N/A None
5. Duct Work
Good Fair Poor N/A None
6. Electrical
Good Fair Poor N/A None
7. Attic Plumbing
Good Fair Poor N/A None
8. Insulation Condition
Good Fair Poor N/A None
9. Chimney
Good Fair Poor N/A None
10. Exhaust Vent
Good Fair Poor N/A None

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Exterior Areas
1. Doors
Good Fair Poor N/A None
2. Window Condition
Good Fair Poor N/A None
3. Siding Condition
Good Fair Poor N/A None
4. Eaves & Facia
Good Fair Poor N/A None
5. Exterior Paint
Good Fair Poor N/A None
6. Stucco
Good Fair Poor N/A None

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Hometown Inspections	, OH
Foundation	
1. Slab Foundation	
Good Fair Poor N/A None	
2. Foundation Perimeter Good Fair Poor N/A None	
3. Foundation Walls	
Good Fair Poor N/A None	
4. Cripple Walls	
Good Fair Poor N/A None	
5. Ventilation	
Good Fair Poor N/A None	
6. Vent Screens	
Good Fair Poor N/A None	
7. Access Panel	
Good Fair Poor N/A None	
8. Post and Girders	
Good Fair Poor N/A None	
9. Sub Flooring	
Good Fair Poor N/A None	
10. Anchor Bolts	
Good Fair Poor N/A None	
11. Foundation Electrical	
Good Fair Poor N/A None	
12. Foundation Plumbing	
Good Fair Poor N/A None	
	Page 24 of 32

13. Sump Pump Good Fair Poor N/A None

Good Fair Poor N/A

14. Ducting

		<u> </u>			
Good	Fair	Poor	N/A	None	_

Grounds	
1. Driveway and Walkway Condition	
2. Grading Good Fair Poor N/A None	
3. Vegetation Observations	
4. Gate Condition Good Fair Poor N/A None	
5. Patio and Porch Deck Good Fair Poor N/A None	
Good Fair Poor N/A None	
6. Stairs & Handrail	
Good Fair Poor N/A None	
7. Grounds Electrical	
Good Fair Poor N/A None	
8. GFCI Good Fair Poor N/A None	
9. Main Gas Valve Condition	
Good Fair Poor N/A None	
10. Plumbing	
Good Fair Poor N/A None	
11. Water Pressure	
Good Fair Poor N/A None	
12. Pressure Regulator	
Good Fair Poor N/A None	
F	Page 26 of 32

13. Exterior Faucet Condition
Good Fair Poor N/A None
14. Balcony
Good Fair Poor N/A None
15. Patio Enclosure
Good Fair Poor N/A None
16. Patio and Porch Condition
Good Fair Poor N/A None
17. Fence Condition
Good Fair Poor N/A None
18. Sprinklers
Good Fair Poor N/A None

Pool
1. Air Booster Pump
Good Fair Poor N/A None
2. Deck Condition
Good Fair Poor N/A None
3. Gate & Fence Condition
Good Fair Poor N/A None
4. Filter
Good Fair Poor N/A None
5. Skimmer and Basket
Good Fair Poor N/A None
6. Pool Heater Condition
Good Fair Poor N/A None
7. Lights
Good Fair Poor N/A None
8. Pressure Gauge
Good Fair Poor N/A None
9. Pumps
Good Fair Poor N/A None
10. Jets
Good Fair Poor N/A None
11. Structure Condition
Good Fair Poor N/A None
12. Tile
Good Fair Poor N/A None Image:
Page 28 of 32

13. Timer
Good Fair Poor N/A None
14. Water Condition
Good Fair Poor N/A None
15. Water Fill Unit
Good Fair Poor N/A None
16. Electrical
Good Fair Poor N/A None
17. GFCI
Good Fair Poor N/A None

Basement/Crawlspace

1. Walls	
Good Fair Poor N/A None	
2. Insulation	
Good Fair Poor N/A None	
3. Windows	
Good Fair Poor N/A None	
4. Plumbing Materials	
Good Fair Poor N/A None	
5. Basement Electric	
Good Fair Poor N/A None	
6. GFCI	
Good Fair Poor N/A None	
7. Access	
Good Fair Poor N/A None	
8. Stairs	
Good Fair Poor N/A None	
9. Railings	
Good Fair Poor N/A None	
10. Slab Floor	
Good Fair Poor N/A None	
11. Finished Floor	
Good Fair Poor N/A None	
12. Drainage	
Good Fair Poor N/A None	
	Page 30 of 32

13. Sump Pump
Good Fair Poor N/A None
14. Framing
Good Fair Poor N/A None
15. Subfloor
Good Fair Poor N/A None
16. Columns
16. Columns Good Fair Poor N/A None
Good Fair Poor N/A None
Good Fair Poor N/A None 17. Piers

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Resid	lentia	I Eart	thqua	ke Hazards Report		
Yes	No	N/A	Don't			
			Know	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?		
Yes	No	N/A	Don't			
			Know	2. Is the house anchored or bolted to the foundation?		
Yes	No	N/A	Don't Know	3. If the house has cripple walls:		
				a. Are the exterior cripple walls braced?		
Yes	No	N/A	Don't Know			
				b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?		
Yes	No	N/A	Don't Know			
				4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?		
Yes	No	N/A	Don't Know	5. If the house is built on a hillside:		
				a. Are the exterior tall foundation walls braced?		
Yes	No	N/A	Don't Know			
				b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?		
Yes	No	N/A	Don't Know			
				6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?		
Yes	No	N/A	Don't Know			
				7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?		
Yes	No		Don't Know			
]		3. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?		
Yes	No		Don't Know			
]		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?		
EXEC	EXECUTED BY:					
(Selle	er)			(Seller) Date		
I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.						
(Buye	<u>vr)</u>			(Buyer) Date		
Uuye	<i>''')</i>					