



Stan Jechura, CPI www.asitoledo.com

Certified Professional Inspector

Serving all of NW Ohio and SE Mich. Stan@asitoledo.com

(419)902-1308

Inspection Address - **Sample Report**
Date - **2015**
Client - **Confidential**
Phone -
Email Address -



General Information

| | | |
|---------------------------|--------------------------|---|
| Year Built – 1988 | Bedrooms – 3 | Main gas shut off – Exterior |
| Stories – 2 | Bathrooms – 2.5 | Main water shut off – Basement |
| Square feet - 3022 | Garage – Attached | Main electrical panel – Basement |

Foundation

Type –Concrete block basement.

Concerns –

- Moisture intrusion (seeping) in rear crawl space. Suspected causes include negative slope and depressions in grade at foundation on right side and inadequate downspout location.
- Moderate stress cracking in basement floor.
- Deteriorated/damaged concrete at overhead garage door.

Recommendations –

- Fill all areas of low grade at the foundation and re-route or extend the affected downspout to provide adequate rainwater dispersion away from the foundation.
- Fill the cracks in the basement floor and deteriorated section of concrete in the garage with an appropriate sealant and monitor for re-occurrence or worsening conditions.

Comments – The visible foundation walls appeared structurally sound and in acceptable condition overall with no evidence of significant damage or defects.

Structure

Type – Wood framing

Viewed from – Attic access and basement.

Concerns – None noted.

Comments – The visible structural framing appeared to be in acceptable condition overall with no evidence of significant damage or defects. The attic area appeared adequately insulated and vented.

Roofing and Components

Type – Architectural grade shingles.

Estimated remaining roof life – 30+ years.

Concerns – None noted.

Comments – The roofing and components appeared properly installed and in acceptable condition overall with no evidence of significant damage.

Siding

Type – Brick and vinyl with wood at front entrance.

Concerns –

- Minor damaged/deteriorated brick at top left corner of garage door.
- Deteriorated header sealant at garage doors.

Recommendations –

- Repair or replace the damaged brick.
- Replace the sealant at the garage door headers.

Comments – The siding appeared properly installed and in acceptable condition overall with no significant damage or defects noted.

Windows/Doors

Window type – Aluminum clad wood casements.

Concerns –

- Wood rot at lower corner of two dining room windows.
- Missing window cranks at several windows prevented testing/inspection.
- Minor worn weather strip at front entry door.
- Missing safety eye sensors at garage doors.

Recommendations –

- Repair or replace the affected dining room windows.
- Install cranks where missing and test/inspect all windows for damage.
- Replace the entry door weather strip.
- Install safety sensors at the garage doors or replace the openers with modern units.

Comments – The windows and doors appeared to be in acceptable condition overall with some evidence of damage as noted above. A sampling of windows and doors were tested throughout the home.

Landscaping/Walks/Driveway

Driveway type – Concrete

Walkways type – Concrete

Concerns – Settled/shifted side walk slabs at front entry and right side of driveway.

Recommendations – Re-level or replace the affected walkway slabs.

Plumbing

Type – Copper supply with PVC drains.

Concerns – Corroded valve and missing valve handle at kitchen sink supply.

Recommendations – Repair or replace the affected valves.

Comments – All tested faucets and drains had adequate pressure and positive drain flow with no evidence of current leaks or significant damage.

Electrical

Type – 200 amp breakers.

Concerns – Extension cord in use at water heater.

Recommendations – Install a dedicated receptacle near the water heater.

Comments – The main panel appeared properly wired with no double tapped breakers or evidence of arcing/corrosion. Multiple outlets and switches were tested in various areas and appeared properly wired. GFCI outlets are installed in appropriate water prone areas.

Mechanicals

Furnace type – Central forced air

Fuel type – Natural Gas

Manufacturer/date – Carrier/2007

Concerns – None noted.

Comments – The unit appeared to be in acceptable condition, operated normally from the controls, and showed no evidence of significant damage or defects.

AC type – Central forced air

Manufacturer/date – Carrier/2007

Concerns – Not tested due to low outside air temperature.

Comments – The unit appeared to be in acceptable condition and showed no visual evidence of significant damage or defects.

Water heater type – Natural Gas

Manufacturer/date – Bradford White/2006

Concerns – None noted.

Comments - The water heater appeared properly installed and in acceptable condition with appropriate safety features installed.

Sump pump type - Electric with water pressure back up.

Concerns – None noted.

Fireplace type – Wood burning.

Concerns – None noted.

Recommendations – Consult a professional chimney sweep for appropriate regular maintenance.

Comments – The fireplaces appeared to be in acceptable condition.

Photos



Water intrusion in rear crawl space.



Improper grade and downspout.



Damaged garage floor.



Settled concrete walkway.



Damaged dining room windows.



Missing outlet at water heater.

Disclaimer: The inspection performed was a visual only inspection and does not constitute a guarantee or warranty of any type, implied or otherwise. This inspection did not include a physical test for the presence of mold, wood boring insects, lead paint, or any type of gasses including Radon or Carbon Monoxide. All Safe Inspections and its employees or agents assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. All terms and conditions set forth in the Agreement signed by the client will apply to this and any other inspection report(s) prepared by All Safe Inspections. This report is to be utilized by the client only and any use by unauthorized third parties is done so at their own risk.