



ALL SAFE INSPECTIONS

419.902.1308

stan@asitoledo.com

<https://asitoledo.com>



RESIDENTIAL INSPECTION REPORT

930 Askin Street
Maumee, OH 43537

Stanley Jechura
01/30/2024



Inspector

Stanley Jechura

License #OHI.2019005315

419.902.1308

stan@asitoledo.com



Inspector

Scott Jechura

License #OHI.2019007467

419.902.1308

stan@asitoledo.com

1: INSPECTION DETAILS

Information

General Information: Scope Full General Inspection	General Information: Stories 1	General Information: Square Feet 659 Sq Ft
General Information: Year Built 1949	General Information: Bedrooms 2	General Information: Bathrooms 1
General Information: Garage Detached	General Information: Occupancy Occupied, Furnished	General Information: Front Facing West
General Information: Attendance Inspector(s), Occupant	General Information: Weather Light Rain	General Information: Temperature 40F

General Information: Introduction

Thank you for Choosing All Safe Inspections! We hope you found our services to be professional, thorough, and informative.

This report was prepared following a general home inspection which is a non-invasive evaluation of the visible and accessible major components of a home to assist with identifying areas that may require repairs or updates. The inspection was performed per the guidelines established in [ASI's Standards of Practice](#) and Ohio State Law.

Home inspectors are not experts in every system of the home but are trained to recognize conditions that may affect the safety or habitability of the dwelling, pose future damage concerns, or high dollar repairs. Any defects identified and conditions listed are based on the inspectors sole opinion and should be considered for further evaluation by a qualified and licensed trade-specific contractor. Your inspector may offer specific repair recommendations as a courtesy with no guarantee or warranty implied.

Home inspections are not technically exhaustive, for example, the inspector did not disassemble the furnace to examine internal components, did not inspect for local code violations, and did not report typical cosmetic wear.

How to read this report:

Maintenance or Low Priority concerns are items that do not affect the livability of the dwelling, do not pose safety or significant future damage concerns, and do not typically require immediate attention. Items in this category should be regularly monitored and maintained. Condition is usually listed as Very Good, or Acceptable.

Repairs Needed/Medium Priority concerns are considered significant and require further evaluation, troubleshooting and repair, or replacement. Condition is usually listed as Acceptable or Marginal.

Safety Concerns or High Priority concerns are items that present current safety , possible significant future damage concerns, or potential short term high dollar repairs. Condition is usually listed as Marginal or Poor.

Electrical Defects

Due to the potential of safety or fire hazards and the complexity of electrical systems, any defects should be considered for further evaluation and repair by a licensed electrical contractor. Minor concerns such as missing cover plates and fixture covers can typically be corrected by the homeowner but should still be considered a potential safety hazard and repaired in a safe and timely manner.

Printing (PDF) and Summary Version

To view and/or print a PDF copy of the full report or a summary version, click the icon located on the right side under the cover photo. To view a summary version of the report (concerns only), click the center icon under the cover photo.

Mobile Device View

When viewing on mobile devices, photos and defect categories may be condensed. Click or tap on the photo or defect box to expand it.

Repair Request Builder - Click the "Report Tools" button at the top of the report to access the repair request builder and copy/paste tools.

2: FOUNDATION & STRUCTURE

Information

Guttering and Grading : Condition Very Good	Basement: Construction Type Block	Basement: Condition Acceptable
Basement: Sump Pump Present	Basement: Perimeter Drain Undetermined or Not Visible	Framing: Type - Floor Structure Wood Joists, Steel Main Beams, Steel Posts
Framing: Type - Wall Structure Wood	Framing: Condition Acceptable	Attic(s): Framing Type Stick Framed
Attic(s): Condition Very Good	Attic(s): Insulation Type Fiberglass, Batt	Attic(s): Viewed From Main Attic, Access Opening Only

Concerns, limitations, and recommendations

2.1.1 Guttering and Grading

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



Maintenance or Low Priority

2.2.1 Exterior Walls

DETERIORATED MORTAR JOINTS

Deteriorating mortar joints can lead to loose blocks or brickwork and settling.

Recommendations:

- Fill (tuck point) any deteriorated mortar joints to prevent worsening.



Maintenance or Low Priority



2.3.1 Basement

OBSTRUCTED
 Repairs Needed/Medium Priority

Portions of the basement were obstructed or inaccessible preventing adequate view.

Recommendations:

- Further evaluation when accessible.



2.3.2 Basement

FINISHED AREA(S)
 Maintenance or Low Priority

Portions or all of the basement walls were covered with finished materials preventing view/evaluation of foundation walls.

Recommendations:

-Monitor the finished areas for signs of moisture.



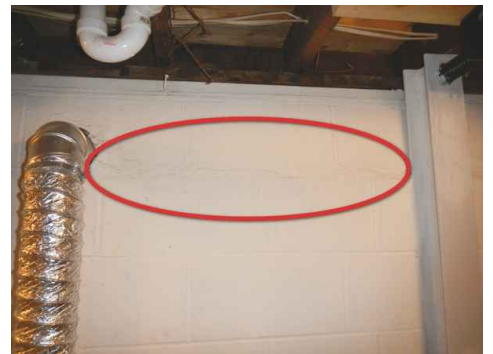
2.3.3 Basement

CRACKS - REPAIRED
 Maintenance or Low Priority

Repaired cracks indicate past foundation damage or movement concerns.

Recommendations:

- Monitor for re-occurrence.



2.3.4 Basement

LEANING OR BOWING - REPAIRED
 Maintenance or Low Priority

Repaired or re-supported walls indicate past significant foundation damage or movement concerns.

Recommendations:

- Monitor for worsening.



2.3.5 Basement

 Maintenance or Low Priority**SUMP PUMP OR CROCK - IMPROPER INSTALLATION**

Improperly installed or temporary/emergency use type installation indicates possible possible past water intrusion concerns.

Recommendations:

- Properly install the sump pump.



2.4.1 Framing

 Maintenance or Low Priority**VISIBLE PREVIOUS REPAIRS - ACCEPTABLE**

Previously repaired or re-supported flooring indicates possible past damage or structural modification.

Recommendations:

- Monitor or further evaluate the affected area(s).



2.5.1 Attic(s)

 Repairs Needed/Medium Priority**LIMITED ACCESS**

The attic was viewed from the access hatch only due to obstructions, lack of flooring, or location/size of opening.

Recommendations:

- Further evaluation when accessible.



3: ROOFING & COMPONENTS

Information

Roof Coverings: Material

Architectural Grade Shingles

Roof Coverings: Condition

Very Good

Roof Coverings: Inspection Method

Ground, On Roof

Roof Coverings - Type 2: Material

Polycarbonate Panels

Roof Coverings - Type 2: Condition

Very Good

Roof Coverings - Type 2: Inspection Method

Ground, Ladder

Penetrations & Flashings:

Chimney Type(s)

Brick, Parge Coated

Penetrations & Flashings:

Condition

Acceptable

Roof Coverings: Estimated Age

0-10 Years

Estimated age of roofing is provided as a courtesy to assist in determining remaining lifespan and is determined by the visible condition of the roof coverings at the time of inspection.

-Architectural Grade Shingles - Typical lifespan - 30 years or more (depending on quality).

Roof Coverings - Type 2: Estimated Age

0-10 Years

Estimated age of roofing is provided as a courtesy to assist in determining remaining lifespan and is determined by the visible condition of the roof coverings at the time of inspection.

-Metal or Composite Roofing - Typical lifespan - 50 years or more.

Concerns, limitations, and recommendations

3.1.1 Roof Coverings

NO CONCERNS NOTED



Maintenance or Low Priority

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



3.2.1 Roof Coverings - Type 2



Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



3.3.1 Penetrations & Flashings



Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



4: EXTERIOR

Information

Siding, Eaves, & Flashings: Siding Type/Condition

Vinyl

Siding, Eaves, & Flashings: Fascia Type/Condition

Aluminum Wrapped, Very Good

Siding, Eaves, & Flashings: Soffits Type/Condition

Vinyl, Vented

Decks, Balconies, & Porches: Types

Wood Deck

Decks, Balconies, & Porches: Condition

Acceptable

Walkways, Patios & Driveways: Driveway Type/Condition

Asphalt, Marginal

Walkways, Patios & Driveways:

Walkway Type/Condition

Concrete, Pavers, Acceptable

Concerns, limitations, and recommendations

4.1.1 Siding, Eaves, & Flashings

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



Maintenance or Low Priority



4.2.1 Decks, Balconies, & Porches

WORN/PEELING PAINT

FRONT ENTRY

Worn/peeling paint poses weathering concerns and a possible lead health hazard in homes built prior to 1978.

Recommendations:

- Repaint as needed.



Repairs Needed/Medium Priority



4.2.2 Decks, Balconies, & Porches

 Repairs Needed/Medium Priority
EXPOSED WOOD

REAR ENTRY

Exposed wood poses excessive weathering and possible water damage concerns.

Recommendations -

- Seal any exposed wood surfaces to prevent excessive weathering.



4.3.1 Walkways, Patios & Driveways

 Repairs Needed/Medium Priority
ASPHALT - MODERATE TO SEVERE DAMAGE

DRIVEWAY

Moderate to severe cracking, settling, or deterioration was observed.

Recommendations:

- Fill any cracks/repair and re-seal as needed or consider replacement based on severity of concerns.



4.3.2 Walkways, Patios & Driveways

 Repairs Needed/Medium Priority
PAVERS - SETTLED, UNEVEN, OR DAMAGED

REAR WALKWAY

Settled or damaged pavers can pose a possible trip/fall safety hazard.



5: WINDOWS & DOORS

Information

Windows: Material

Vinyl

Windows: Condition

Acceptable

Windows: Basement Windows

Vinyl, Very Good

Doors: Condition

Acceptable

Concerns, limitations, and recommendations

5.1.1 Windows

OBSTRUCTED

FRONT BEDROOM

One or more windows or doors were obstructed preventing full view/evaluation or testing.

Recommendations:

- Further evaluation/testing when accessible.

 Repairs Needed/Medium Priority



5.1.2 Windows

HARDWARE - DAMAGED OR MISSING

ALL WINDOWS

Missing tilt latch covers do not affect operation of windows.

Damaged or missing hardware such as lock latches, tilt latches, or cranks and operating mechanisms were observed preventing proper operation.

Recommendations:

- Replace any damaged or missing hardware.

 Maintenance or Low Priority



5.1.3 Windows


INOPERABLE OR STUCK SASHES

LIVING ROOM - FRONT RIGHT WINDOW

One or more windows were inoperable, painted shut, or **stuck partially open** preventing proper operation.

Recommendations:

- Further evaluate and repair to functional use.



5.2.1 Doors


DAMAGED OR RUSTED

REAR ENTRY DOOR

Cracked jamb at closer.

Damaged or rusted doors were observed.

Recommendations:

- Repair or replace any affected doors as deemed appropriate.



5.2.2 Doors


WEATHERSTRIPPING - DAMAGED OR MISSING

REAR ENTRY DOOR

Missing, inadequate or deteriorated weatherstrip poses excessive draft and energy loss concerns.

Recommendations:

- Replace any missing or worn weatherstrip to prevent energy loss.



6: INTERIOR

Information

**Steps, Stairways & Railings:
Condition**
Acceptable

Walls/Ceilings: Condition
Acceptable

Floor Coverings: Condition
Acceptable

**Countertops & Cabinetry :
Condition**
Acceptable

Concerns, limitations, and recommendations

6.1.1 Steps, Stairways & Railings



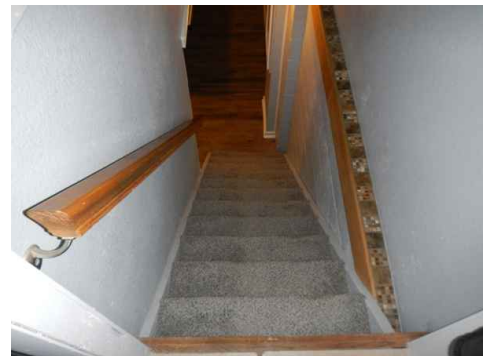
Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and and maintenance.



6.2.1 Walls/Ceilings



Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



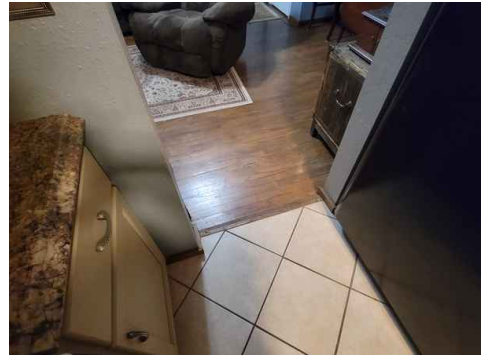
6.3.1 Floor Coverings

 Maintenance or Low Priority**NO CONCERNS NOTED**

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



6.4.1 Countertops & Cabinetry

 Maintenance or Low Priority**NO CONCERNS NOTED**

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



7: PLUMBING

Information

Water Heater: Type Natural Gas	Water Heater: Condition Acceptable	Water Heater: Manufacturer Richmond
Water Heater: Manufacture Date 2008	Water Heater: Capacity 40 gallons	Water Distribution & Fixtures: Source Public
Water Distribution & Fixtures: Meter/Shut Off Location Basement	Water Distribution & Fixtures: Main/Underground Supply Line Copper	Water Distribution & Fixtures: Distribution Line Type Copper
Water Distribution & Fixtures: Condition Very Good	Drain System: Type PVC, Cast-Iron	Drain System: Condition Acceptable
Gas Distribution System: Condition Acceptable	Gas Distribution System: Fuel Type Natural Gas	Gas Distribution System: Main valve location Gas Meter, Exterior

Concerns, limitations, and recommendations

7.1.1 Water Heater

 Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



7.2.1 Water Distribution & Fixtures

 Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



7.3.1 Drain System

LOOSE TOILET

Loose toilets pose possible leaks and water damage concerns.

Recommendations:

- Replace the wax ring seal or flange as deemed necessary.
- Properly secure the toilet.



Repairs Needed/Medium Priority

7.4.1 Gas Distribution System

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



Maintenance or Low Priority



8: ELECTRICAL

Information

Service Entry: Type

Overhead

Service Entry: Condition

Acceptable

Service Panels: Main Amperage

100 AMP

Service Panels: Main Panel Type/Condition

Circuit Breaker

Service Panels: Main Panel Location

Basement

Service Panels: Sub Panel(s)

Garage

Outlets, Switches & Fixtures:

Wiring Type

Copper

Outlets, Switches & Fixtures:

Condition

Acceptable

Outlets, Switches & Fixtures: GFCI Location(s)

Kitchen, Exterior, Bathrooms, Garage

GFCI (Ground Fault Circuit Interrupters) are designed to protect occupants from electrical hazards in the case of a short circuit and should be installed at all water prone areas.

Outlets, Switches & Fixtures: AFCI Location(s)

Not Present

AFCI (Arc Fault Circuit Interrupters) are designed to protect occupants from electrical hazards in the case of arcing electrical components indicating loose or worn wiring connections. Modern electrical standards recommend installation of AFCI breakers in all finished living areas.

Concerns, limitations, and recommendations

8.1.1 Service Entry

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.



8.2.1 Service Panels

MISSING BREAKER SLOT COVER(S)

MAIN PANEL

Missing breaker slot covers pose a possible safety hazard.

Recommendations:

- Replace any missing breaker slot covers.

 Safety Concern or High Priority

8.3.1 Outlets, Switches & Fixtures

OBSTRUCTED

LIVING ROOM AND BEDROOMS

Multiple outlets were obstructed or in use preventing testing.

Recommendations:

- Further evaluation and testing when accessible.

 Repairs Needed/Medium Priority

8.3.2 Outlets, Switches & Fixtures

EXTENSION CORD IN PERMANENT USE

REAR PATIO/POND

Extension cords pose a potential electrical safety hazard.

Recommendations:

- Install appropriately located outlets.

 Repairs Needed/Medium Priority

8.3.3 Outlets, Switches & Fixtures

EXPOSED WIRING AND/OR CONNECTIONS

ATTIC AND DRIVEWAY

Exposed wiring or connections pose a potential electrical safety hazard.

Recommendations:

- Install junction boxes at any exposed wiring connections or conduit at any exposed wiring.



 Safety Concern or High Priority

9: HEATING & COOLING

Information

Heating: Furnace Type
Forced Air

Heating: Fuel Type
Natural Gas

Heating: Brand
Goodman

Heating: Manufacture Date
2017

Heating: Condition
Acceptable

Cooling: Type
Central Air Conditioner

Cooling: Brand
Goodman

Cooling: Manufacture Date
2019

Cooling: Condition
Undetermined

Fireplace: Type
Gas, Free-Standing

Fireplace: Condition
Acceptable

Heating: AFUE Rating
90+% (High Efficiency)

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Concerns, limitations, and recommendations

9.1.1 Heating

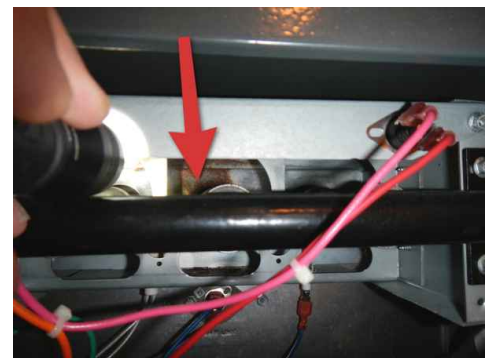
 Maintenance or Low Priority

CORROSION AT HEAT EXCHANGER - MINOR

Light corrosion was noted at the visible portion of the heat exchanger.

Recommendations:

- Monitoring for worsening.
- Further evaluation and repair as needed.



9.2.1 Cooling

 Repairs Needed/Medium Priority

LOW OUTSIDE AIR TEMPERATURE

Unit was winterized/covered.

Unable to test unit due to low outside air temperature (less than 60 degrees) at the time of inspection.

Recommendations:

- Further evaluation/testing when weather conditions permit.



9.3.1 Fireplace

 Maintenance or Low Priority**NO CONCERNS NOTED**

No significant defects or damage was observed at the time of inspection.

Recommendations:

- Regularly monitor and maintain.



10: APPLIANCES

Information

Smoke and CO Detectors:
Condition
Acceptable

Refrigerator: General Information
Condition - Very Good

Range: General Information
Condition - Acceptable, Type - Gas

Built in Microwave: General Information
Condition - Acceptable

Dishwasher: General Information
Condition - Very Good

Clothes Washer: General Information
Condition - Acceptable

Clothes Dryer: General Information
Condition - Acceptable, Type - Electric

Bathroom Exhaust Fan(s) : General Information
Condition - Acceptable

Concerns, limitations, and recommendations

10.2.1 Refrigerator

NONE NOTED

All tested appliances operated normally.

 Maintenance or Low Priority



11: DETACHED STRUCTURES

Information

General: Structure/Type

Garage - 3 Car

Roofing: Material/Age

Architectural Grade Shingles

Roofing: Condition

Very Good

Chimney: Type/Condition

Metal

Chimney: Condition

Acceptable

Gutter System and Grading : Condition

Acceptable

Floor Slab: Condition

Marginal

Siding, Eaves, & Flashings: Siding Type/Condition

Vinyl, Very Good

Siding, Eaves, & Flashings: Fascia Type/Condition

Vinyl, Very Good

Siding, Eaves, & Flashings: Soffits Type/Condition

Vinyl, Very Good

Framing: Condition

Acceptable

Doors and Windows: Condition

Acceptable

Doors and Windows: Automatic Door Opener

Present

Heating System: Type

Gas

Heating System: Condition

Marginal

Concerns, limitations, and recommendations

11.1.1 General

 Repairs Needed/Medium Priority

ACCEPTABLE OVERALL CONDITION

Typical medium and/or low priority concerns were observed at the time of inspection.

Recommendations:

- Complete any needed repairs.
- Regular monitoring and maintenance.



11.4.1 Gutter System and Grading

 Maintenance or Low Priority

GUTTERS - DAMAGED, MISSING, OR INADEQUATE

Dented front gutter does not affect operation.

Damaged, missing, or inadequate gutters pose foundation water intrusion and movement concerns or hidden damage such as rotted fascia boards and water intrusion in walls.

Recommendations:

- Repair or replace the guttering as needed to ensure adequate rainwater dispersion away from the foundation and dwelling.



11.5.1 Floor Slab



Maintenance or Low Priority

CRACKED OR SHIFTED FLOOR SLAB

Cracks in the floor slab are typical and do not generally affect the structural integrity of the foundation.

Larger cracks or settling indicates past or possible excessive foundation movement due to oversaturated exterior grading.

Recommendations:

- Fill any cracks with an appropriate sealant and monitor for re-occurrence or worsening.
- Correct any guttering or exterior grading concerns.
- Consult a qualified contractor for further evaluation and repair of larger cracks or excessive settling.



11.6.1 Siding, Eaves, & Flashings



Maintenance or Low Priority

NO CONCERNS NOTED

No significant damage or defects were observed at the time of inspection.

Recommendations:

- Regular monitoring and maintenance.

11.7.1 Framing



Repairs Needed/Medium Priority

OBSTRUCTED OR LIMITED VIEW

All or portions of the framing were covered or obstructed preventing full view or evaluation.

Recommendations:

- Further evaluation when accessible.



11.8.1 Doors and Windows

**AUTO REVERSE SENSOR -
FAULTY OR MISSING**

LEFT OVERHEAD DOOR.

The auto reverse safety sensors were missing or not operating properly when tested.

Recommendations:

- Further evaluation and and repair.



Safety Concern or High Priority



11.9.1 Heating System

INADEQUATE CLEARANCE**Propane tank next to furnace.**

Combustible materials were noted in close proximity to the fireplace posing a possible fire safety hazard.

Recommendations:

- Clear any combustible items from near the fireplace.



Safety Concern or High Priority

