Inspection Report

Customer's Name

Property Address:



Assurance Home Inspection

Brian Jolly OHI.2019006972
311 Abbey Lane
Jackson Ohio 45640
740.649.0557

Brian Jolly

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GENERAL INFO

Property Address

Date of Inspection
Invalid DateTime

Report ID

Customer(s)
Customer's Name

Time of Inspection

Real Estate Agent

INSPECTION DETAILS

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 25 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

RESULTS AT A GLANCE

64	11	25
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	Total number in report.

1. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING

Roof Covering:
Asphalt/Fiberglass

Viewed roof covering from:
Ladder
Walked roof

Chimney (exterior):
Metal Flue Pipe

ITEMS: ROOFING

1.0 ROOF COVERINGS

INSPECTED

1.1 FLASHINGS

INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATION

INSPECTED

1.3 ROOF DRAINAGE SYSTEMS

INSPECTED

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

STYLES & MATERIALS: EXTERIOR

Siding Material:
EIFS

Exterior Entry Doors:
Wood

Appurtenance:
Porch
Sidewalk

Driveway:
Concrete

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

There are multiple small cracks on the homes siding.


Cracks on window trim


Cracks on window trim


Cracks in siding

2.1 DOORS (EXTERIOR)

INSPECTED

2.2 WINDOWS

INSPECTED

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

INSPECTED

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

REPAIR OR REPLACE

There are cracks in the concrete around the exterior of the home.



2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED

2.6 CRAWLSPACE ACCESS

REPAIR OR REPLACE

The crawlspace access panel is rusted and does not seal well.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. GARAGE

STYLES & MATERIALS: GARAGE

Garage Door Type:
Three automatic

Garage Door Material:
Insulated
Metal

Auto-opener Manufacturer:
CHAMBERLAIN
LIFT-MASTER

ITEMS: GARAGE

3.0 GARAGE CEILINGS

INSPECTED

3.1 GARAGE WALLS

INSPECTED, NOT INSPECTED

The garage is being used for storage. The stored items limits the inspectors ability to see the walls & floor in this area.


Garage used for storage

3.2 GARAGE FLOOR

INSPECTED, NOT INSPECTED

3.3 GARAGE DOOR (S)

INSPECTED

3.4 OCCUPANT DOORS

INSPECTED

3.5 GARAGE DOOR OPERATORS (WE DO NOT VERIFY IF DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

INSPECTED

3.6 ATTIC LADDER

INSPECTED

4. INTERIORS

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: INTERIORS

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Tile
Wood

Interior Doors:
Wood

Window Types:
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Corian

ITEMS: INTERIORS

4.0 CEILINGS

INSPECTED

4.1 WALLS

INSPECTED

4.2 FLOOR COVERINGS

INSPECTED

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

INSPECTED

4.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED

4.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

4.7 ATTIC ACCESS

INSPECTED

4.8 LIMITATIONS IN THE INTERIOR INSPECTION

INSPECTED, NOT INSPECTED

Anytime a home is occupied there is limited access to some areas. Full closets, full cabinets under sinks, furniture & all possessions limit the inspectors ability to see the entire home.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. STRUCTURAL COMPONENTS

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
Masonry block

Method used to observe Crawlspace:
Crawled

Floor Structure:
Wood joists

Wall Structure:
Wood
Masonry

Columns or Piers:
Masonry block

Ceiling Structure:
4" or better

Roof Structure:
Stick-built

Roof-Type:
Hip

Method used to observe attic:
Walked

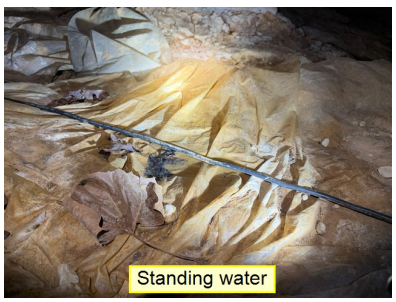
Attic info:
Pull Down stairs

ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

REPAIR OR REPLACE

There is a small area of standing water in crawl space.



5.1 WALLS (STRUCTURAL)

INSPECTED

5.2 COLUMNS OR PIERS

INSPECTED

5.3 FLOORS (STRUCTURAL)

REPAIR OR REPLACE

There are two support beams that are leaning.





5.4 CEILINGS (STRUCTURAL)

INSPECTED

5.5 ROOF STRUCTURE AND ATTIC

INSPECTED

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:
Public

Plumbing Water Supply (into structure):
Poly

Plumbing Water Distribution (inside structure):
Copper

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon

Manufacturer:
AMERICAN

Water Heater Location:
Storage room off of the garage

ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

REPAIR OR REPLACE

The water spigot at the rear patio has a broken handle.
One handle on the master bathtub faucet is damaged.

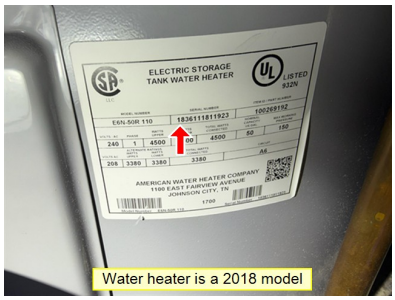

Broken spigot handle


Damaged faucet handle

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED

Typical life expectancy of a water heater is 12-15 years. I have seen units last longer or fail sooner. This unit is a 2018 model.



Water heater is a 2018 model

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED

The main water shut off is located in the crawlspace.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

INSPECTED

6.5 MAIN FUEL SHUT OFF (DESCRIBE LOCATION)

INSPECTED

The main fuel shut off is at propane tank outside.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:	**Service Panel(s):**	**Panel Type:**
Below ground	200 AMP	Circuit breakers
Electric Panel Manufacturer:	**Branch wire 15 and 20 AMP:**	**Wiring Methods:**
SIEMENS	Copper	Romex

ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE ENTRANCE CONDUCTORS

INSPECTED

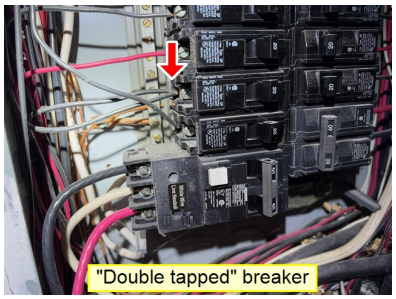
7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTED

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

REPAIR OR REPLACE

There are one or more breakers in this panel that are "double tapped" This is a situation where 2 or more wires are connected to a breaker designed to accept only one wire.



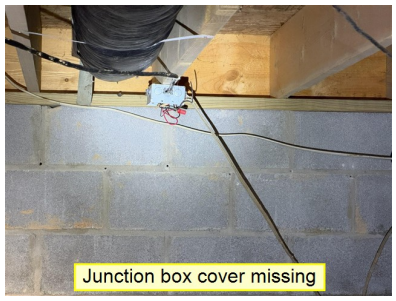
7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

REPAIR OR REPLACE

There are junction boxes without covers & wire unions without junction boxes in this home. I would recommend this be repaired by a licensed electrician.
One rear floodlight is damaged.









7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

INSPECTED

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTED

The main panel box is located in the storage room behind the garage.

7.7 SMOKE & CO DETECTORS

REPAIR OR REPLACE

The typical life expectancy of smoke & CO detectors is 10 years. As the age of these devices can not be determined, I would recommend replacing all smoke and CO (if needed) detectors in this home.



The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heat System Brand:
GOODMAN

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
16x25

Types of Fireplaces:
Gas fireplace

Operable Fireplaces:
One

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
GOODMAN

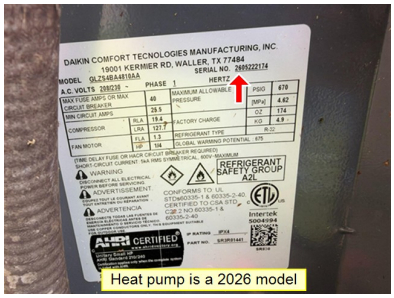
Number of AC Only Units:
One

ITEMS: HEATING / CENTRAL AIR CONDITIONING

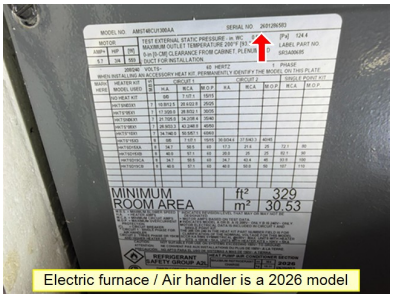
8.0 HEATING EQUIPMENT

INSPECTED

The typical life expectancy of a Heat Pump is ~15-20 years. I have seen older units still in service & I have seen units need to be replaced sooner. This heat pump is a 2026 model.
Electric furnace / Air handler is a 2026 model.



Heat pump is a 2026 model



Electric furnace / Air handler is a 2026 model

8.1 NORMAL OPERATING CONTROLS

INSPECTED

8.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED

8.3 GAS/LP FIREPLACES & STAND ALONE GAS HEATERS

INSPECTED

8.4 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

8.5 NORMAL OPERATING CONTROLS

INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. INSULATION AND VENTILATION

DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
Fiberglass

Ventilation:
Ridge vents
Soffit Vents

Exhaust Fans:
Fan with light

Dryer Power Source:
220 Electric

Dryer Vent:
Metal
FLEXIBLE

ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

INSPECTED

9.1 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

INSPECTED

9.2 VENTILATION OF ATTIC

INSPECTED

9.3 VENTING OF CRAWLSPACE

INSPECTED

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

REPAIR OR REPLACE

The dryer vent is longer than typical. This should be monitored and cleaned regularly.
The dryer vent is separated at one point in the crawlspace.

The hall bathroom exhaust fan is louder than typical.


Vent longer than typical


Separated dryer vent


Fan louder than typical

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:	**Disposer Brand:**	**Exhaust/Range hood:**
WHIRLPOOL	BADGER	VENTED
Range/Oven:	**Built in Microwave:**	**Refrigerator:**
UNKNOWN	MAYTAG	SAMSUNG

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

INSPECTED

10.1 RANGES/OVENS/COOKTOPS

REPAIR OR REPLACE

When I first turned the burners on, the center did not heat up. Second time I tried it worked correctly.



Middle burners didn't come on at first

10.2 RANGE HOOD

INSPECTED

10.3 FOOD WASTE DISPOSER

INSPECTED

10.4 MICROWAVE COOKING EQUIPMENT

INSPECTED

10.5 REFRIGERATOR

INSPECTED

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

GENERAL SUMMARY

Assurance Home Inspection
311 Abbey Lane
Jackson Ohio 45640
740.649.0557

Customer
Customer's Name

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

There are multiple small cracks on the homes siding.







2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

REPAIR OR REPLACE

There are cracks in the concrete around the exterior of the home.



2.6 CRAWLSPACE ACCESS

REPAIR OR REPLACE

The crawlspace access panel is rusted and does not seal well.



5. STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

REPAIR OR REPLACE

There is a small area of standing water in crawl space.



5.3 FLOORS (STRUCTURAL)

REPAIR OR REPLACE

There are two support beams that are leaning.





6. PLUMBING SYSTEM

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

REPAIR OR REPLACE

The water spigot at the rear patio has a broken handle.
One handle on the master bathtub faucet is damaged.



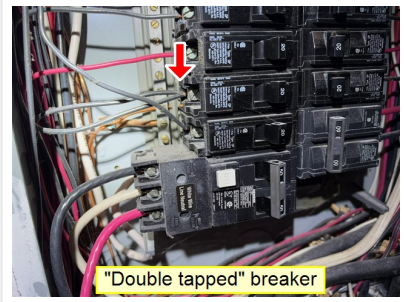


7. ELECTRICAL SYSTEM

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

REPAIR OR REPLACE

There are one or more breakers in this panel that are "double tapped" This is a situation where 2 or more wires are connected to a breaker designed to accept only one wire.



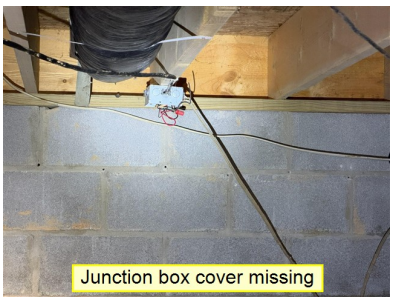
7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

REPAIR OR REPLACE

There are junction boxes without covers & wire unions without junction boxes in this home. I would recommend this be repaired by a licensed electrician.
One rear floodlight is damaged.


Junction box cover missing


Junction box cover missing


Junction box cover missing


Damaged floodlight

7.7 SMOKE & CO DETECTORS

REPAIR OR REPLACE

The typical life expectancy of smoke & CO detectors is 10 years. As the age of these devices can not be determined, I would recommend replacing all smoke and CO (if needed) detectors in this home.


Detectors may be older than 10 years

9. INSULATION AND VENTILATION

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

REPAIR OR REPLACE

The dryer vent is longer than typical. This should be monitored and cleaned regularly.

The dryer vent is separated at one point in the crawlspace.

The hall bathroom exhaust fan is louder than typical.


Vent longer than typical


Separated dryer vent


Fan louder than typical

10. BUILT-IN KITCHEN APPLIANCES

10.1 RANGES/OVENS/COOKTOPS

REPAIR OR REPLACE

When I first turned the burners on, the center did not heat up. Second time I tried it worked correctly.


Middle burners didn't come on at first

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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