



Your Home Inspection Report and Pictures

Inspector: David Rutkowski- Premier Inspections

INFO

ONLY FOR USE BY Your Name
, North Olmsted, OH

File # 1234
PAGE 1



General Information

Inspection date February 10, 2014

Start time 9:00 AM

Stop time 1:00 PM

Weather Cloudy, Deep Snow,
Snow Cover

Temperature Between 0 and 10

House Type Colonial, 2 Story

Age 1960's

Fee (s) \$ 275

Total Fee \$ 275

Items inspected House, Garage

NOT inspected A/C unit(s)

Buyer's agent

Listing agent

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Customer Information

File # 1234

Inspection address 1234 Your Street

City/State/Zip North Olmsted, OH 44070

Client name Your Name

Street address

City/State/Zip

Home Phone

Cell phone

Work phone

Email 1 Your email
Address@yahoo.com

Email 2

Email 3

Email 4


Attendees Buyer(s), Buyers Agent

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NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	SAFETY SUMMARY: The following items are all the items the inspector classified as safety items	SAFETY SUMMARY ONLY FOR USE BY Your Name , North Olmsted, OH	File # 1234 PAGE 2
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Baths 1 &/or 2	Ventilation	Power vent needs to discharge outside. Vent discharges into the attic/soffit; correct to discharge positively to the outside. Vent fan noisy; replace.
Baths 1 &/or 2	Ventilation	Power vent needs to discharge outside. Vent discharges into the attic/soffit; correct to discharge positively to the outside. Vent fan noisy; replace.
Elect.	Inside Receptacles	GFCI protected receptacles recommended near water, outside, garage, kitchen and basements, some of these areas do not have GFCI protection; add.
Elect.	Outside Receptacles	GFCI protected receptacles recommended outside and in garage.

NOT REGISTERED

	<p>UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items</p>	<p>UNSAT SUMMARY ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 3</p>
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Exterior	Rain Gutters	Gutter bent/sagged; correct so water flows to down spout.
Exterior	Garage door	Garage door opening bracket not secured. It is damaging the top of garage door.
Exterior	Faucet outside	Spigot outside is not a freeze safe type; shut off and drain water for winter. Recommend adding a freeze safe spigot. Dripping outdoor faucet; correct for water conservation.
Inter	Attic insulation	Recommend increasing the amount of attic insulation to at least R-38. Add insulation where missing or where gaps are.
Inter	Exterior doors	Weatherstrip on exterior doors needs fixed/replaced.
Heat	Outside unit	Level outside A/C unit.
Elect.	Power entry	Secure weatherhead to house.

NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Exterior ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 4</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		

A: Roof covering	INAC	A: Snow covered roof, less than 10% visible. The shingles visible appeared to be newer; but as so little of the roof was visible, we cannot assure that other parts do not need replacement. Have a roofer check when snow is gone.
B: Roof sheathing	INAC	B:
C: Chimney #1	INAC	C: Both Chimneys need to have a rain cap and spark arrestor installed to prevent damage to chimney from water penetrating down chimney.
D: Chimney #2	INAC	D:
E: Rain Gutters	UNSAT	E: Gutter bent/sagged; correct so water flows to down spout.
F: Windows basement	MARGNL	F: Recommend window well covers for basement windows.
G: Deck	OK	G:
H: Front porch	OK	H:
I: Porch	N/A	I:
J: Steps	OK	J:
K: Siding	OK	K:
L: Trim	OK	L:
M: Yard grade	INAC	M: Yard Grade unable to determine due to deep snow cover.
N: Trees/shrubs	OK	N:
O: Garage	OK	O:
P: Garage door	UNSAT	P: Garage door opening bracket not secured. It is damaging the top of garage door.
Q: Drive/walk	INAC	Q: Unable to determine due to deep snow cover.
R: Faucet outside	UNSAT	R: Spigot outside is not a freeze safe type; shut off and drain water for winter. Recommend adding a freeze safe spigot. Dripping outdoor faucet; correct for water conservation.
S: Other	N/A	S:




Gutters are sagging. Need to be leveled to prevent water from running over onto foundation.



Rain cap/Spark arrestor is needed on BOTH chimneys.

SYSTEM NOTES		Garage Type	2 Car, Attached
Roof viewed from	Ground	Roof Layers	2 Layer
Type of roof	Gable		
Roof covering	Asphalt		
Siding type	Vinyl		

NOT REGISTERED


 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Structure ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 5</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		

<p>A: Foundation B: Found. cracks C: Sills D: Joists E: Main beam F: Columns G: Wood rot H: Insect damage I: Bsmt. water J: Sump pump K: Air moist. Bsmt. L: Bsmt. entry M: Rafter/truss N: Other</p>	<p>OK A: OK B: OK C: OK D: OK E: OK F: N/A G: OK H: No signs of active wood destroying insect activity (termite or carpenter ants) seen in accessible areas. Activity could be present in areas out of view. OK I: No water observed in basement at the time of the inspection; water may enter periodically. OK J: OK K: OK L: OK M: N/A N:</p>
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SYSTEM NOTES			
Support structure	Basement, Crawl space	Main beam	Steel
Foundation	Block	Column	Steel
Wall type	Wood frame	Roof structure	Truss
Floor type	Wood frame		

NOT REGISTERED

 <p>www.premierinsp.com</p>	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Kitchen ONLY FOR USE BY Your Name , North Olmsted, OH	File # 1234 PAGE 6
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		

A: Dishwasher B: Stovetop C: Oven D: Refrigerator E: Garbage disposal F: Microwave G: Kit. vent H: Trash compactor		OK A: OK B: OK C: OK D: OK E: OK F: OK G: N/A H:	
I: Countertop	MARGNL		I: Caulk countertop to backsplash/wall.
J: Kitchen cabinets K: Sink kitchen L: Water pipes M: Drainage N: Drain pipe O: Other		OK J: OK K: OK L: OK M: OK N: N/A O:	




Caulk around kitchen backsplash. Open gap needs to be sealed.



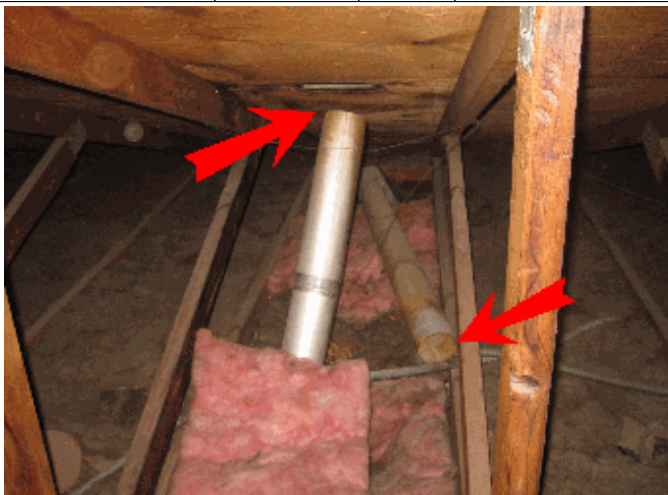
Kitchen garage entry door needs to be an auto- closure for safety/fire hazard.

SYSTEM NOTES Appliances Stovetop, Microwave, Dishwasher, Oven,

NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Baths 1 &/or 2 ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 7</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		

A: Bath #1 Location	OK	A: -----This was the 3/4 bath located on the second floor. Identified as the master.
B: Tub/shower	OK	B:
C: Sink	OK	C:
D: Toilet	OK	D:
E: Ventilation	SAFETY	E: Power vent needs to discharge outside. Vent discharges into the attic/soffit; correct to discharge positively to the outside. Vent fan noisy; replace.
F: Water flow	OK	F:
G: Drainage	OK	G:
H: Floor	OK	H:
I: Bath #2 Location	OK	I: -----This was the full bath located on the second floor. Identified as the main.
J: Tub/shower	OK	J:
K: Sink	OK	K:
L: Toilet	OK	L:
M: Ventilation	SAFETY	M: Power vent needs to discharge outside. Vent discharges into the attic/soffit; correct to discharge positively to the outside. Vent fan noisy; replace.
N: Water flow	OK	N:
O: Drainage	OK	O:
P: Floor	OK	P:




Both upstairs bathroom vents exhaust into attic. Need to exhaust outside for health safety.



Both upstairs bath vents are noisy.

SYSTEM NOTES			
#1 Floor covering	Plastic sheet	#2 Floor covering	Laminant
Tub/shower wall	Plastic or fiberglass	Tub/shower wall	Plastic or fiberglass
Vent method	Power fan	Vent method	Power fan

NOT REGISTERED


 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed</p> <p>UNSAT - Unsatisfactory - repair / replace</p> <p>SAFETY - Is or can be a hazard</p>	<p>Baths 3 &/or 4</p> <p>ONLY FOR USE BY Your Name _____, North Olmsted, OH</p>	<p>File # 1234</p> <p>PAGE 8</p>
	<p>N/A - Not applicable</p> <p>INAC - Inaccessible; partially or fully</p> <p>OK - Typical condition</p>		

<p>A: Bath #3 Location</p> <p>B: Tub/shower</p> <p>C: Sink</p> <p>D: Toilet</p> <p>E: Ventilation</p> <p>F: Water flow</p> <p>G: Drainage</p> <p>H: Floor</p> <p>I: Bath #4 Location</p> <p>J: Tub/shower</p> <p>K: Sink</p> <p>L: Toilet</p> <p>M: Ventilation</p> <p>N: Water flow</p> <p>O: Drainage</p> <p>P: Floor</p>	<p>OK</p> <p>N/A</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>A: -----This was the 1/2 bath located on the first floor.</p> <p>B:</p> <p>C:</p> <p>D:</p> <p>E:</p> <p>F:</p> <p>G:</p> <p>H:</p> <p>I:</p> <p>J:</p> <p>K:</p> <p>L:</p> <p>M:</p> <p>N:</p> <p>O:</p> <p>P:</p>
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<p>SYSTEM NOTES</p>	
<p>#3 Floor covering</p> <p>Tub/shower wall</p> <p>Vent method</p>	<p>Plastic sheet</p> <p>N/A</p> <p>Power fan</p>
	<p>#4 Floor covering</p> <p>Tub/shower wall</p> <p>Vent method</p>

NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Inter ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 9</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		

A: Attic venting		OK	A:
B: Attic insulation	UNSAT		B: Recommend increasing the amount of attic insulation to at least R-38. Add insulation where missing or where gaps are.
C: Openings attic		OK	C:
D: Water leaks		OK	D:
E: Basement insulation		OK	E:
F: Fireplace/stove #1		N/A	F:
G: Fireplace/stove #2		OK	G:
H: Flue		OK	H: Have flues cleaned and evaluated by chimney company to verify flue is operational and functional. Recommend cleaning of wood burning units yearly.
I: Clearances		OK	I:
J: Firebox		OK	J:
K: Ceilings		OK	K:
L: Walls		OK	L:
M: Floors		OK	M:
N: Door fit		OK	N:
O: Stairs		OK	O:
P: Smoke alarm	MARGNL		P: Smoke alarms were not evaluated as part of the home inspection. It is recommended to replace Smoke and CO alarms in house to insure alarms are working and have the latest technology. Some additional carbon monoxide alarms are recommended.
Q: Exterior doors	UNSAT		Q: Weatherstrip on exterior doors needs fixed/replaced.
R: Windows		OK	R:
S: Storm windows		N/A	S:
T: Skylights		N/A	T:
U: Other		N/A	U:




Front door weather stripping is open.



Garage entry door weather stripping is missing.

SYSTEM NOTES			
Forced venting	None	Crawl Insulation-	None
Vent types	Gable, Soffit, Roof	Vapor retarder-	Attic: not visible, Basement: N/A, Crawl
Attic Insulation- Type/	Fiberglass 3.5"/R-11	Attic entered	Yes
Bsmt Insulation- Type/	None	Basement entered	Yes

NOT REGISTERED


 <p>Premier Inspections www.premierinsp.com</p>	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Plumb ONLY FOR USE BY Your Name , North Olmsted, OH	File # 1234 PAGE 10
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		

A: Water heater	MARGNL		A: Water heater is old and could fail at any time. Plan on replacing within 5 years.
B: Water pipes		OK	B:
C: Water supply		OK	C:
D: Water pump		N/A	D:
E: Drainage		OK	E:
F: Drain pipe		OK	F:
G: Cross connection		OK	G:
H: Other		N/A	H:

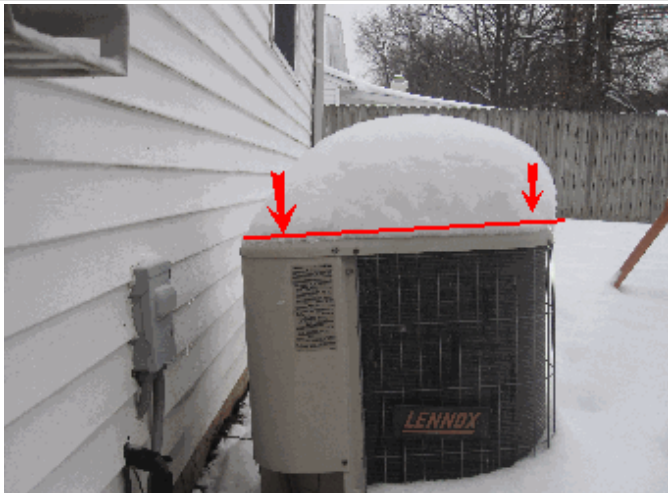
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SYSTEM NOTES			
Water heater type	Gas, 40 Gallon	Waste pipe	Plastic
Water service pipe	Copper	Main shut-offs for	Water-basement, Fuel-at meter
Water supply pipes	Copper		
Water supply type	City water		

NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Heat ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 11</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		


A: Heat system	MARGNL		A: Older heating system; it was operating at the time of the inspection, we cannot predict when it will fail; suggest replacing to avoid a breakdown, or at least obtain a quote and budget to replace.
B: Gas leakage C: Circulator D: Heat exchanger E: Relief valve F: Asbestos G: AC/HP		N/A N/A INAC OK N/A INAC	B: C: D: Areas of the heat exchanger were not visible; these areas may have failures the inspector could not discover. E: F: G: Temperature was too cold to evaluate the A/C system.
H: Outside unit	UNSAT		H: Level outside A/C unit.
I: Coils/fans J: Air ducts		INAC OK	I: J:
K: Refrigerant lines	MARGNL		K: Insulation on refrigerant lines is damaged/missing; replace.
L: Room heat		N/A	L:
M: Water heater	MARGNL		M: Water heater appears to be near the end of its predicted life; budget to replace at any time.
N: Other		N/A	N:



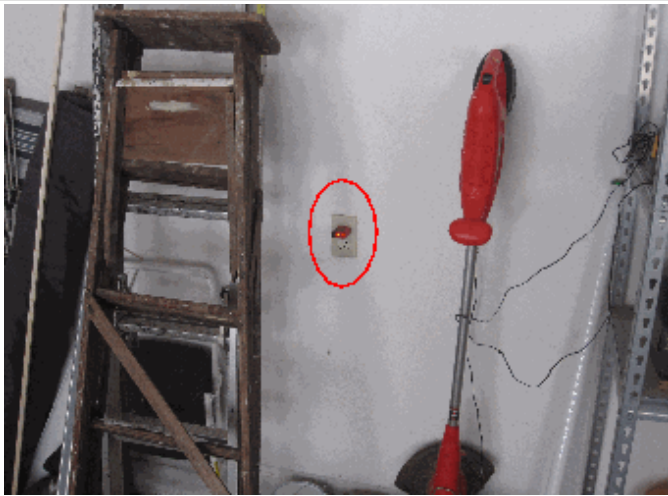
AC unit needs leveled for proper operation.

SYSTEM NOTES	
Type of system	Forced Air
Complete system	Furnace with AC
Type of fuel	Gas
Air cond.	Central

NOT REGISTERED

 <p>Premier Inspections www.premierinsp.com</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Elect. ONLY FOR USE BY Your Name , North Olmsted, OH</p>	<p>File # 1234 PAGE 12</p>
	<p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>		

<p>A: Power entry B: Main panel C: Main ground D: Over current E: Moisture F: Junction box G: Wire routing H: Wire outside I: Plumbing bonding. J: Duct bonding</p>	<p>UNSAT</p>	<p>OK OK OK OK OK OK OK OK OK OK</p>	<p>A: Secure weatherhead to house. B: C: D: E: F: G: H: I: J:</p>
<p>K: Inside Receptacles L: Outside Receptacles</p>	<p>SAFETY SAFETY</p>	<p>N/A OK N/A</p>	<p>K: GFCI protected receptacles recommended near water, outside, garage, kitchen and basements, some of these areas do not have GFCI protection; add. L: GFCI protected receptacles recommended outside and in garage.</p>
<p>M: Extra tests N: Sub panel O: Other</p>			<p>M: N: O:</p>



GFCI outlet needed in garage.



Main electrical mast needs secured to house.

SYSTEM NOTES			
Service type	Overhead	Subpanel present	Yes, Evaluated Yes
Main disconnect	100 AMP	Main Breaker/fuse	Basement
Wire type(s)	BX (armored), Romex		
Main panel	Basement		



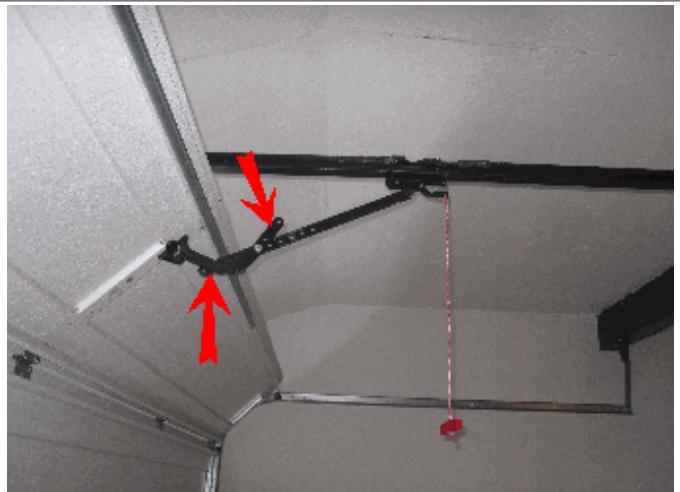
Exterior: Spigot is leaking and freezing. Replace with freeze proof spigot.



Exterior: Vent on exterior is ????. Needs to be sealed to prevent critters from entering house.



Exterior: Recommend window well covers for basement windows.



Exterior: Garage door opening bracket not secured. It is damaging the top of garage door.



Elect.: Make sure to use appropriate dimmable bulbs for any dimmable switch light.



Inter: Bad attic insulation, compressed, damaged or missing.

Note: This report is only part of the inspection summary, the inspectors verbal notes are needed. NOT for third party use!

NOT REGISTERED



APPENDIX 2

**ONLY FOR USE BY Your Name
, North Olmsted, OH**

**File # 1234
PAGE 14**



Elect.: Need GFCi outlet on exterior.