

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



This inspection report prepared specifically for:

**John Smith
1234 Street St
Dayton, OH 45458**



Inspected by: **Mark Bromer**



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Any item identified as maintenance is to be considered normal or routine in maintaining a home.

MAINTENANCE

considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

Any item identified as a minor concern either does not significantly affect habitability and/or can be

MINOR CONCERN

closing.

possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a

MAJOR CONCERN

in appropriate trades prior to closing.

to its presence or absence in the structure. In our opinion these items should be evaluated by professionals

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due

SAFETY HAZARD

DEFINITIONS OF PERSPECTIVES

properly or perform its intended function in response to normal use.

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate

DEFECTIVE

The item could not be inspected due to physical limitations.

NOT INSPECTED or INACCESSIBLE

The item does not exist in the structure being inspected.

NOT PRESENT

The item is performing its intended function as of the date of inspection in response to normal use.

ACCEPTABLE

DEFINITIONS OF CONDITIONS

Terminology

The bottom section provides inspectors space to provide additional detail when needed.

necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home).

sections. The top section of each page rates components of the property and provides a recommended action when

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three

READING THIS REPORT

About This Inspection Report

on the date of the inspection and his opinion of their condition at the time of the inspection. may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector. Warranting that the items inspected are defect-free or that latent or concealed defects may exist as of the -12/18/2018 date of this inspection or which This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a

REPORT LIMITATIONS

Inspector: **Mark Brower**

Inspector: _____

12/18/2018

All information contained herein reflects the condition as of today's date

General Overview:

Attendees: **Buyer & Buyer's Family**

Unit occupied: **no**

Client present: **yes**

Date: **12/18/2018**

Time: **8am**

Weather: **Clear**

Temp: **62**

Soil condition: **Dry**

Type Foundation: **Basement**

Stories: **2**

Type Structure: **Two Story Single Family Home**

Approx. Sq Footage: **3000+**

3rd Baths: **0**

Estimated Age: **22**

Vehicle Garages: **1**

Half Baths: **1**

Main entry faces: **South**

Bedrooms: **4**

Full Baths: **2**

GENERAL INFORMATION

Area/Neighborhood: **Washington Township**

Sub-division: **N/A**

County: **Montgomery**

Phone:

Dayton, OH 45428

Inspection location: **1534 Street St**

Send report to: **John Zmiff**

Email: **johnzmiff@gmail.com**

Fax:

Phone: **(937) 231-2844**

Dayton, OH 45420

Address: **1534 Rosq St**

Client: **John Zmiff**

Agent: **Jennifer Duprin - Irongate**

Customer File # **2314**

PROPERTY \ CLIENT INFORMATION

Report Date: **3/18/2018**



Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page. The report is provided as a conveyer for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report.

Recommend repairing to help avoid further water intrusion and rot. (see photo 13)

10. Paint is in poor condition on base of garage door trim and wood is starting to rot. It's not too far gone though.

intrusion. (see photo 15)

8. Caulk is in poor condition around garage door trim. Recommend removal and re-caulking to avoid possible water

to walls, then caulk to avoid water and pest intrusion. (see photos 8, 10, 11)

8. Loose light fixtures on both sides of garage and next to back door. Recommend hiring an electrician to securely fasten

protected via an outlet in the garage. (see photo 8)

7. Outlet cover next to back deck needs to be sealed with caulk to avoid water and pest intrusion. Outlet is GFCI

unable to test this outlet due to mud daubers. (see photos 8, 7)

6. Missing cover on outlet next to the front door. Recommend repair or replacement to keep out water and insects. I was

caulking to avoid possible water intrusion and rot. (see photo 2)

2. Inside corners where the siding butts up against chimney have deteriorating caulk. Recommend removing, then re-

4). Many windows have deteriorating caulk around the trim. Recommend removal of old caulk, then resealing. (see photo

(see photo 3)

3. Chipped paint on curb edge around the majority of house. Recommend scraping off and repainting to avoid wood rot.

caulk. Resealing, and repainting to avoid water intrusion and wood rot. (see photo 5)

5. Paint and caulk in poor condition behind down spout on roof above garage. I recommend scraping off old paint and

intrusion. (see photo 1)

1. Defective flashing above gutter over back door. Recommend repair or replacement to avoid possible water and pest

S - Exterior

against it. Recommend replacement. (see photo 7)

7. Down spout drip has snapped exposing sharp metal edges. Could cause injury if someone unknowingly brushed up

against the house to help water drain away from foundation. (see photo 6)

6. Down spout though is not going to be effective in this position (back left of house). I recommend building the grade up

the house to help water drain away from foundation. (see photo 2)

2. Down spout though is leaning back towards the house (back left of house). I recommend building the grade up against

is draining to. (see photo 4)

from foundation to help avoid possible water intrusion and damage to foundation. Figure out where the pipe drain pipe

4. Down spout on the front left side of house has become disconnected from the drain pipe. Recommend extending away

down spout into drain pipe to help avoid possible water intrusion and damage to concrete slab. (see photo 3)

3. Down spout on the front right side of house has become disconnected from the drain pipe. Recommend extending

5. Gutters are clean other than some shingle granules. Typical for a roof of this age. (see photo 5)

life of the roof in this area. Recommend hiring a reputable contractor. Roof is very steep. (see photo 1)

1. Down spout is draining onto roof above garage. Recommend extending down spout to lower gutter to help extend the

R - Roof

estate agent or an attorney.

regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or attorney. It is strongly recommended that the client promptly read the complete report. For information This summary is not the entire report. The full report may include additional information of interest or concern



Dayton, OH 45428
Location: 1534 Street St
Phone: (937) 231-2844
Contact: Jennifer Duphin - Founder
Customer: John Smith



Customer: **John Smith**
Contact: **Jennifer Durbin - Irongate**
Phone: **(937) 231-5944**
Location: **1234 Street St**
Dayton, OH 45458

11. Paint is cracked and chipping on fascia board above garage door (both sides). Recommend removal of damaged paint then repainting to avoid further damage to wood. (see photos 14,15).
12. Missing caulk - Trim next to windows on back deck. Recommend caulking to avoid possible water and pest intrusion. (see photo 16).
13. Base of trim, and threshold of sliding door in rear has damaged/missing paint. Recommend repainting to avoid water intrusion and wood rot. (see photo 17).
14. Damaged foundation corner on the front left side of house. Damage appears to be old. Recommend hiring a reputable concrete contractor to repair to avoid further deterioration. Or sealing to keep water from penetrating which can lead to further damage. (see photo 18).
15. Holes in foundation from previous air conditioner. Recommend sealing with caulk or concrete to avoid water and pest intrusion. (see photo 19).
16. There are a couple of settling cracks in foundation in different spots around the house. Recommend sealing with a high quality caulk (Quad) to avoid water intrusion which can lead to further damage to the foundation. (see photo 20).
17. Unpainted trim around sliding door. Recommend painting to avoid water intrusion and wood rot. (see photo 21).
18. Sump pump discharge pipe on back patio. Recommend extending away from house to keep water from draining back towards foundation. (see photo 22).
19. Bulge in brick patio. Unsure of what is causing bulge. (see photo 23).

3 - Grounds

1. Improperly secured rail on rear deck. Recommend repair or replacement to avoid possible bodily injury. (see photos 1,2).
2. There are a couple nail pops on deck surface. Recommend repair or replacement to avoid possible bodily injury if someone is walking barefoot. (see photo 3).
3. Insufficient deck support. Both posts are leaning away from house. Recommend removal and replace with stronger support posts. (see photo 4).
4. Block steps leading to rear deck. Blocks are securely fastened currently, but if construction adhesive happens to fail. Someone could trip if a block pops up when stepping on the nose. (see photo 5).
6. Multiple tripping hazards on front walk leading to front door. Recommend repair or replacement by a reputable concrete contractor. (see photos 6,7).
7. Open window wells on side and rear of house. Recommend covering to avoid water intrusion and to keep someone from falling into them. (see photo 8,9).
8. Open gas shut off pipe in middle of front yard. Could cause someone to trip, or cause serious injury to a child if they get their foot stuck in it. (see photo 10).
9. Overgrown hedge in front of house. Recommend trimming back from house to avoid possible pest intrusion. (see photo 11).

4 - HVAC

1. Air conditioning was not tested as the outdoor temperature was below 60 degrees Fahrenheit. Running an air conditioner when it's below 60 degrees can damage the compressor. As the unit is newer and appears to be in great condition, I doubt there are any current issues.
2. Some debris in air conditioner. Recommend removing debris to avoid air flow obstruction and possible pest intrusion. (see photo 1).



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3. Flames on furnace looked great. Unit is newer and very clean. Recommend yearly service by a reputable licensed HVAC company to ensure efficiency and safety. (see photo 2).

4. Dirty filter. Recommend replacing filter monthly or bi monthly depending on how quickly it becomes dirty to ensure system efficiency. (see photo 3).

5. Broken switch plate on furnace shut of switch. Recommend replacement. (see photo 4).

5 - Plumbing

1. Possible water leak on supply pipes to the left of water heater. Leak appeared to be old, but I would recommend hiring a licensed plumber to inspect, repair or replace to make sure it does not spring a major leak and cause water damage to the surrounding area. (see photos 1,2).

6 - Electrical

1. Grounding attached to plumbing using a zip tie. It will function properly like this, but plastic can become brittle and break over time. Recommend attaching to pipe using a metal grounding clamp. (see photo 1).

2. Light switch next to back door. Unsure of what it goes to. (see photo 2).

3. Broken GFCI reset switch next to kitchen sink. Still functions. I recommend replacement by a licensed electrician. (see photo 3).

4. Outlets on the left and right side of kitchen counter are not properly secured to their boxes. I recommend repair or replacement by a licensed electrician. (see photo 4).

5. GFCI outlet above desk in kitchen does not trip properly. I recommend repair or replacement by a licensed electrician. (No Photo) GFCI is not necessary here, a basic grounded outlet would be sufficient.

6. No issues observed in electric panel. Pictures are FYI (see photos 5,6).

7 - Kitchen & Laundry

1. Sediment deposit on washing machine hookup. Recommend cleaning with a wire brush and using Teflon tape before attaching hose. Continue to monitor to make sure it is not leaking. (see photo 1).

2. Water dispenser on refrigerator not functioning properly. Water only trickles out. Recommend replacing filter to see if that fixes the issue. (see photo 2).

3. Broken drawer sliders on kitchen desk drawer, and on the bottom drawer of the peninsula. (see photos 3,4).

8 - Bathroom

1. Water drains slightly slower in the right sink of the master bathroom. Still functions fine. (see photo 1).

2. Inside corners of tile around Jacuzzi have caulking in poor condition. Recommend removing old caulk and sealing with new caulk to avoid possible water damage. (see photo 2).

3. Shower door opens and touches towel rack. Recommend moving towel rack, or installing a door stop to avoid possible damage to door. (see photo 3).

4. Loose towel rack in master bathroom. Recommend repair or replacement. (see photo 4).

5. Loose towel rack in bathroom off the stairs. Recommend repair or replacement. (see photo 5).

9 - Interior Rooms

1. Door knob to basement is not functioning properly. Knob must be turned to right in order to disengage latch. Recommend repair or replacement. (see photo 1).

2. SAFETY HAZARD - Smoke detector in basement beeps quietly when tested. All detectors in the house appear to be



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yellowed and older. Detectors have a limited life span. The older they get, the less effective they become. I recommend replacing all smoke detectors. AT LEAST one per level of the house. (see photo 2).

3. SAFETY HAZARD - I only observed one carbon monoxide detector in the basement utility room. Detector is hard wired to ADT security system and appears to be old . I recommend removal, then installing AT LEAST one carbon monoxide detector per level of the home.

4. Split door to the basement office. Still functions. (see photo 3).

5. Gas fireplace functioned when gas turned on and lit. Gas pressure is good. Does not appear that it has been used for a few years, as the flue pipe and firebox had quite a bit of dirt build up. Damper door does not close properly as well which could lead to energy loss and pest intrusion. I recommend cleaning out firebox, and having flue cleaned by a chimney contractor before use. If used regularly I highly recommend frequent cleaning and inspections by a chimney contractor. (see photo 4).

6. Broken hinge on glass fireplace door. Recommend repair or replacement. (see photo 5).

7. Pocket door to the walk in closet in master bedroom is hanging slightly askew. Still functions. (see photo 6).

8. SAFETY HAZARD - Hand rail leading upstairs is not secure. Wobbles heavily. Recommend repair or replacement by a reputable contractor. (see photo 7).

10 - Garage

1. SAFETY HAZARD - Missing outlet cover. I recommend adding one to avoid possible electric shock should a child place fingers in box. (see photo 1).

All outlets in garage are GFCI protected

11 - Attic

1. As of today's inspection, the attic and all of its components are in good working condition

12 - Foundation

1. There are a couple very small settling cracks in foundation in the utility room. Some efflorescence (mineral deposits) around cracks lead me to believe water has leaked in at some point. This might be caused by the down spout on the back patio causing water to seep down between bricks and the foundation. I recommend injecting cracks with an Epoxy Crack injection repair kit. This will fill all gaps inside the foundation wall all the way to the outside of foundation. (see photos 1,2).

2. SAFETY HAZARD - Window in utility room is not functioning properly. Both windows in basement are single pane glass. Recommend removal and replacement to avoid a point of entry for unwanted visitors. Also, glass could cause bodily injury if broken. (see photo 3).

maintenance and cleaning. Leaves and other debris' or will develop saggs and/or leaks at the joints. Gutters need periodic cleaning carry rain water off the roof and away from the foundation. Often they become clogged with

GUTTER SYSTEMS

sparke. Chimney siding conditions should also be inspected and reported. are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent and height. Siding of masonry units is a common problem in cold climates. Interior fire linings often Chimneys are very susceptible to the elements and usually are not completely visible due to location

CHIMNEYS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

SKYLIGHTS

leaking and should be reinspected annually. Flashings provide a water tight seal at roof penetrations (i.e. bumping, chimneys, flues), which are prone to

FLASHINGS

blocked vents can cause serious problems. Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or

VENTS

and reported based upon normal wear and aging. penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected. The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof

ROOF COVERINGS

on. Specifics will be in the report. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked. Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk.

INSPECTION FOCUS

Roof