

American Building Inspectors, Inc.
Wickliffe, Ohio 44092
inspectsmo@gmail.com

Inspection Report



3455 Anywhere Dr.
Someplace, Ohio 44XXX

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Inspection Agreement

Inspector Name: Maureen Strbac, Ohio License #: OHI.19006731

Company Name: American Building Inspectors, Inc.

Address: 29334 Beechwood Dr.

City State Zip: Wickliffe, Ohio 44092

Copy of inspection agreement and signature of parties are on file at office.

Definitions

NOTE: Ratings are based on visible components only at time of the inspection. Any system or component may be given one, two, or more ratings in specific circumstances. We are generalists. It is always recommended to have any system or component that needs repair or replacement evaluated by a professional licensed contractor.

Acceptable	The item was performing its intended function as of the time and date of the inspection in response to normal use. Components may be considered "Acceptable" when general maintenance may be needed or general wear and tear are present.
Marginal	These are items that need maintenance/monitoring, repair, or possible replacement. The item, although perhaps working at the time of inspection, has indications that long-term service or operation should not be expected. It appears to have exceeded the average service life or nearing poor physical condition at the time of inspection. The item may be capable of being used for an indeterminate time.
Safety Concern	The item is considered harmful to the occupants due to its presence or absence in the structure. In the inspector's opinion these items should be evaluated and/or corrected by a competent and licensed specialist prior to closing.
Deficient	The item has either: failed in service, was no longer performing its intended function, significantly impedes the habitability of the building, significantly impedes the operation of its major components and/or systems, or is unsafe or hazardous in its operation, condition, presence, or absence and/or needs immediate attention, or repair/replacement by a competent licensed expert, prior to closing.
Info	Ask the seller(s) for more information and/or verify functional
Not Inspected	This item was not inspected due to access, weather, blocked from view, or some other type of restriction at the time of inspection.
Not Present	The item was not present or not found in the structure.

Attention Clients:

Building Report Summary (Review summaries at the end of this report) This inspection and report was performed/written in accordance with Standards of Practice and Canons of Ethics set forth by Chapter 4764 of the Ohio Revised Code. The following notable concerns need repair, replacement, and/or further evaluation by appropriate contractor(s). These items may affect health, safety, utility of the inspected property and may be costly to repair or replace. We are generalists so contractors who specialize in their field of expertise may find additional concerns or recommend some other upgrades. The inspection report is a snapshot in time and is not intended to itemize every deficiency. This report provides an overview of the general condition of the property. Please review inspection report(s) in their entirety and contact us if you have any question, prior to signing off on inspection contingency. If we made a recommendation for further evaluation/inspection/review, that action should be performed prior to the end of your contingency period.

General Information

Property Information

Property Address 3455 Anywhere Dr.
City Someplace State Ohio Zip 44XXX

Client Information

Client Name We have the best clients
Phone (216) 999-2222
Email wehavethebestclients@gmail.com

Inspection Company

Company Name American Building Inspectors, Inc.

Inspector Name Maureen Strbac
Company Name American Building Inspectors, Inc.
Address 29334 Beechwood Dr.
City Wickliffe State Ohio Zip 44092
Phone (440) 951-1655
Email inspectsmo@gmail.com
Inspected by Maureen Strbac
State Of Ohio License # OHI.2019006731
License Expiration Date February 14, 2045
Amount Received \$395.00
Inspection Type BHI

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 2015 Entrance Faces West
Inspection Date 03/29/2027
Start Time 10:00am End Time 12:30pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 49
Weather Overcast Soil Conditions Wet
Space Below Grade Concrete Slab
Building Type Single family Garage Attached
Disclosures No Nothing disclosed

Grounds & Exterior

At time of occupancy, client should walk around the home while it is raining to see how the water is being diverted away from structure and take action/make improvements as needed to prevent any water intrusion. Gutters and downspouts play an important role in diverting water away from structure; i.e. water entry into basement, crawlspaces and HVAC ductwork imbedded in concrete slabs. Maintain twice a year.

1. Acceptable Driveway: Concrete
2. Acceptable, Marginal Walks: Concrete, Pavers/Stone - **Loose pavers/stone, Recommend maintenance/securing**



3. Safety Concern Steps/Stoops: Masonry - **Platform/landing not present at exterior side of the door- There should be a landing on either side of an entry/exit door that is at least the width of the door and 36 inches deep "in the direction of travel. Consult with a qualified contractor to further evaluate and provide repair options/estimates that meet minimum safety standards.**



4. Safety Concern Handrails/Guardrails **Missing hand/safety rails, Install hand/safety rails**
5. Acceptable Patio: Concrete - Minor settlement observed
6. Marginal Grading: Flat and/or negative slope - **Flat or improper soil slope towards foundation is conducive to water intrusion. An expert in grading and drainage will be needed to inspect and improve grading/drainage away from foundation to minimize the possibility of water intrusion. This would also apply to driveways and downspouts adjacent to foundation. At time of occupancy, client should walk around the home while it is raining to see how the water is being diverted away from structure and take action/make improvements/have qualified professional further inspect as needed to prevent any water intrusion.**
7. Not Inspected Service Caps: Accessible

Grounds & Exterior (Continued)

8. Acceptable, Marginal Vegetation: Trees, Shrubs - [Downed vegetation, Recommend removal](#)



9. Not Inspected Fences: Not in the scope of this home inspection and were not inspected - Consult with a fencing expert as needed

Main Exterior Surface

10. Acceptable Type: Vinyl siding, Faux stone
11. Acceptable Trim: Vinyl, Metal
12. Acceptable Foundation No apparent defects at time of this inspection.
13. Acceptable Drainage-Gutters/Downspouts: [Gutters and downspouts play an important role in diverting water away from structure; i.e. water entry into basement/lower level, crawlspaces and HVAC ductwork imbedded in concrete slabs. Maintain twice a year.](#)
14. Not Inspected Window Screens: Mesh - **Not in scope of inspection**
15. Acceptable Exterior Lighting: Surface mount
16. Acceptable, Marginal Exterior Electric Outlets: 120 VAC GFCI - [Loose outlet\(s\), Recommend securing](#)
17. Acceptable Dryer Vent **We recommend that dryer venting to exterior to be checked at time of occupancy and be cleaned, if needed.**
18. Acceptable Hose Bibs: Rotary
19. Acceptable Electrical Service Underground
20. Acceptable Gas Meter: Exterior
21. Acceptable Windows: Exterior - Maintain caulking at exterior
22. Marginal Additional observations/comments: [Recommend not storing wood near house/structure-conducive to wood destroying insects](#)

Air Conditioning

Attention: If the outside temperature has not been at least 60 degrees Fahrenheit for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor.

Exterior AC System

1. Info, Not Inspected A/C System Operation: Not Tested - As a general rule, the average design life of an air conditioning unit is 15-20 years. To avoid possible compressor damage due to outside temperature below 60 degrees for the past 24 hours, the unit was not tested, Verify operational.
2. Not Inspected Exterior Unit: Pad mounted - Unit not tested
3. Area Served: Whole building Approximate Age: 2015
4. Type Central A/C RLA 13.6
5. Not Inspected Refrigerant Lines: Line set - Unit not tested

Roof

We do not walk on roofs if it it poses a safety hazard to the inspector. The purpose of the roof inspection is to observe and report on significant defects observed at time of inspection. Maintain flashing and gutters.

Main Structure Roof Surface

1. Method of Inspection: Walked On Roof
 2. Not Inspected Unable to Inspect: 5 % - Safety
 3. Acceptable Material: Asphalt shingle - Overall, material is in acceptable condition with NO major signs of deterioration.
 4. Acceptable Ventilation: Ridge vent, Gable vents
 5. Type: Gable
 6. Approximate Age: 1st half of design life, Check with seller/roofer for exact age
 7. Acceptable Flashing: Aluminum
 8. Not Present Skylights: None
 9. Acceptable Plumbing Vents: ABS
- ### Main Structure Chimney
10. Acceptable Chimney: In Chase

Garage/Carport

Attached Garage

1. Not Inspected Unable to Inspect: 20% - **Storage or personal items, Wall/ceiling covering**
2. Acceptable Garage Doors: Overhead
3. Acceptable Door Opener: Mechanized
4. Acceptable Service Doors: Metal, Fire rated - **Recommend installing self closing hinges between garage and house**
5. Acceptable Ceiling: Drywall - **Cosmetic: Loose drywall tape, Repair as needed**
6. Acceptable Walls: Drywall
7. Acceptable Floor/Foundation: Concrete
8. Drain Present **Testing garage floor drains are not in scope of inspection.**
9. Acceptable Hose Bibs: Rotary
10. Acceptable, Marginal Electrical: 120 VAC GFCI - **Inoperable lighting, possible defective bulb, Verify operational, Remedy as needed**

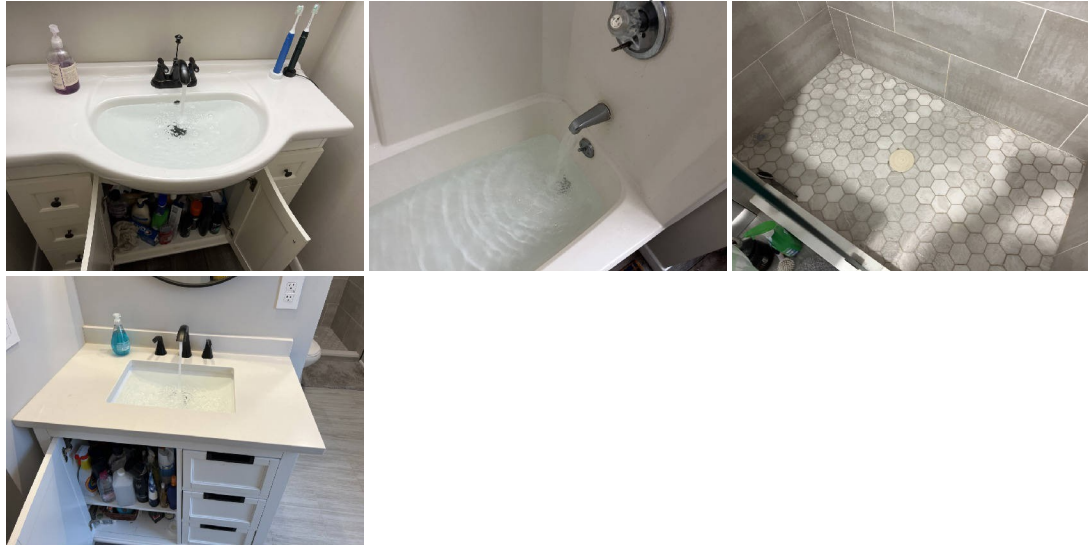
Garage Attic

11. Method of Inspection: In the attic
12. Acceptable Access Type Scuttle Hole
13. Not Inspected Unable to Inspect: 30% - Insulation, Floor cover, Stored items
14. Acceptable Roof Framing: 2x4 Truss
15. Acceptable Sheathing: Plywood
16. Acceptable Ventilation: Ridge vent, Soffit vents
17. Acceptable Insulation: Fiberglass
18. Acceptable Wiring/Lighting: 120 VAC
19. Acceptable Moisture Penetration: No visible signs at time of this inspection
20. Marginal Additional observations/comments: **Stinging insect nest observed, Recommend professional treatment for stinging insects**

Bathroom..

1. Acceptable

Additional observations/comments Visual Representation



Master Bathroom

- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Ceramic tile
- 5. Acceptable Doors: Wood
- 6. Acceptable Windows: Double hung
- 7. Acceptable Electrical: 120 VAC GFCI
- 8. Acceptable Counter/Cabinet: Laminate/wood
- 9. Acceptable Sink Functional
- 10. Acceptable Sink fixtures and plumbing General maintenance: Stopper needs adjustment, repair/replace
- 11. Acceptable Shower/Surround: Ceramic tile - Recommend maintaining grout/tile
- 12. Acceptable Shower fixtures and plumbing
- 13. Marginal Toilets: Molded - Loose toilet, Recommend securing
- 14. Acceptable HVAC Source: Air exchange ventilation
- 15. Acceptable Ventilation: Exhaust fan, Window

1st floor Bathroom

- 16. Acceptable Ceiling: Drywall
- 17. Acceptable Walls: Drywall
- 18. Acceptable Floor: Ceramic tile - This inspection does not cover any damage concealed by carpeting, rugs or furniture/appliances
- 19. Acceptable Doors: Wood

Bathroom.. (Continued)

- 20. Acceptable Windows: Double hung
- 21. Acceptable Electrical: 120 VAC GFCI
- 22. Acceptable Sink Functional
- 23. Acceptable Sink fixtures and plumbing
- 24. Acceptable Tub/Surround: Fiberglass/acrylic
- 25. Acceptable, Marginal Tub fixtures and plumbing Loose shower head/plumbing, Recommend securing
- 26. Acceptable Toilets: Molded
- 27. Acceptable HVAC Source: Air exchange ventilation
- 28. Acceptable Ventilation: Exhaust fan

Attic

Main Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Access Type Scuttle Hole
- 3. Not Inspected Unable to Inspect: 30% - Insulation, Safety and footing
- 4. Acceptable Roof Framing: 2x4 Truss
- 5. Acceptable Sheathing: Plywood
- 6. Acceptable Ventilation: Ridge vent, Soffit vents
- 7. Acceptable Insulation: Fiberglass
- 8. Marginal Insulation Depth: 6" - Recommend additional insulation be installed to meet today's standards of R-38, which is typically between 10-14 inches (dependent on type)
- 9. Acceptable Wiring/Lighting: 120 VAC
- 10. Acceptable Moisture Penetration: No visible signs at time of this inspection
- 11. Deficient Bathroom Fan Venting: Electric fan - Bathroom fan improperly vents into attic and may cause moisture damage, Recommend a competent contractor to further evaluate and remedy
- 12. Covered/Limited Visibility Yes

Bedroom

It is recommended to have a minimum of at least one photo electric smoke detector per floor of each structure and in hallways to all bedroom. A carbon Monoxide Detector is also recommended on each floor. We do not test smoke detectors/carbon monoxide detectors, per Ohio standard(s). We do not comment on cosmetic deficiencies such as minor cracks, patching, peeling paint, torn screens, etc.

All bedrooms Bedroom

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floor: Carpet
4. Acceptable, Marginal Doors: Wood - [Does not latch, Recommend service](#)
5. Not Inspected Smoke Detectors Present We do not test smoke detectors as part of this home inspection, Recommend installing smoke detectors in accordance with your municipality's guidelines for placement.
6. Acceptable Windows: Double hung, Fixed
7. Acceptable Electrical: 120 VAC
8. Acceptable HVAC Source: Air exchange ventilation

Kitchen

If the appliances are tested at time of inspection, Service life of these components is not in the scope of this inspection.

1st Floor Kitchen

1. Acceptable Stove/Oven Electric
2. Acceptable Ventilation Fan Ductless
3. Acceptable Disposal: Operating
4. Acceptable Dishwasher: Operating
5. Acceptable, Marginal Refrigerator: Operating - [Did not dispense ice and/or water from door, Further evaluation and remedy recommended](#)
6. Acceptable Microwave: Operating
7. Acceptable Sink: Stainless Steel, Double bowl
8. Acceptable Plumbing/Fixtures: ABS/Fixture
9. Acceptable Electrical: 120 VAC GFCI, 240 VAC
10. Acceptable Counter Tops: Hard surface

Kitchen (Continued)

11. Acceptable, Marginal Cabinets: Wood/laminate - Cabinet door does not open entirely & is obstructed by microwave, Recommend remedy/repair



12. Acceptable Ceiling: Drywall
 13. Acceptable Walls: Drywall
 14. Acceptable Floor: Ceramic tile
 15. Not Present Doors: None
 16. Acceptable Windows: Double hung
 17. Acceptable HVAC Source: Air exchange ventilation

Living Space/Interior

It is recommended to have a minimum of at least one photo electric smoke detector per floor of each structure. A carbon Monoxide Detector is also recommended on each floor. Per industry standards we do not test smoke detectors/carbon monoxide detectors. It is not in the scope of an inspection to comment on cosmetic deficiencies such as minor cracks, patching, peeling paint, torn screens, etc.

All rooms other than bathroom(s), bedroom(s), and kitchen(s) are considered the living spaces Living Space

1. Acceptable Ceiling: Drywall
 2. Acceptable Walls: Drywall
 3. Acceptable Floor: Carpet, Laminate/vinyl
 4. Acceptable Doors: Wood
 5. Not Inspected Smoke Detectors Present We do not test smoke detectors as part of this home inspection. Recommend installing smoke detectors in accordance with your municipality's guidelines for placement.
 6. Not Inspected Carbon Monoxide Detectors Present We do not test carbon monoxide detectors as part of this home inspection. The EPA and The International Association of Fire Chiefs recommends installing a carbon monoxide detector on each floor of your home located near the bedrooms and near or over any attached garage.

Living Space/Interior (Continued)

- 7. Acceptable Windows: Fixed, Double hung
- 8. Acceptable Electrical: 120 VAC
- 9. Acceptable Entry Doors: Metal, Sliding, Storm
- 10. Safety Concern Stairs/Handrails: Wood stairs with no handrails - **Missing hand/safety rails, Install hand/safety rails, Hand/safety rail(s) should be graspable and continuous the entire length of the stairway**



- 11. Acceptable HVAC Source: Air exchange ventilation

Structure

We observe and report on major structural deficiencies; however, we are generalists. Should you want more information and/or a technically exhaustive inspection regarding the structural integrity of the structure, contact a licensed structural engineer to perform further review and give their expert opinion

- 1. Acceptable, Not Inspected Structure Type: Wood frame - Finish materials limiting majority of visual inspection
- 2. Acceptable Foundation: Poured slab
- 3. Acceptable Joists/Trusses: 2x4 Roof Truss
- 4. Acceptable Floor/Slab: Poured slab
- 5. Covered/Limited Visibility Yes

Electrical

We conduct a visual survey of the electrical components. Per the Ohio standards, a representative number of outlets/light switches are tested. This is not an electrical code inspection. We are generalists, we recommend further review/repair a licensed electrician that may recommend additional repairs/upgrades, due to their expertise. Depending on your electrical needs; upgrades may be needed.

1. Service Size Amps: 200 Volts: 220-240 VAC
2. Acceptable Service: Copper
3. Acceptable Conductor Type: Romex
4. Acceptable Ground: Plumbing and rod in ground

Utility room Electric Panel

5. Acceptable Panel interior(s) Inspected



6. Maximum Capacity: 200 Amps
7. Acceptable Main Breaker Size: 200 Amps
8. Acceptable Overcurrent Protection Circuit Breakers

Plumbing

We test and evaluate the plumbing system per Ohio standards. We attempt to evaluate drain pipes by flushing every drain that has an active fixture and observing its draw and watching for blockages and/or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. Many portions of the plumbing system may not be visible, such as water supply, sanitary and storm sewers, as well as gas plumbing, which could be a major expense to repair or replace if concealed or latent defects exist. This is particularly true when plumbing is embedded in concrete slab floor or tree roots have damaged sewer line. There are insurance programs that you may want to consider from the gas utilities and insurance companies.

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Utility closet - We do not operate water valves as a part

Plumbing (Continued)

Main Water Shutoff: (continued)

of this home inspection

3. Acceptable Water Lines: Copper, Pex - We do not operate water valves as a part of this home inspection

4. Acceptable Drain Pipes: ABS - We pushed plumbing system and there were no signs of sewer blockage.

5. Not Inspected Service Caps: Accessible

6. Acceptable Gas Service Lines: Black Pipe

Utility closet Water Heater

7. Acceptable Water Heater Operation: Functional at time of inspection - As a general rule, the average design life of water heaters is 6-12 years.

8. Marginal Due to age and/or condition Budget for repair/replacement

9. Type: Natural gas Capacity: 50 Gal.

10. Approximate Age: 2015, Original Area Served: Whole building

11. Acceptable Flue Pipe: PVC

12. Acceptable TPRV and Drain Tube: Copper

Heating System

We test and evaluate the heating system in accordance with Ohio standards; we do not dismantle any concealed components, such as, the heat exchanger, humidifier, or evaporator/condensing coils. Per Ohio standards heat exchangers, solar panels, thermal power sources and humidifiers are not in the the scope of this inspection.

Utility room Heating System

1. Marginal Heating System Operation: Tested - **Functional at the time of this inspection. As a general rule, the service life of a furnace is 15-20 years, No recent record of current service at furnace, Check with seller for recent service record, Recommend service prior to use and annually by competent HVAC contractor**



2. Type: Forced air Capacity: 100,000 BTUHR

Heating System (Continued)

3. Area Served: Whole building Approximate Age: 2015, Original
4. Fuel Type: Natural gas
5. Deficient Filter Condition Dirty **Recommend replacement**
6. Unable to Inspect: 50%
7. Acceptable Distribution: Metal duct, Ductwork in concrete slab
8. Acceptable Flue Pipe: PVC

Laundry Room/Area

The appliances are tested at time of inspection. We do not test these components if occupant's personal items are in these units. Service life of these components are not in the scope of this inspection.

2nd Floor Laundry Room/Area

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floor: Tile
4. Acceptable Doors: Wood
5. Acceptable Windows: Double hung
6. Acceptable Electrical: 120 VAC GFCI, 240 VAC
7. Acceptable HVAC Source: Air exchange ventilation
8. Acceptable Laundry Tub: Fiberglass



9. Acceptable Laundry Tub Drain: ABS
10. Acceptable Washer Hose Bib: Multi-port
11. Acceptable, Marginal Washer Operated **Laundry room located on 2nd floor. Recommend installing a washer tray with waste pipe attachment in case of overflow, leak, etc.**
12. Acceptable, Marginal Dryer Vent: Metal flex - **Recommend fire resistant smooth walled metal venting**
13. Acceptable Dryer Electric Operated

Laundry Room/Area (Continued)

- 14. Acceptable Washer Drain: Wall mounted drain
- 15. Not Present Floor Drain: None

Additional Remarks/Observations

- 1. Info Additional remarks/observations: Recommend checking with seller/municipality & obtain all repair documentation and/or transferable warranties associated with this property

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern. It is recommended that the client read the complete report.

Grounds & Exterior

1. Walks: Concrete, Pavers/Stone - Loose pavers/stone, Recommend maintenance/securing
2. Grading: Flat and/or negative slope - **Flat or improper soil slope towards foundation is conducive to water intrusion. An expert in grading and drainage will be needed to inspect and improve grading/drainage away from foundation to minimize the possibility of water intrusion. This would also apply to driveways and downspouts adjacent to foundation. At time of occupancy, client should walk around the home while it is raining to see how the water is being diverted away from structure and take action/make improvements/have qualified professional further inspect as needed to prevent any water intrusion.**
3. Vegetation: Trees, Shrubs - Downed vegetation, Recommend removal
4. Exterior Electric Outlets: 120 VAC GFCI - Loose outlet(s), Recommend securing
5. Additional observations/comments: Recommend not storing wood near house/structure-conducive to wood destroying insects

Garage/Carport

6. Attached Garage Electrical: 120 VAC GFCI - Inoperable lighting, possible defective bulb, Verify operational, Remedy as needed
7. Garage Attic Additional observations/comments: Stinging insect nest observed, Recommend professional treatment for stinging insects

Bathroom..

8. Master Bathroom Toilets: Molded - Loose toilet, Recommend securing
9. 1st floor Bathroom Tub fixtures and plumbing Loose shower head/plumbing, Recommend securing

Attic

10. Main Attic Insulation Depth: 6" - Recommend additional insulation be installed to meet today's standards of R-38, which is typically between 10-14 inches (dependent on type)

Bedroom

11. All bedrooms Bedroom Doors: Wood - Does not latch, Recommend service

Marginal Summary (Continued)

Kitchen

- 12. 1st Floor Kitchen Refrigerator: Operating - Did not dispense ice and/or water from door, Further evaluation and remedy recommended
- 13. 1st Floor Kitchen Cabinets: Wood/laminate - Cabinet door does not open entirely & is obstructed by microwave, Recommend remedy/repair

Plumbing

- 14. Utility closet Water Heater Due to age and/or condition Budget for repair/replacement

Heating System

- 15. Utility room Heating System Heating System Operation: Tested - Functional at the time of this inspection. As a general rule, the service life of a furnace is 15-20 years, No recent record of current service at furnace, Check with seller for recent service record, Recommend service prior to use and annually by competent HVAC contractor

Laundry Room/Area

- 16. 2nd Floor Laundry Room/Area Washer Operated **Laundry room located on 2nd floor. Recommend installing a washer tray with waste pipe attachment in case of overflow, leak, etc.**
- 17. 2nd Floor Laundry Room/Area Dryer Vent: Metal flex - Recommend fire resistant smooth walled metal venting

Safety Concern Summary

These items or components may affect health, safety, utility of property, or occupant(s) and may be costly to repair, replace, or upgrade. With this in mind, further review by competent contractor(s) SHOULD BE PERFORMED PRIOR TO THE END OF THE INSPECTION CONTINGENCY PERIOD. We are generalists, so contractors who specialize in their field of expertise may find additional concerns or recommend some other upgrades. This report is a snapshot in time and provides an overview of the general condition of the property and is not intended to itemize every deficiency. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds & Exterior

1. Steps/Stoops: Masonry - Platform/landing not present at exterior side of the door- There should be a landing on either side of an entry/exit door that is at least the width of the door and 36 inches deep "in the direction of travel. Consult with a qualified contractor to further evaluate and provide repair options/estimates that meet minimum safety standards.
2. Handrails/Guardrails Missing hand/safety rails, Install hand/safety rails

Living Space/Interior

3. All rooms other than bathroom(s), bedroom(s), and kitchen(s) are considered the living spaces Living Space Stairs/Handrails: Wood stairs with no handrails - Missing hand/safety rails, Install hand/safety rails, Hand/safety rail(s) should be graspable and continuous the entire length of the stairway

Deficient Summary

These items or components may affect health, safety, utility of property or occupant(s) and may be costly to repair, replace, or upgrade. With this in mind, further evaluation by a competent contractor(s) SHOULD BE PERFORMED PRIOR TO THE END OF THE INSPECTION CONTINGENCY PERIOD. We are generalists, so contractors who specialize their field of expertise may find additional concerns or recommend some other upgrades. This report is a snapshot in time and provides an overview of the general condition of the property and is not intended to itemize every deficiency. This summary is not the entire report. The complete report may include additional information of concern. It is recommended that the client read the complete report.

Attic

1. Main Attic Bathroom Fan Venting: Electric fan - Bathroom fan improperly vents into attic and may cause moisture damage, Recommend a competent contractor to further evaluate and remedy

Heating System

2. Utility room Heating System Filter Condition Dirty Recommend replacement

Info Summary

Air Conditioning

1. Exterior AC System A/C System Operation: Not Tested - As a general rule, the average design life of an air conditioning unit is 15-20 years. To avoid possible compressor damage due to outside temperature below 60 degrees for the past 24 hours, the unit was not tested, Verify operational.

Additional Remarks/Observations

2. Additional remarks/observations: Recommend checking with seller/municipality & obtain all repair documentation and/or transferable warranties associated with this property