

Home Inspection Report



123 ABC Lane
Chagrin Falls, Ohio 44023

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Green Leaf Home Inspections

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Green Leaf Customer
123 ABC Lane

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 ABC Lane
City Chagrin Falls State Ohio Zip 44023
Contact Name Green Leaf Customer
Phone (123) 456-6789
Email greenleafcustomer@email.com

Client Information

Client Name Green Leaf Customer
Client Address 123 ABC Lane
City Chagrin Falls State Ohio Zip 44023
Phone (123) 456-6789
Email greenleafcustomer@email.com

Inspection Company

Inspector Name Eric Swiatek
Company Name Green Leaf Home Inspections
Address 10145 Widgeon Drive
City Chagrin Falls State Ohio Zip 44023
Phone (330) 687-4284
Email grnleafinspections.com
Amount Received \$375.00

Conditions

Others Present Property Occupied Occupied
Estimated Age 17 years Entrance Faces Northwest
Inspection Date 05/07/2018
Start Time 9:00am End Time 12:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 67F
Weather Sunny Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached

General Information (Continued)

Water Source Well How Verified Owner
Sewage Disposal HOA Sewer How Verified Owner
Additions/Modifications N/A

Lots and Grounds

Acceptable Driveway: Asphalt
Acceptable Walks: Concrete
Marginal Steps/Stoops: Concrete with brick foundation walls. [Spalling brick on front stoop. Recommend a qualified masonry repair to prevent further damage/water intrusion.](#)



Acceptable Deck: Painted wood and composite decking
Acceptable Grading:
Acceptable Vegetation:

Exterior

Acceptable Trim: Wood
Acceptable Fascia: Wood
Acceptable Soffits: Aluminum
Not Inspected Door Bell:
Acceptable Entry Doors: Fiberglass
Acceptable Patio Door: Vinyl sliding
Acceptable Windows: Wood double hung
Not Present Storm Windows:
Acceptable Window Screens: Vinyl mesh
Acceptable Basement Windows: Vinyl awning
Acceptable Exterior Lighting:
Defective Exterior Electric Outlets: 110 VAC GFCI - [GFCI located on front stoop was inoperative at time of inspection](#)
Acceptable Hose Bibs: Gate
Acceptable Gas Meter: Exterior surface mount at side of home
Not Inspected Main Gas Valve: Located at gas meter

Roof

Main Roof Surface
Method of Inspection: Ground level
Acceptable Material: Asphalt shingle
Type: Gable
Approximate Age: 17 years
Acceptable Flashing: Metal
Acceptable Valleys: Asphalt shingle
Acceptable Plumbing Vents: PVC
Acceptable Gutters: Aluminum
Acceptable Downspouts: Aluminum

Garage/Carport

Attached Garage
Type of Structure: Attached Car Spaces: 2
Acceptable Garage Doors: Metal
Acceptable Door Operation: Manual
Acceptable Door Opener:
Acceptable Exterior Surface: Brick veneer and vinyl siding
Acceptable Roof: Asphalt shingle
Acceptable Roof Structure: 2x4 Truss
Defective Service Doors: Fire rated - Self-closing hinges were not functional during time of inspection.
Recommend adding functional self-closing hinges to conform with building standards
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor/Foundation: Poured slab floor with poured concrete foundation walls
Acceptable Electrical: 110 VAC outlets and lighting circuits
Not Present Windows:
Acceptable Gutters: Aluminum
Acceptable Downspouts: Aluminum

Electrical

Service Size Amps: 150 Volts:

Defective Service: Aluminum - Lateral service meter is pulling away from the home. Recommend contacting power supply company for immediate evaluation and repair/replacement.



Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Conductor Type: Non-metallic sheathed cable

Basement Electric Panel

Acceptable Manufacturer: Thomas & Betts

Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Acceptable Breakers: Copper

Not Present Fuses:

Not Present AFCI:

Not Present GFCI:

Is the panel bonded? Yes

Structure

Due to interior finishes found on all livable levels, including the basement, inspection of the structural components was limited to those areas which could be visually inspected.

Acceptable Structure Type: Wood frame

Acceptable Beams:

Acceptable Bearing Walls: Frame

Acceptable Joists/Trusses:

Acceptable Floor/Slab:

Acceptable Stairs/Handrails:

Acceptable Subfloor:

Attic

Garage Attic

Method of Inspection: In the attic

Acceptable Roof Framing: 2x4 Truss

Acceptable Sheathing: Strand board

Acceptable Ventilation: Ridge and soffit vents

Not Present Insulation: This is acceptable for attic space above unconditioned, non living areas of a home

Acceptable Wiring/Lighting: 110 VAC

Main Attic

Method of Inspection: In the attic

Acceptable Roof Framing: 2x4 Truss

Acceptable Sheathing: Strand board

Acceptable Ventilation: Ridge and soffit vents

Acceptable Insulation: Fiber fill

Acceptable Insulation Depth: Attic above conditioned living space is well-insulated. Minimum 10" observed, most areas exceeding that. Baffles present at soffit vents.

Not Present Vapor Barrier:

Acceptable Wiring/Lighting: 110 VAC lighting circuit

Basement

Main Basement

Not Inspected Unable to Inspect: 65% - Storage and finished walls prevented full inspection of foundation walls from inside the basement.



Acceptable Ceiling: Drywall in finished areas with exposed framing elsewhere.

Acceptable Walls: Drywall

Acceptable Floor: Exposed slab and carpet

Acceptable Floor Drain: Surface drain

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl Awning

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable HVAC Source: Heating system register

Acceptable Ventilation: Windows with walk-out slider

Sump Pump:

Acceptable Basement Stairs/Railings: Wood Stairs

Air Conditioning

Main AC System

Acceptable A/C System Operation: Functional
Not Inspected Condensate Removal:
Marginal Exterior Unit: Pad mounted - [Unit not level](#)
Manufacturer: Lennox
Model Number: 10ACB36-12P Serial Number: 5801C37565
Type: Central A/C Capacity: 3 Ton
Acceptable Visible Coil: Copper core with aluminum fins
Acceptable Refrigerant Lines: Suction line and liquid line
Acceptable Electrical Disconnect: Breaker disconnect
Acceptable Exposed Ductwork: Metal

Fireplace/Wood Stove

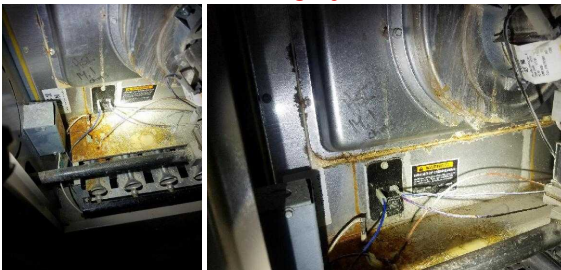
Great Room Fireplace

Not Inspected Fireplace Construction: Gas fireplace with metal flue - Inspector tested gas service to fireplace and found it to be operational. Inspector did not attempt to ignite the unit. Physical components were visually inspected and found to be acceptable.
Type: Gas log
Not Inspected Flue: Metal
Acceptable Damper: Metal
Acceptable Hearth: Flush mounted

Heating System

Basement Heating System

Defective Heating System Operation: Adequate - [Condensation issue found in burner cabinet. Recommend evaluation and servicing by a licensed HVAC technician.](#)



Manufacturer: Lennox
Model Number: G40UH-48C-110-01 Serial Number: 5800K44851
Type: Forced air Capacity: 110,000 BTU
Area Served: Whole building Approximate Age: 17 years
Fuel Type: Natural gas
Not Inspected Heat Exchanger: 5 Burner
Marginal Blower Fan/Filter: Direct drive with disposable filter - [Recommend changing furnace filter](#)
Acceptable Distribution: Metal duct
Acceptable Flue Pipe:

Heating System (Continued)

Acceptable Controls:
Not Inspected Humidifier:
Acceptable Thermostats: Programmable

Plumbing

Acceptable Service Line: Copper
Acceptable Main Water Shutoff: Closet
Acceptable Water Lines: Copper
Drain Pipes:
Service Caps:
Acceptable Vent Pipes: ABS
Acceptable Gas Service Lines: Cast iron
Basement Water Heater
Acceptable Water Heater Operation: Adequate
Manufacturer: Lochinvar
Model Number: LTN05040300 Serial Number: 1512A015802
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 3 years Area Served: Whole building
Acceptable Flue Pipe: Double wall
Acceptable TPRV and Drain Tube: Copper

Bathroom

Basement Bathroom
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow wood
Not Present Windows:
Acceptable Electrical: 110 VAC outlets and lighting circuits
Not Present Counter/Cabinet:
Acceptable Sink/Basin: Pedestal
Acceptable Faucets/Traps:
Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
Acceptable Toilets:
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan
1st floor half bath Bathroom
Not Present Closet:
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Hardwood
Acceptable Doors: Hollow wood

Bathroom (Continued)

Not Present Windows:
Acceptable Electrical: 110 VAC GFCI
Acceptable Sink/Basin: Pedestal
Acceptable Faucets/Traps:
Acceptable Toilets:
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan

2nd floor main Bathroom

Not Present Closet:
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Hollow wood
Not Present Windows:
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable Counter/Cabinet: Laminated and wood
Acceptable Sink/Basin: Porcelain
Acceptable Faucets/Traps:
Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
Marginal Toilets: [Water leaking at tank seal](#)
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan

Master Bathroom

Acceptable Closet: Walk In
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow wood
Defective Windows: Vinyl double hung - **Three seals have failed (top left, and both the bottom and top of right window) in master bath window**



Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable Counter/Cabinet: Laminated and wood
Acceptable Sink/Basin:
Acceptable Faucets/Traps:
Acceptable Shower/Surround: Porcelain pan and ceramic tile surround
Acceptable Spa Tub/Surround: Fiberglass tub and fiberglass surround
Acceptable Toilets:

Bathroom (Continued)

Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan and window

Kitchen

1st Floor Kitchen

Acceptable Cooking Appliances:
Acceptable Disposal:
Acceptable Dishwasher:
Air Gap Present? Yes
Acceptable Refrigerator:
Acceptable Microwave:
Acceptable Sink:
Acceptable Electrical: 110 VAC GFCI
Acceptable Plumbing/Fixtures:
Acceptable Counter Tops: Laminate
Acceptable Cabinets: Laminate and wood
Acceptable Pantry: Single
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Hardwood
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl casement
Acceptable HVAC Source: Heating system register

Bedroom

Testing smoke and carbon monoxide detectors (CO) is beyond the Standards and Practices this inspection was performed under. The Ohio Residential Building Code states that a smoke detector should be installed A) on each level of the home, B) within each sleeping room, C) and all hallways adjacent to bedrooms. The Inspector recommends that the appropriate number of new smoke detectors be added to adhere to this code.

2nd Floor Front Right Bedroom

Acceptable Closet: Single
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl double hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register

2nd Floor Left Front Bedroom

Acceptable Closet: Single
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall

Bedroom (Continued)

Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Defective Windows: Vinyl double hung - **Window seal has failed**



Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register

2nd Floor Rear Right Bedroom

Acceptable Closet: Single
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl double hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register

Master Bedroom

Acceptable Closet: Walk In
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Defective Windows: Vinyl double hung - **Window seal has failed**



Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register

Living Space

Living Room	Living Space
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Hardwood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Heating system register
Dining Room	Living Space
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Carpet
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Heating system register
Great Room	Living Space
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Hardwood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Heating system register

Laundry Room/Area

1st Floor	Laundry Room/Area
Acceptable	Closet: Single
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Vinyl floor covering
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl casement
Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	HVAC Source: Heating system register
Acceptable	Laundry Tub: PVC
Acceptable	Laundry Tub Drain: PVC
Acceptable	Washer and Dryer Electrical: 220 VAC
Acceptable	Dryer Vent: Metal flex
Acceptable	Washer Drain: Wall mounted drain

Marginal Summary

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.

Lots and Grounds

1. Steps/Stoops: Concrete with brick foundation walls. [Spalling brick on front stoop. Recommend a qualified masonry repair to prevent further damage/water intrusion.](#)



Air Conditioning

2. Main AC System Exterior Unit: Pad mounted - [Unit not level](#)

Heating System

3. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter - [Recommend changing furnace filter](#)

Bathroom

4. 2nd floor main Bathroom Toilets: [Water leaking at tank seal](#)

Defective Summary

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.

Exterior

1. Exterior Electric Outlets: 110 VAC GFCI - **GFCI located on front stoop was inoperative at time of inspection**

Garage/Carport

2. Attached Garage Service Doors: Fire rated - **Self-closing hinges were not functional during time of inspection. Recommend adding functional self-closing hinges to conform with building standards**

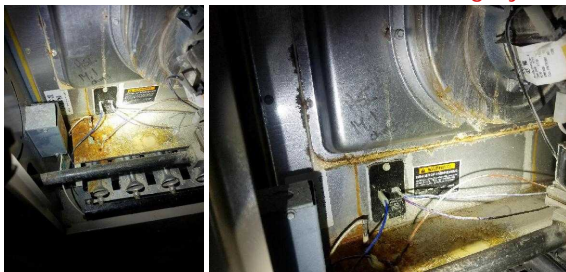
Electrical

3. Service: Aluminum - **Lateral service meter is pulling away from the home. Recommend contacting power supply company for immediate evaluation and repair/replacement.**



Heating System

4. Basement Heating System Heating System Operation: Adequate - **Condensation issue found in burner cabinet. Recommend evaluation and servicing by a licensed HVAC technician.**



Bathroom

5. Master Bathroom Windows: Vinyl double hung - **Three seals have failed (top left, and both the bottom and top of right window) in master bath window**



Defective Summary (Continued)

Bedroom

6. 2nd Floor Left Front Bedroom Windows: Vinyl double hung - **Window seal has failed**



7. Master Bedroom Windows: Vinyl double hung - **Window seal has failed**

