number	home	address			date

• Statistics 1

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The home was occupied there was much storage and furniture that hampered proper observation.

Note: Code issues evolve over the years. A home should be built to that year's code. Major remodeling may trigger current code changes. Items relating to safety may be required to be changed to current code.
FINAL JUDGEMENT IS WITH THE AUTHORITY HAVING JURISDICTION.

Note: No property is perfect. The buyer should be comfortable spending some money for items that do not meet their standards. The buyer should obtain estimates from licensed professionals prior to closing. Maintenance and replacement costs are part of home ownership.

• Statistics 2

Utilities

MAIN SHUT OFF

GAS	ON
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	C.E.
WATER	ON
APPARENTLY	PUBLIC
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	C.E.
ELECTRIC	ON
SERVICE	OVERHEAD
SHUT OFF	BASEMENT
SHUT OFF	PANEL
METER	OUTSIDE
LOCATION	S.E.

N=north, S=south, E=east, W=west, C=center

• Satellite

SHUT OFF LOCATION

GAS	ELEC	WATER
G	E	W

SUMMARY

It is important to note that all homes have deficiencies whether they are weeks or centuries old. It is also unreasonable to expect that a seller will remedy all deficiencies.

I provide a summary based on my recollection of items the buyer or agent intend to present to the seller for remedy.

Also, the order of the items in the list, or if they made the list or not has no relationship to any urgency.

Every buyer and their agent have ideas of what they would like in the summary and I will be happy to place or remove them from the summary upon their request. (See second last page of report)

All items in the report should be remedied by a professional contractor.

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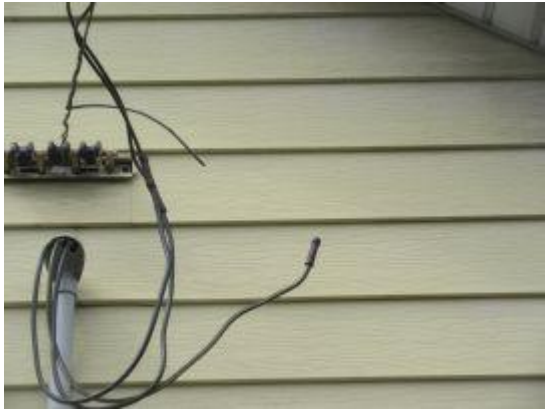
SUMMARY

Electrical. The neutral/ground at the service attachment is disconnected and needs to be repaired.



Site

Driveway: concrete stone

Sidewalk: Public: concrete

Sidewalk: Private: concrete pavers

Lot slope: varies mostly, slight slope away from structure

Site

~Site.The public sidewalk has experienced some shifting that may be considered a trip hazard. This appears to have been from past trees and the effect of their roots.

Structure

Foundation material: masonry block and structural terra cotta

Floor construction: joists 2x8

Exterior wall construction: wood frame,

Roof framing: roof joists,

Roofing

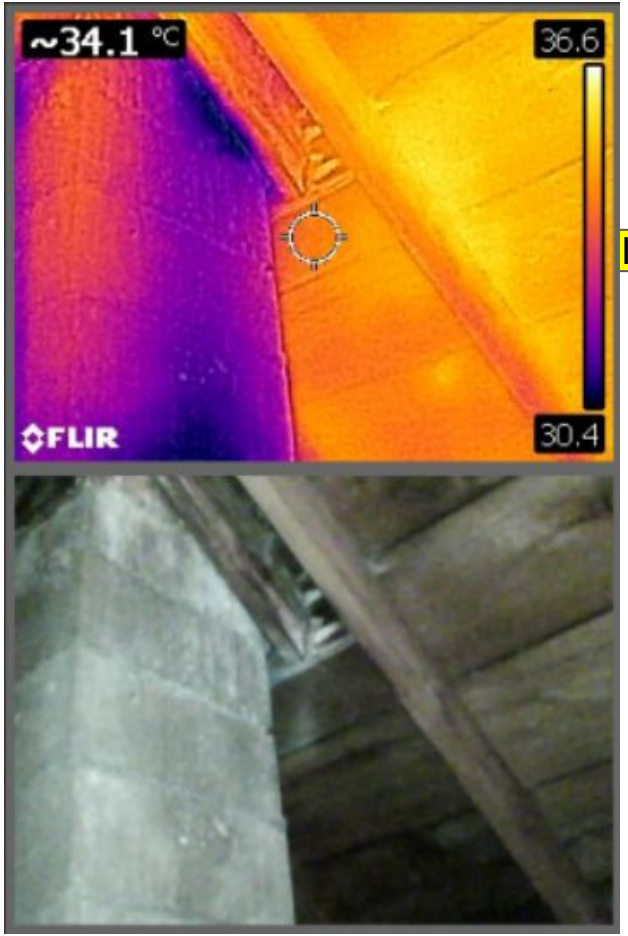
Roof Type: asphalt shingles
Flashing : aluminum
Roof appears to be in its
First third of life expectancy
Gutters: aluminum
Downspouts: aluminum
Downspouts discharge: below above grade
Limitations: For safety reasons, walking on the roof is avoided. To properly walk a roof, a restraining system would have to be installed. Permission would have to be obtained to drill the roof to install the restraining system. A waiver would also have to be signed by the homeowner for any damage from walking on the roof or installing the restraining system . This is above the ASHI Standard of Practice. So, all roof observations are from ground or roof edge on a ladder,or a telescoping camera and therefore cannot be comprehensive. If you wish a comprehensive investigation, this can be performed for additional cost when all paperwork is obtained.

Per the National Association of Homebuilders Study, the life expectancy of asphalt roofing is 20 years. Any aging of roof can only be visual and therefore not accurate. We would need proof of age and type of the material, as well as affidavit of the roofer's certification to install that brand of roofing and his guarantee that it was installed to manufacturer's specification.

It is advised that prior to closing, you obtain all information on the existing roof with the contractor who installed it and get any of their warranties. Current owner should provide list of any contractors who have worked on the roof or roof flashing and a detailed report of what work has been performed.

Roofing

Roofing. Though the conditions may not be the best for reliable thermal imaging. The area near the chimney that had water marks shows no signs of evaporating water.



Illustration

~Roofing. Though it is very common practice in Northern Ohio, when downspouts terminate above a lower roof, a downspout pipe should be run along the roof to a lower gutter. It should never be allowed to direct the water horizontally against the roofing material.

Roofing

GENERAL
FRONT ROOF VIEW

Roofing

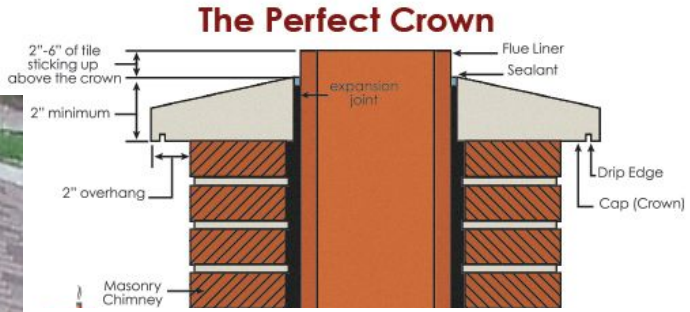
GENERAL
REAR ROOF VIEW

• CHIMNEY

~Chimney. The chimney has no crown. It should have a stone or concrete one with an overhang and drip edge that should keep the upper bricks dry. Another area of concern is chimney flashing. Often times, the area around chimney will have water marks from past leakage. Flashing leaks can be dependent of wind direction, snow build up or volume of rain. So it is likely that the leak may not occur at time of inspection. The only way to know for sure is to engage a roofer. He will need permission to install safety gear from the homeowner. (beyond the scope of a ASHI inspection)

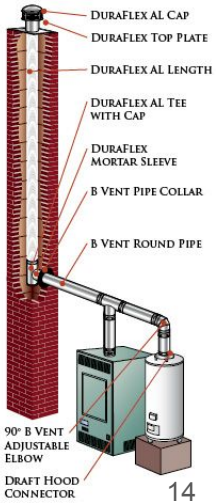
The chimney appears to have no ceramic flue liner. It also appears to have abnormally small joints.

~Some evidence of masonry pointing or rehabilitation has been observer.



Masonry chimneys should have a perfect crown.It is important to keep the interior portions of the masonry dry and protected from frost damage. Unfortunately, the majority of Northern Ohio chimney crowns are not up to this standard.

Chimney. It appears that a metal flue liner had been added for the hot water tank.



Insulation

Attic: Fiberglass batts and cellulose , approximately R-122
Walls: Can't be visually detected.
Exterior below siding: Can't be visually detected.
Rim and band joist: None observed.
Basement walls: None detected .
Basement ceiling: None required

~Insulation is very complicated. The vast majority of homes I have seen are insulation deficient in some manner. The codes and building practices change rapidly and so much of deficient insulation is considered grandfathered. I have provided and edited these charts to give you a simplified view of current suggestions for insulation. Most of Ohio is in zone 5 so I removed the other zones from the chart. This is just a simplified overview. As always, I recommend seeking a qualified contractor for full evaluation. In our zone, basement wall insulation is recommended if the space is conditioned. If it is not conditioned, then the barrier between this unconditioned space and the conditioned space should be insulated. In all basements, it is recommended that the band joist and rim joist be insulated. It is recommended that the insulation that is in contact both with the basement walls and these joists be of a type that is not affected by moisture.

insulation Type:	**R-Value per Inch:**
Fiberglass (loose)	2.2 – 2.9
Fiberglass (batts)	2.9 – 3.8
Cellulose (loose)	3.1 – 3.8
Stone Wool (loose)	2.2 – 3.3

					Ceiling						Basement	
Zone	Gas	Heat pump	Fuel oil	Electric furnace	Attic	Cathedral	Wall (A)	Floor	Crawl space (B)	Slab edge	Interior	Exterior
5	✔				R-38	R-30	R-13	R-11	R-13	R-4	R-11	R-4
5		✔	✔		R-38	R-38	R-13	R-13	R-19	R-4	R-11	R-4
5				✔	R-49	R-38	R-18	R-25	R-19	R-8	R-11	R-10

Insulation attic ventilation

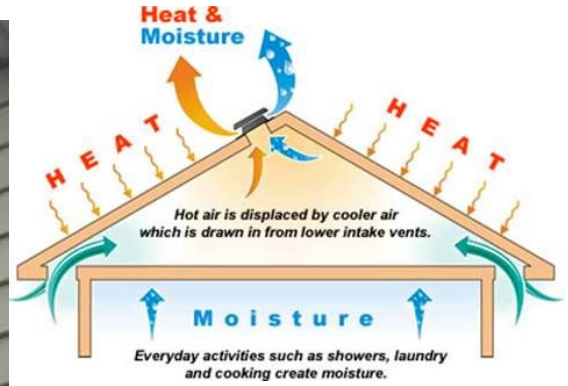
Insulation/attic ventilation. The ventilation would be considered less than adequate.

For upper ventilation

~For upper ventilation there are static vents.
~For upper ventilation there are gable vents.

For lower ventilation.

~~Effectively there is no lower ventilation.
~With no lower venting, the natural flow of air from low to high will not be created.
~The two main reasons we vent the attic is to remove moisture from the home and to cool the roof.
~Many older homes are deficient in ventilation. It was not required and builders did not concern themselves.



Exterior

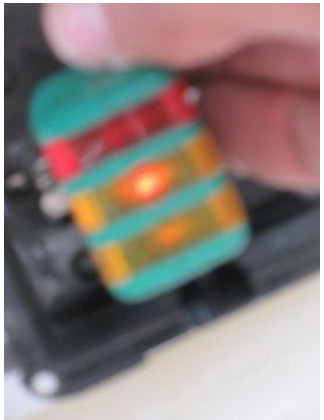
Exterior wall surface: vinyl

Soffit: aluminum/ vinyl

Fascia: aluminum

~Exterior. Since the 1960's, an outside receptacle was required on homes. By 1970's, outdoor receptacles were required in the front and the rear of the home. And soon after, all porches, balconies and decks as well. In 1975, all exterior receptacles were required to be GFCI protected.

Exterior front receptacle.
Is GFCI protected
However the GFCI will not trip and needs to be replaced



Exterior rear receptacle

Is GFCI protected.

Exterior

Exterior. As is typical for homes that are even a few years old there is minor damage on the siding.

Front steps & porch/deck

~Front Steps & porch/deck. Like many Northern Ohio front steps and porches, these are not built or maintained to current standards.
~The sidewalk in front of the steps has shifted , creating a lower than acceptable step.
~ The step heights are not consistent.
~The handrail is not considered graspable.

Front steps & porch/deck

Front porch. It appears that the front porch has been repaired. Much debris in left below the porch. Also there is some unevenness on the porch floor.

Rear steps & porch/deck

Rear porch. The door has a double keyed deadbolt. This is no longer permitted in Ohio in residences. Until it can be changed a key should be left in it whenever anyone is home.

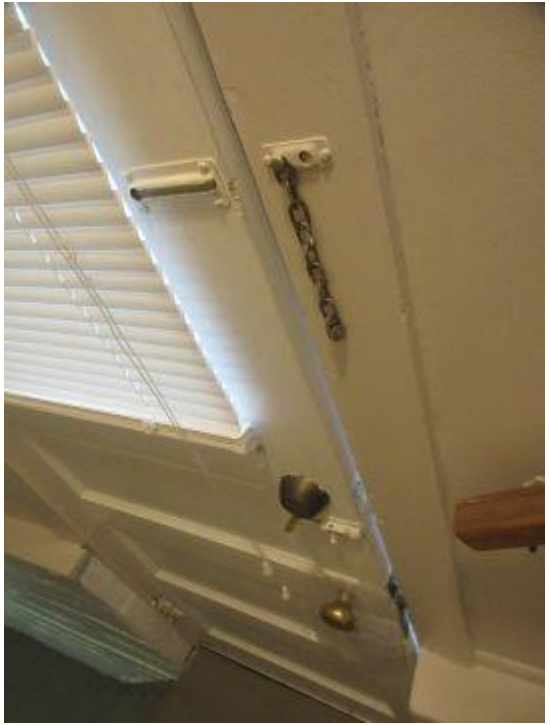
~Rear Steps & porch/deck. Like many Northern Ohio Rear steps, these are not built or maintained to current standards.
~The sidewalk in front of the steps is not level creating a higher than acceptable step.
~ The step heights are not consistent.
~The handrail is not considered graspable.
~The rail needs remounting or bracing to achieve the minimum strength standard.
~The bollards have open spacing more than 4” wide.

Side entry

Side door.. The door has a double keyed deadbolt. This is no longer permitted in Ohio in residents. Until it can be changed a key should be left in it whenever anyone is home.

Side entry. Both the step by the door and the ones by the street are uneven and can be considered a trip hazard.

Side entry. The storm door hits the awning.



Interior

Major floor finishes: carpet, hardwood, resilient tile composite flooring, sheet vinyl.

Windows: mostly double hung

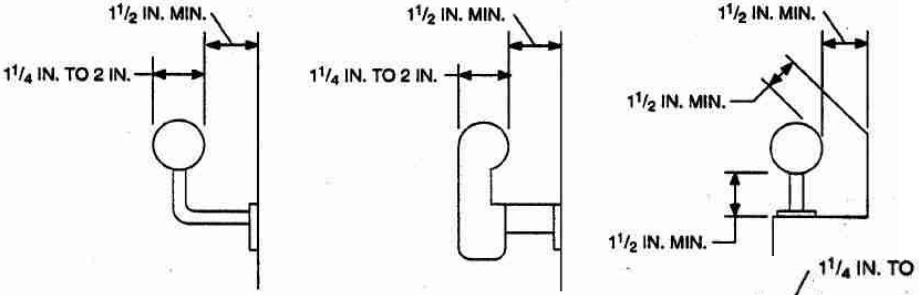
Glazing: double

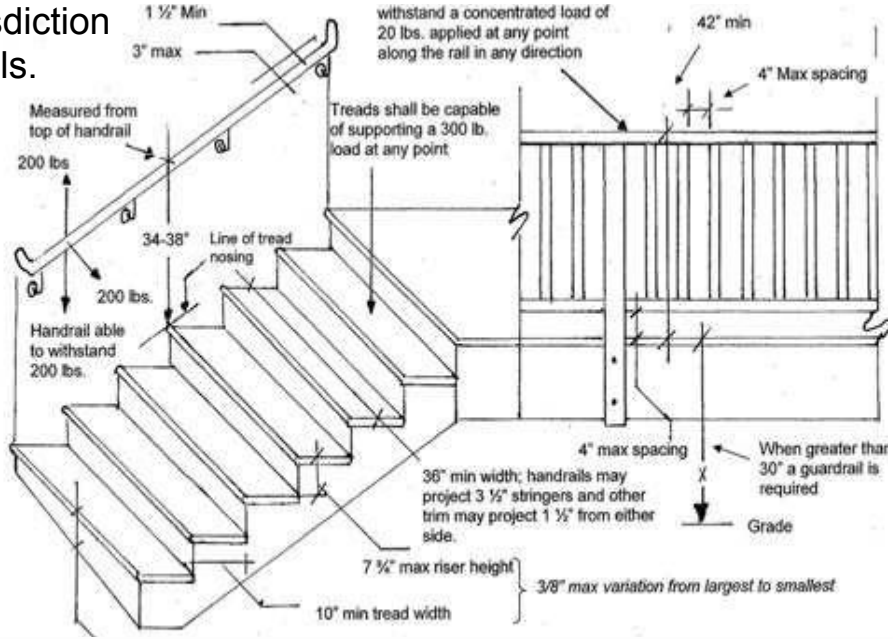
Door type: hinged wood

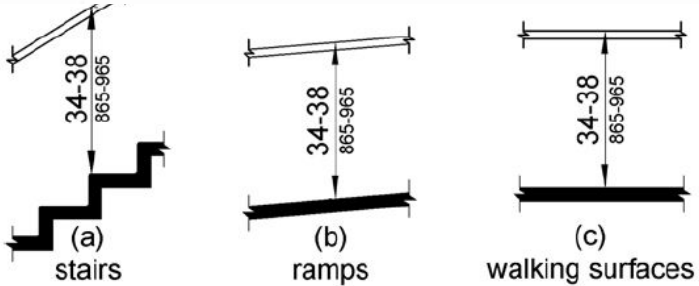
I have provided this page to give a basic set of rules for steps, handrails, and railings both inside and out. These are current good practice rules that have changed throughout the years. And the authority having jurisdiction Has the ultimate authority to the construction of steps and rails.

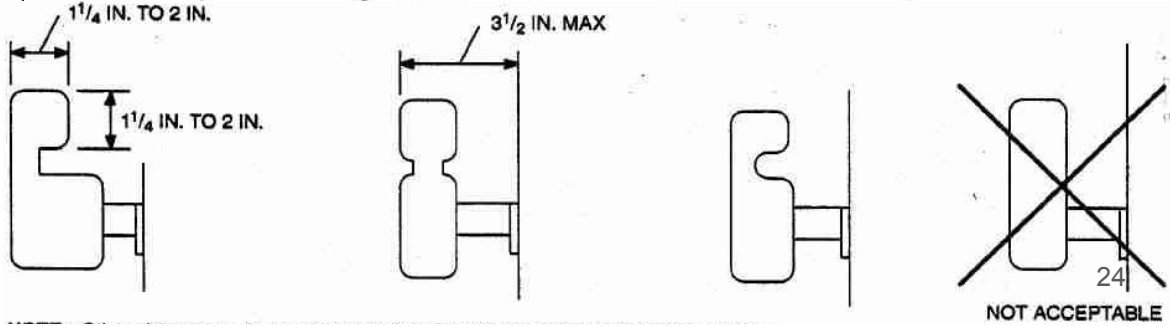
must withstand a 200 lbs concentrated load

HANDRAIL RETURN:Handrails should be returned to the wall or floor to prevent clothing from catching.Most homes are not not fully compliant with this requirement.







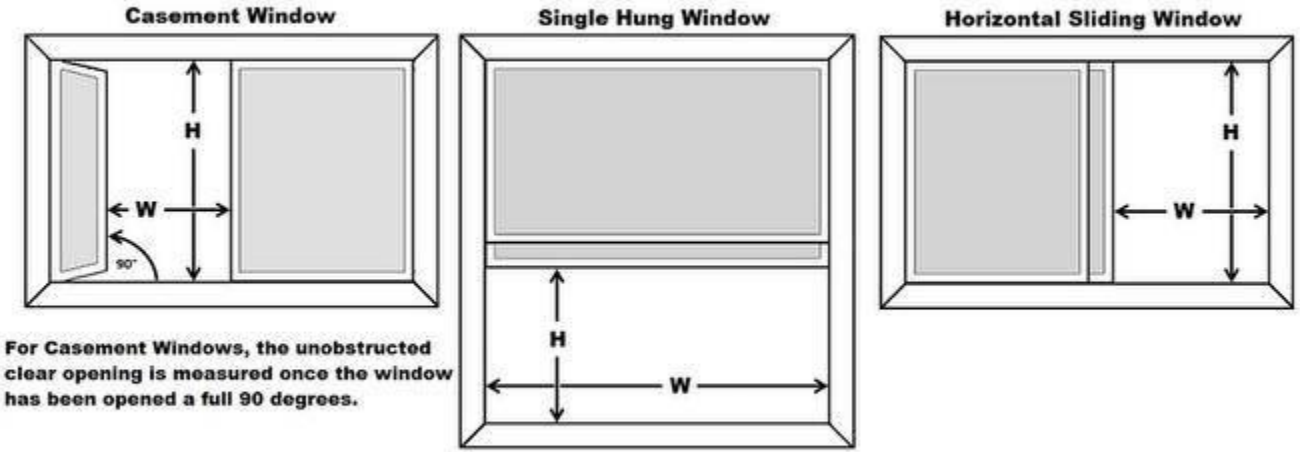


Interior

Many bedroom windows in older homes do not meet secondary egress requirements. Local fire marshals vary on their enforcement of secondary egress. Also, many consider parts of a window that are removable as egress.

I provide this as a guide line and recommend consulting with the local fire marshal.

Egress Window Size



For Casement Windows, the unobstructed clear opening is measured once the window has been opened a full 90 degrees.

W or H	15" (380mm)	16" (406mm)	17" (432mm)	18" (457mm)	19" (483mm)	20" (508mm)	21" (533mm)	22" (559mm)	23" (584mm)	24" (610mm)
W or H	36" (914mm)	34" (863mm)	32" (812mm)	30" (762mm)	29" (736mm)	27" (686mm)	26" (660mm)	25" (635mm)	24" (610mm)	.....Etc.

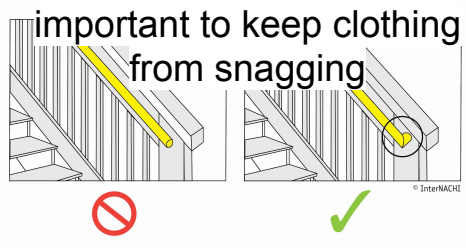
Windows have not been thoroughly cleaned so leaking thermal panes could not be reliably observed.

UNFINISHED ATTIC

~The attic is confined. Inspector has judged it is practical and safest to inspect only be from the edge of the scuttle hole.

Unfinished Attic. The hatch way is small and difficult to crawl through. The support members are covered and difficult to find for standing.

Main steps



~Main Steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.
~The steps are steeper than current standards would allow.
~The handrail does not return to the wall creating a clothing snag issue. The upper portion of the step has no handrail.
~~The window in the stairwell is not safety glass.
The plaster work on the wall appears to have been damages and is not fully professionally repaired.

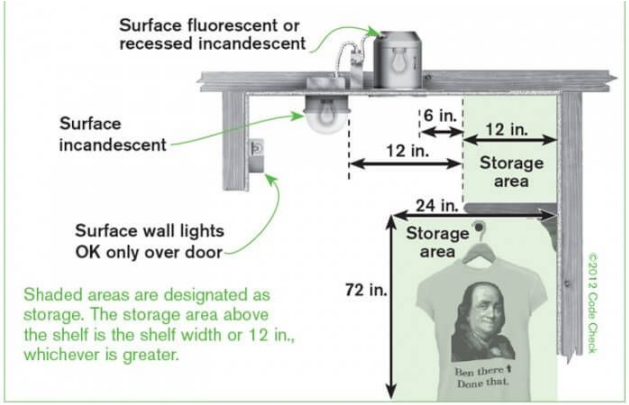
Basement steps

Handrail returns are important to keep clothing from snagging

~Basement steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.
~The handrail does not return to the wall creating a clothing snag issue.
~The raiser back is open more than the acceptable 4".
~A side rail is missing.
~The step height varies
~The steps are steeper than current standards would allow.
~The lower handrail is missing.
~ The head room is not the full required 80"
~~The door in the stairwell has no safety glass.
The height and depth of the steps are not even.

Bedroom/ master

~~Bedroom. Incandescent surface mounted fixtures are not to be used in clothes closets.With the current use of LED light bulbs, many building departments are



Master Bedroom. This is the damper that is added and mentioned as it passes through the living room closet. It is non professionally installed.

Master Bedroom. The plaster work in the closet appears to be loose.

Bedroom

Bedroom. The ceiling of the south west bedroom in particular have some non professional repairs.

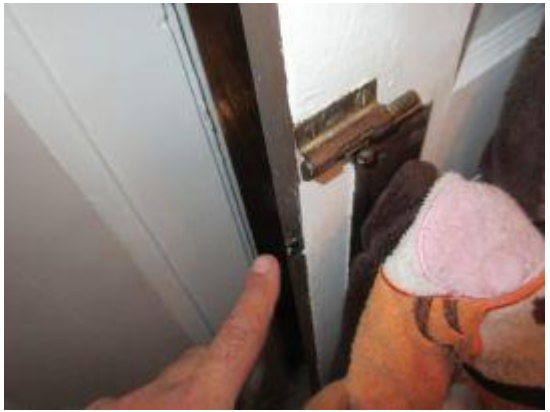
Bathroom /second floor

Bathroom Second floor. The tub drain is slow. Likely a hair clog. It too can be that there is steel drain pipe in the walls which rusts from the interior out and tends to clog. There appears to be putty on the drain pipe and many towels pushed in to surround it. The towels felt moist. The hot water valve had no stop; you can rotate it around and around. The tub surrounding the pipe has been painted black. Perhaps to seal the plumbing.

Bathroom /second floor

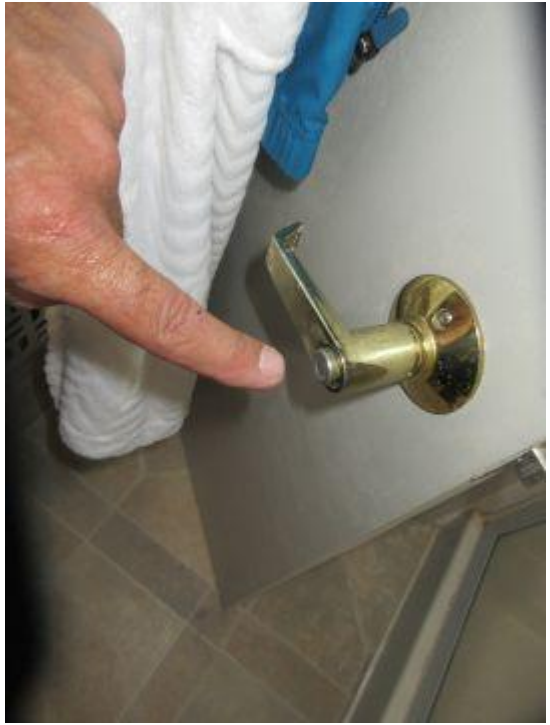
~Bathroom. The drain for the sink is improperly vented. This can lead to siphoning from the water in the trap and may lead to the escape of sewer gas. If this occurs, an air admittance valve can be added. Please see sketch for this application on the first page of the plumbing section.

Bathroom Second floor.
The door latch does not properly engage.



Bathroom/basement

Basement Bathroom. The lock on the door will not engage.



Basement Bathroom. The switches are wrongly installed behind the door.

Bathroom/basement

~Bathroom. The drain for the sink is improperly vented. This can lead to siphoning from the water in the trap and may lead to the escape of sewer gas. If this occurs, an air admittance valve can be added. Please see sketch for this application on the first page of the plumbing section.

Basement Bathroom. The toilet lid likely is not made for the toilet. A block of plastic has been installed to level the tank top. It appears that the filler valve sticks.

Kitchen

NOTE Currently all kitchen countertops 1 foot or wider require a GFCI grounded receptacle within 2 feet of any point along the back wall of the counter. Since 1987, GFCI protected kitchen outlets were required within 6 foot of the sink bowl edge even if not serving a counter. Prior to 1975, the 2 foot spacing was not required on countertops. Prior to 1960, kitchen outlets were not required to be grounded. Current standards call for all countertop receptacles to be GFCI protected. Per 2017 standards, dishwashers must be GFCI protected and under sink receptacles serving disposals or dishwashers must be GFCI protected.

Kitchen. The receptacles near the sink are GFCI protected. They are not grounded. If a GFCI is mechanically working it does not have to be grounded to protect. The cover should be permanently marked “NO EQUIPMENT GROUND”

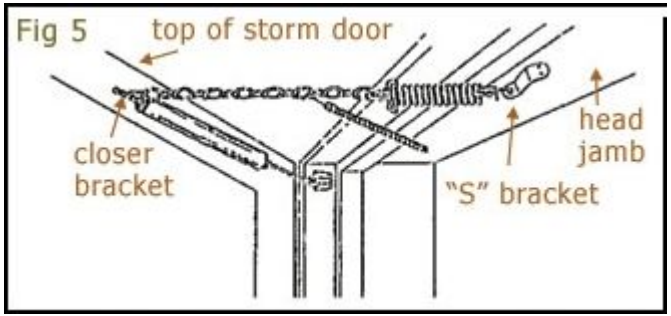
Kitchen

~Kitchen. The drain for the sink is improperly vented. This can lead to siphoning from the water in the trap and may lead to the escape of sewer gas. If this occurs, an air admittance valve can be added. Please see sketch for this application on the first page of the plumbing section. It is not professional to use flexible drain pipes they tend to clog.

Kitchen. The water line is not connected to the refrigerator.

Living room

~The front storm door lacks a self closure and chain stop.



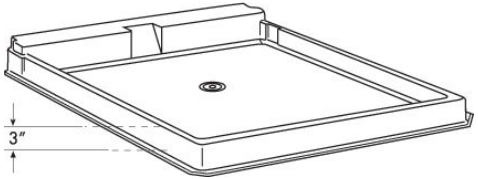
Living Room. In the closet a supply air duct to the master bedroom has been added. It appears to have an insulation that likely contains asbestos. The incandescent light should not be located in the clothes closet. For safety the least that can be done is to use LED light bulbs.

Laundry

A receptacle must be installed in a laundry. Since 1975 it must be GFCI protected within 6 feet of the edge of the sink bowl. Currently all laundry receptacles must be GFCI protected. Local authority may waive GFCI requirement for dedicated outlets.

~Laundry. Since the receptacles serving the washing machine is closer than 6 feet from the laundry sink should be GFCI protected. When the home was constructed this was not required.

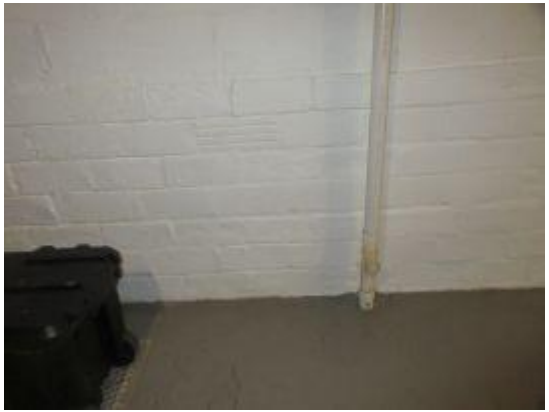
~Laundry.. Since the wash machine is on a finished floor level it is recommended that it has a drain pan with a connected drain.



Unfinished basement

~Interior unfinished basement At least 1 receptacle must be installed in a basement. Since 1987 all unfinished basement receptacles must be GFCI protected.Local authorities have tremendous lea way in interpretation and enforcement.

~~Unfinished Basement. There is some foundation cracking. It does not seem severe enough for concern. The walls are painted with a sealing paint. Sealing paints can mask problems. You may make a judgement to bring in other experts. Consult your realtor.

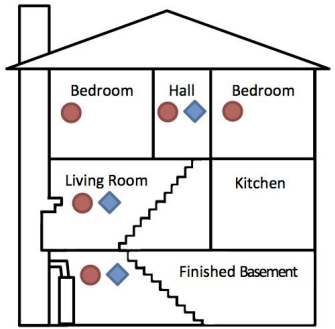


Electrical

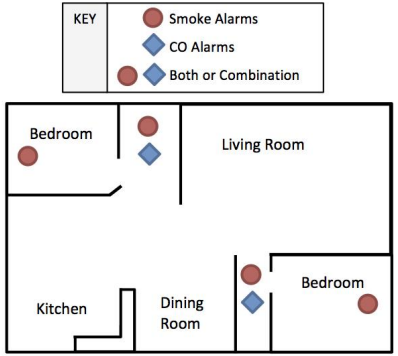
1. Service type: overhead , aluminum & copper
2. Main disconnect size: 100 Amp 240 Volt
3. Main disconnect : located in panel
4. System grounding: copper: water line and ground rod
5. Distribution material: copper
6. Distribution type:majority knob and tube
   a. Some non-metallic sheathed cable (romex)
7. Receptacles: adequate grounded 3 prong and .2 prong prong non grounded

8. GFCI: most required (grounded) Smoke detectors: present not tested

Smoke alarms. We do not push test buttons on smoke or CO detectors or remove and check for date for many reasons. In general, smoke detectors have a life expectancy of 5 to 10 years and can be affected by the environment. The state and local guidelines for detectors in existing homes very greatly. We highly recommend replacing detectors when you purchase your home and recommend photoelectric type smoke detectors for their reliability and minimizing nuisance trips. The diagrams below are a good guideline for location. We always recommend checking with your local fire department, they should be able to give you local guidance. Many fire departments have programs that will help you with the installation and may even provide detectors.



Multi Story Residence

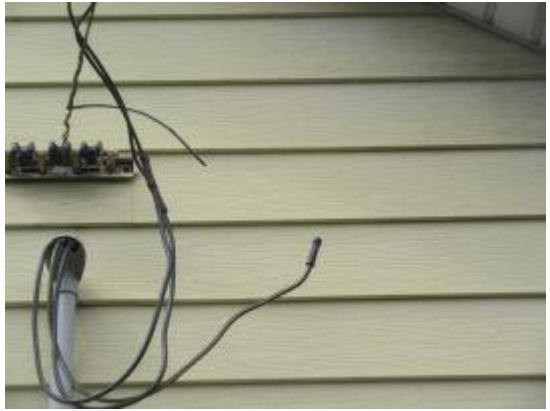


Single Story Residence

Electrical

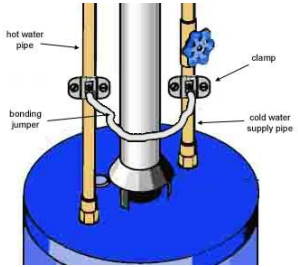
Electrical. The sub panel is fed without a proper fitting leaving a large opening in the main panel.

Electrical. The neutral/ground at the service attachment is disconnected and needs to be repaired.



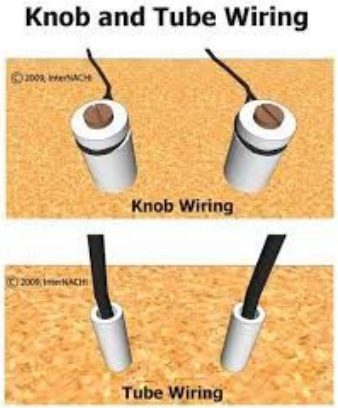
Electrical

~Electrical. The hot to cold water lines are lacking a bonding jumper. Hot water tanks have dielectric fittings so the hot water system may not be grounded and this may allow it to be energised without tripping a breaker.



~Electrical.The home is knob & tube (K&T) wired. Many insurance companies take issue with K&T wired homes. Check with your insurance carrier prior to your purchase. The code issue with undisturbed K&T wiring is that it should not be in contact with insulation.

There appears to be little tampering with the original K&T wiring.Tampering with the original installation is usually the most dangerous part of K&T wiring. Time is limited at an inspection and the only way to fully know is through an extensive evaluation by a professional. This is beyond the scope of this inspection.



Plumbing

For safety hot water temperature should not be set above 120*f

At Second floor bath hot water 113*or cold water 62 *f

WATER SOURCE	APPARENTLY PUBLIC
SUPPLY PIPING TO BUILDING	APPARENTLY COPPER
SUPPLY PIPING IN BUILDING	MOSTLY COPPER
MAIN WATER SHUT OFF	BASEMENT
WASTE/VENT PIPING	IRON/STEEL
GAS LINE IN HOUSE	PIPE

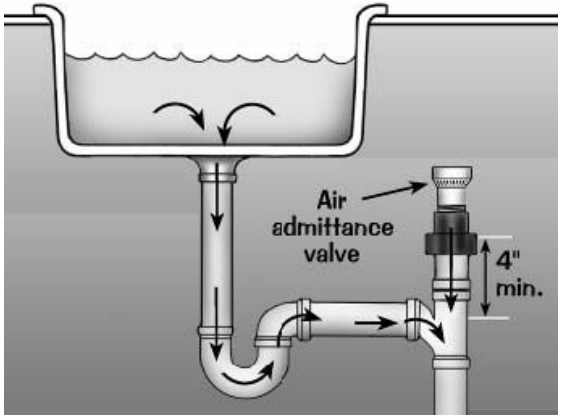
The stove is missing an anti-tip latch. This keeps a child from standing on the open oven door and tipping the stove on themselves. If requested, most manufacturers will send you one on request and it is a simple installation.

1. During an inspection only small amounts of water are passed through drains. To fully assess sewer issues a plumber should perform an analysis with a snake camera.
2. The full flue lining could not be verified . Per the National Association of Homebuilders the average life expectancy for gas water heaters is 10 years electric 11 years

WATER HEATER	
MAKE	A.O SMITH
FUEL	GAS
EFFICIENCY	STANDARD
CAPACITY	40 GAL
MFR. MONTH	JULY
MFR. YEAR	2015

I have run the water it produced warm water . No in depth attempt has been made to determine if proper installation or sizing has been made. Or if controls, filler tube or anode is intact.

This installation is a usable correction if drains are improperly vented.



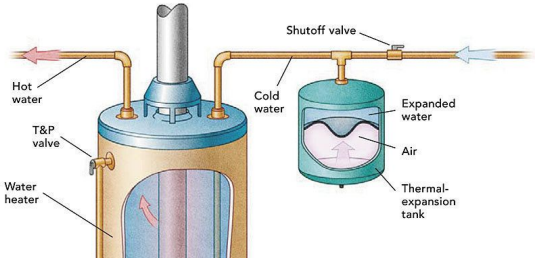
Plumbing

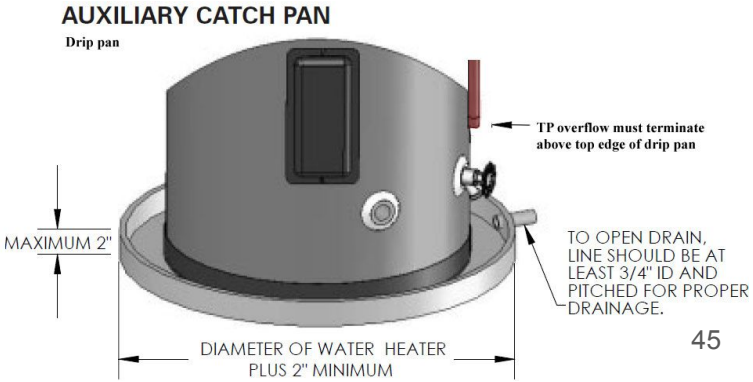
Plumbing. In general there is a 12” minimum clearance requirement for the front of how water heaters.

Plumbing

~Plumbing. By today's construction standard, the hot water tank would have a expansion tank. Backflow valves or pressure reducers in the water service restricts dissipation of built up pressure resulting in release of the PTV valve. So installing the expansion tank when tanks are replaced is good practice. This reduces pressure buildup that may result in PTV valve bleed off. Even if no pressure reduction or check valves are installed, many new water meters today have check valves. Creating the same problem.

Plumbing. Since the hot water tank is located on a finished floor level a drain pan with the drain connected would be required fo today's standard.



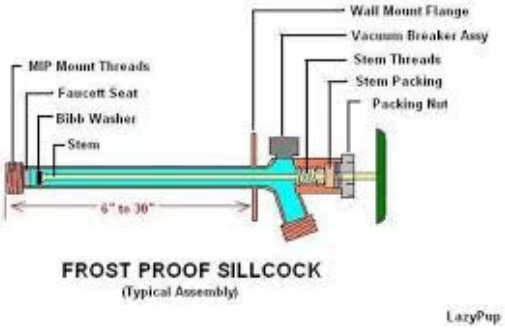


Plumbing

Plumbing. The outside hose spigots are not frost free type and so they should be turned off and drained for the winter.

Not frost free

Note: frost free sillcocks only work if there are is nothing attached so it is allowed to drain.



Downspout terminations

Downspout terminations.
~~Likely of this age had below grade clay time downspout terminations.
~~It is evident that most of the downspouts have been rerouted above grade.
~~This is likely an indication that a basement dampness has occurred.
~~Above grade downspout terminations should be routed at least 6 foot from the foundation.
~~some below grade downspout terminations are PVC.
~~This likely indicates that some effort to control basement dampness has occurred.
~~If waterproofing has occurred likely there are warranties.
~~Prior to transfer every effort should be made to receive the names and receipts from any contractor who has worked on the home as well as any warranty information.

Sewer system

~~During a normal home inspection. Only small amounts of water are passed through sewage systems. This is clean water. This will not give an adequate representation as to the condition of the sewage system. The best way to determine this is by scoping the system with a camera. This is beyond the scope of a normal home inspection and can be carried out by a plumbing contractor.. Though it is rare that sewers fail shortly after a new owner moves in, a normal home inspection will can not determine this. If a Buyer can not take this risk than prior to acceptance they should have the system camera scoped or buy a warranty.

The determination as to if a sewage system is public or private could only be based on visual clues. It is beyond the home inspection scope to investigate public records. This is the only way to determine if the sewage system is truly connected to a public or private system. Private systems may not pass current environmental standards. The state requires licenced individuals in the particular duristicon or public officials to make the determination as to the functionality of a system. In many areas this is required at the point of sale or shortly thereafter. Visual clues of private systems are often hidden Tank covers and distribution cleanouts are often covered by grass or other landscaping. What seems like part of a Septic system may not be this may give a false clue that the system is private. So determining is a system is public or private is beyond the scope of a normal inspection.

As a General rule septic and storm systems should not be interconnected. In older metropolitan areas where only a combined system exists many systems were installed combined. Many systems were accidently connected. Current standards now call for them to be seperated. Determining if the systems are separated requires a dye test, research, and finding and opening cleanouts.. This is beyond the scope of a standard home inspection.

Heating

FURNACE	
SYSTEM TYPE	FORCED AIR
FUEL SHUT OFF	IN SIGHT
MAKE	RHEEM
TYPE	FORCED AIR
DISTRIBUTION	DUCT AND REGISTER
FUEL	GAS
EFFICIENCY	HIGH
BTU	75,000
CHIMNEY	PVC
COMB. SUPPLY	PVC TO EXTERIOR
MFR MONTH	NOV.
MFR YEAR	2005

I have run the unit it produced warm air. No in depth attempt has been made to determine if proper installation or sizing has been made.

MANUFACTURING DATES FOR MAJOR APPLIANCES ARE DETERMINED BY THIRD PARTY WEBSITES AND MANUFACTURES OFTEN CHANGE THERE DOCUMENTATION FOR THIS REASON THEY MAY BE INACCURATE. IF MANUFACTURING DATE IS CRITICAL TO ANY DECISION A CONTRACTOR SHOULD BE HIRED TO FURTHER RESEARCH THE DATE.

Per the National Association of Homebuilders, the average life expectancy for gas furnace 18 years, oil 20 years ,electric 15 yrs. Boilers gas 21 yrs, oil 23yrs.

The full flue linings can not be verified .

Heating

Heating. Most high efficiency appliance manufacturers recommend bird screen on supply and exhaust pvc vents

Ventilation

Due to viewing obstructions I may not have been able to view if all exhaust vents in the property are properly vented to the exterior. Also insulation and finishes obstruct the duct work.
Only a smoke test can verify the exhaust connection. And this may stain the property so releases must be obtained. This is not part of a base inspection.

Kitchen ventilation: window

Bathroom ventilation: window & fan

Laundry room ventilation: window

Ventilation. It appears that the bathroom exhaust vent flex has been broken off its roof vent.

Heating

Heating. There should be a bird screen over the filter so kids and pets can not get to the cage fan.

Cooling

At time of inspection there is no central air system installed.

Shed

Shed. The shed was locked so I could not fully asses it. The roof appears to need some maintenance and moss removal. The lower portion of T111 siding is deteriorating this is very common.

Warranties, routine maintenance, and service contracts

6-2-2019

Most HVAC equipment instructions and warranties require yearly servicing of their equipment.
Most kitchen and laundry appliances also require yearly service. The inspection only subjects the equipment to a short run. Many items such as garage doors and their openers, pools, spas, water treatment and filter systems and well pumps should receive yearly service. All service should be performed by a professional licensed in the community and skilled in the particular manufacturer and type of equipment. I did not notice any indication of this years service on the HVAC equipment or the hot water tank. Or any other appliances. Therefore I recommend that prior to taking possession of the home that you either receive proof and a report from the yearly service being performed on each item no more than a month prior to transfer or make sure yearly service is performed no more than a month prior to transfer. In lue of this, adequate contingencies should be held for the value of the equipment . It is also important that pests be controlled on a regular basis. No more than a month prior to transfer pest controls should be performed. They should be performed by a person licensed in this trade. All appliances and equipment that are installed in a home came with owners manuals. Many have warranties and may have extended warranties. Typically, roofs, siding, waterproofing systems, lawn sprinkler systems, windows and doors are provided with warranties. Many need to be properly transferred at the time of sale to continue the warranties. If any are lacking in regular service they should be serviced prior to the transfer. It is important that prior to transfer all owners manuals, and the records or receipts of who performed any work or service on the property should be turned over to new owner. If lawns or pests have been treated, the new owner should be provided with a record of what chemicals have been used. If decks , awnings, flat work, retaining walls or landscaping kitchens or major remodeling has been installed by contractors, it is important to know who has performed the installation, if permits were pulled, and if any parts of these installation have warranties and if they require filing for transfer. NOTE: Home warranties and other warranties are provided by the underwriters with the intent to find reasons to pay out as little as possible. Often service contractors are put in a position where they need to find reason to deny the warranty coverage in order not to provide the repair below cost. A standard home inspection is not designed to find issues that may be used to deny warranty. If you wish this inspection we need a copy of any warranties you are concerned about, then we can quote you a price and provide you with an appropriate additional contract.

For a list summary

If you need a summary list for a real estate transaction, or to change the one provided please note the page (red circle) and items (if more than one on the page) you want in the summary.
The page number is in the bottom right corner (red circle) this page.

Please email me the request with the list of what items you want for the list summary. **Example: " Page 12, Electrical (left, right or center)**

Then, please text me your request and email the list to me.
I will respond ASAP.

I will make create or modify the summary asap

Note: I provide a summary based on my recollection of items the buyer or agent intend to present to the seller for remedy the urgency or magnitude of repair are not reflected by the summary