



**Horizon Home Inspections, LLC**

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Springboro, OH 45066

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## **Confidential Inspection Report**

**123 Main St.  
Somecity Ohio 45454**



**Prepared for: Mr. John Doe**

This report is the exclusive property of the inspection company and the client whose name appears hearwith and its use by any unauthorized persons is prohibited.

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<b>Date:</b> 2/10/2012	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 123 Main St. Somecity Ohio 45454	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Style of Home:**

Ranch

**Approximate age of building:**

Over 25 Years

**Temperature:**

69 F

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Water Test:**

No

**Wood-destroying Insect Inspection:**

Yes

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



**Styles & Materials**

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ladder  
Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Wood

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			•
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			•
1.3	ROOF DRAINAGE SYSTEMS	•			

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**IN NI NP RR**

**Comments:**

**1.0** It appears the roof surfacing material is newer and has been nicely installed. Verify with current owner as to who installed the roofing and verify if any transfer of warranties exist.

1.1 (1) The chimney is not flashed properly. The wood cladding around the chimney is in direct contact with the shingles, resulting in moisture penetration. The wood is soft and flakes off easily. This damage should be repaired. A qualified roofing contractor should inspect further and correct as needed.



1.1 Picture 1



1.1 Picture 2

1.1 (2) The wood trim at the base of the front peak of the roof is in direct contact with the shingles, resulting in moisture penetration. The wood has a spongy texture and flakes off easily. This damage should be repaired. A qualified roofing contractor should inspect further and correct as needed.



1.1 Picture 3



1.1 Picture 4

1.2 Surface rust on chimney crown was noted. Recommend sealing to preserve the life of the crown.



1.2 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Material:**

Wood

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Covered porch  
Deck

**Driveway:**

Concrete

Asphalt

Extra Info : 95% asphalt

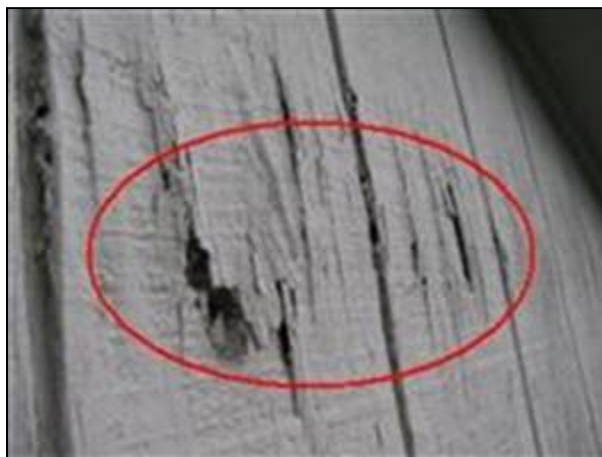
		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	•			•
2.1	DOORS (Exterior)	•			
2.2	WINDOWS	•			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.5	EAVES, SOFFITS AND FASCIAS	•			
2.6	ADDITIONAL BUILDINGS ON PROPERTY	•			

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IN NI NP RR

**Comments:**

2.0 (1) The wood siding at the north side of home is deteriorated in various areas. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1

2.0 (2) The wood trim has a 1-inch diameter hole at the Northwest corner of the home, leaving unfinished wood exposed. Further deterioration can occur if not corrected. A qualified person should repair as needed.



2.0 Picture 2

2.0 (3) The wood trim at the north side of detached garage(next to the entry door) is deteriorated. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 3



2.0 (4) The caulk between the brick and wood along both sides of the garage is dried and cracked. As a result, water is getting in behind the wood and deteriorating it. This is at a more advanced stage on the right side. Do no less than recaulk to prevent further deterioration.



2.0 Picture 4



2.0 Picture 5

2.4 The downspouts at southwest corner of patio room and south side of detached garage need extensions to carry water away from the foundation. Lack of extensions can lead to water problems. I recommend adding extensions to drain water at least 4 feet away from foundation walls.



2.4 Picture 1



2.4 Picture 2

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**



**Styles & Materials**

**Garage Door Type:**

Two manual  
One automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

WAYNE-DALTON  
1/2 HORSEPOWER  
GOOD

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	•			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
3.2	GARAGE FLOOR	•			
3.3	GARAGE DOOR (S)	•			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			

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IN NI NP RR

**Comments:**

**3.1** Stored items are placed along the walls and most of the floor in attached and detached garages which prevent a full, unobstructed examination of the walls and floors of the interior portion of the garage. DO NO LESS than re-inspect once the materials have been removed.



3.1 Picture 1



3.1 Picture 2

**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Linoleum

**Interior Doors:**

Hollow core

**Window Types:**

Sliders

**Window Manufacturer:**

AIR-TITE

**Cabinetry:**

Wood

**Countertop:**

Granite

		IN	NI	NP	RR
4.0	CEILINGS	•			
4.1	WALLS	•			
4.2	FLOORS	•			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.5	DOORS (REPRESENTATIVE NUMBER)	•			•
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•			

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IN NI NP RR

**Comments:**

4.1 Parts of the front corner bedroom walls were not visible due to furniture.



4.1 Picture 1

4.2 Parts of the front corner bedroom floor were not visible due to furniture.

**4.5** The entry door at the bedroom(middle of hall) rubs at jamb when closing. This is a small repair. I recommend repair as desired.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**Styles & Materials**

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> 2 X 4 Wood	<b>Ceiling Structure:</b> 2X10	<b>Roof Structure:</b> 2 X 4 Rafters
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From entry	<b>Attic info:</b> Attic hatch Extra Info : Attic storage above attached garage.

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	WALLS (Structural)	•			
5.2	FLOORS (Structural)	•			
5.3	CEILINGS (structural)	•			
5.4	ROOF STRUCTURE AND ATTIC	•			

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**Comments:**

**5.4** There appeared to be some moisture penetration through the roof structure surrounding the chimney flue. I could not confirm this due to there being no access to the area. I recommend having a licensed roofer investigate further and make any repairs necessary.



5.4 Picture 1

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Manufacturer:</b> GE
<b>Water Heater Location:</b> Concealed hallway panel		

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	MAIN FUEL SHUT OFF (Describe Location)			•	
6.6	SUMP PUMP			•	

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### Comments:

- 6.1** The control knob in the hall bath was installed upside down. This may be an inconvenience. Have a qualified person correct if desired.
- 6.2** The water heater is 12 years old. It functions well and there are no signs of rust. Therefore, to extend it's life, I'd recommend having a licensed plumber change the sacrificial anode rod to prevent fresh water from corroding the inside lining of the tank. This is for your information.

6.3 The main shut off is the knob located beside the water heater. This is for your information.



6.3 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
220 volts

**Panel capacity:**

150 AMP  
Extra Info : 50 AMP Subpanel Capacity in Garage

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC  
SQUARE D  
Extra Info : Garage Subpanel is "Square D"

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
7.7	SMOKE DETECTORS	•			
7.8	CARBON MONOXIDE DETECTORS			•	

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IN NI NP RR

### Comments:

7.1 The main panel has circuit breakers that are mislabeled. I recommend updating.



7.1 Picture 1

7.3 (1) The light fixture is missing cover at the detached garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.3 Picture 1

7.3 (2) The exterior outlet next to the entry door of the detached garage had no power despite all of the circuit breakers being in the "on" position. Recommend checking with the current owners for the reason.

7.4 (1) One GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.4 Picture 1

7.4 (2) At least Three GFCI (Ground Fault Circuit Interrupter) outlets at the detached garage won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

7.6 The main panel box is located at the garage.

The sub panel box is located at the detached garage.

This is for your information.



7.6 Picture 1 Main Panel



7.6 Picture 2 Subpanel

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> TRANE	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 20x20	<b>Types of Fireplaces:</b> Insert	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> TRANE		

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	•			
8.1	NORMAL OPERATING CONTROLS	•			
8.2	AUTOMATIC SAFETY CONTROLS	•			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			•
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•			
8.7	COOLING AND AIR HANDLER EQUIPMENT	•			
8.8	NORMAL OPERATING CONTROLS	•			
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			

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IN NI NP RR

**Comments:**

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**8.0** The humidifier pad should be changed once a year. This is for your information..

**8.5** The metal liner in chimney for fireplace in the family room appears to have some rust. Only about 15% of the liner was visible. A qualified chimney sweep should investigate further prior to use.



8.5 Picture 1

**8.7** The AC, installed in 2007, has a 10-year warranty. To transfer it to your name, call Trane's PSI Department at 1-800-764-0955.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



**Styles & Materials**

**Attic Insulation:**

Blown  
Fiberglass  
R-30 or better

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Unknown

**Floor System Insulation:**

NONE

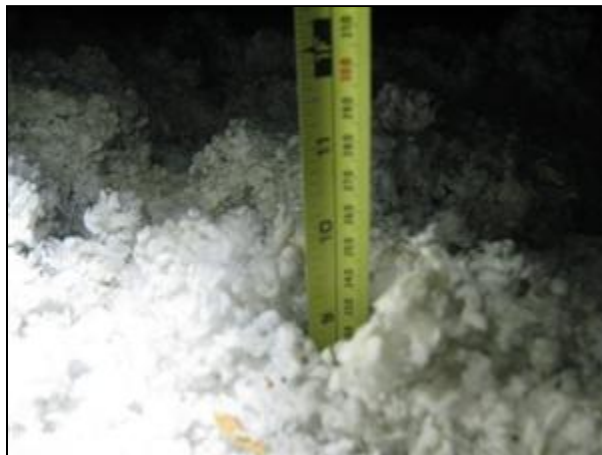
		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			•
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	

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IN NI NP RR

**Comments:**

**9.0 (1)** An insulation R-value of 39 in the attic is recommended. There are approximately 10 inches of insulation in the attic, resulting in an R-value of 30. I recommend adding at least 3 inches of insulation.



9.0 Picture 1

**9.0 (2)** There is no insulation above the laundry room attic hatch. This can result in less heating and cooling efficiency. Recommend adding insulation to lower energy costs.

**9.0 (3)** Parts of the attic above the attached garage were not visible due to stored personal items.



9.0 Picture 2

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

LG  
Serial # : 912KWTA01465

**Disposer Brand:**

BADGER  
Serial # : WM79507002

**Exhaust/Range hood:**

RE-CIRCULATE  
WHIRLPOOL  
Serial # : SR902177B

**Range/Oven:**

WHIRLPOOL  
Serial # : R00339532

**Built in Microwave:**

GENERAL ELECTRIC  
Serial # : SR902177B

**Trash Compactors:**

NONE

**Refrigerator:**

AMANA  
Serial # : 10840892EV

		IN	NI	NP	RR
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS	•			
10.2	RANGE HOOD	•			
10.3	TRASH COMPACTOR			•	
10.4	FOOD WASTE DISPOSER	•			
10.5	MICROWAVE COOKING EQUIPMENT	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



11. Other Appliances

Styles & Materials

Washer Brand:

ROPER

Serial # : C22120432

Dryer Brand:

Maytag

Serial # : LDE8200ACL

		IN	NI	NP	RR
11.0	Washer	•			
11.1	Dryer	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

## General Summary



**Horizon Home Inspections, LLC**

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Springboro, OH 45066  
937-212-7099

**Horizon Home Inspections, LLC**

**58 Lownes Ct.  
Springboro, Ohio 45066**

**Customer**  
Mr. John Doe

**Address**  
123 Main St.  
Somecity Ohio 45454

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing

#### 1.1 FLASHINGS

##### **Inspected, Repair or Replace**

(1) The chimney is not flashed properly. The wood cladding around the chimney is in direct contact with the shingles, resulting in moisture penetration. The wood is soft and flakes off easily. This damage should be repaired. A qualified roofing contractor should inspect further and correct as needed.

(2) The wood trim at the base of the front peak of the roof is in direct contact with the shingles, resulting in moisture penetration. The wood has a spongy texture and flakes off easily. This damage should be repaired. A qualified roofing contractor should inspect further and correct as needed.

### 2. Exterior

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### **Inspected, Repair or Replace**

(1) The wood siding at the north side of home is deteriorated in various areas. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

(2) The wood trim has a 1-inch diameter hole at the Northwest corner of the home, leaving unfinished wood exposed. Further deterioration can occur if not corrected. A qualified person should repair as needed.

## 2. Exterior

(3) The wood trim at the north side of detached garage(next to the entry door) is deteriorated. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

(4) The caulk between the brick and wood along both sides of the garage is dried and cracked. As a result, water is getting in behind the wood and deteriorating it. This is at a more advanced stage on the right side. Do no less than recaulk to prevent further deterioration.

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected

The downspouts at southwest corner of patio room and south side of detached garage need extensions to carry water away from the foundation. Lack of extensions can lead to water problems. I recommend adding extensions to drain water at least 4 feet away from foundation walls.

## 7. Electrical System

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

(1) The light fixture is missing cover at the detached garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2) The exterior outlet next to the entry door of the detached garage had no power despite all of the circuit breakers being in the "on" position. Recommend checking with the current owners for the reason.

### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

#### Inspected

(1) One GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2) At least Three GFCI (Ground Fault Circuit Interrupter) outlets at the detached garage won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

## 8. Heating / Central Air Conditioning

### 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

#### Inspected, Repair or Replace

The metal liner in chimney for fireplace in the family room appears to have some rust. Only about 15% of the liner was visible. A qualified chimney sweep should investigate further prior to use.

## 9. Insulation and Ventilation

### 9.0 INSULATION IN ATTIC

#### Inspected, Repair or Replace

(1) An insulation R-value of 39 in the attic is recommended. There are approximately 10 inches of insulation in the attic, resulting in an R-value of 30. I recommend adding at least 3 inches of insulation.

(3) Parts of the attic above the attached garage were not visible due to stored personal items.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use;

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Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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