

*Nemastil Home Inspections*

# Home Inspection Report

**Property Address Inspected:** 123 Main St., Cleveland Hts. Ohio, 44118

**Date of Inspection:** 10/31/2016

**Client:** Josephine Doe

**Home Inspection Service Provided by:**

Nemastil Home Inspections  
2140 Lee Road #202  
Cleveland Heights, Ohio 44118  
(216) 371-4096

**Inspector:** James L. Nemastil, ASHI Member Since 1981

# ***Nemastil, Inc. dba Nemastil Home Inspections Pre-Inspection Agreement***

This agreement is made between **NEMASTIL, INC. NEMASTIL HOME INSPECTIONS** (hereinafter known as Company) and **Josephine Doe**(hereinafter known as Client) to perform a visual building inspection located at **123 Main St., Cleveland Hts.**

## **Scope of the Inspection**

Nemastil Home Inspection agrees to conduct an inspection for the purpose of informing you (the Client) of observable Material Defects in the present condition of the property. The inspection and reports are performed and prepared for the sole, exclusive and confidential use and possession of the Client. The inspection and report will conform to the current American Society of Home Inspectors® (ASHI®) Standards of Practice, a copy of which is available upon request.

## **Outside the Scope of the Inspection**

Any area or component which is not exposed to view, is concealed or is inaccessible because of soil, snow + ice, organic matter, walls, floors, carpets, ceilings, furnishings or other items or those which require dismantling or destructive testing is outside the scope of the inspection. No assessment and representation is made with regard to compliance with building codes and regulations. Whether or not they are concealed, the following items are also **outside the scope of this inspection:**

- Air conditioning and heat pump equipment testing when temperatures or conditions are not conducive for safe, effective operation. No assessment or representation is made with regard to heating and cooling equipment size (btu capacity) to the load requirement of the building nor the efficiency of such equipment.
- Asbestos, formaldehyde, lead, mold/mildew, air quality or any other environmental hazard.
- Building value appraisal or cost estimates and prediction of life expectancy of any item
- Pools or spas bodies and underground piping and saunas, steam baths or fixtures and equipment, private water or private sewerage systems
- Sprinklers, irrigation systems, water softener/purifier systems or solar heating systems, or furnace heat exchangers
- Condition of detached buildings, engineering analysis, geological stability, erosion or soils conditions
- Security alarms or personal property, radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters, thermostatic or timer controls

**Your inspector is a home inspection generalist and is not acting as an engineer, craftsman or tradesman. If your inspector recommends consulting others with specialized skills it is your responsibility to do so. Should the client require a radon screening or a wood destroying insect inspection, Company will require an additional fee and agreement.**

**This inspection is not technically exhaustive.** The inspection does not cover latent or concealed defects. This inspection also does not cover defects not reasonably observable at time of inspection including, but not limited to recent repairs, paint or covering that may conceal current or prior defects, whether deliberately concealed or otherwise. The inspector will not conduct destructive, invasive or disruptive testing. The inspector will not enter unsafe or inaccessible areas to perform the inspection.

Client understands and agrees that any claim for failing to inform the Client of observable **Material Defects** in the present condition of the property or any other claim arising out of the inspection shall be made in writing and reported within ten (10) business days of discovery of alleged failure. Client further agrees that with the exception of emergency conditions, Client, Client's agents, employees or independent contractors will make no alterations, modifications, or repairs to the claimed discrepancy prior to re-inspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to inform the Client of observable **Material Defects** in the present condition of the property or any other claim arising out of the inspection. No claims will be allowed after one year of the original home inspection.

**The limit of liability under this Agreement shall not exceed the lesser of the actual cash value of the non-disclosed material defect, or the cost to repair less depreciation.**

The inspection report is valid only for the day and time of the inspection; building systems can develop problems at the most unexpected times even on the day of the inspection. Client recognizes that there is no representation or guarantee of expected or remaining future life for items inspected.

The inspection and report are for the sole and exclusive use of the Client. No other persons or entity shall rely upon or utilize the inspection or report. This Agreement is not assignable and no third party shall have any valid claim hereunder in any manner whatsoever. **This inspection report does not relieve any person or entity from any duty to disclose conditions that the inspection did not observe or report. This inspection report does not relieve the client of the duty to make diligent inquiry of any person or entity who may have actual knowledge of the present condition of the property.**

**Arbitration:** Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be determined by arbitration administered by the **American Arbitration Association** in accordance with its Commercial Arbitration Rules. Arbitration shall be mandatory, and the award determined by the arbitrator(s) shall be final, conclusive and binding on all parties. The judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

**Entire Agreement:** This agreement contains the entire understanding between inspector and the Client. There are no other representations, warranties, or commitments expressed or implied except as are specifically set forth herein. This agreement supersedes any and all representation or discussion, whether oral or written, if any, among the parties relating to the subject matter of this agreement. This agreement may be modified, altered or amended only by a writing signed by Inspector and Client.

**Cost: The cost of this inspection shall be:**

General Home Inspection \$ 395

Radon Inspection: \$ 175.


Wood Destroying Insect Inspection -NA

**TOTAL COST:\$ 570. Payment due upon completion of inspection. Check, cash, PayPal, or credit card.**

I request that inspection be conducted under terms and condition defined in this contract. (If this is a joint purchase, the signature of Client represents actual authority to sign for all purchasing parties.)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client

  
\_\_\_\_\_  
Nemastil

## Your report will have the following sections:

Contract-Definitions-Exterior-Grounds- Garage-Roof- Plumbing-Electrical-Heating-Foundation-Rooms-Bathroom-Kitchen-Stair-Attic-Second opinions-Additional comments-Notable item page

Please count the pages of the report and verify you have within 24 hours of the inspection. If we do not receive a call within 48 hours of the inspection, IT IS ASSUMED THAT YOU HAVE ALL PAGES.

**DEFINITIONS:** There are many technical terms on this report. Please call the inspector within 48 hours of receipt of this report for any questions pertaining to content, technical terms, mis-understandings, or any items difficult to read.

**O = OPERABLE** is defined as, the unit was operating at the time of inspection, or the unit appeared to be operating at the time of inspection. It is possible that an operable unit will require repairs, maintenance, or replacement at some future date after the scheduled inspection. The inspector documents the unit being operable due to strictly, the visual appearance on the day of inspection. Operable is also defined by the inspector, at his or her discretion and professional opinion that the unit appears to have had normal wear and tear for its vintage.

**P = POOR** is defined as, the unit may or may not be operating at the time of inspection, or it appears that the unit may or may not operate at the time of inspection. Poor is also defined, as a unit needs repair, replacement, maintenance now, soon, or in the near future. Poor is also defined by the inspector, at his or her discretion and professional opinion, that a unit appears to have abnormal wear and tear for its vintage, condition, or present installation.

**NA / NI = NOT APPLICABLE OR NOT INSPECTED** is defined as the unit or system or component was not inspected, not present, turned off, not accessible, not part of the inspection, beyond the scope of the inspection, or not energized.

**RMER= REPAIRS AND MAINTENANCE EXPECTED OR RECOMENDED** is defined as the unit needs or may need current or future repair, maintenance or replacement. RMER is also defined by the inspector, at his or her discretion and professional opinion, that the unit does not appear to have normal wear and tear for its vintage, that the unit or it's component are approaching the end of life, and that the unit components are in need of repair, maintenance and/or replacement.

**APOD = ASK PRESENT OWNER DETAILS** is defined that you should investigate, ask, or find additional relevant information from the owners, renters, landlords, power of attorneys, other inspectors that may have inspected this property previously, of family members that have knowledge of the property. The inspector uses this term when he or she feels that not enough information was obtained at the time of inspection. The client is responsible for getting this necessary information. For questions pertaining to tree roots, roof leaks, plumbing leaks, structural problems, land conditions, erosion conditions, environmental conditions, underground conditions, or other conditions that would cost more than \$500 the client should get this information in writing.

**O/W-T = OLDER UNITS WITH WEAR AND TEAR** is defined as exactly what is reads. Older with wear and tear may mean last quarter of life, on borrowed time, should allocated funds for replacement, needs repair now, will need repair in the future, may need repair in the future, very worn for vintage, excessively worn for vintage, worn, end of its useful life, nearing the end of its useful life, and any other similar phrase. Sometimes this section is not checked off due to many systems are naturally older with wear and tear such as old sound foundations, old should siding members and etc.

**SOS = SEE OTHER SECTIONS**

**ASHI= American Society of Home Inspectors.** Our inspection will be conducted in accordance to ASHI or will exceed ASHI guidelines. If you would like a copy of the ASHI guidelines, call 1-800-743-2744 or 1-847-759-2820 or [HQ@ashi.com](mailto:HQ@ashi.com) or [www.ashi.com](http://www.ashi.com) and download information. Our report will not have ASHI guidelines pre-printed.

Attention third parties and other purchasers: Receipt of this report is not authorized by this inspection company. We advise strongly against reliance on this inspection report and recommend that you hire a private building inspector to provide you with your own report and inspection. Limits of inspection: The client understands that the inspector is a generalist and not an expert in every craft or profession. The client understands that the inspection and report are an unbiased opinions based on the experience of the generalist inspector.

Digital Images taken      yes

# EXTERIOR

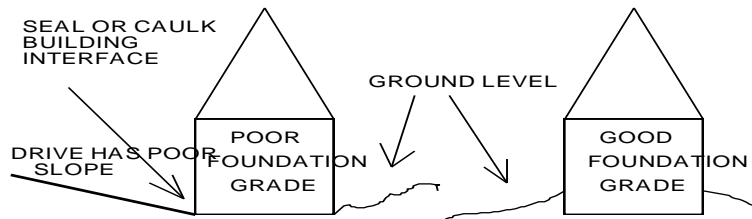
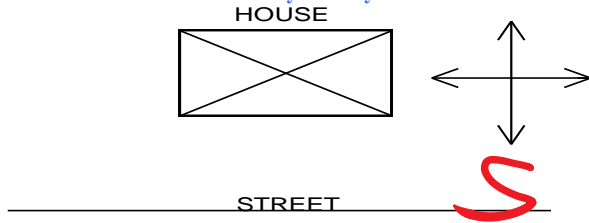
**WEATHER: (65 F) Degrees Fahrenheit** sunny /

<b>FOUNDATION</b> <b>O</b> <b>RMER</b> <b>P</b> Concealed _____ % <b>Type:</b> masonry / brick / terra cotta / some deterioration of brick –west side –rec contacting mason for remedy
<b>SIDING / TRIM</b> ____ <b>O</b> <b>RMER</b> <b>Type:</b> / /wood/ brick / alum / peeling paint / some deterioration on trim //paint chips on ground/ <b>Paint used prior to 1978 may contain lead</b>
<b>Inspection conducted from ground elevation only with no ladders. We do not inspect or count window screens . Basement windows are not tested.. Any homes with stucco or EIFS need to be surveyed with a moisture meter by a qualified inspector.</b>
<b>Doors &amp; WINDOWS</b> <b>O</b> <b>RMER</b> <b>P</b> <b>Type:</b> / vinyl / wood/ No storm doors-
<b>STEPS</b> _____ <b>O</b> <b>RMER</b> <b>P</b> <b>Safety or hand rails are</b> / missing / <b>Step risers appear to be:</b> different heights / tripping hazard / do not meet standards
<b>PORCH</b> <b>O</b> <b>RMER</b> / <b>Railings :</b> low- do not meet standards- upper porch - have poor spacing –caution Deteriorated –loose or missing deck boards east porch-rec repairing
<b>DECK</b> <b>O</b>
<b>HOSE BIB/ SPIGGOTT</b> off /
<b>ELECTRIC</b> <b>O</b> <b>RMER</b> <b>P</b> GFCI not working or wired improperly east porch / no outlets exist on back deck-rec installing / .
<b>AC / HEAT PUMP</b> Roughly _____ <u>2</u> _____ years old

# GROUNDS / DRIVEWAY / WALKS / PATIO / TREES

## COORDINATES FOR THIS REPORT

True north may actually be different.



One can achieve good or proper foundation grade by a positive slope of roughly one inch per foot for the first five feet. Poor foundation grade can cause seepage into dwelling, clog drain tile systems, and possibly cause foundation failures. We cannot inspect snow-covered areas.

<b>DRIVEWAY</b>	<b>O</b>	<b>RMER</b>	
TYPE: Gravel/			
<b>WALK s( )</b>	<b>O</b>	<b>RMER</b>	<b>NOT EVEN OR NOT LEVEL AREAS P</b>
TYPE: concrete /stone/ / cracks / missing section where new gas line is being installed			
<b>Retaining Walls</b>	<b>O</b>	<b>RMER</b>	<b>P</b>
TYPE: timber/ loose-check with surveyor—timbers appear to encroach west property line- contact surveyor for assessment			

Consult a soil engineer for geological and site stability concerns. Tree roots can infiltrate and block storm and sanitary lines. When these conditions arise, sewer back up and basement wall moisture is often a result. We strongly urge you to question the past owner if past seepage or sewer backup had existed, if it has, future maintenance may be probable. You should employ a tree specialist to evaluate the condition of all trees. Paint chips on grounds may contain lead in pre 1978 homes.

<b>PROPERTY/SITE</b>	<b>O</b>	<b>RMER</b>	<b>P</b>
/ some ponding areas / NE corner of garage/back of house			
<b>FOUNDATION GRADING</b>	<b>O</b>	<b>RMER</b>	<b>PAINT CHIPS ON GROUNDS –west side of garage</b>
<b>Negative slope-pitch W</b> side of garage –Rec re-grading so water does not flow against /back of house also			
<b>TREES:</b>	<b>CAN CAUSE SEWER BLOCKAGE OR DRAINTILE BLOCKAGE</b> <input type="checkbox"/>		
For a complete analysis of sewer conditions a camera survey is recommended			

# GARAGE

<b>ROOF</b> _____	<b>O</b>		
<b>SIDING</b> _____	<b>O</b>	<b>RMER</b>	// deteriorated-damaged small area upper SE corner –rec repairing
<b>DOWNSPOUTS / GUTTERS</b>	<b>O</b>	<b>RMER-no splash block-discharging next to foundation-rec extension</b>	<b>Certain municipalities now require a ground rod for the detached garage electrical system. GFCI's are recommended for garage outlets. You should read all sections of report. If you do not understand items on report or cannot read writing please call inspector immediately.</b>
<b>ALL WINDOWS</b>	<b>O</b>		
<b>SLAB-FOUNDATION</b>	<b>O</b>	<b>O/W-T/</b>	<b>DAMAGED</b> cracks // has settled / tripping hazard
<b>SILL PLATE</b>	<b>O</b>	<b>RMER</b>	<b>DETERIORATED</b> in a few areas from past leakagre <b>NA</b> partial inspection only due to garage clutter /
<b>WALLS &amp; CEILINGS</b>	<b>O</b>	<b>RMER</b>	-some deteriorated studs-have been supported by new ones
<b>RAFTERS JOISTS SHEATHING</b>	<b>O</b>		
<b>ELECTRICAL</b>	<b>O</b>	<b>RMER</b>	/ Recommend installing GFCI outlets where none exist / a non grounded outlet exists on ceiling light rec eliminating
<b>GARAGE DOOR---S</b>	<b>O</b>		
<b>OPENER---S</b>	<b>O</b>		<b>safety mechanism working</b>
<b>PESTS:</b>	<b>NA</b>		
<b>FENCES</b>	<b>NOT EVALUATED</b>		

# ROOF / CHIMNEY / GUTTERS / DOWNSPOUTS

**Most municipalities only allow two layers of shingle roofing. If presently two layers exist, a tear off may be required with the next installation. You need to employ a professional roofer to estimate the life expectancy, actual condition, and to receive second opinion of its condition. Ground level inspection only. We do not climb on roofs . Roof flashing is concealed and not clearly visible.**

<b>ROOF TYPES:</b>	asphalt or fiberglass shingle /		
<b>ROOF</b> _____	<b>O</b>		
<b>ROOF</b> _____	<b>O</b>		
<b>CHIMNEY</b>	<b>O</b>	<b>RMER</b>	Mortar missing Rec pointing // no chimney screen or cap // ivy/ <b>If you chimney does not have a screen or cap you should install one</b>
<b>VENTING</b>	<b>O</b>		Type: ridge / <b>See attic for more comments.</b>
<b>DOWN-SPOUTS</b>	<b>O</b>	<b>RMER</b>	/ older clay-tile not sealed by downspouts
<b>GUTTERS</b>	<b>O</b>		
<input checked="" type="checkbox"/>	<b>Many roofs are hazardous and dangerous to walk on. Our inspection will only be based on what is visible from the ground level with or without binoculars.</b>		

# PLUMBING / WATER TANK / GAS / LAUNDRY

Public water and sanitary / (

Inspector will not touch shut-offs, supply shut offs, or main shut off due to the potential of a leak or drip.

	<p><b>WATER HEATER OFF</b></p> <p>EST. AGE <u>2</u> GAS / ELECTRIC / CAPACITY: <b>40</b> + GAL.</p> <p>T</p> <p>vents should always be secured with screw</p>
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**WATER PIPES** O **RMER** when 1<sup>st</sup> floor toilets is filling a loud noise is being emitted from plumbing system-  
**contact plumber for remedy**

Appears to be mostly plastic /  
 /Main water shut off -front of house

**WASTE / DRAINS** O **Type: galv./plastic /**

**VENT PIPES** **MOSTLY CONCEALED**

**CLEAN-OUTS:** APOD  
 yes /

**\*You must ask owner if past sewer back-up or flooding has ever occurred or if sewer snaking has occurred in the past.** ☒

**WATER PRESSURE**

100 PSI high-rec  
 installing pressure reducer-  
 contact plumber for remedy  
 Pressure reducer no  
**NORMAL PRESSURE IS 50-80 PSI.**

Water pressure can change during different times and can change over time due to many reasons. See bathrooms page for pressure on floor levels.

**GAS PIPES**

**RMER**  
 #GAS LEAKS No Yes\_at  
**RMER**  
 Having gas lines pressure checked before transfer is always recommended

**LAUNDRY SINK AND CABINETS** O



# ELECTRICAL –Any electrical defects should be eliminated

EST. SERVICE 100 AMP OVERLOAD PROTECTION: breakers /f

PANEL OR PANELS \_\_\_\_\_ Main \_\_\_\_\_ O

GROUNDING O

**Have electrician verify and certify all grounding conductors.**

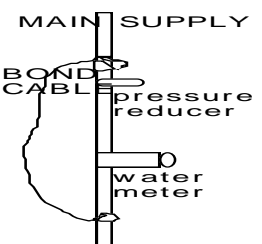
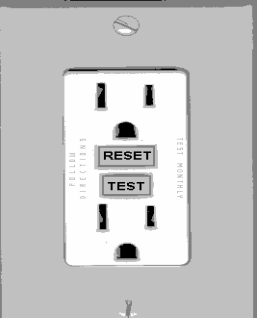
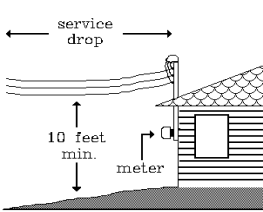
HOUSE WIRE TYPE : / THREE WIRE / ROMEX / CONDUIT / TWO WIRE / SOME OLDER KNOB AND TUBE /  
**Electrical not determined or evaluated in: walls, drop ceilings, closed panels, concrete, soil, behind outlet or switch plates.**

OUTLETS AND SWITCHES damaged loose outlet next to main box, pull chain fixture inoperable ceiling in NW area of basement-pull chain fixture very close to main box-caution-

Special Note ; Any electrical conditions noted e should be considered deficiencies and corrected. P RMER

**This is not a code inspection. We are not electricians / electrical inspectors / or specialists. All electrical defects or problems should be repaired. We only comment on non-conformance items that are obvious or clearly visible. Have electrician verify or certify service. Inspector will only test one outlet per room.**

We simply identify systems and SOME exposed defects. We suggest that you have a professional certified electrician perform an electrical inspection and make repairs if needed. Non-conformance items can be dangerous and cause fires. ALL KNOB AND TUBE WIRING may require future updating due to age, wear and tear, and possible insurance requirements. Ground fault interrupters (GFCI's) are recommended on outdoor, garage, kitchen, bathroom, and wet areas.. We recommend installing carbon monoxide detectors in the utility room and in sleeping areas

	<b>BOND CABLE</b> Ok / 	<b>GFCI's</b> 	<b>MAIN SERVICE overhead</b> 	<b>RECOMMENDATIONS</b> Should fix any <b>DEFECTIVE Electrical conditions</b>

## HEATING / COOLING 1

<ol style="list-style-type: none"> <li>1. <b>HEATING / COOLING ADDITIONAL NOTES PAGE APPLIES TO THIS REPORT AND SHOULD BE READ</b></li> <li>2. Rec installing smoke detectors / low-level carbon monoxide detectors and test regularly</li> <li>3. Cool mode tested today and found to be operating</li> <li>4. Recommend having heating unit checked and serviced before close –could not start</li> <li>5.</li> </ol>	<p>GAS / Forced Air/                      UNIT # 1 Off no gas</p> <p>ROUGH ESTIMATE AGE: - 7 YRS.  <b>Needs frequent inspection /regular maintenance</b>                      System should be cleaned, tested and certified prior to close ☒</p>
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**Recommend having the furnace serviced, cleaned, maintained, certified, tested for CO, and cleaned on a yearly basis.**

VENTILATION TO HEATING AREA O

KILL SWITCH OR FURNACE ELECTRICAL SHUT OFF SWITCH YES

<b>HOUSING</b>	<b>O</b>	<b>RMER</b>	<b>Stained-rusted-corroded</b>
Some rust or corrosion / leakage from humidifier , AC , or condensation of flue gases has or may be occurring –have unit checked <b>Water or rust stains under the furnace indicate that past leaks have occurred.</b>			
<b>BURNERS</b>		<b>CONCEALED</b>	
<b>BLOWER / MOTOR</b>	<b>O</b>		
<b>DUCTS OR PIPES</b>	<b>O</b>	<b>RMER</b>	<b>missing register east basement.</b>
<b>FLUE OR VENT</b>	<b>O</b>		
<b>COLD AIR RETURN</b>	<b>O</b>	<b>NOT CONNECTED TO FURNACE</b>	<b>-missing duct work from return register in middle of house- have furnace technician remedy –substandard condition</b>
<b>AIR FILTER</b>	<b>O</b>		
<b>AC UNIT</b>	<b>O</b>		
<b>#1 Temp drop is ( 18 )</b>	<b>O</b>		
<b>HUMIDIFIER</b>		<b>none-only a humiditat</b>	
<b>COMBUSTION ANALYZER TEST OR CARBON MONOXIDE TEST CONDUCTED</b> <b>NO</b> <b>Do not employ heating contractors for your dwelling unless they own and are certified to use combustion analyzer.</b>			

## FOUNDATION / CRAWL / BASEMENT / SLAB #1

<b>Inspector will only comment on visual conditions. You must read all sections of this report. Please call for questions.</b>			
<b>JOISTS-SHEATHING</b>	<b>O</b>	<b>RMER</b>	<b>/ 2x10 /2x8/ system / a few damaged</b>
<b>SHEATHING / DECKING /X-BRACING</b>	<b>O</b>	<b>RMER</b>	<b>/ thermal bypass or fire chase exists below return register where vertical ceilings penetrations exists such as drain lines- Rec. sealing ,installing firestops or connecting du</b>
<b>BASEMENT INSULATION – O</b>			
<b>IN JOIST PERIMETER POCKETS</b>			<b>Inspector will not move or disturb insulation. For all sections of report, inspector cannot and will not determine if asbestos content exists without laboratory testing. Areas behind insulation cannot be inspected. Condensation can occur on walls below grade if high humidity exists in basements.</b>
<b>COLUMNS / PIERS</b>	<b>O</b>	<b>RMER</b>	<b>P</b>
<b>Type: steel /wood/ Hole was poked thru steel column west of stairwell-have contractor replace</b>			
<b>MAIN BEAM OR BEAMS</b>	<b>O</b>	<b>RMER</b>	<b>P</b>
<b>Type: wood / steel / concrete / visually not level / splits / damaged / poor splices / some covered or concealed</b>			
<b>BASEMENT FLOOR</b>	<b>O</b>	<b>RMER</b>	<b>O/W-T</b>
<b>Type: concrete / some cracking / / some not level / Generally small floor cracks in slabs are shrinkage type and usually do not indicate a serious problem. Occasionally these cracks leak moisture and can also allow radon gas to enter. Inspector will not move drop-ceiling panels for observation during a general home inspection. Dry water stains today can be wet water stains tomorrow. We can only document what was actually seen today.</b>			
<b>CRAWL SPACE</b>	<b>O</b>	<b>CRAWL SPACE SHOULD BE HEATED, COOLED AND DEHUMIDIFIED</b> ☒	

# FOUNDATION / CRAWL / BASEMENT / SLAB

**Inspector will only comment on visual conditions. Inspector does not move stored items, boxes, or furniture.**

**BASEMENT IS: 0% CLUTTERED / 30% CLUTTERED / 70% CLUTTERED / 90% CLUTTERED**

**WALLS**      **O**      **APOD**      recently painted

**TYPE OF FOUNDATION SYSTEM:** / terra cotta tile/

**NOTE: We recommend all structural or foundation repairs be done by engineers or foundation repair specialists.**

**WALL**                      **MOISTURE:**    **moderate**                      **to**                      **heavy**

**Other observation seen today :** RREM      moisture stains / efflorescence / signs of past moisture entry / looks like newer wall paint  
**APOD/ Paint chips and dust can be a lead hazard in homes built prior to 1978. Testing is suggested for lead contents when these conditions exist.**

- ~~X~~ Recommend using a dehumidifier in basement or crawl locations.
- ~~X~~ Basement rather dry today at time of inspection , however can leak at some future date.
- ~~X~~ Seepage possible in future from observed conditions that existed on the exterior or interior of the dwelling. (Such as poor grade, cracks, sprinkler heads close to foundation, tree conditions or other comments on report)
- ~~X~~ Given present moisture conditions observed today, full or partial waterproofing may be required in future. Contact foundation water proofer for estimates.
- ~~X~~ Have moisture entry condition in crawl or basement. This needs second opinion for remedy.
- **e. Poor grading, dirty gutters, poor site drainage, poor soil conditions, unknown soil conditions, or poor initial construction can cause moisture entry into ducts or basement. Such a condition can lead to high humidity, odor, and mold.**

# FOUNDATION / CRAWL / BASEMENT / SLAB #3

**Inspector will only comment on visual conditions. You must read all sections of report Please call for questions.**

**When walls are recently painted foundation conditions are often difficult to determine. You need to ask previous homeowners or managers what the walls looked like prior to the recent painting and patching. The buyer should also investigate and inquire if ever sewer backups, tree root blockage, foundation conditions, flooding, structural conditions, soil movements or any other notable condition have ever existed or occurred to this home. This can be done by checking city records for permits, asking adjacent neighbors questions about past conditions, searching old real-estate records for past sales, reading past home inspection reports or any other resource that would provide more knowledge. This inspection is not an engineering review, analysis, or study. Basement moisture or seepage are frequently mentioned on property disclosure forms. It is not the duty of the inspector to interpret these comments. Clients should personally ask sellers if past seepage, moisture, mold, flooding, run-off problems, erosion, sewer back-up, sewer odor, musty odors, underground conditions, structural repairs, settlement, cracks, water-proofing, or any other moisture or structural related conditions have ever existed or occurred to this house. All basement and crawl defects such as cracks, leaks, settlement, mold , mildew, not level conditions, and other not common conditions, require second opinions. We recommend you get a warranty on all waterproofing and structural repairs that have been done in the past. When basement walls are covered by paneling or drywall, potential moisture or mold conditions may exists behind walls. Inspectors do not determine this nor do they dismantle walls to make these observations. When finished basement walls contain moisture, mold is possible and destructive inspection would be required. WE DO NOT PREDICT FUTURE MOISTURE, LEAKS, CONDENSATION, MOLD, HUMIDITY, OR CRACKS ARE GETTING BIGGER OR IF WALLS WILL BOW MORE.**

# ROOMS / BED / LIVING / DINING / OTHER

<b>Rooms furnished/</b>					
<b>WALLS AND CEILINGS</b>	<b>O</b>				
a few cracks / <b>Inspector will not move objects to test outlets. / Some ceiling tiles can contain asbestos. You will need to test to determine if they do</b>					
<b>ELECTRICAL</b>	<b>O</b>	<b>RMER</b>	<b>P</b>	<b>APOD</b>	<b>Rec. the installation of photoelectric smoke alarms</b>
some outlets are still ungrounded / shortage of outlets /					
<b>Note: unprotected incandescent light fixtures in closets can be hazardous- rec. globe or florescent light</b>					
Floors that are significantly not level, bouncy or very loose may have hidden structural conditions such as missing joist hangers, missing double joists under partition walls, cut joists, missing x-bracing, inadequately size used spans or missing bearing supports. Inspectors do not perform engineering evaluations during general home inspections. Walls and ceiling that have many settlement cracks, large cracks or nail pops are showing signs of hidden structural conditions that may require the opinion of a structural engineer. Additional floor sagging, and additional wall cracking may occur. You need to question the previous owner about any moisture stain, wall patch, or freshly painted surface for details and reasons. Inspector is only required to test one outlet per room if accessible. Inspector will not move furniture, unplug computers, clocks, freezers, refrigerators, alarms or any other appliance during this inspection. Inspector will make every effort in testing accessible outlets and switches. We recommend any pull –chain that is used as a fixture is changed to switched type. We recommend all hallways, rooms with two doors and stairs, have three-way lighting. It is the responsibility of the client to remember locations of non-conforming items. Inspector will not indicate locations of these conditions on the report other than that they exist. We recommend you install smoke and CO detectors on all levels. Drop ceiling panels are not removed.					
<b>HEATING SOURCE: yes /</b>					
<b>WINDOWS</b>	<b>O</b>	<b>P</b>	<b>RMER</b>	<b>handle broken S window lv rm. –APOD regarding any warrenties-have window specialist repair NEWER</b>	
<b>DOORS</b>	<b>O</b>	<b>P</b>	<b>RMER</b>	Un able to open doors to east porch- APODCaution: Many older doors do not have safety glass, ideally they should	
<b>FIREPLACE</b>	<b>P</b>	<b>RMER</b>	<b>All units need to be cleaned and certified prior to use</b>		
due to its rebuilding it may not meet today’s standards-finish tile does not appear to be designed for use in fireplace.contact fireplace specialist before starting fire /damper missing –rec installing contact chimney sweep for remedy/ gas line capped & could not tell if gas line still connected no gas valve visible . Firebox damaged					
<b>FLOORS</b>	<b>O</b>	<b>Type: wood /</b>			
<b>Chimney and fireplace certifications are note in the scope of general home inspections. Safety clips are necessary in fireplace dampers to allow smoke to always travel up the flue.</b>					
<hr/> <hr/> <hr/>					

# BATHROOMS YOU MUST READ ALL RED SECTIONS OF ENTIRE REPORT

<b>BASEMENT / 1<sup>ST</sup> FLOOR / 2<sup>ND</sup> FLOOR / 3<sup>RD</sup> FLOOR (Percent cluttered 100% 80% 60% 40% 20% 0%)</b>					
<b>See rooms page and other sections of report for windows and door comments.</b>					
<b>WALLS AND CEILINGS</b>	<b>O</b>				
cipped wall tile 2 <sup>nd</sup> fl bath					
<b>ELECTRICAL</b>	<b>O</b>	<b>APOD</b>	<b>unknown switch in 1<sup>st</sup> floor bath/</b>		
<b>FLOORS</b>	<b>O</b>	<b>RMER</b>	<b>Type: / tile // missing grout along tub-</b>		
<b>Unknown if asbestos content exists.</b>					

<b>. Inspector will only test one outlet per room. Inspector will not move furniture, boxes, or anything during a home inspection. Furthermore, inspector will not unplug computers, clocks, freezers, refrigerators, or any other appliance.</b>				
<b>TOILET</b>	<b>O</b>		<b>RMER</b>	heavily stained 1 <sup>st</sup> fl
<b>SINK AND VANITY</b>	<b>O</b>	<b>P</b>	<b>RMER</b>	water off in sinks
<input type="checkbox"/>				
<b>TUB AND SHOWER</b>	<b>O</b>	<b>P</b>	<b>RMER</b>	
/ leaks behind spout / / Whirlpool not in working order Not GFCI protected / <b>on - off switch sticks on whirlpool-have tub specialist check</b> –low pressure 3 <sup>rd</sup> fl shower				
<b>FAN / VENT / Window</b>		<b>O</b>	<b>RMER</b>	no safety chain 1 <sup>st</sup> fl bath window –rec installing
/ Fan discharge is concealed in the attic.				
<b>. Safety glass should be used for all bathroom construction, all new doors and sidelights, all new windows that will be roughly 2 foot from the floor level.</b>				

## KITCHEN

<b>FLOORS</b>	<b>O</b>			
TYPE: tile/				
<b>WALLS AND CEILINGS</b>	<b>O</b>			
/				
<b>ELECTRICAL</b>	<b>O</b>			<b>RECOMMEND GFCI's where none exist</b>
<b>We do not check outlets behind appliances.</b>				
<b>EXHAUST / FAN</b>	<b>O</b>			
<b>Inspector will not determine discharge location of unit.</b>				
<b>CABINETS and COUNTERTOP</b>	<b>O</b>		<b>RMER</b>	<b>P missing handles and knobs</b>
<b>PLUMBING AND DRAINS</b>	<b>O</b>			Hot water off
/				
<b>DOORS</b>	<b>O</b>			
<b>WINDOWS</b>	<b>O</b>			
<b>See all other sections that relate to windows and doors.</b>				
<b>Appliances are only visually inspected and warranties should be obtained. When the inspector refers to OLDER UNIT, he means that the unit is reaching its expected life and future maintenance or replacement is expected. The inspector cannot be liable for any leaking or damaged appliance, before, on, and after the date of inspection. Dishwashers can leak at any time regardless of age or condition. We recommend you purchase an appliance warranty prior to property transfer.</b>				
<b>DISPOSAL</b>	<b>O</b>	<b>RMER</b>	<b>O/W-T</b>	<b>APOD</b> wires not in conduit / makes loud noise
<b>Oven should be connected to a tip floor clip. Children can stand on oven doors and without a tip clip a major accident could occur.</b>				
<b>Stove Top Burners -Oven</b>		<b>RMER</b>	<b>P</b>	burner not working- Anti tip clip device not installed –rec installing
<b>DISHWASHER</b>		<b>RMER</b>	<b>P</b>	Did not start
<b>REFRIGERATOR</b>	<b>O</b>	<b>RMER</b>		freezer temp 15 F / main temp 37 F – no water or ice discharging from dispenser- APOD
<b>. Make sure you ask the present owner for all maintenance manuals and warranties House warranties should be purchased from your realtor representative or insurance company. You must read all yellow &amp; red sections of report. Copyright 1997</b>				

## STAIRS / OTHER / DEFINITIONS

<b>HANDRAILS:</b> ____ _____	<b>P</b>	<b>RMER</b>		
missing – rec installing				
<b>Guardrail height should be a minimum height of 36 inches and is required for any drop-off greater than 30 inches Handrail height should be between 34-38 inches in height. Guardrail and handrail openings should be no more than 4 inches in size per opening Stairs should have the following; headroom 6 ft 8 inch min., min. stair and landing width of 36 inches, max. Vertical distance between landings 12 ft, riser max. 8 inches, tread depth minimum 9 inches We do not take any measurements at the time of inspection, and all above measurements are industry standard We perform strictly a visual observation of all units.</b>				
<b>STAIRS / STEPS</b> __basement _____	<b>O</b>		<b>RMER</b>	
cracked tread -5 <sup>th</sup> from top –have carpenter repair-high first riser –caution -				
<b>STAIRS / STEPS</b> __other _____	<b>O</b>			

# ATTIC / FRAMING / CHIMNEY / VENTING / STAIRS

<b>ATTIC ACCESS</b> <b>O</b> partially accessible //
<b>FLOORS</b> <b>O</b> partially floored /
<b>ELECTRICAL</b> <b>O</b>
<b>VENTILATION</b> <b>RMER</b> <b>COULD BE IMPROVED</b> <b>Ventilation type ;</b> / ridge vents /some insulation stuffed into soffit blocking air circulation-rec removal / some or all insulation is installed in between rafters blocking the flow of air Rec removal- contact insulation contractor for remedy
<b>CHIMNEY OR OTHER ROOF PENETRATION</b> <b>O</b>
<b>FRAMING / SHEATHING</b> <b>limited view</b> 1 <input type="checkbox"/> <b>Ask owner for warranty of any past or recent roof or attic repairs.</b> <b>ATTIC FRAMING IS:</b> <b>2X6</b> // <b>AT</b> <b>16 inch</b> / + <b>CENTERS</b>
<b>INSULATION</b> <b>O</b> <b>RMER</b> <b>TYPE:</b> <b>glass</b> / <b>APPROXIMATE INCHES :</b> (/ (3 ½ -6) / (6+) / (9+) installation does not meet today's standards // recommend insulation on knee walls and floor areas / Flammable paper exists on insulation- rec. reversing or covering /

## SECOND OPINIONS, SUGGESTIONS and RECOMMENDATIONS

**ALL SECTIONS APPLY AND ALL SHOULD BE READ**

<b>MOLD TESTING</b> <b>NO</b> <b>MOLD / MILDEW / DARK STAINS / BIO-GROWTH</b> / on attic insulation in a few areas  "Mold should be properly treated. We recommend following the "New York City guidelines on mold" when it is observed. Your home inspection does not include the testing or inspection for past or present mold.
<b>RADON GAS TESTING</b> <b>YES</b> If a Radon Gas Test is performed please visit the following website for important information on Radon gas – causes and effects : " <a href="http://www.epa.gov/radon/pubs/hmbyguid.html">Home Buyer's and Seller's Guide to Radon</a> " ( <a href="http://www.epa.gov/radon/pubs/hmbyguid.html">www.epa.gov/radon/pubs/hmbyguid.html</a> ) Many Cleveland suburbs have been known to contain radon gas. The EPA recommends that all homes be tested for radon gas. <b>Radon gas is the second leading cause of lung cancer in the USA.</b>
<b>TERMITE CARPENTER ANT AND WOOD DESTROYING INSECT TESTING</b> <b>NO</b> . We recommend all homes be inspected for wood boring g insects.

**LEAD PAINT TESTING**

**NO**

**Your old carpets, dust in window systems, dust in the entire home, peeling paint, failed paint, exposed soil and many other conditions can contain harmful amount of lead content.**

## **ADDITIONAL COMMENTS**

**. A certified heating professional should monitor rusting of the heat exchanger periodically for holes and cracks. You must have carbon monoxide detectors and smoke detectors on all levels of the home so you can frequently monitor the household air.**

**We recommend hot water temperature to be less than 120 degrees Fahrenheit. Temperature over 120 degrees can cause scalding and skin burns.**



**Home  
Inspection  
Report**

**Property Address Inspected: 123 Main Street**

**Date of Inspection: 10/31/2016**

**Home Inspection Service Provided by:**

Nemastil Home Inspections  
2140 Lee Road #202  
Cleveland Heights, Ohio 44118  
(216) 371-4096

**Inspector:** James L. Nemastil, ASHI Member Since 1981

**Notable Items**

- **Missing damper fireplace**
- **Damaged decking east porch**
- **No railings N steps east porch**
- **Water ponding next to garage**
- **No outlet back deck**
- **No gfci garage**
- **Loose retaining wall west side of property**
- **Dishwasher did not start**
- **No water to refrigerator**
- **Missing hand rails on stairs**
- **Damaged railing upper N porch**
- **Water off to 2<sup>nd</sup> fl sinks**
- **Unknown switches 1<sup>st</sup> and 2<sup>nd</sup> fl baths**
- **Shortage of outlets NE bedroom**
- **Substandard insulation installation 3<sup>rd</sup> fl attic crawls**
- **Water leaking out of area where spout mounted in 2<sup>nd</sup> fl bath**
- **Unable to get whirlpool to operate-not gfci protected**
- **Deteriorated column west side of basement**
- **Damaged wall tile 2<sup>nd</sup> fl bath**
- **Open return register middle of house-not connected to duct**
- **No damper fireplace**
- **Paint chips around several areas of property**
- **Low pressure 3<sup>rd</sup> fl shower**
- **Sludge coming out of clean out in basement**
- **Unable to start furnace**
- **Hot water tank off**
- **Some attic insulation issues**
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