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Inspected By: Eric Cree, OH License # OHI.2021003744 EXP. 6/9/2024



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

**1234 Bright Street
Sylvania, OH 43560**

Inspected on Sat, Feb 20 2021 at 9:00 AM

Thank you for choosing Cree Home Services! We appreciate the opportunity to serve you and we will be with you for as long as you own the your home.

This inspection does not constitute a warranty, guarantee or insurance policy of any kind. This report is simply a third party evaluation of the MAJOR components and systems of the property only.

The PURPOSE of this inspection is to describe and comment on items that are not functioning properly, significantly deficient, unsafe or are nearing the end of their service lives. Inversely, this inspection is NOT a itemized list of every crack, scratch, stain or cosmetic flaw in the home.

This is not a code inspection. Obtain a list of alterations and new components from the owner. Please contact your local code official for all permits and code compliance issues.

All defects listed in the report should be repaired as necessary by a qualified contractor. All receipts and necessary documentation should be obtained prior to settlement.

Pictures in the report are used as evidence of defects; however, there will not be pictures of every defect or every occurrence of a defect throughout the report.

Please Note: If you have any questions or anything is unclear, please do not hesitate to contact Cree Home Services and/or your specific inspector. We are happy to answer any questions. We consider it very important for you to fully and completely understand the condition of the subject property and will do all we can to help you in the process.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

Wall Covering And Trim

- 1) Comment 8: Recommend that the very minor crack above the garage door be sealed with mortar caulk as a guard against further deterioration.
- 2) Comment 9: Scrape and paint areas of wood trim around exterior back door and garage trim to prevent wood rot. This should be regular maintenance every couple years.

Heating Equipment

- 3) Comment 47: Recommend the furnace's filter be replaced. The use of HEPPA or so-called '90 day' furnace filters is not recommended.

Filter size 16*20*1

Introduction

Approximate Year Built:	2006
Occupied:	No
Utilities On :	Yes
People Present:	Buyer, Buyer's Agent
Radon Test:	No
Mold Test:	No
Wood Destroying Insect Inspection:	No

Property And Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Landscape / Grading: Inspected



Comment 1:
Landscaping was properly sloped away from the home.

Driveway: Inspected



Comment 2:
The driveway was cement and displayed no signs of spalling, crazing or cracking.

Walkways: Inspected



Comment 3:
The front walkway was cement and displayed no signs of spalling, crazing or cracking.

Vegetation: Inspected

(Property And Site continued)



Comment 4:

Recommend maintaining the two bushes in the front of the house to allow for enough air flow and sunlight to properly dry the exterior of the house.



Figure 4-1



Comment 5:

Snow covering noted during the inspection. Landscaping, driveways, walkways, decks, and roof surfaces may not be completely visible during the inspection. It should be noted that Cree Home Services will, at no extra charge, come back to further inspect snow covered areas once the snow has melted.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Foundation Surface:

Inspected

(Exterior continued)



Comment 6:

Foundation was poured concrete without exterior signs of cracking, efflorescence or water intrusion where observed. Interior foundation inspection was limited because of insulation in crawlspace. Where insulation was moved to view the foundation walls no signs of staining, water intrusion or efflorescence were observed.

Wall Covering And Trim: Inspected



Comment 7:

The sides and back exterior walls of the house were covered with vinyl siding, while the front of the house was covered with brick veneer and stone veneer.

The vinyl siding displayed no signs of physical damage and was properly secured to the house. The siding ends were properly equipped with J bar terminations.

The brick veneer was, for the most part, unremarkable with the exception of one vertical crack above the middle of the garage. This is most likely a settlement crack.

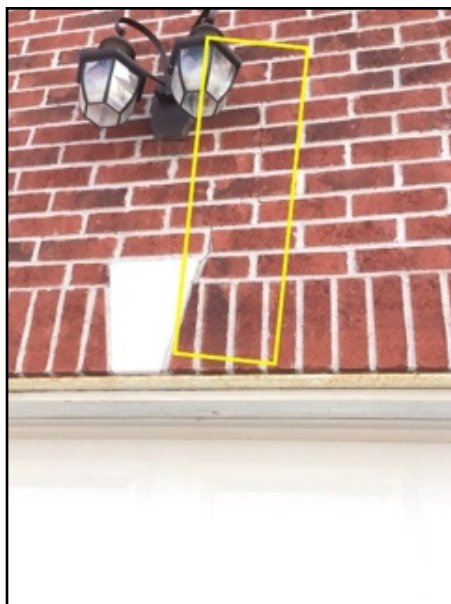


Figure 7-1

(Exterior continued)



Comment 8:

Recommend that the very minor crack above the garage door be sealed with mortar caulk as a guard against further deterioration.



Comment 9:

Scrape and paint areas of wood trim around exterior back door and garage trim to prevent wood rot. This should be regular maintenance every couple years.



Figure 9-1



Figure 9-2

Doors (Exterior):

Inspected



Comment 10:

Exterior front door was metal with transom window. It was hung straight and plum and articulated properly with its latches.

The steel lintel above the door displayed proper flashing.

(Exterior continued)



Figure 10-1

Windows: Inspected



Comment 11:

The exterior windows appear to have been properly installed and flashed.

Eaves / Fascia / Soffit: Inspected



Comment 12:

Eaves, soffits and fascia are metal and display no signs of rust or physical damage. The soffits are equipped with vent holes.

Decks, Balconies, Steps, Porches, Inspected

Etc:



Comment 13:

The rear of the house was equipped with a composite deck which was properly footed and boards displayed no signs of warp, bow or twist. It is not equipped with railing or handrails, which is not required because the deck is not above 36".

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Roof Covering: Inspected



Comment 14:

The roof is covered with asphalt fiberglass shingles in architectural style. The roof displayed no signs of missing shingles, cupping, fishmouth or displacement.



Figure 14-1

Flashings, Skylights, Chimney And Inspected
Roof Penetrations:



Comment 15:

Roof penetrations consisted of two vent stacks and were inspected and displayed proper flashing.

(Roofing continued)

Roof Drainage System: Inspected



Comment 16:

The roof is drained by means of metal gutters that are secured to the fascia boards by means of metal screws. The gutters displayed no signs of rust or physical damage and appear to be properly sloped.

The downspouts were secured to the house by means of downspout straps.

The gutters drained to underground pipes.

Garage

Garage General Comments: Attached
Interior Access Door(s): Metal
Vehicle Door(s): Automatic



Comment 17:

Garage door opener was a Chamberlin LiftMaster Professional 3/4 H.P. unit and operated properly. The garage door opener was equipped with photo cell auto-reverse devices and operated properly.

Garage Floor: Concrete
Garage Wall(s): Drywall
Garage Ceiling: Drywall

Attic

Attic General Comments:

Entered Attic



Comment 18:
General attic photos.



Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Attic continued)

Attic Access:

Pulldown Ladder



Insulation:

Blown-in Fiberglass



Comment 19:

The attic was insulated with approximately 12" of blown-in fiberglass insulation.



Figure 19-1

Ventilation:

Inspected

(Attic continued)



Comment 20:

The attic is ventilated by a combination of soffit vents and roof vents.

Vapor Barrier :

No Vapor Barrier Identified

Exhaust Duct:

Inspected



Comment 21:

Bathrooms were equipped with exhaust fans which were properly vented to the exterior.

Clothes dryer vent was properly vented to the exterior by means of foil vent hose.

Sheathing:

Plywood/OSB

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Support - Post/Beam/Column:

Inspected



Comment 22:

Structure was supported by wood beams and supported by poured concrete columns. The wood beams displayed no signs of rot, staining or physical damage. The poured concrete columns displayed no signs of cracking and are not displaced.

(Structure continued)



Figure 22-1



Figure 22-2



Figure 22-3

Wall Structure:

Not Visible

(Structure continued)



Comment 23:

Structural walls were not visible, but are assumed to be 2 x 4 wooden studs, consistent with this type and style of construction. On inspection of the sill plate and rim joists, no signs of rot, staining or physical damage was seen.

Floor Structure: Inspected



Comment 24:

Floor structure was 2 x 10 wooden joists that supported plywood sub-flooring. These joists were without signs of water staining, rot or twist and were securely mounted on the foundation and the wood beam. Where they rest on the foundation wall, they displayed no signs of water staining and exhibited no signs of softness at their ends. The sub-flooring displayed no signs of water staining.



Figure 24-1



Figure 24-2

Ceiling Structure: Not Visible



Comment 25:

The ceiling structure could not be directly observed. The ceilings displayed no signs of sag or warp on their surfaces.

Roof Structure: Inspected

(Structure continued)



Comment 26:

Attic structure was 2 x 4 wooden trusses with galvanized metal gussets. The trusses were spaced approximately 24" OCD and supported exterior grade plywood roof decking. These structures displayed no signs of water staining, warp, twist or physical damage.



Figure 26-1



Figure 26-2



Figure 26-3

Crawlspace

Inspection Method:

Inspected



Comment 27:

Crawlspace access was located in the master bedroom closet via the floor hatch.



Figure 27-1

Crawlspace Floor:

Inspected

(Crawlspace continued)



Comment 28:
Crawlspace floor is gravel. Vapor barrier noted.



Figure 28-1



Figure 28-2



Figure 28-3



Figure 28-4

Ventilation:

Inspected

(Crawlspace continued)



Comment 29:
Crawlspace was passively ventilated.

Insulation: Inspected



Comment 30:
Crawlspace was insulated with fiberglass batt.

Vapor Barrier: Vapor barrier observed

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Interior Drain, Waste And Vent Systems: Inspected



Comment 31:
Drain/Waste/Vent system was PVC and displayed no signs of leakage or physical damage and were proper sloped where able to be inspected. All drains were operated and flowed freely.

Main clean out in crawlspace.

(Plumbing continued)



Figure 31-1

Interior Water Supply And Inspected
Distribution System:



Comment 32:

Water supply is by means of pex piping, which appears to be without signs of leakage, corrosion or physical damage. The piping, where observed, was secured with the proper type hangers.

All water fixtures (toilets, faucets, showers and bathtubs) were operated and worked properly.

Functional water flow test determined that the water pressure and volume were adequate.

Thermal imagine shows water temperature of 126.1 F at kitchen sink.

(Plumbing continued)

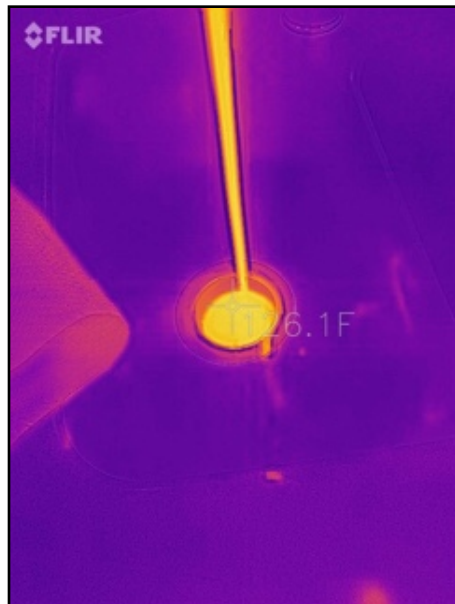


Figure 32-1

Interior Plumbing Fixtures: Inspected



Comment 33:

All interior plumbing fixtures were tested and operated properly. All toilets were properly and securely sealed. All interior faucets were equipped with shut-off valves.

The laundry facilities were equipped with an in-wall mounted hot and cold water supply and a drain.

Hot Water System: Inspected

(Plumbing continued)



Comment 34:

The water heater was a Bradford White, 50 gallon unit, manufactured in 2006. Its model and serial number was checked against the Consumer Product Safety Commission and the manufacturer's website and no defect or recall notices were found.

The water heater was properly installed with flexible copper connector. The TPR valve was properly vented to an approved pipe. The water heater was power vented by PVC pipe. The water heater's gas shut-off valve is indicated.



Figure 34-1

Fuel Storage And Distribution System: Inspected



Comment 35:

Natural gas fuel was distributed by means of the proper black pipe.

Main Water And Fuel Shut-Off: Inspected

(Plumbing continued)



Comment 36:

Main water shut-off was located in the garage. The meter was properly equipped with a ground bonding jumper wire around the water meter.

Main fuel (natural gas) shut-off was located on the utility meter.



Figure 36-1

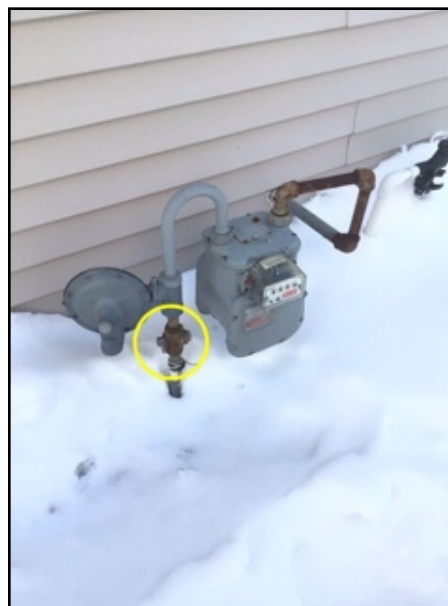


Figure 36-2

Hose Bibb(s):

Inspected, Not Tested



Comment 37:

Hose bibbs were turned off. Recommend testing when outdoor temperatures allow.

Electrical

The inspector can not inspect hidden wiring. A representative number of outlets, switches and fixtures are tested for operation.

Service Drop And Entrance:

Inspected

(Electrical continued)



Comment 38:

Electrical service is supplied by means of an underground (lateral) service drop from the utility pole to the meter box located on the side of the house. The meter was rated for 200 amp service.



Figure 38-1

Service/Grounding Equipment, Inspected
Main Disconnect, Distribution
Panel(s):



Comment 39:

The electrical distribution panel and the main disconnect were located in the garage. It was rated for 200 amps and without signs of physical damage, rust or pest infiltration. The panel face is properly secured by blunt end screws.

The service entrance cables are of the proper gauge. All overcurrent devices were properly seated and of the proper type for the panel.

All raceways are nonmetallic sheathed and are properly secured and bonded. The grounding conductor and the neutral conductor are properly floated and the ground conductor was properly bonded to the panel.

(Electrical continued)



Figure 39-1

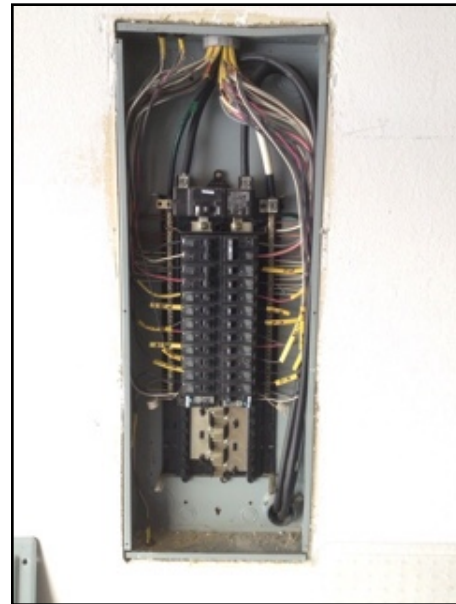


Figure 39-2

Branch Circuit Conductors And Overcurrent Devices: Inspected



Comment 40:

All inspected overcurrent devices (circuit breakers) were of the proper type and were served by the correct gauge wire for their rated amperage. There were no double taps. All neutral conductors are properly seated in the neutral bus and the neutral bus is properly floated from the panel and the ground.

Wiring technique is neat and orderly. All raceways were properly bonded to the main service panel.

No sub panels.

Thermal imaging suggests temperatures are within normal ranges.

(Electrical continued)

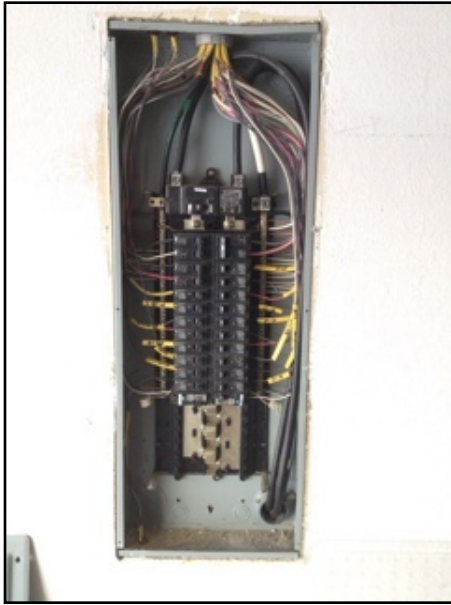


Figure 40-1



Figure 40-2

Connected Devices And Fixtures: Inspected



Comment 41:

All electrical switches and receptacles were tested and found to be powered, have the proper polarity and grounding.

GFCI, AFCI Protection Of Receptacles: Inspected



Comment 42:

(Electrical continued)

GFCI outlets were found in all the required locations. They were tested and operated properly.

AFCI breakers were observed in the main distribution panel.

Current safety standards require GFCI (Ground Fault Circuit Interrupt) protected outlets, or GFCI circuit breakers for all outlets that are:

- Over the counter in kitchens and anywhere in bathrooms.
- Within 6 feet of any water source (sinks, bathtubs, bathroom basins)
- Located in unfinished basements.
- In garages.
- Located on the exterior of the home.
- Around pools, spas or that power whirlpool type tubs.

Current safety standards require AFCI (Arc Fault Circuit Interrupt) protection for all outlets serving branch wiring, for all bedrooms and sleeping areas. AFCI breakers observed in distribution panel and that these outlets and breakers be tested every month by means of the test button that they are equipped with, per manufacturers recommendations.

Smoke Detectors, Carbon Monoxide Detectors: Inspected



Comment 43:

The actual detector mechanisms in smoke and carbon monoxide receptors usually only lasts 4 or 5 years. Even though the alarm may have sounded when "tested" this button tests only the battery, not the detector.

It is recommended that all smoke and carbon monoxide detectors be replaced when moving in and every 5 years to ensure proper operation and protection.



Comment 44:

Smoke detectors were seen in hallway, main living area and inside sleeping areas. No CO detectors were seen.

Exhaust Fan(s): Inspected

(Electrical continued)



Comment 45:

Bathrooms were equipped with ceiling exhaust fans which were properly vented to the exterior.

Heating

Heating Equipment:

Inspected



Comment 46:

The house was heated by a Trane, high-efficiency furnace, manufactured in 2006 and located in the garage. Gas and electrical shut-offs indicated. The furnace's serial number was checked against Consumer Products Safety Commission and the manufacturer's website for defect or recall notices and none were found.

The unit operated and displayed the proper color flame.

Thermal imaging shows air temperature at register of 104.5 F.



Figure 46-1



Figure 46-2

(Heating continued)



Figure 46-3



Comment 47:

Recommend the furnace's filter be replaced. The use of HEPPA or so-called '90 day' furnace filters is not recommended.

Filter size 16*20*1



Figure 47-1

(Heating continued)

Normal Operating And Safety Controls: Inspected



Comment 48:

Furnace responded properly to normal operating controls. Thermostat was located in living room.

Furnace was equipped with gas shutoff and electrical shutoff located on the furnace unit.



Figure 48-1

Chimneys, Flues And Vents: Inspected



Comment 49:

The furnace was properly vented by means of PVC piping. The required combustion air intake and exhaust vents was properly installed.

Heat Distribution Systems: Inspected



Comment 50:

Heating and air conditioning was distributed by means of round flexible duct work. All ducts are properly secured and attached.

Central Air Conditioning

Cooling Equipment: Inspected, Not Tested



Comment 51:

The temperature at the time of the inspection was below 65 degrees within the last 24 hours. Operation of the air conditioning compressor at these temperatures can damage the unit. The air conditioner was not operated.

Cree Home Services will gladly re-inspect the air conditioner, at no additional cost, when conditions allow.



Comment 52:

Air conditioner was a Trane manufactured in 2006 and located along the side of the house. It's model and serial number were compared to the Consumer Products Safety Commission and manufactures website for defect and recall notices and none were found.

It is equipped with a disconnect in clear sight and not obstructed. The gas and liquid lines were unkinked and properly insulated. The A/C lines penetration through the wall was sealed.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested for operation.

Ceilings: Inspected



Comment 53:

Ceilings were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops.

Walls: Inspected

(Interior continued)



Comment 54:

Walls were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops.

Floors: Inspected



Comment 55:

Floors were laminate, tile and carpet. The floors displayed no signs of cracking, missing grout or discoloration. Floors under carpet could not be observed and were not inspected.

Countertops / Cabinets: Inspected



Comment 56:

Kitchen countertops were corian and displayed no signs of staining or physical damage.

Kitchen cabinets were composite and displayed no signs of staining, looseness or physical damage. Cabinet door were hung straight and plumb.

Interior Doors: Inspected



Comment 57:

Interior doors were composite, display no signs of physical damage and hang straight and plumb. They articulate properly with their latches. Door knobs operate properly.

No doors displayed signs of physical damage.

Windows : Inspected



Comment 58:

Interior windows displayed no signs of cracked glass and operated properly when tested. There were no signs of water infiltration or condensation damage on the window trim.

Heating / Cooling Sources: Air Registers

(Interior continued)



Comment 59:

Heating and air conditioning was distributed by means of 8" flexible duct in attic and 6" flexible duct in crawlspace.

Laundry Equipment:

Not Present



Comment 60:

Washing machine and dryer were present. Laundry equipment was triggered on and off using the primary functions. Both machines appeared to be functional, however; inspecting the adequacy and effectiveness of the laundry machines is beyond the scope and not possible during a home inspection.

Thermal imaging suggests the dryer gets hot and the washing machine appears leak free.



Figure 60-1

Built-in Kitchen Appliances

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested for operation.

Dishwasher: Inspected



Comment 61:

Dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was properly equipped with a high loop as a guard against water from the sink draining back into the dishwasher.

Dishwasher model and serial numbers cross checked with manufacturer and Consumer Product Safety Commission showing no posted recalls.

Ranges/Ovens/Cooktops: Inspected



Comment 62:

Range and oven operated.

Model and serial number was cross-checked against manufacturer and Consumer Product Safety Commission and no posted recalls were found.



Figure 62-1

Range Hood: Inspected

(Built-in Kitchen Appliances continued)



Comment 63:

Range hood is integral to the built-in microwave and is a re-circulating type, rather than a vented type. In the event of heavy cooking smoke, some of the smoke may re-enter the kitchen via the re-circulation vent. With re-circulating type range hoods, care must be taken to regularly (bi-monthly) clean the metal grease filter located under the hood in order to ensure the proper operation of the unit.

Food Waste Disposer: Inspected



Comment 64:

Disposer was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found.

Microwave Cooking Equipment: Inspected



Comment 65:

Microwave was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found.

Refrigerator: Inspected



Comment 66:

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found.

Fireplace(s)

Fireplace: Inspected

(Fireplace(s) continued)



Comment 67:

The house was equipped with a direct vent gas fireplace. The unit was operated and functional.



Figure 67-1