

# Building Inspection Report

## Sample Inspection Report Columbus, OH

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**Inspection Date:**

**Prepared For:**

**Prepared By:**

Professional Property Inspection Consultants  
4857 Winterset Drive  
Columbus, OH 43220  
(614) 459-5941



**Inspector:**

David N. Tamny

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## TERMS AND CONDITIONS

**LIMITATION OF LIABILITY.** The liability of inspector for any claim, demand, or cause of action, whether in contract, tort, statutory or other basis, is expressly limited. Such liability in the aggregate shall not under any circumstance exceed either (1) the price paid by client for the inspection, or (2) one thousand dollars, whichever is greater, and is expressly subject to client's full compliance with each provision contained herein. In the event that client desires to obtain increased liability coverage, client may do so by offering for acceptance to inspector a payment of ten percent of the desired increase.

**SEVERABILITY.** In the event that any provision, term or condition contained in this Agreement is declared to be invalid, such declaration shall not affect the validity of any other provision, term or condition, all of which are severable and survive the closing.

**CONFIDENTIALITY & NON-ASSIGNABILITY.** The inspection report contemplated herein is prepared for the sole, exclusive, and confidential use of client. Any distribution to third parties is not authorized by Inspector and shall be done at client's sole risk and liability. Client agrees to indemnify and hold harmless inspector for any claim advanced by any third party as a result of the distribution of the inspection report. Under no circumstance whatsoever shall any person other than client rely on any information contained in the report, nor is any such person a third party beneficiary of client herein.

**DISCLAIMERS.** The liability of inspector under this Agreement will be terminated if client breaches any term or condition herein, or prevents inspector from fulfilling its responsibilities under this Agreement. INSPECTOR DISCLAIMS AND IS NOT RESPONSIBLE FOR ANY LIABILITY FOR DIRECT, INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL, INCIDENTAL DAMAGES, INCLUDING LOST RENT OR PERSONAL INJURY. INSPECTOR MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, OTHER THAN THE INFORMATION CONTAINED IN THE INSPECTION REPORT.

**ANTI SUBORDINATION.** Client agrees that no claim whatsoever may be asserted by its insurance company, nor will client provide any insurance company with rights to subrogate under any circumstance whatsoever. Client agrees that it will not assign or transfer any rights hereunder.

**NOTICE OF CLAIMS.** Any claim made to inspector shall be made in writing to inspector's last known business address within three days of discovery. Client agrees that it will undertake no remedial action until such time as inspector has been afforded the opportunity to inspect the alleged defect. Failure to do so shall operate as a full and complete bar and waiver of any and all claims client may have.

**PERIOD OF LIMITATIONS.** Under no circumstance whatsoever shall client be entitled to make any claim or demand of any kind after the expiration of thirty (30) days after the date of the inspection, in recognition that the inspection reflects the inspector's observations on the date of inspection only, and is not a warranty or otherwise as to future conditions.

**ACCESS TO PROPERTY.** Client agrees to grant inspector access to the property to evaluate any notice of claim hereunder. Failure to permit inspector such access will terminate and waive client's rights hereunder.

**ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties. To the extent there are any other representations or statements, they are integrated herein and shall not be binding on the parties.

**ARBITRATION.** The parties agree that any and all disputes or controversies that could arise between them or involving the inspection or the property shall be determined exclusively by arbitration, which shall be mandatory, binding, and exclusive. Neither party may sue the other, except to invoke or enforce the arbitration proceedings. Arbitration shall be conducted by the American Arbitration Association, and one arbitrator shall be an individual experienced in home inspections, with credentials recognized by one of the national home inspection trade associations. The sole issue to be presented in such proceedings is whether inspector's inspection was performed in a manner consistent with the *Standards of Practice and Code of Ethics* of the American Society of Home Inspectors, Inc. If the inspection was so performed, the arbitrator(s) shall enter judgment in favor of inspector. All costs, including reasonable attorneys fees, shall be awarded in favor of the prevailing party.

**FRAUD WAIVER AND RELEASE.** In any situation where client institutes legal proceedings against the seller for any misrepresentation or fraud in connection with the purchase and sale of the Property as defined herein, inspector shall be released of liability and all rights thereto waived in their entirety.

**GOVERNING LAW.** This Agreement shall be interpreted under the laws of Ohio. Venue shall lie in the county where inspector's principal place of business is located.

**MISCELLANEOUS.** This Agreement shall terminate automatically in the event of non payment by client on or before the date of the inspection.

**ACCEPTANCE OF THIS REPORT AND ITS BENEFITS INCLUDES AGREEMENT TO THE TERMS AND CONDITIONS.**

# Report Overview

## Major Deficiencies

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Any conditions that may severely affect the habitability of the dwelling or may require immediate, costly or extensive repairs or replacements or otherwise be important to the client are defined as major deficiencies:



1. Signs of significant water infiltration were observed at the finished area of the basement. The carpet was pulled back and extensive wetness was observed along the south wall. Some dampness appears likely at other locations as well but may have dried. Stains were noted on the wall. It is the inspector's opinion that surface water control measures may be insufficient to ultimately guarantee a dry basement. It is recommended that a reputable qualified basement waterproofing contractor provide an estimate.



2. The garage roof needs to be replaced.
3. No power is present to the garage although an outlet and wiring was observed. The overhead service has been removed.
4. The basement floor drain was backing up when the utility sink was run. It is recommended that the drain be snaked to the sewer.
5. Leakage was noted at the shower in the basement. It appears to be coming from the shower door but it was not confirmed that no leak is present under the shower pan.

## Minor Deficiencies

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Minor deficiencies are defined as items which should be taken care of in due course falling within the realm of home maintenance not unusual for similar homes of age and price range

6. Nail pops were noted at several roof shingles.



7. The main downspout line discharges over the sidewalk. This could be a city code issue and is a safety hazard.
8. Ungrounded 3 prong outlets were noted in the kitchen and the rear bedroom. One double tapped breaker was observed. The dryer outlet should be a double pole breaker.



9. A gas leak was noted near the meter.
10. The stove is not hooked up. A gas valve should be present. The gas valve at the fireplace is a water valve. The line should also be capped upstairs and in the basement.
11. A cracked window was observed in the basement.



12. Some corrosion was noted between steel and copper piping. A dielectric connector is required to separate the metals.
13. Hand railings are recommended at stairs.
14. The rear door threshold is lacking support.
15. Smoke detectors should be installed. None are present.

Other comments will be noted in the body of the report.

## Remarks

The home is approximately 70 years old.

## The scope of the inspection

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**Scope of Standard Inspection.** This inspection is limited in scope. It does not cover all components, units, or features of the structure. **Your inspector is a home inspection “generalist” and is not acting as a “specialist,” licensed engineer, or expert in any specific trade or craft. The inspection is not technically exhaustive and is not a substitute for obtaining specialized evaluation of any particular component, unit, or feature of the structure, nor is it a home warranty, guarantee, insurance policy, or substitute for a statutory property disclosure form. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. It is a visual inspection based on the readily accessible areas of the structure. The scope of the inspection is limited to the written findings contained on the inspection report and no other opinions are made, express or implied. The inspection will be performed in accordance with the prevailing *Standards of Practice and Code of Ethics* of the American Society of Home Inspectors, Inc. (ASHI®), the requirements of which are expressly incorporated into this Agreement and are categorized into the following areas:**

- ◆ Structural System
- ◆ Exterior
- ◆ Roof System
- ◆ Plumbing System
- ◆ Electrical System
- ◆ Heating System
- ◆ Insulation and Ventilation
- ◆ Fireplace and Solid Fuel Appliances
- ◆ Air Conditioning System
- ◆ Interior
- ◆ General Limitations and Exclusions

A copy of the prevailing ASHI® *Standards of Practice* are readily available upon request at any time. In the event that client selects supplemental inspection services as offered above, such information will be provided on a written report to client and is incorporated herein.

**Excluded Items.** In addition to all other exclusions contained in the ASHI® *Standards of Practice*, and the Inspector’s inspection report herein, client agrees that the following items are excluded from the scope of inspection unless specifically noted as an optional supplemental service above: swimming pools, hot tubs, saunas, fountains, playground equipment, appliances, underground water and drainage systems, electric fences, lawn systems, water conditioners, **termite or other insect infestation or damage**, security systems, energy saving devices, seasonal equipment, outdoor grills, cosmetic items, **radon** gas, asbestos, lead, carbon monoxide, urea formaldehyde, underground storage tanks and septic systems, geological soil conditions or contamination, visible, hidden or airborne **mold**, detached structures, EMF’s, and all other environmental hazardous or toxic pollutants.

### **Weather Conditions:**

Partly sunny and 80 degrees.

## Foundation

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<b>Type of construction:</b>	Basement; wood frame
<b>Foundation walls:</b>	Concrete block
<b>Floor:</b>	Concrete
<b>Sump pump:</b>	Yes
<b>Ventilation:</b>	Windows
<b>First-floor construction:</b>	Wood joists
<b>Girders:</b>	Bearing wall
<b>Columns:</b>	N/A
<b>Roof structure</b>	Rafters

### General Comments:

The basement is partially finished with drywall at walls and ceilings. Structural elements behind finished wall surfaces could not be observed. The visible block foundation walls and first floor framing appeared substantially sound and free of major structural deficiencies.



Some minor termite damage was observed at the northwest corner near the basement window. Repairs are considered discretionary.

The basement floor drain was backing up when the utility sink was run. It is recommended that the drain be snaked to the sewer.

### Basement Dampness:

Signs of significant water infiltration were observed at the finished area of the basement. The carpet was pulled back and extensive wetness was observed along the south wall. Some dampness appears likely at other locations as well but may have dried. Stains were noted on the wall. It is the inspector's opinion that surface water control measures may be insufficient to ultimately guarantee a dry basement. It is recommended that a reputable qualified basement waterproofing contractor provide an estimate.

### Limitations of inspection:

- Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced building analyst. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the building analyst may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In the event that basement leakage problems are experienced, lot an roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, dampproofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

- If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.
- No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or warranty.
- Basement windows are generally not operated during the inspection.
- Bandboard in wall insulation is not removed for inspection.

## Heating

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<b>Fuel:</b>	Gas
<b>System type:</b>	Forced Air
<b>Approximate age:</b>	5
<b>Fuel supply</b>	Gas
<b>Distribution:</b>	Ductwork
<b>Humidifier</b>	None
<b>Heat source in each room:</b>	Yes
<b>Supplementary heat:</b>	None
<b>Filter</b>	Disposable

### General Comments:

The furnace was in satisfactory operating condition at the time of inspection.

The heat exchanger was not accessible for visual inspection. No external defects were observed as far as was visually observable.



Some asbestos tape was observed as is typical for older homes of this era.

A carbon monoxide test was satisfactory.

### Average life expectancy:

The average life expectancy for a furnace of this type is 25-30 years.

### Filter:

The filter is in satisfactory condition.

### Limitations of inspection:

As prescribed in the pre-inspection agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

## Cooling System

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<b>System Type:</b>	Central air
<b>Capacity:</b>	2 ton
<b>Fuel Type:</b>	Electricity
<b>Distribution:</b>	Ductwork
<b>Approximate Age</b>	2



**General Comments:**

The air conditioning was operated. A 17 degree temperature drop was noted at the indoor coil which is in the normal range.

**Average life span:**

The average life span for a unit of this type is 10-15 years.

**Limitations of inspection:**

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- Proper sizing of the air conditioning and ductwork is the basis of proper performance of a cooling system. While rule of thumb calculations, such as one ton per 500 s.f. may be useful for rough evaluation, they are generally considered inadequate for proper sizing as they do not take into account such factors as insulation, orientation and windows. Both the sizing of the air conditioning and ductwork for distribution require complex calculations which are well beyond the scope of a visual home inspection. For this reason the home inspection report cannot be relied upon to predict the ultimate comfort of the home. If detailed analysis is desired a competent heating contractor should be consulted.

## Plumbing

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<b>Water supply source:</b>	Public
<b>Service pipe to house:</b>	Copper
<b>Main valve location:</b>	Basement
<b>Supply piping:</b>	Copper
<b>Waste disposal system:</b>	Public
<b>Waste piping:</b>	Cast iron; steel
<b>Vent pipe to exterior:</b>	Yes
<b>Water Heater:</b>	Gas; 40 gallon

**General Comments:**



Some corrosion was noted between steel and copper piping. A dielectric connector is required to separate the metals.

**Water Pressure:**

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

**Outside Spigots:**

Outside spigots were tested and found to be operational. Some spigots are shut off in the basement at the shut off valves.

**Fixtures:**

All interior plumbing fixtures were activated and found to be functional.

Leakage was noted at the shower in the basement. It appears to be coming from the shower door but it was not confirmed that no leak is present under the shower pan.

Functional drainage was within acceptable limits.

**Water Heater:**

The existing water heater is approximately 10 years old. The average life span for a water heater is 8-12 years.

A pressure relief valve and extension are present.

**Limitations:**

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/ or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

## Electrical

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<b>Size of electrical service:</b>	100 amps, 120/240 volt main service
<b>Service entrance wires:</b>	Overhead
<b>Main disconnect:</b>	100 amps
<b>Service ground:</b>	Ground rod
<b>Main distribution panel:</b>	100 amps
<b>Branch/Auxiliary panels:</b>	None
<b>Distribution wiring:</b>	Copper
<b>Receptacles:</b>	Grounded
<b>Ground fault circuit interrupters:</b>	Bath, Kitchen

### General Comments:

Generally speaking the electrical system was in good order. A representative number of outlets and switches were tested and operated satisfactorily.

### Outlets and fixtures:

A representative number of outlets were tested. Ungrounded 3 prong outlets were noted in the kitchen and the rear bedroom. One double tapped breaker was observed. The dryer outlet should be a double pole breaker.

### GFCI's

GFCI outlets were tested and found to be functioning properly.

If not present Ground Fault Circuit Interrupters (GFCI's) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFCI's should be tested monthly to insure that they are functioning.

### Smoke detectors:

No smoke detectors are present.

### Limitations of electrical inspection:

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light switches were tested. It is often impossible to determine the exact purpose of all wall switches.
- Furniture and/or storage restricted access to some electrical components.

## Interior

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<b>Floors:</b>	Carpet; Wood; Ceramic
<b>Walls:</b>	Drywall/ Plaster
<b>Ceilings:</b>	Drywall/ Plaster
<b>Window styles and glazing:</b>	Double/ single hung insulated glass
<b>Doors:</b>	Wood
<b>Fireplaces:</b>	Masonry
<b>Handrails:</b>	Yes
<b>Bath Ventilation:</b>	Fan

### General Comments:

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

### Walls and ceilings:

The walls and ceilings were in generally satisfactory condition.

### Windows:

Windows were of average quality. A representative amount were operated.

**Fireplace:**

The fireplace damper was operated and in satisfactory condition. Visible areas of the flue were free from major defects. No access was visible at the lower level fireplace. A level II inspection by a qualified chimney sweep is recommended. Draft was not tested.

**Limitations of interior inspection:**

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

## Kitchen and Appliances

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<b>Dishwasher:</b>	Yes
<b>Disposal:</b>	Yes
<b>Range/Oven:</b>	Gas
<b>Refrigerator:</b>	Yes
<b>Other appliances</b>	None
<b>Floor:</b>	Ceramic
<b>Ventilation:</b>	Exhaust fan

**General Comments:**

The appliances are considered to be in generally good condition. The gas stove has not been hooked up. A gas shut off valve should be present.

**Laundry Facilities:**

A 240 volt circuit exists for the dryer. The dryer is vented to the exterior.

**Limitations of appliance inspection:**

As prescribed in the pre-inspection contract, this is a visual inspection only. Appliances are tested by turning them on for a short period of time. It is recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

## Attic

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<b>Access:</b>	No access
<b>Method of observation:</b>	Unfinished areas not observed.
<b>Insulation:</b>	Not determined
<b>Ventilation:</b>	Gable vents, Roof vents.

**General Comments:**

The attic is finished. No access to unfinished areas is available.

**Insulation:**

Insulation levels were not determined

**Ventilation:**

Attic ventilation is considered to be minimal for a home of this type.

**Limitations of attic inspection:**

As is prescribed in the pre-inspection agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

## Roofing

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<b>Roof covering:</b>	Asphalt
<b>Gutters and downspouts:</b>	Aluminum
<b>Flashings:</b>	Metal
<b>Skylights:</b>	Yes (operable, not opened)
<b>Method of inspection:</b>	Walked on roof

### General Comments:

The roof coverings are in generally satisfactory condition showing evidence of normal wear and tear for a home of this age and location.



Some nail pops were observed due to improper nailing.  
The garage roof needs to be replaced.

### Age:

The age of the roof is estimated to be 10 years. The normal life expectancy for a roof of this type is 15-20 years.

### Roof leaks:

No roof leaks were noted at the time of inspection.

### Roof flashings:

Roof flashings appeared to be in good order.

### Gutters and downspouts:

Gutters and downspouts were in generally satisfactory condition.

Downspouts discharge to underground conductor lines.

Downspouts should not discharge to the sidewalk.

### Limitations of roofing inspection:

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- The integrity of underground downspout conductor lines is not verified.

## Exterior

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<b>Wall cladding:</b>	Vinyl
<b>Windows:</b>	Vinyl
<b>Exterior doors:</b>	Metal
<b>Exterior Trim/Soffit/Fascia:</b>	Wood
<b>Chimneys:</b>	Brick
<b>Balconies and decks:</b>	Wood
<b>Garage/Carport:</b>	Detached
<b>Porch:</b>	Brick

### General Comments:

The exterior of the house is in generally satisfactory condition. Typical minor flaws were observed.

**Exterior doors and windows:**

Exterior doors and windows are in generally satisfactory condition.

**Garage:**

The visible garage components including the foundation floor slab, wall framing and ceiling framing appeared substantially sound and free of major structural deficiencies.

The overhead garage door has a broken rail.



Dirt to wood contact should be eliminated to avoid rot and insect damage. Most of the structure was concealed by drywall.

**Chimney:**

The chimney appears substantially constructed and in satisfactory condition.

## Grounds

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<b>Sidewalk and walkway</b>	Concrete
<b>Driveway:</b>	Alley
<b>Window wells:</b>	N/A
<b>Retaining walls:</b>	None
<b>Fencing:</b>	Metal
<b>Patio:</b>	Concrete
<b>Steps to building:</b>	Concrete
<b>Outbuildings:</b>	None

**General Comments:**

The grounds were found to be in generally satisfactory condition.

**Grading:**

General slope and grading of the lot is satisfactory.

Grading around the perimeter within 5 ft. of the structure is somewhat flat.

**Driveway:**

The driveway was found to be free from major cracks and deterioration.