

INSPECTION REPORT



For the Property at:
123 MAIN STREET
WESTLAKE, OH 44145

Prepared for: JOHN SMITH
Inspection Date: Wednesday, May 11, 2022
Prepared by: Joseph Grady

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SUMMARY

123 Main Street, Westlake, OH May 11, 2022

Report No. 1003

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • [Missing, loose or torn](#)

missing shingles on Northwest and Southeast facing roof

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair or replace

Time: As soon as practical

Exterior

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Over-grown trees and shrubs are too close to the house, restricting air flow near A/C compressor and limiting access and visibility of gas meter / safety shutoff

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Northeast Exterior Wall

Task: Prune bushes and trees

Time: As soon as practical

GARAGE \ Door into garage from living space (man-door)

Condition: • [Does not close fully](#)

door closing mechanism needs adjustment to close fully for fire safety

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

Time: As soon as practical

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Conduit or cable not weather-tight](#)

damaged service entrance hardware can allow water access

Implication(s): Shock hazard or interruption of electrical service | Electric shock

Location: Southwest Exterior

Task: Repair

Time: As soon as possible

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Heating

FURNACE \ Air filter

Condition: • [Dirty](#)

replace dirty air filter

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Center Basement

Task: Replace air filter, inspect & service annually

Time: As soon as possible

FURNACE \ Life expectancy

Condition: • Aging

Location: Middle Basement

Task: Monitor furnace: inspect & service annually

Time: Regular maintenance

FIREPLACE \ Hearth and extension

Condition: • [Inappropriate material](#)

Carpet remnant should be removed from fireplace hearth for fire safety

Implication(s): Fire hazard

Location: Northwest First Floor Family Room

Task: Remove

Time: As soon as possible

Cooling & Heat Pump

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Obstructed registers](#)

For optimal airflow & efficiency, remove obstructions from heating & cooling ducts

Implication(s): Increased cooling costs | Reduced comfort

Location: First Floor Family Room

Task: Correct Inspect annually

Time: As soon as practical

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Add 2-3 inches of insulation to attic floor to meet R30 standard for this region

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Less than 1 year

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ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated](#)

Attic access is in closet of NW bedroom. Add insulation to access door to reduce heat loss

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Northwest Second Floor Attic Bedroom

Task: Provide

Time: As soon as practical

Plumbing

WATER HEATER \ Tank

Condition: • Safety pan and drain defect

50-gallon gas-fired hot water tank. For safety and visibility, pressure relief valve on hot water tank should empty into a bucket instead of directly on the floor

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Center Basement

Task: Provide bucket receptacle, monitor and service annually

Time: Regular maintenance

FOUNDATION DRAINAGE SYSTEM \ General notes

Condition: • Sump pump is near water supply inlet / shutoff in basement, and was verified to be operating properly. Pit cover should be in place for safety.

Implication(s): trip/fall safety for people walking in the basement

Location: Northeast Basement

Task: Inspect annually

Time: Less than 1 year

Interior

CEILINGS \ General notes

Condition: • Water stains

Ceiling water stains indicate prior or ongoing roof leak above Northwest second floor bedroom

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest Second Floor Bedroom

Task: Repair Monitor

Time: As soon as possible

APPLIANCES \ Dishwasher

Condition: • Springs defective

Implication(s): Reduced operability

Location: First Floor Kitchen

Task: Repair

Time: As soon as practical

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Roofing material: • [Asphalt shingles](#)

Flashing material: • Metal

Approximate age: • 21 years

Observations and Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • [Missing, loose or torn](#)

missing shingles on Northwest and Southeast facing roof

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair or replace

Time: As soon as practical



1. missing shingles: NW roof



2. missing shingles: SE roof

Inspection Methods and Limitations

Inspection performed: • From roof edge • With binoculars from the ground

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Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Patio: • Brick • No performance issues were noted.

Garage vehicle door operator (opener): • Present • Manually operated

Garage vehicle door operator (opener): • Garage door opener is functioning as intended. Safety stop is functioning



3. door opener is functioning fine



4. safety stop feature operated correctly

Observations and Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Clogged](#)

Gutter

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Clean

Time: As soon as practical

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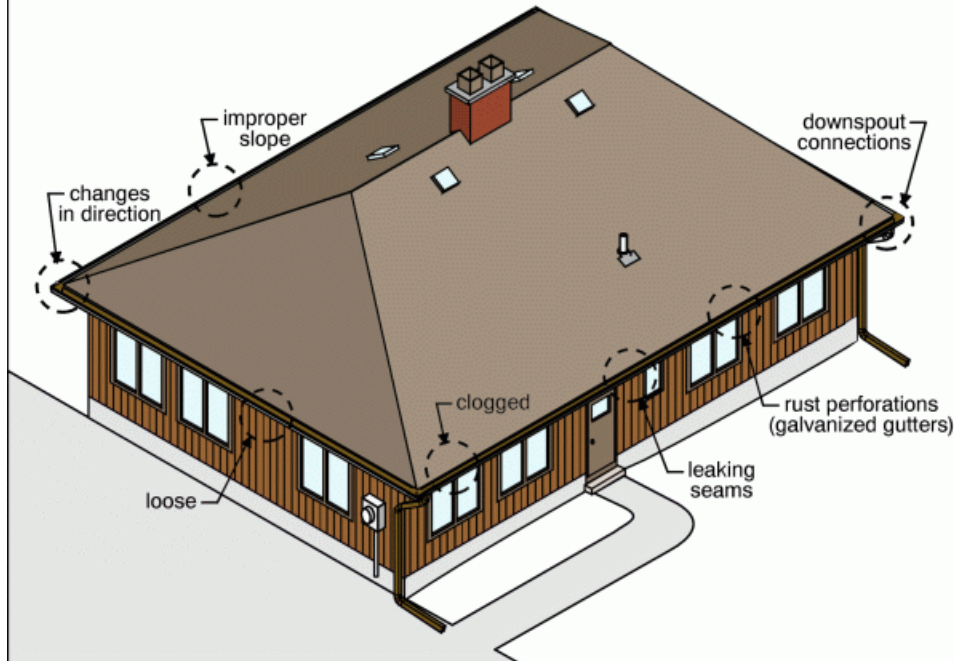
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Gutters - common reasons for leakage



LANDSCAPING \ General notes

3. Condition: • [Trees or shrubs too close to building](#)

Over-grown trees and shrubs are too close to the house, restricting air flow near A/C compressor and limiting access and visibility of gas meter / safety shutoff

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Northeast Exterior Wall

Task: Prune bushes and trees

Time: As soon as practical

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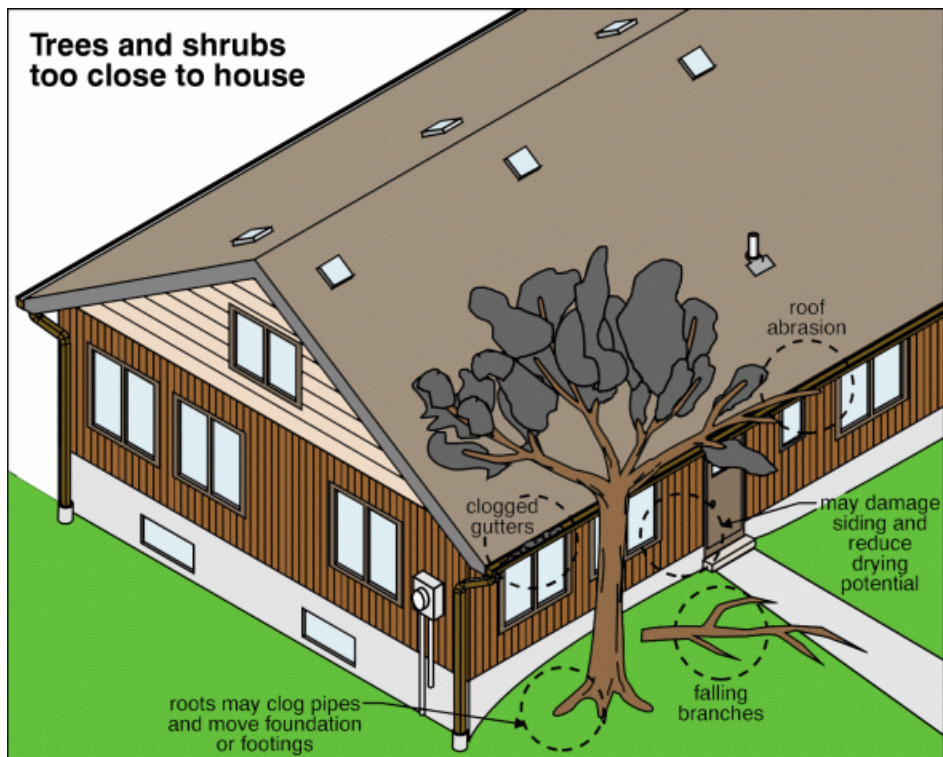
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5. access to gas meter is limited by bushes



6. bush restricts air flow

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7. birch tree contacts house and gutter

GARAGE \ Door into garage from living space (man-door)

4. Condition: • [Does not close fully](#)

door closing mechanism needs adjustment to close fully for fire safety

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

Time: As soon as practical

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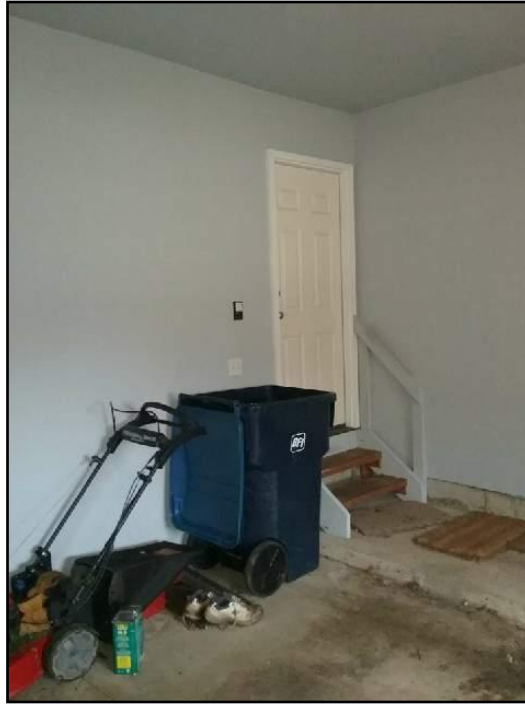
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8. *garage man-door should close fully*

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams (girders) • Wood beams (girders)

Exterior wall construction: • [Wood frame](#) • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Ceiling Joists • Rafters • [Plywood sheathing](#)

Observations and Recommendations

FOUNDATIONS \ General notes

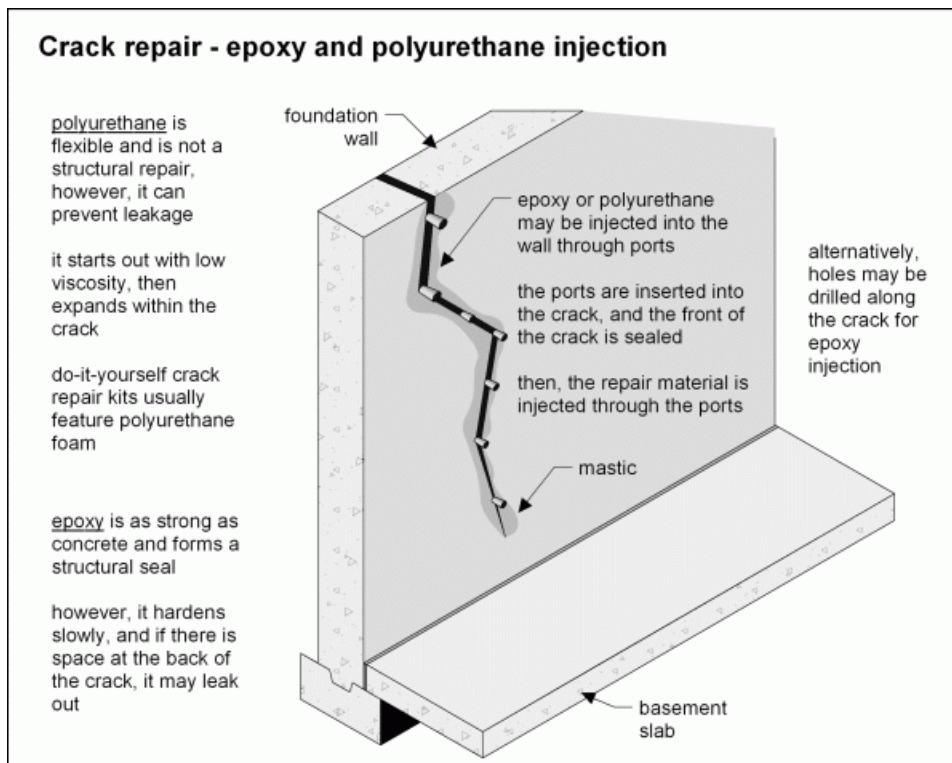
5. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Basement Southeast

Task: Monitor

Time: Ongoing



STRUCTURE

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Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited • Inspected from access hatch

Crawlspace: • No access

Description

Service size:

- [150 Amps \(240 Volts\)](#)

Electrical service entrance (laterals) enters house on south-facing wall

Main disconnect/service box type and location:

- [Breakers - basement](#)

150-amp service panel is on south wall of basement



9. 150-amp panel

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Observations and Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

- 6. Condition:** • [Conduit or cable not weather-tight](#)

damaged service entrance hardware can allow water access

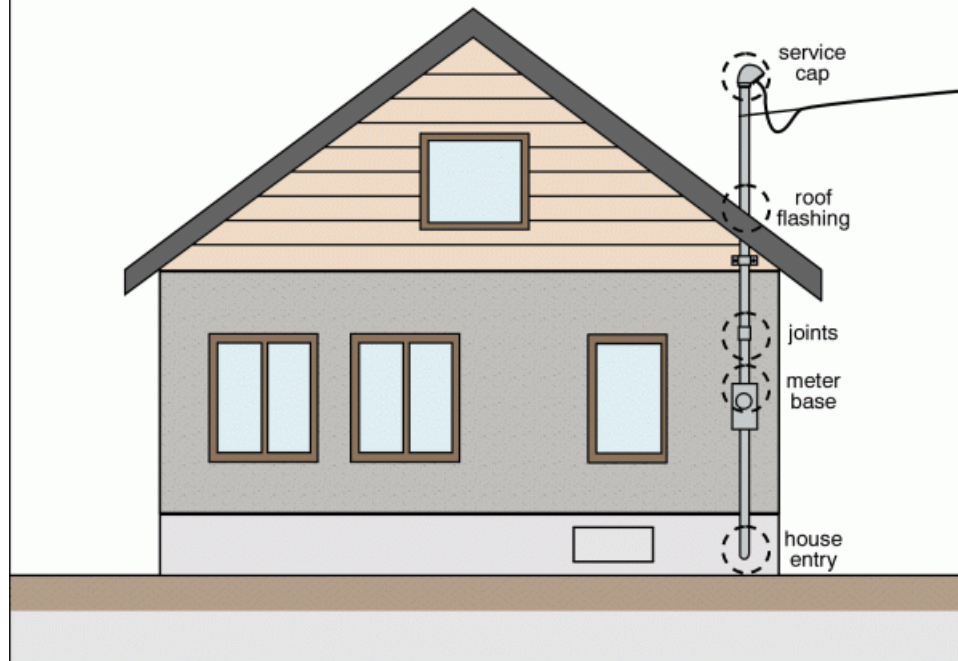
Implication(s): Shock hazard or interruption of electrical service | Electric shock

Location: Southwest Exterior

Task: Repair

Time: As soon as possible

Service entrance - areas of potential water entry



10. damaged hardware at service entrance

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. **Condition:** • Electrical outlets and GFCI devices functioned properly

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Location: Throughout

Task: Inspect annually

Time: Regular maintenance



11. GFCI in garage operable

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

8. Condition: • Smoke alarms / CO detectors were installed where required and functioned properly

Location: Throughout

Task: Service annually Inspect annually

Time: Less than 1 year

HEATING

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Description

Heating system type:

- [Furnace](#)

Furnace manufactured in December, 1999. Functioned properly.

Model number: 383KAV042091 Serial number: 4999A09279

Heating system type: • Forced warm-air heating with extended plenum duct system



12. Forced warm-air heating with extended plenum

Fuel/energy source: • [Gas](#)

Approximate capacity: • [70,000 BTU/hr](#)

Approximate age:

- [21 years](#)

- [Old](#)

Model number: 383KAV042091 Serial number: 4999A09279

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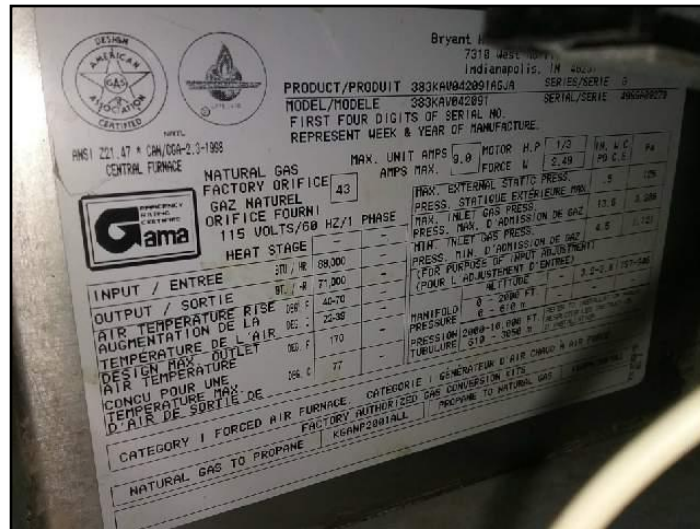
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13. furnace operating specifications

Main fuel shut off at:

- Meter

Gas supply and emergency shut-off located behind bushes at NE corner of house



14. Gas supply and emergency shut off

Fireplace/stove:

- [Wood-burning fireplace](#)

Damper door of masonry fireplace functions appropriately. Firebox is lined with heat-resistant fire brick as needed

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15. damper door functioning as needed



16. damper closed



17. fire-brick lines firebox

Chimney/vent: • [Wood over metal](#)

Chimney liner: • B-vent (double-wall metal liner)

Location of the thermostat for the heating system: • South • Dining Room • First Floor

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Observations and Recommendations

FURNACE \ Air filter

9. Condition: • [Dirty](#)

replace dirty air filter

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Center Basement

Task: Replace air filter, inspect & service annually

Time: As soon as possible



18. furnace has dirty air filter

FURNACE \ Life expectancy

10. Condition: • Aging

Location: Middle Basement

Task: Monitor furnace: inspect & service annually

Time: Regular maintenance

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19. Monitor & service aging furnace

GAS FURNACE \ Thermostat

11. Condition: • Thermostat functioned properly

Implication(s): location of thermostat for reference

Location: North first floor dining room

Task: Inspect annually

Time: Regular maintenance



20. thermostat: Dining Room south wall

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FIREPLACE \ Hearth and extension

12. Condition: • [Inappropriate material](#)

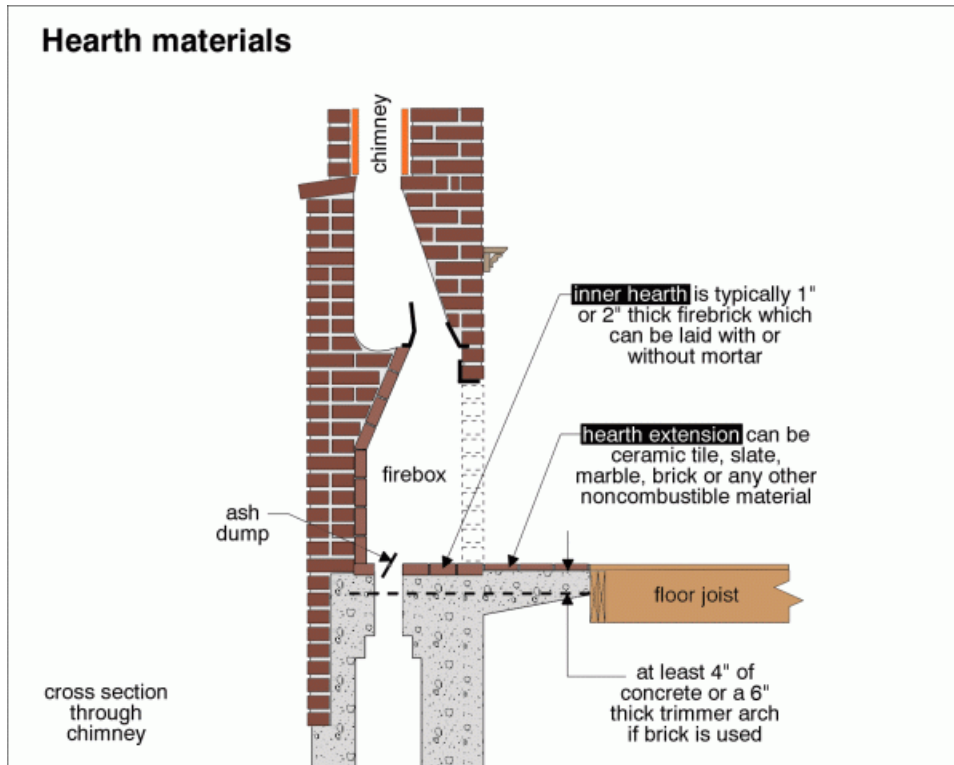
Carpet remnant should be removed from fireplace hearth for fire safety

Implication(s): Fire hazard

Location: Northwest First Floor Family Room

Task: Remove

Time: As soon as possible



21. masonry fireplace with carpet on hearth

COOLING & HEAT PUMP

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Description

Air conditioning type: • Central

Heat pump type: • None present

Cooling capacity:

- [30,000 BTU/hr](#)

Bristol A/C compressor cooling capacity is 33,000 BTU / hr (adequate capacity). Location is North exterior wall.

Emergency shutoff is visible on the wall nearby.

Model number: H29B33UABCA OC-25



22. *compressor / condensor unit*

Compressor approximate age:

- 22 years

A/C compressor was built in 1999 according to manufacturer data.

Model number: H29B33UABCA OC-25 *Serial number:* (S) 25699015259

COOLING & HEAT PUMP

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23. A/C compressor

Location of the thermostat for the cooling system: • South • Dining Room

Observations and Recommendations

AIR CONDITIONING \ Ducts, registers and grilles

13. Condition: • [Obstructed registers](#)

For optimal airflow & efficiency, remove obstructions from heating & cooling ducts

Implication(s): Increased cooling costs | Reduced comfort

Location: First Floor Family Room

Task: Correct Inspect annually

Time: As soon as practical

COOLING & HEAT PUMP

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24. cold air return is blocked by furnitiure

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-24](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Foil

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • Foil

Observations and Recommendations

ATTIC/ROOF \ Insulation

14. Condition: • [Amount less than current standards](#)

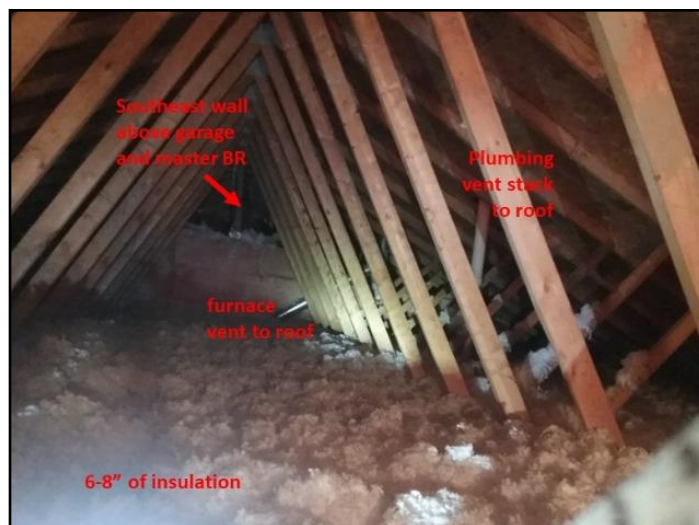
Add 2-3 inches of insulation to attic floor to meet R30 standard for this region

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Less than 1 year



25. Add attic insulation to reduce heat loss

ATTIC/ROOF \ Hatch/Door

15. Condition: • [Not insulated](#)

Attic access is in closet of NW bedroom. Add insulation to access door to reduce heat loss

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Northwest Second Floor Attic Bedroom

INSULATION AND VENTILATION

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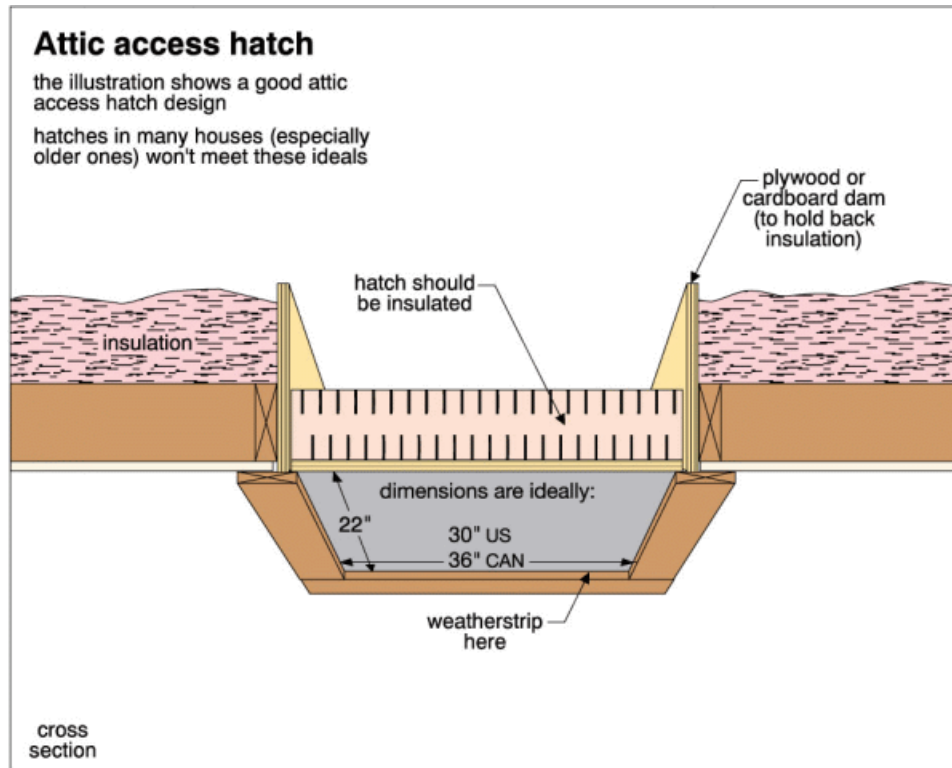
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Task: Provide

Time: As soon as practical



COMMENTS \ Additional

16. Condition: • None

Inspection of roof deck from attic showed no indication of any active leaks

Location: Throughout Attic

Task: Monitor & inspect roof annually



26. NW facing roof section: no active leaks detected

Inspection Methods and Limitations

Attic inspection performed:

- From access hatch

Attic inspection was conducted from the access hatch in the closet of NW bedroom



27. attic access in closet of NW bedroom

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Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- East
water supply / shutoff in NE corner of basement



28. *water service entrance*

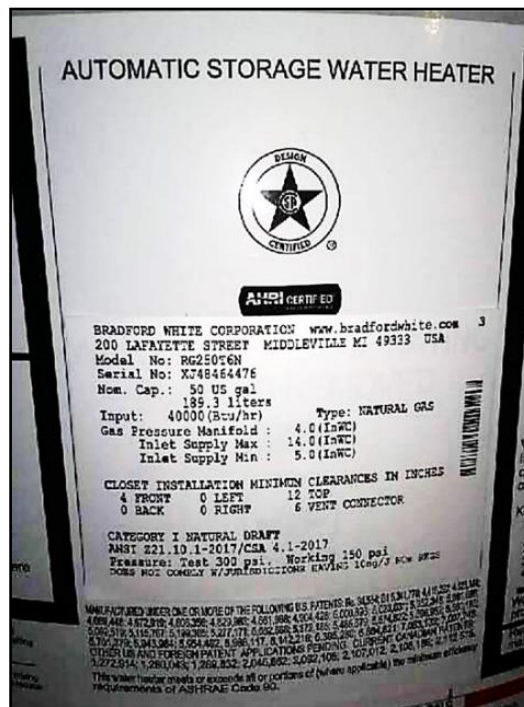
- Front of the basement

Water heater type:

- Tank

50-gallon Bradford-White hot water tank has 40,000 BTU/hr heating capacity (adequate for 4 people) . Manufactured in 2021

Model number: RG250T6N *Serial number:* XJ48464476



29. hot water tank specifications

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • 50 gallons

Waste disposal system: • Conventional

Waste and vent piping in building: • [PVC plastic](#)

Floor drain location: • Near water heater • Center of basement

Main gas shut off valve location: • Exterior • Gas meter • North

Observations and Recommendations

WATER HEATER \ Tank

17. **Condition:** • Safety pan and drain defect

50-gallon gas-fired hot water tank. For safety and visibility, pressure relief valve on hot water tank should empty into a bucket instead of directly on the floor

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Center Basement

Task: Provide bucket receptacle, monitor and service annually

Time: Regular maintenance

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30. 50-gallon hot water tank

FOUNDATION DRAINAGE SYSTEM \ General notes

18. Condition: • Sump pump is near water supply inlet / shutoff in basement, and was verified to be operating properly. Pit cover should be in place for safety.

Implication(s): trip/fall safety for people walking in the basement

Location: Northeast Basement

Task: Inspect annually

Time: Less than 1 year

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31. *sump pump should be covered*

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Major floor finishes: • [Carpet](#) • [Hardwood](#) • Vinyl

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Gypsum board](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Single/double hung](#) • Vinyl

Exterior doors - type/material: • Hinged • [Storm](#) • [Hollow wood](#) • [Plastic/fiberglass](#) • Garage door - metal • [Garage](#)

Inventory Cooktop:

• GE

Gas stove burners and oven were operable

Model number: XL44



32. Four gas burners and oven were operable

Observations and Recommendations

CEILINGS \ General notes

19. Condition: • Water stains

Ceiling water stains indicate prior or ongoing roof leak above Northwest second floor bedroom

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest Second Floor Bedroom

Task: Repair Monitor

Time: As soon as possible

INTERIOR

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33. Water stains on bedroom ceiling

WALLS \ General notes

20. Condition: • Typical flaws

Location: Various First Floor Second Floor Bathroom Bedroom

Task: Monitor Inspect annually

Time: Ongoing

21. Condition: • Cracks

Implication(s): Chance of structural movement | Damage or physical injury due to falling materials

APPLIANCES \ Dishwasher

22. Condition: • Springs defective

Implication(s): Reduced operability

Location: First Floor Kitchen

Task: Repair

Time: As soon as practical

INTERIOR

123 Main Street, Westlake, OH May 11, 2022

Report No. 1003

www.gradyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



34. dishwasher door spring needs repair

APPLIANCES \ Observations

23. Condition: • Other Built-in appliances are discussed in the information that follows.

sink faucet and flow diverter functioned correctly

Location: Kitchen

Task: Inspect annually

Time: When necessary



35. kitchen sink water faucet is functional



36. sink faucet flow diverter is functional

INTERIOR

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Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS