

# By-Lions Home Inspections

## For buyers and sellers alike

PO Box 2624 Westerville Ohio 43082

Tel: 614-855-9310

www.bylionshomeinspections.com bylionshi@gmail.com

## SUMMARY REPORT

**Client:** John Sample  
**Inspection Address:** 1234 Sample Road, Sample, Ohio 12345  
**Inspection Date:** 2/16/2022 Start: 9:00 am  
**Inspected by:** Josh Branham

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of By-Lions Inc. and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### Exterior

#### Exterior Components

##### Fascia & Trim

##### *Components and Conditions Needing Service*

- Rotten fascia and trim located in one or more locations around the home will require attention

#### Chimney

##### Damper

##### *Safety Enhancement*

- Its recommended that a damper clamp be installed on dampers with open gas fireplaces for safety

### Plumbing

#### General Gas Components

##### Gas Supply Pipes

##### *Components and Conditions Needing Service*

- A gas line connector terminates through the floor which is not permitted and should be corrected by a qualified plumber

#### Gas Water Heaters

##### Vent Pipe & Cap

##### *Components and Conditions Needing Service*

- The vent pipe is too close to combustible material within the attic and will need corrected for safety (sheathing)

### **Relief Valve & Discharge Pipe**

#### *Components and Conditions Needing Service*

- The pressure relief valve is leaking and should be reviewed and corrected by a qualified plumber

### **Waste & Drainage Systems**

#### **Drain Waste & Vent Pipes**

#### *Components and Conditions Needing Service*

- There is a small crack and leak along the waste stack in the basement below the half bathroom

### **Heat-A/C**

### **HVAC Split-System**

#### **Furnace**

#### *Components and Conditions Needing Service*

- Rust accumulating around the burners ports in the gas furnace

### **Interior**

#### **Interior in General**

#### **Smoke Detectors**

#### *Safety Enhancement*

- I recommend replacing the smoke detector in the upper hallway due to age

#### **Carbon Monoxide Detectors**

#### *Components and Conditions Needing Service*

- There are no carbon monoxide detectors installed!

### **K and B**

#### **Kitchen**

#### **Electric Range**

#### *Components and Conditions Needing Service*

- The range is not equipped with an anti-tip device

#### **Master Bath**

#### **Toilet**

#### *Components and Conditions Needing Service*

- The toilet is loose from the floor and will need properly secured

#### **Outlet**

#### *Components and Conditions Needing Service*

- The outlet to the left of the sink has reversed polarity which should be corrected by a qualified electrician

#### **Up hall bath**

#### **Toilet**

#### *Components and Conditions Needing Service*

- The toilet is loose from floor and will need properly secured

#### **Tub**

#### *Components and Conditions Needing Service*

- The tub and shower fixture handle is installed improperly

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**John Sample**

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### INSPECTION ADDRESS

1234 Sample Road, Sample, Ohio 12345

### INSPECTION DATE

2/16/2022 9:00 am



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of By-Lions Inc.

Inspection Narratives - Page 1

## GENERAL INFORMATION

**Inspection Address:** 1234 Sample Road, Sample, Ohio 12345  
**Inspection Date:** 2/16/2022 Time: 9:00 am  
**Weather:** Damp Conditions - Temperature at time of inspection: 40-50 Degrees

**Inspected by:** Josh Branham

**Client Information:** John Sample  
**Structure Type:** Wood Frame  
**Foundation Type:** Basement/Crawlspace  
**Furnished:** Partial  
**Number of Stories:** Two

**Structure Style:** Single Family Home

**Estimated Year Built:** 1995  
**Unofficial Sq.Ft.:** 2236

**People on Site At Time of Inspection:** Buyer(s)

### General Property Conditions

#### PLEASE NOTE:

This report is the exclusive property of By-Lions and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of By-Lions Home Inspections, LLC and supercede any alleged verbal comments. We inspect and report all of the systems, components, and conditions described in accordance with the with Ohio Revised Code 4764 and rules adopted under, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 4690 Helmsbridge Ct

## SCOPE OF WORK

You have contracted with By-Lions, LLC. to perform a generalist inspection in accordance with the standards of practice established by The State of Ohio Revised Code Section 4764.01 (C). Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenes that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential

products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow. Any home that was built before 1978 stands the risk of having lead based paint present. Under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling, or painting must be done by a certified contractor following lead-safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present. If you are considering any renovations, now or in the future, we recommend having the home evaluated by a certified, state licensed lead assessor. For more information on this visit, [www.odh.ohio.gov](http://www.odh.ohio.gov), [www.leadfreekids.com](http://www.leadfreekids.com) or [www.epa.gov/lead](http://www.epa.gov/lead).

## Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Basement

### General Comments

#### *Informational Conditions*

This residence has a basement and crawlspace foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement and crawlspace foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Method of Evaluation

#### *Informational Conditions*

I evaluated the foundation by accessing and evaluating the components within.



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## Structural Framing

### *Informational Conditions*

The columns and beams are in acceptable condition.

## Poured Concrete Walls

### *Informational Conditions*

The visible poured concrete walls are in acceptable condition. Two small cracks off the basement windows have been sealed/injected.



## Crawl Spaces

### Method of Evaluation

#### *Informational Conditions*

I evaluated the crawlspaces by entering the accesses within in the basement.



## Insulation

### *Informational Conditions*

The visible insulation in the crawlspaces is in acceptable condition.

Insulation in the crawlspaces makes it difficult to inspect the walls thoroughly.

## Vapor Barrier

### *Informational Conditions*

There is a vapor barrier installed in place and serviceable

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure includes engineered lumber sheathed in plywood or its equivalent

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of standard joists.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Site & Other Observations

### Landscaping Observations

#### *Other Conditions*

Vegetation growing up against the backside of the home should be pruned off the home. This vegetation is a pathway for moisture and insects.



## Grading & Drainage

### Sump Pumps

#### *Informational Conditions*

The basement could be subject to water intrusion, but is equipped with a sump pump. Test often.

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The sump pump is functional - *Continued*



## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with a combination of stone veneer and vinyl. Acceptable condition.

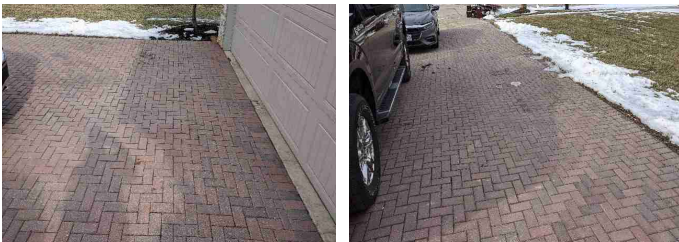


## Exterior Components

### Driveways

#### *Informational Conditions*

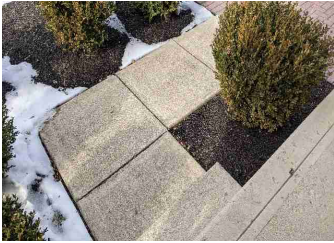
The driveway is in acceptable condition.



### Walkways

#### *Informational Conditions*

The walkway is in acceptable condition.



## **Fascia & Trim**

### ***Components and Conditions Needing Service***

Rotten trim and fascia at the rear of the home will require service. Without proper attention, additional deterioration and insect infestation will remain a possibility. A qualified contractor should review all exterior fascia /trim on this property and subsequent replacement/repair of all deteriorated fascia/trim should result.



## **Gutters and Downspouts**

### ***Functional Components and Conditions***

The gutters and downspouts are in acceptable condition.

## **Sliding Glass Doors**

### ***Functional Components and Conditions***

The sliding glass door is tempered and in acceptable condition.

## **Lights**

### ***Functional Components and Conditions***

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## **Outlets**

### ***Functional Components and Conditions***

The exterior outlets that where tested are functional and ground fault protected.

## **Patio**

### ***Informational Conditions***

The rear patio is in acceptable condition.



## **Common Observations**

### ***Other Conditions***

Loose bracket around the radon mitigation pipe should be secured



## Chimney

### Fireplace

#### *Informational Conditions*

The gas and/or pilot light to the fireplaces was off at the time of the inspection. Someone representing the owner will have to turn on the gas, inspect and demonstrate the fireplaces and their functions for you.

The home is provided with gas burning factory-built fireplace. Factory-built fireplaces now make up approximately 75% of all types of fireplaces. Unlike traditional masonry fireplaces, which are built on site, factory-built fireplaces are designed to allow for installation at a later date, although they are just as often used for new construction.

A factory-built fireplace is made up of a firebox enclosed within a steel cabinet, and a steel chimney or flue. It is lightweight, inexpensive, safe and efficient, and can be installed fairly easily on any floor of a home.

#### *Other Conditions*

Our inspection of the fireplace is limited to easily visible areas only. The fireplace should be checked at a level two inspection by a company with both the experience and tools necessary to determine your fireplace's safety and function.



### Damper

#### *Safety Enhancement*

It is recommended that a damper clamp be installed on the dampers with open gas fireplaces for safety. A damper clamp or stop is required when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel is going through the combustion process. The by-products from combustion are carbon monoxide. If the damper is not open, the carbon monoxide cannot be exhausted up and out of the flue like it should, but instead drawn into the home, which can cause illness or even death. Add a damper clamp on fireplace damper for safety.

### Chimney Flue

#### *Informational Conditions*

Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote.

that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Composition Shingle Roof

#### General Comments

##### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### Method of Evaluation

##### *Informational Conditions*

Parts of the roof was covered with snow and/or ice and could not be inspected.

I evaluated the roof from the top of a ladder at the eaves and from different vantage points from the ground.

#### Estimated Age

##### *Informational Conditions*

The roof appears to be 10 to 13 years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

#### Roofing Material

##### *Informational Conditions*

The asphalt shingles are in acceptable condition, however this is not a guarantee against leaks. There is some mild granule loss along a section of the shingles over the front porch and garage.



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

### Potable Water Supply Pipes

#### Water Main Shut-off Location

##### *Informational Conditions*

The main water shut off is located in the basement.

The main water shut off is in the basement - *Continued*



### **Copper Water Pipes**

#### *Informational Conditions*

The visible copper water pipes are in acceptable condition.

## **General Gas Components**

### **Gas Supply Pipes**

#### *Components and Conditions Needing Service*

A gas line connector terminates through the floor in the kitchen which is not permitted and should be corrected by a qualified plumber for safety. This line will need replaced with bonded CSST or ridged black pipe.



### **Gas Main Shut-Off Location**

#### *Informational Conditions*

The gas main shut-off is located on the side of the home at the meter. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from eight to twelve years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

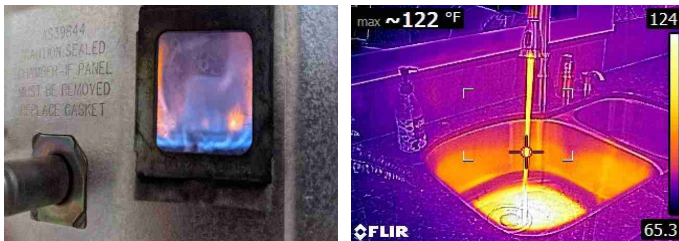
A 40 gallon gas water heater is located in the basement. Manufactured date 2011.



### Common Observations

#### *Functional Components and Conditions*

The water heater is functional



#### *Other Conditions*

The water heater is close to the end of its commonly accepted design life and will need closely monitored.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valve and water connectors are functional.

### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

The gas control valve and connector at the water heater is functional.

### Vent Pipe & Cap

#### *Components and Conditions Needing Service*

The vent pipe is too close to combustible material within the attic (touching sheathing), and should be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

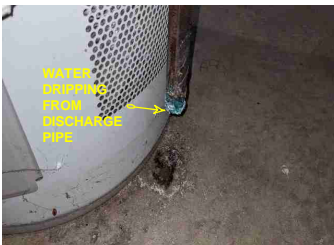
The vent pipe is too close to combustibile material within the attic and will need corrected for safety (sheathing) - *Continue*



### **Relief Valve & Discharge Pipe**

#### ***Components and Conditions Needing Service***

The pressure relief valve is leaking. Have the qualified plumber review the entire water heater and correct as needed. Significant amount of water sitting below the water heater tank.



### **Drain Valve**

#### ***Informational Conditions***

The drain valve is in place and presumed to be functional.

### **Drip Pan & Overflow Pipe**

#### ***Informational Conditions***

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

### **Combustion Air Vents**

#### ***Informational Conditions***

The water heater does have appropriate combustion-air venting

## **Waste & Drainage Systems**

### **General Comments**

#### ***Informational Conditions***

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

### **Type of Material**

#### ***Informational Conditions***

The visible portions of the drainpipes are a modern plastic type.

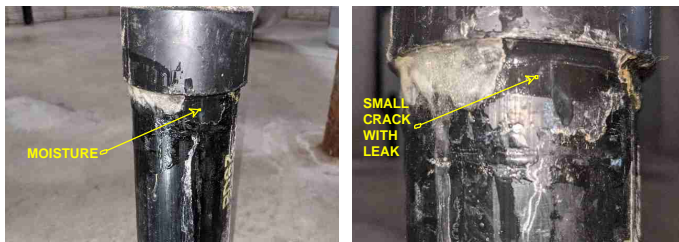
### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

Only a video-scan of the main drain waste pipe could confirm its actual condition. You may consider having the main waste pipe scoped.

#### *Components and Conditions Needing Service*

There is a small crack and leak along the waste stack in the basement below the half bathroom. Have a qualified plumber review and correct.



## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

## Service Entrance

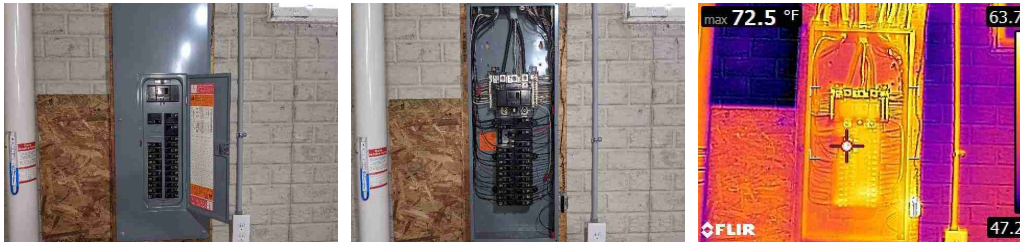
### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

## Panel Size & Location

### *Informational Conditions*

The home is provided with a 150 amp service panel located in the basement



## Wiring Observations

### *Informational Conditions*

The visible portions of the wiring in the panel have no visible deficiencies.

## Circuit Breakers

### *Informational Conditions*

The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated in new homes to protect 15 and 20 amp branch circuits serving bedrooms.

## Grounding

### *Informational Conditions*

The main disconnect panel is grounded to a driven rod

# Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## HVAC Split-System

### **Age & Location**

### *Informational Conditions*

There is a gas fired forced air furnace located within the basement with an air conditioning unit on the exterior. Furnace manufactured date-2018, Air Conditioner manufactured date-2018.

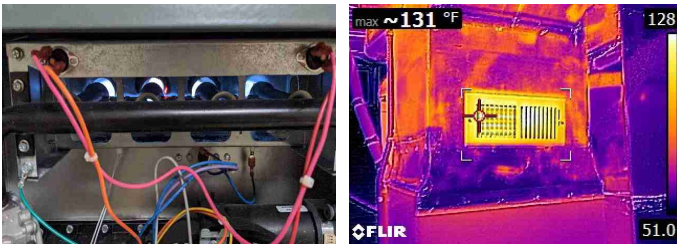
The furnace is located in the basement with an air conditioning unit outside - *Continued*



## Furnace

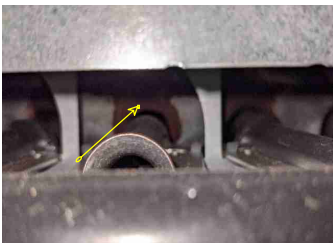
### *Functional Components and Conditions*

The forced air gas fired furnace is functional.



### *Components and Conditions Needing Service*

Rust accumulating around the burners ports in the gas furnace. Often time this could be caused by water vapor. A qualified HVAC technician should review and service the furnace.



## Vent Pipe

### *Informational Conditions*

The vent pipe has no visible deficiencies.

## Circulating Fan

### *Informational Conditions*

The circulating fan is clean and functional.

## Gas Valve & Connector

### *Informational Conditions*

The gas valve and connectors are in acceptable condition.

## Combustion-Air Vents

### *Informational Conditions*

The combustion-air venting appears to be adequate to support complete combustion.

## Return-Air Compartment

### *Informational Conditions*

The return-air compartment is in acceptable condition

## Metal Ducting

### *Informational Conditions*

The visible metal ducts have no deficiencies.

### **Thermostats**

#### *Informational Conditions*

The thermostat is functional.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

## **Air Conditioning**

### **General Observations**

#### *Informational Conditions*

It is too cold today to check air conditioners. Turning the air conditioner on with the air temperature less than 65 F could seriously damage the compressor. Recommended to have the units reviewed and serviced once the weather allows.

## **Attic**

In accordance with our standards, we do not attempt to enter attics that have less than thirty six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. We would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Every attempt will be made to see all areas of the attic. Without the ability to get into the attic it would be impossible to do this.

## **Primary Attic**

### **Attic Access Location**

#### *Informational Conditions*

The attic can be accessed through a ceiling hatch in the upper hallway ceiling

### **Method of Evaluation**

#### *Informational Conditions*

I evaluated the attic from the access point



### **Common Observations**

#### *Other Conditions*

There is old nesting material in the attic which you may choose to remove.

### **Framing**

#### *Informational Conditions*

The roof framing consists of factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

### **Ventilation**

#### *Informational Conditions*

Ventilation appears to be adequate.

### **Fiberglass**

#### *Informational Conditions*

The attic is insulated with approximately 10 to 12 inches of blown-in fiberglass insulation

## **Interior**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **Interior in General**

### **Smoke Detectors**

#### *Informational Conditions*

There are two types of smoke detectors to choose from. The Ionization smoke detector is more responsive to a flaming fire. The Photoelectric type is more responsive to a smoldering fire. They make a combination variety but have been found to produce nearly twice as many nuisance alarms as the non combination types. Costs vary from between \$15 and \$60 depending on their features. According to new Ohio state building codes, all newly constructed homes MUST have at least one "photoelectric" and one "ionization" smoke alarm on each level. Before purchasing a smoke alarm, check with your local fire station for further information. You can also visit ConsumerSearch.com for reviews of top selling smoke detectors. We do not know if or when the smoke detectors have been replaced here. Replace batteries in smoke detectors each year, and the smoke detector should be replaced every 10 years or sooner if not operating correctly.

#### *Safety Enhancement*

I recommend replacing the smoke detector in the upper hallway due to age. A functioning smoke detector should be installed on each level of the home and within all bedrooms.

Inspection Address: 1234 Sample Road, Sample, Ohio 12345  
Inspection Date/Time: 2/16/2022 9:00 am

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### **Carbon Monoxide Detectors**

#### *Informational Conditions*

The International Association of Fire Chiefs recommend a CO detector be on every floor of your home, including the basement. A detector should be within 10' of each bedroom door and one should be near or over any attached garage. CO detectors range in price from \$25 to \$70 depending on their features and should be replaced every 5 to 6 years.

#### *Components and Conditions Needing Service*

There are no carbon monoxide detectors installed!. They need added for safety!

### **General Comments**

#### *Informational Conditions*

The home is provided with a radon mitigation system. It is recommended to test for radon every two years to confirm if the mitigation system is keeping the radon levels below the EPA recommended level of 4.0 pCi/L.



## **Master Bedroom**

### **General Comments**

#### *Functional Components and Conditions*

There is no recommended service here

## **Bedroom 1**

### **General Comments**

#### *Functional Components and Conditions*

There is no recommended service here

## Bedroom 2

### General Comments

#### *Functional Components and Conditions*

There is no recommended service

## Bedroom 3

### General Comments

#### *Functional Components and Conditions*

There is no recommended service

## Laundry

### 220 Volt Receptacle

#### *Informational Conditions*

The 220 volt receptacle is a three prong

### Dryer Vent

#### *Informational Conditions*

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

#### *Other Conditions*

The dryer vent is a ribbed foil type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire. You may consider replacing it.

## Living Room

### General Comments

#### *Functional Components and Conditions*

There is no recommended service here in the living room.

## Dining Room

### General Comments

#### *Functional Components and Conditions*

There is no recommended service here

## Family Room

### No Recommended Service

#### *Functional Components and Conditions*

There is no recommended service here.

## Eat in Area

### General Comments

#### *Functional Components and Conditions*

There is no recommended service here

## K and B

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

As regards to baths, In accordance with industry standards, we do not comment on cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak test shower pans.

## Kitchen

### Garbage Disposal

#### *Functional Components and Conditions*

The garbage disposal is functional

### Sink & Countertop

#### *Functional Components and Conditions*

The sink and countertops are functional.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sinks are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### Trap and Drain

#### *Functional Components and Conditions*

The trap and drain are functional.

### Cabinets

#### *Other Conditions*

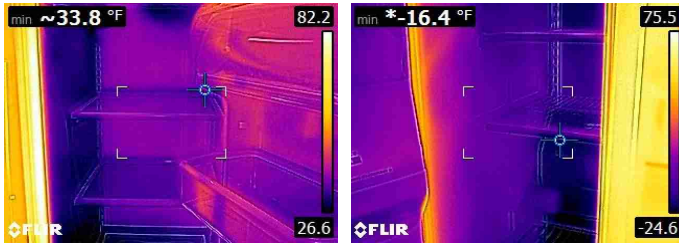
The floor of the sink cabinet is functional, but slightly moisture damaged.



## Refrigerator

#### *Functional Components and Conditions*

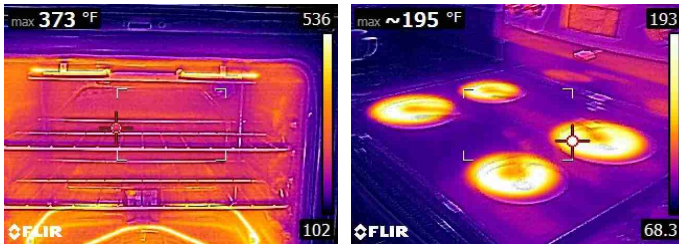
The kitchen refrigerator and freezer is functional.



## Electric Range

### *Functional Components and Conditions*

The electric range is functional, but was neither calibrated nor tested for its performance.



### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

## Dishwasher

### *Functional Components and Conditions*

The dishwasher is functional.

## Built-in Microwave

### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

## Outlets

### *Functional Components and Conditions*

The counter top outlets that were tested are functional and ground-fault protected.

## Master Bath

### Toilet

#### *Components and Conditions Needing Service*

The toilet is loose from floor. Without proper attention this loose toilet could cause a leak or even allow sewage smells to enter the home.

### Walls and Ceiling

#### *Informational Conditions*

Moisture stain along the ceiling above the toilet in the master bathroom. The stain appears old and was dry at the time of inspection. Monitor.

Moisture stain along the ceiling above the toilet in the master bathroom - *Continued*



#### **Outlet**

##### ***Components and Conditions Needing Service***

The outlet to the left of the sink has reversed polarity. Reversed polarity is a potential shock hazard which should be corrected by a qualified electrician.

## **Half Bath**

#### **General Comments**

##### ***Functional Components and Conditions***

There is no recommended service in the half bathroom

## **Up hall bath**

#### **Toilet**

##### ***Components and Conditions Needing Service***

The toilet is loose from floor. Without proper attention this loose toilet could cause a leak or even allow sewage smells to enter the home.

#### **Tub**

##### ***Components and Conditions Needing Service***

The tub and shower fixture handle is installed improperly. The fixture handle is functional yet rotates 360 degrees. A qualified plumber should review and correct.

## **Garage**

It is not uncommon for moisture to penetrate garages because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations that result when moisture penetrates the concrete slab or sidewalks. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences, components are made of wood but could include some structural accessories such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage openings are not standard, you may wish to measure the opening to ensure there is sufficient clearance to accommodate your vehicles.

## Double-Car Garage

### Automatic Opener

#### *Functional Components and Conditions*

The garage door opener and reverse sensors are functional.

### Garage Door & Hardware

#### *Functional Components and Conditions*

The garage door and its hardware are functional.

### Slab Floor

#### *Informational Conditions*

The slab floor is in acceptable condition.



## Garage Attic

### Method of evaluation

#### *Informational Conditions*

I evaluated the attached garage attic from the hatch provided within



### General Comments

#### *Informational Conditions*

The attached garage attic is in acceptable condition.

## AFFILIATIONS AND CERTIFICATIONS



Member - National American Society of Home Inspectors

Member- Ohio Chapter American Society of Home Inspectors

Member- Ohio Board of Realtors

Certified Ohio Wood Destroying Insect Inspector

License Number 133656

Ohio Department of Commerce  
-Division of Real Estate and Professional Licensing  
8/2022

License Number OHI.2019004366 Exp

Josh Branham  
By-Lions Home Inspections, LLC

## REPORT CONCLUSION

1234 Sample Road, Sample, Ohio 12345

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for hiring By-Lions to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultants indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,

Josh Branham  
By-Lions Home Inspections

Inspection Address: 1234 Sample Road, Sample, Ohio 12345  
Inspection Date/Time: 2/16/2022 9:00 am to

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