



Inspection Report

Mr. New Homeowner

Property Address:

123 Main Street
Cincinnati OH 45140



Cincinnati Certified Home Inspections, LLC

**Don Smith
732 Windfield Dr.
Loveland, OH 45140
513-479-9068**

Donald L. Smith

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Date: 4/15/2017	Time: 12:00 PM	Report ID: 17000
Property: 123 Main Street Cincinnati OH 45140	Customer: Mr. New Homeowner	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home
Inspectors

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Driveway



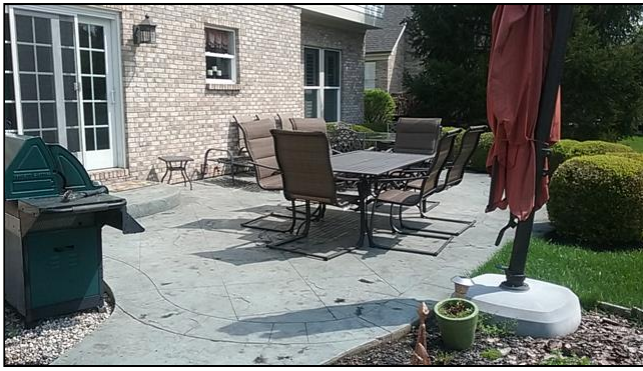
Front Entry Walk



Front Entry



Rear Sidewalk



Patio



Patio / Rear Entry



Exterior Garage Doors

		IN	NI	NP	RR
1.0	Wall Cladding, Flashing and Trim	●			
1.1	Doors (Exterior)				●
1.2	Windows	●			
1.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	●			
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	●			
1.5	Eaves, Soffits and Fascias	●			
1.6	Plumbing Water Faucets (hose bibs)	●			
1.7	Outlets (Exterior)	●			

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Styles & Materials

Siding Style:
Lap

Siding Material:
Vinyl

Exterior Entry

Doors:
Steel
Fiberglass

Appurtenance:
Porch
Sidewalk
Patio

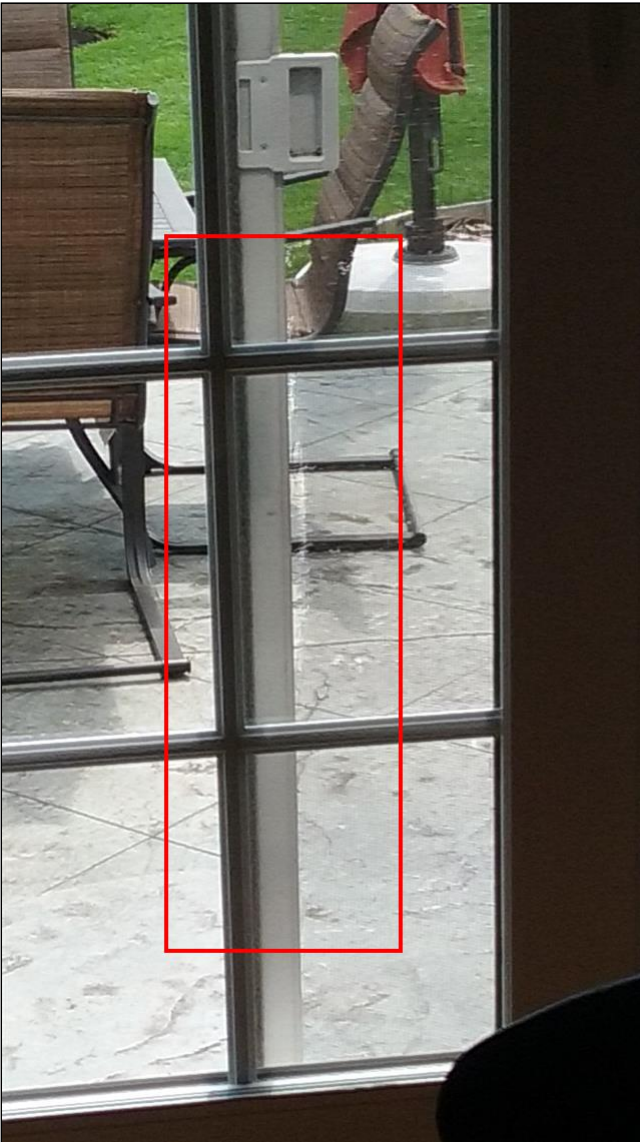
Driveway:
Concrete

1.0



1.0 Item 1(Picture) Exterior siding

1.1 The torn screen on the patio door will need rep[air].



1.1 Item 1(Picture) Patio Screen Door

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing / Chimneys

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof Views





		IN	NI	NP	RR	<u>Styles & Materials</u>
2.0	Roof Coverings	•				Viewed roof covering from: Ground
2.1	Flashings	•				Roof-Type: Gable Hip
2.2	Skylights, Chimneys and Roof Penetrations	•				Roof Covering: 3-Tab fiberglass
2.3	Roof Ventilation	•				Chimney (exterior): Brick
2.4	Roof Drainage Systems (gutters and downspouts)	•				Sky Light(s): None
2.5	Roof Structure and Attic (Report leak signs or condensation)	•				Roof Ventilation: Ridge vents Soffit Vents

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Attic

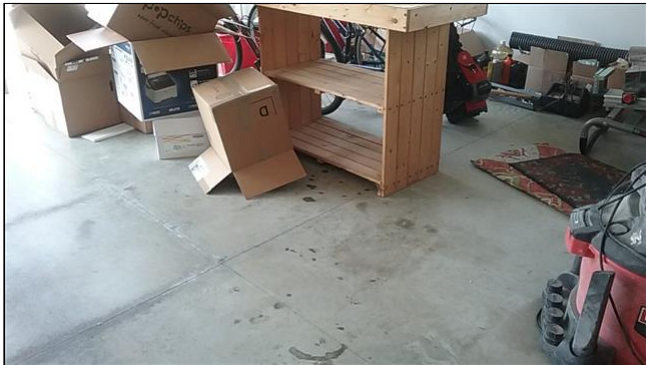
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
3.0	Roof Structure and Attic (Report leak signs or condensation)	•				Method used to observe attic: From entry
3.1	Ventilation Fans and Thermostatic Controls (Attic)	•				Roof Structure: Engineered wood trusses
3.2	Insulation in Attic	•				Ceiling Structure: 2X4
3.3	Visible Electric Wiring in Attic	•				Attic info: Scuttle hole
						Attic Insulation: Blown Rock wool

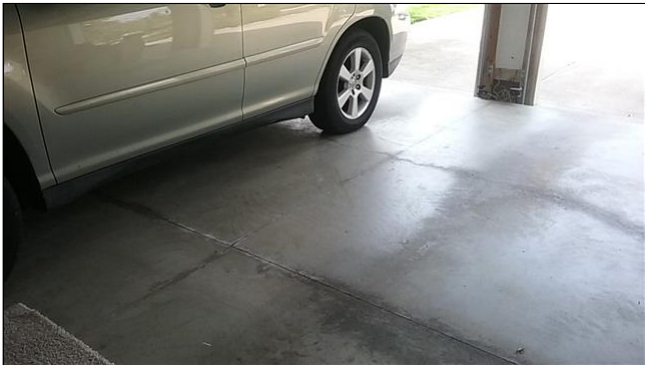
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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage



Garage Floor



Garage Doors



Garage Door Openers



3rd Garage Door

		IN	NI	NP	RR	Styles & Materials
4.0	Garage Ceiling	●				Garage Door Type: One manual Two automatic Garage Door Material: Metal Auto-opener Manufacturer: CHAMBERLAIN
4.1	Garage Walls (Including Firewall Separation)	●				
4.2	Garage Floor	●				
4.3	Garage Door (s)	●				
4.4	Occupant Door from Garage to inside home	●				
4.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				●	

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4.5 Both of the automatic doors have some minor damage on the bottom of the door. They do close properly.



4.5 Item 1(Picture) Garage Doors



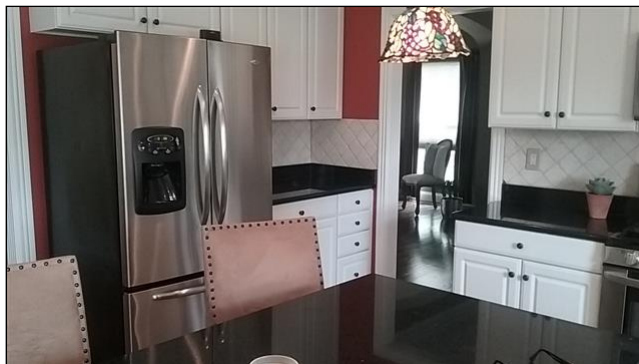
4.5 Item 2(Picture)

5. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen



		IN	NI	NP	RR
5.0	Ceiling	•			
5.1	Walls	•			
5.2	Floor	•			
5.3	Pantry/Closet Doors	•			
5.4	Windows	•			
5.5	Counters and a representative number of Cabinets	•			
5.6	Plumbing Drain and Vent Systems	•			
5.7	Plumbing Water Supply Faucets and Fixtures	•			
5.8	Outlets Wall Switches and Fixtures	•			
5.9	Dishwasher	•			
5.10	Ranges/Ovens/Cooktops	•			
5.11	Range Hood	•			
5.12	Trash Compactor			•	
5.13	Food Waste Disposer	•			
5.14	Microwave Cooking Equipment	•			

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IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Laundry

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Laundry

		IN	NI	NP	RR	Styles & Materials
6.0	Ceiling	●				Clothes Dryer Vent Material: Flexible Metal Dryer Power Source: Gas Connection
6.1	Walls	●				
6.2	Floor	●				
6.3	Windows	●				
6.4	Plumbing Drain and Vent Systems	●				
6.5	Plumbing Water Supply Faucets and Fixtures	●				
6.6	Outlets Wall Switches and Fixtures	●				
6.7	Clothes Dryer Vent Piping	●				
		IN	NI	NP	RR	

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



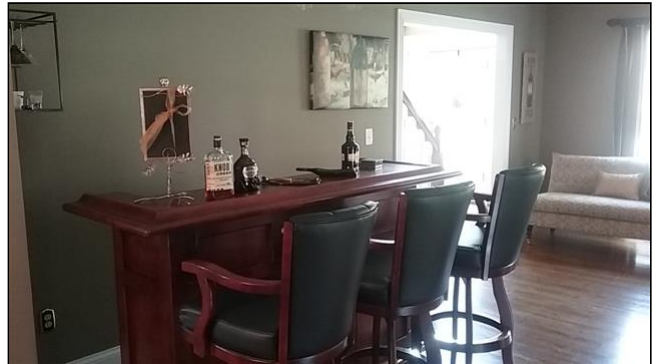
Family Room



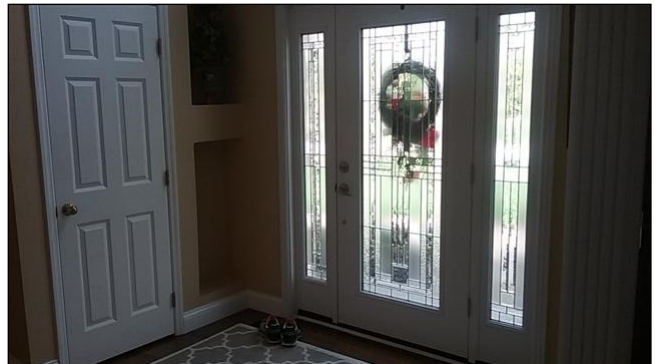
Kitchen / Dining



Dining Room



Living Room



Foyer



1st Floor Den / Study



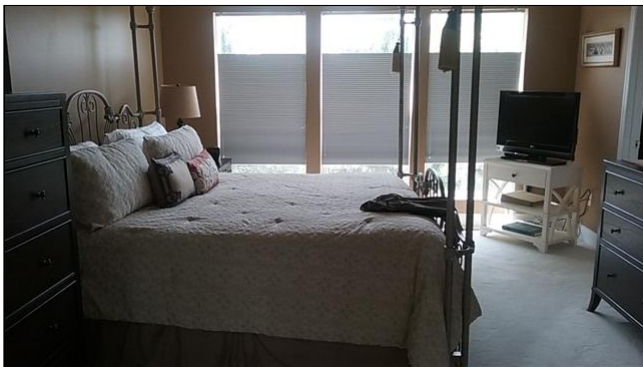
Bedroom 1



Bedroom 2



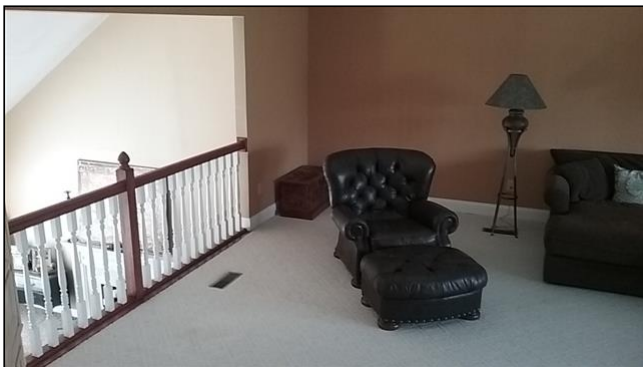
Bedroom 3



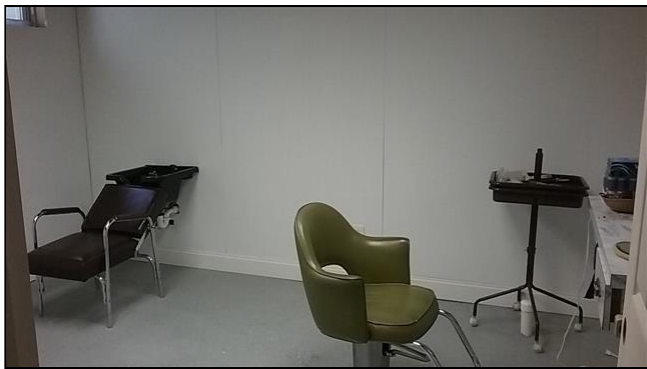
Master Bedroom



2nd Floor Bonus Room



Basement



Basement Finished Room



		IN	NI	NP	RR
7.0	Ceilings				●
7.1	Walls	●			
7.2	Floors	●			
7.3	Steps, Stairways, Balconies and Railings	●			
7.4	Doors (Representative number)				●
7.5	Windows (Representative number)	●			
7.6	Outlets, Switches and Fixtures	●			

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IN NI NP RR **Styles & Materials**

Ceiling Materials:
Drywall

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood T&G
Tile

Interior Doors:
Hollow core
Raised panel
Wood

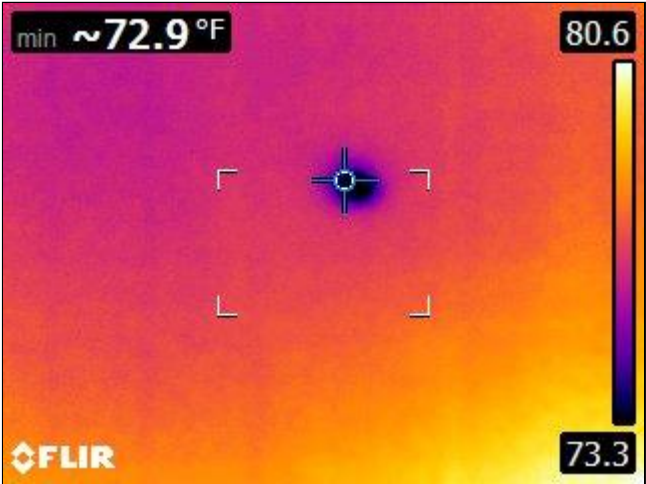
Window Types:
Single-hung
Thermal/Insulated
Tilt feature

Window
Manufacturer:
UNKNOWN

7.0 There is a leak in the 2nd floor bath that shows in the Dining room ceiling. The thermal camera picked it up and was confirmed with a moisture meter. This will need to be repaired.



7.0 Item 1(Picture)



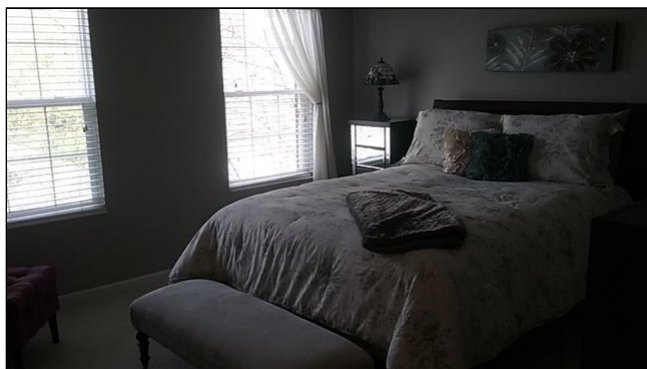
7.0 Item 2(Picture)

7.2



7.2 Item 1(Picture) Prior Floor Drainage Repair

7.4 The strike plate on Bedroom door 2 is missing.



7.4 Item 1(Picture) Bedroom 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Bathroom and Components



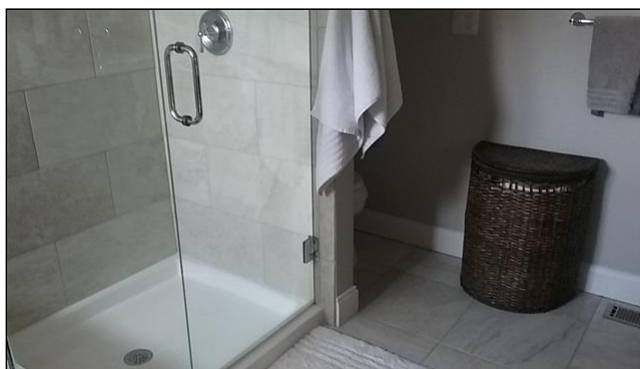
1st Floor Half Bath



2nd Floor Bath



Master Bath





		IN	NI	NP	RR
8.0	Counters and Cabinets	●			
8.1	Doors (Representative number)				●
8.2	Windows	●			
8.3	Plumbing Drain, Waste and Vent Systems	●			
8.4	Plumbing Water Supply and Distribution Systems and Fixtures	●			
8.5	Outlets Switches and Fixtures	●			
8.6	Exhaust fan	●			

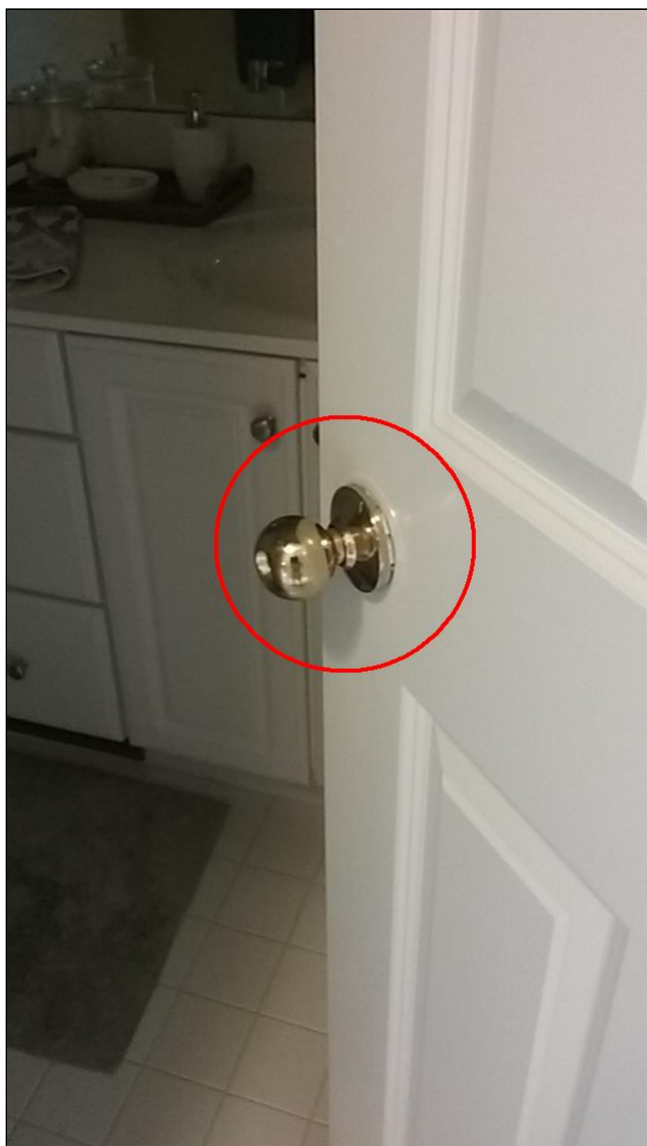
Styles & Materials

Exhaust Fans:
Fan with light

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

8.1 The door knob is loose on the 2nd floor bath door.



8.1 Item 1(Picture) 2nd Floor Bath

9. Foundation / Basement / Crawlspace

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Poured Walls



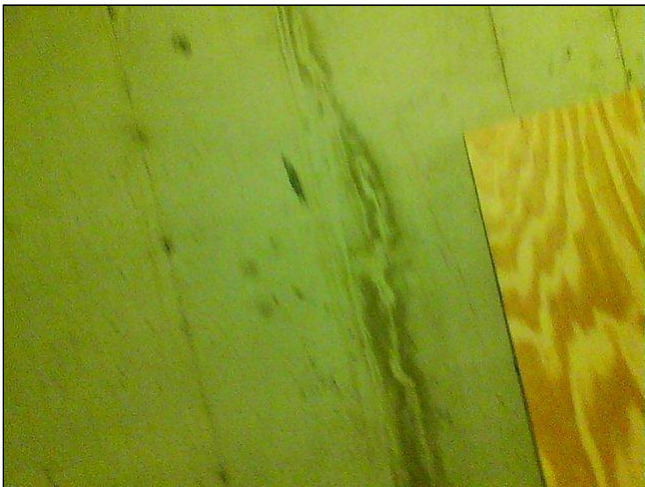
Wood Floor Joists



Steel Support

		IN	NI	NP	RR	<u>Styles & Materials</u>
9.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	●				Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Floor Structure: 2 X 10 Wood joists Wall Structure: 2 X 4 Wood Columns or Piers: Steel lally columns Steel screw jacks Supporting walls Floor System Insulation: NONE
9.1	Walls (Structural)	●				
9.2	Columns or Piers	●				
9.3	Floors (Structural)	●				
9.4	Ceilings (Structural)	●				
9.5	Insulation under Floor System	●				
9.6	Vapor Retarders (On ground in crawlspace or basement)	●				
9.7	Ventilation of Foundation Area (crawlspace or basement)	●				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

9.0



9.0 Item 1(Picture)

9.0 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



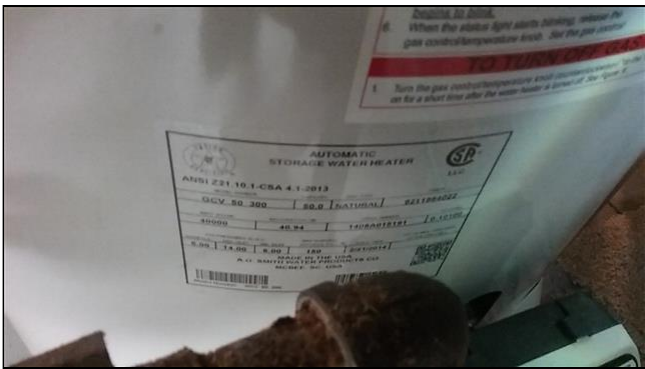
Gas Main Cut Off



Water Main Cut off



Water Heater



		IN	NI	NP	RR	Styles & Materials
10.0	Plumbing Drain, Waste and Vent Systems	●				Water Source: Public
10.1	Plumbing Water Supply and Distribution Systems and Fixtures	●				Water Filters: None
10.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●				Plumbing Water Supply (into home): Copper
10.3	Main Water Shut-off Device (Describe location)	●				Plumbing Water Distribution (inside home): Copper CPVC
10.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●				Washer Drain Size: 2" Diameter
10.5	Main Fuel Shut-off (Describe Location)	●				Plumbing Waste Line: PVC
10.6	Sump Pump	●				

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Water Heater
Power Source:
Gas (quick recovery)
Water Heater
Capacity:
50 Gallon (2-3 people)
Water Heater
Manufacturer:
A.O. SMITH
Water Heater
Location:
Basement

10.2



10.2 Item 1(Picture)



10.2 Item 2(Picture)

10.3 The water main cut off is located on the basement wall.

10.5 The gas main cut off is located on the exterior of the house.

10.6



10.6 Item 1(Picture) Sump Pump

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Service Main

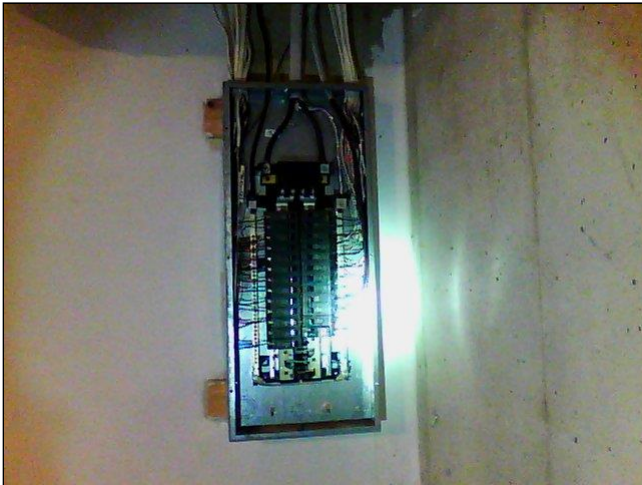


Main service panel

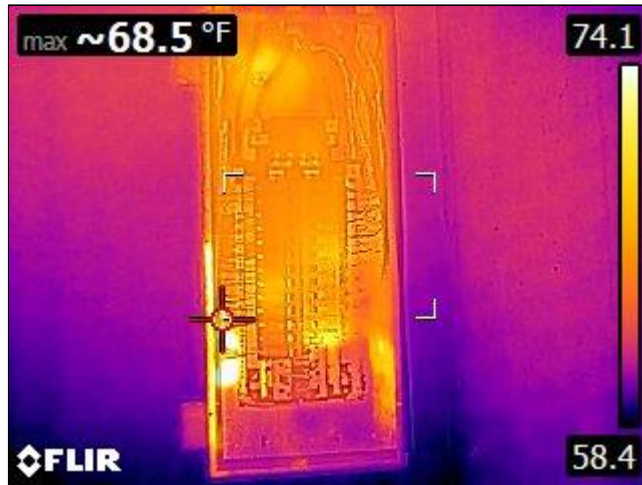
		IN	NI	NP	RR	<u>Styles & Materials</u>
11.0	Service Entrance Conductors	●				Electrical Service Conductors: Below ground Panel capacity: 150 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: CUTLER HAMMER Branch wire 15 and 20 AMP: Copper Wiring Methods: Non-Metallic Sheathed Cable
11.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	●				
11.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	●				
11.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				●	
11.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	●				
11.5	Operation of GFCI (Ground Fault Circuit Interrupters)	●				
11.6	Location of Main and Distribution Panels	●				
11.7	Smoke Detectors	●				
11.8	Carbon Monoxide Detectors	●				
						IN NI NP RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

11.1

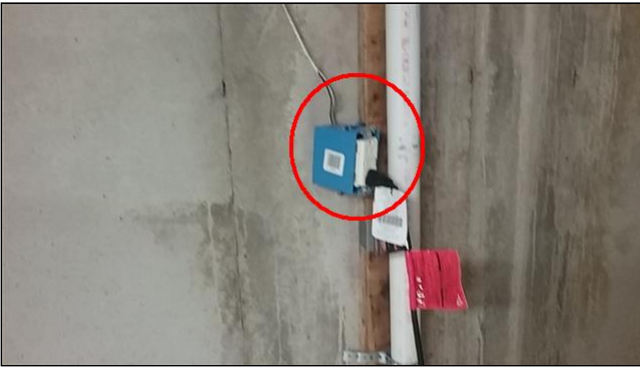


11.1 Item 1(Picture)



11.1 Item 2(Picture)

11.3 The outlet for the sump pump needs to be properly installed on the wall. It also needs a cover plate.



11.3 Item 1(Picture) Sump Pump Outlet

11.6 The main service panel is located on the basement wall.

11.7 The smoke detectors and carbon monoxide detectors should be tested upon moving in to home.

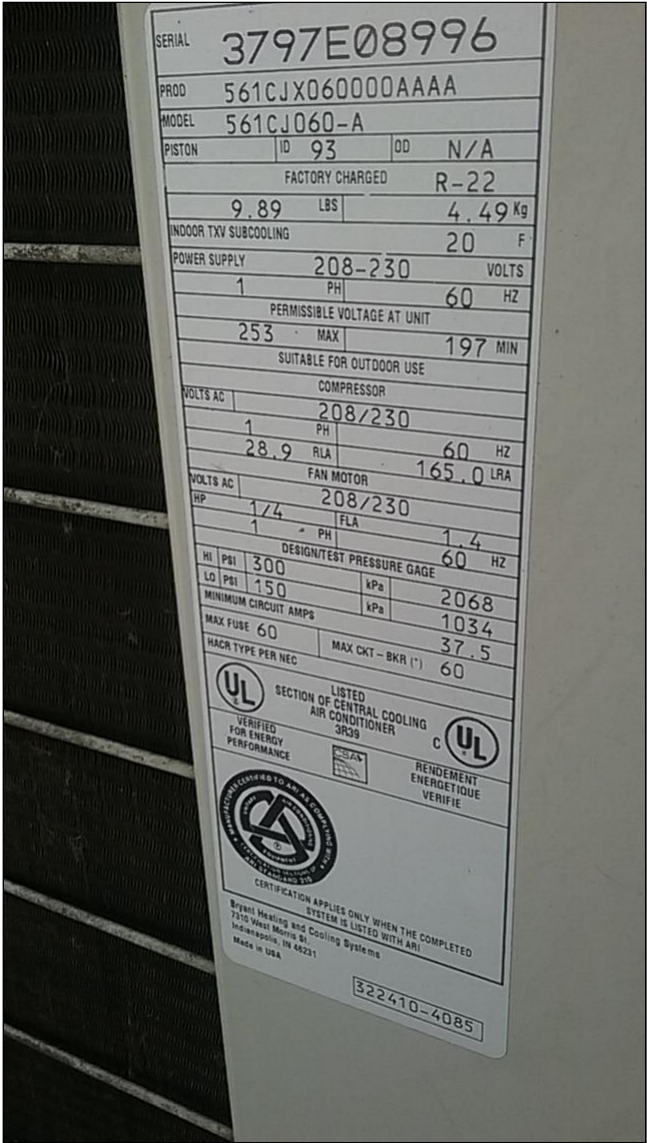
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Heat Pump





HVAC



		IN	NI	NP	RR
12.0	Heating Equipment	●			
12.1	Normal Operating Controls	●			
12.2	Automatic Safety Controls	●			
12.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●			
12.4	Presence of installed heat source in each room	●			
12.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	●			
12.6	Solid Fuel heating Devices (Fireplaces, Woodstove)	●			
12.7	Gas/LP Firelogs and Fireplaces				●
12.8	Cooling and Air Handler Equipment	●			
12.9	Normal Operating Controls	●			
12.10	Presence of installed cooling source in each room	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials**Heat Type:**

Heat Pump Forced Air (also provides cool air)

Energy Source:

Gas

Number of Heat Systems**(excluding wood):**

One

Heat System**Brand:**

BRYANT

Ductwork:

Insulated and Non-insulated

Filter Type:

Cartridge Electronic air cleaner

Types of**Fireplaces:**

Vented gas logs

Operable**Fireplaces:**

One

Number of**Woodstoves:**

None

Cooling**Equipment Type:**

Heat Pump Forced Air (also provides warm air)

Cooling**Equipment Energy****Source:**

Electricity

Central Air**Manufacturer:**

BRYANT

Number of AC**Only Units:**

None

12.0



12.0 Item 1(Picture)

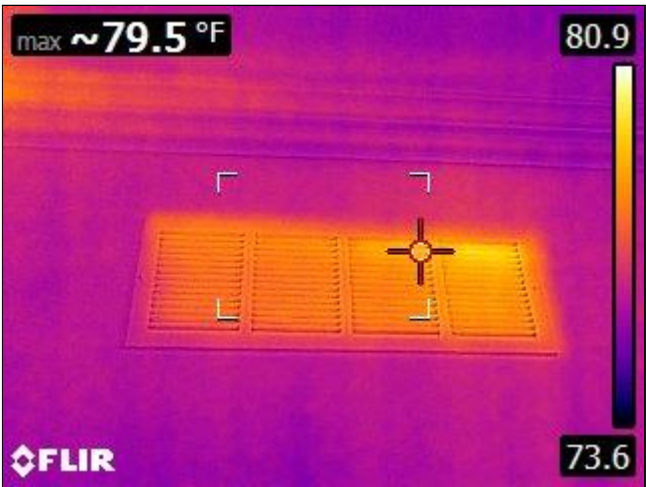
12.0 Item 2(Picture)

12.7 This fireplace has not been used for a while. Recommend having it serviced and cleaned prior to use. Safety issue.



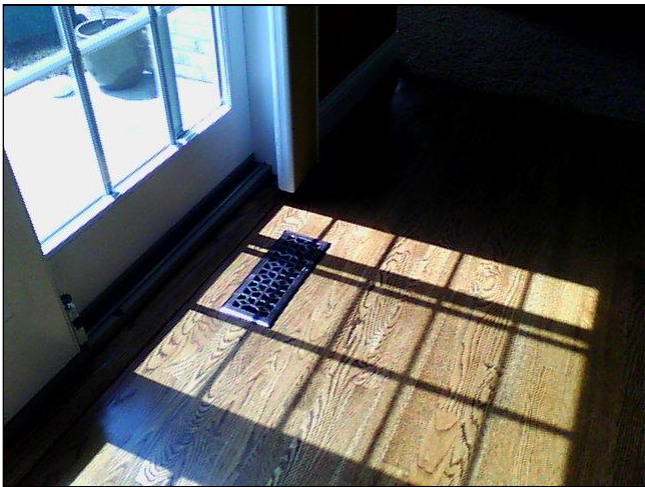
12.7 Item 1(Picture) Gas Fireplace

12.8 The ambient air test was performed by using a thermal camera on the air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is heating / cooling as intended. The supply air temperature on your system read 79.5 degrees, and the return air temperature was 124 / 51.3 degrees. This indicates the unit is operating properly.



12.8 Item 1(Picture)

12.8 Item 2(Picture) Supply Air



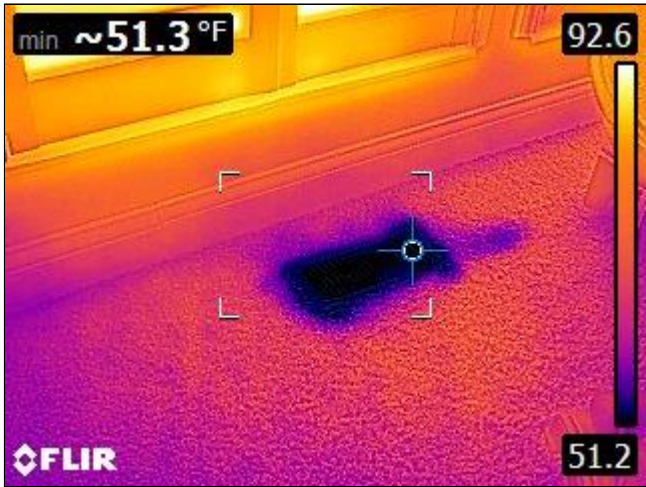
12.8 Item 3(Picture)



12.8 Item 4(Picture) Return Air (Heat)



12.8 Item 5(Picture)



12.8 Item 6(Picture) Return Air (Cool)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Cincinnati Certified Home Inspections, LLC

**732 Windfield Dr.
Loveland, OH 45140
513-479-9068**

Customer

Mr. New Homeowner

Address

123 Main Street
Cincinnati OH 45140

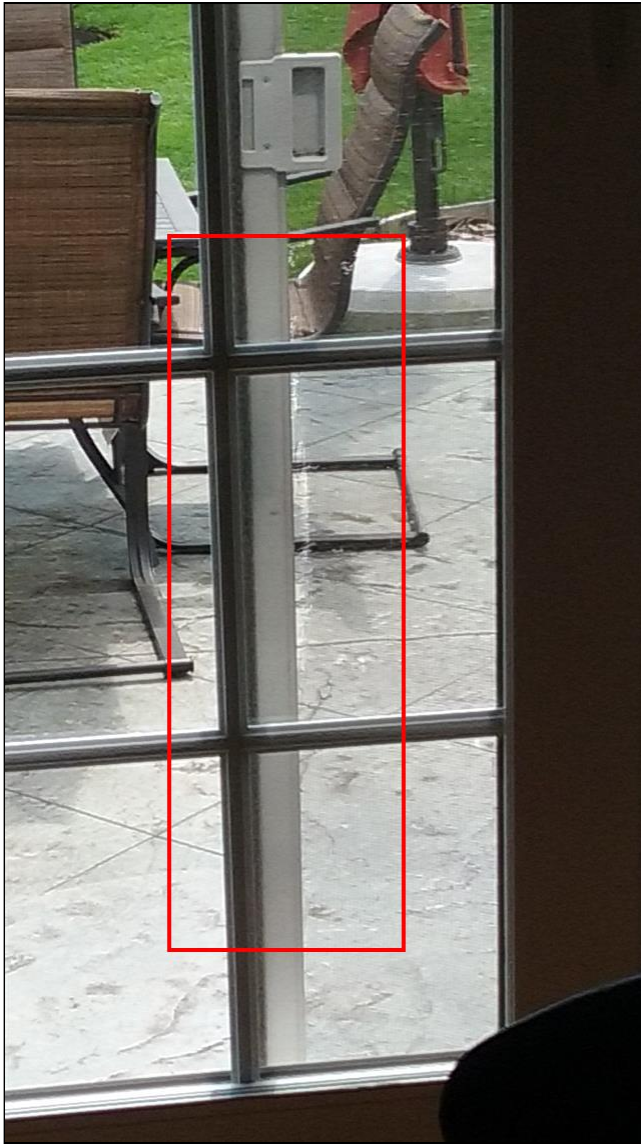
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.1 Doors (Exterior)

Repair or Replace

The torn screen on the patio door will need rep[air].



1.1 Item 1(Picture) Patio Screen Door

4. Garage

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Both of the automatic doors have some minor damage on the bottom of the door. They do close properly.



4.5 Item 1(Picture) Garage Doors



4.5 Item 2(Picture)

7. Rooms

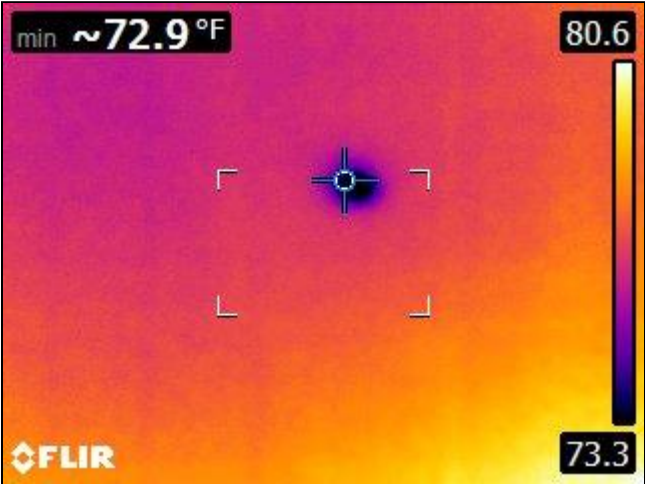
7.0 Ceilings

Repair or Replace

There is a leak in the 2nd floor bath that shows in the Dining room ceiling. The thermal camera picked it up and was confirmed with a moisture meter. This will need to be repaired.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.4 Doors (Representative number)

Repair or Replace

The strike plate on Bedroom door 2 is missing.



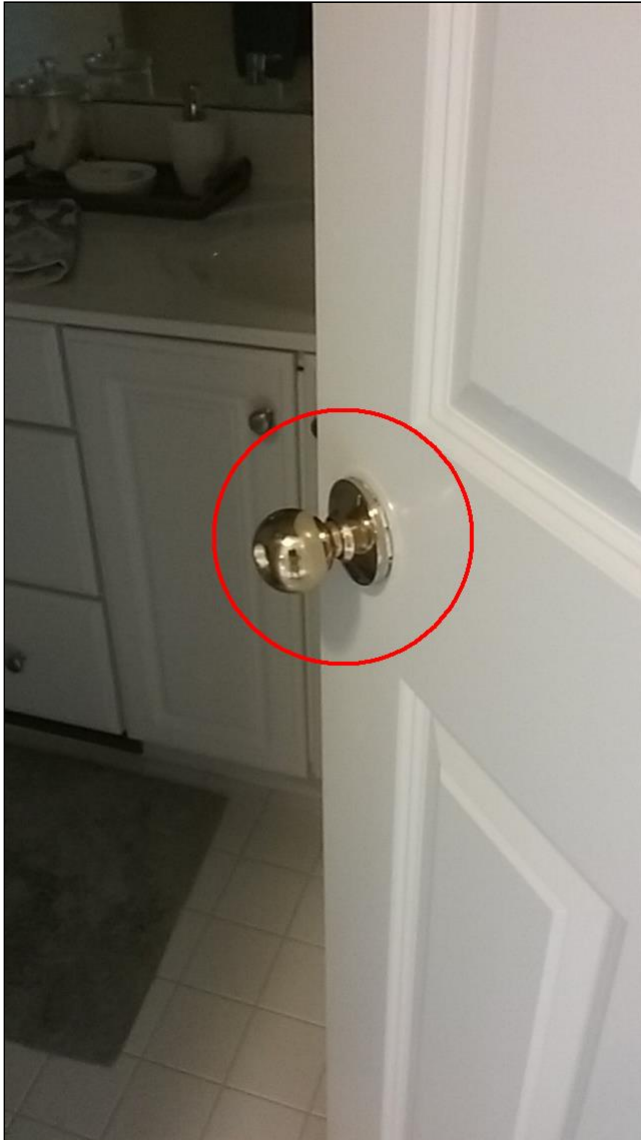
7.4 Item 1(Picture) Bedroom 2

8. Bathroom and Components

8.1 Doors (Representative number)

Repair or Replace

The door knob is loose on the 2nd floor bath door.



8.1 Item 1(Picture) 2nd Floor Bath

11. Electrical System

11.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

The outlet for the sump pump needs to be properly installed on the wall. It also needs a cover plate.



11.3 Item 1(Picture) Sump Pump Outlet

11.7 Smoke Detectors

Inspected

The smoke detectors and carbon monoxide detectors should be tested upon moving in to home.

12. Heating / Central Air Conditioning

12.7 Gas/LP Firelogs and Fireplaces

Repair or Replace

This fireplace has not been used for a while. Recommend having it serviced and cleaned prior to use. Safety issue.



12.7 Item 1(Picture) Gas Fireplace

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



INVOICE

**Cincinnati Certified Home Inspections,
LLC**

**732 Windfield Dr.
Loveland, OH 45140
513-479-9068**

Inspected By: Don Smith

**Inspection Date: 4/15/2017
Report ID: 17000**

Customer Info:	Inspection Property:
Mr. New Homeowner	123 Main Street Cincinnati OH 45140
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	300.00	1	300.00
Radon test with kit	75.00	1	75.00
Termite Report (Cost Included)	50.00	1	50.00

Tax \$0.00

Total Price \$425.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note:



Cincinnati Certified Home Inspections, LLC

**732 Windfield Dr.
Loveland, OH 45140
513-479-9068**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 Pest Form](#)

[Sample Radon Report](#)



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 123 Main Street Cincinnati OH 45140

Inspection Fee: \$ 425.00

- Client requests a visual inspection of the structure identified at the above address by Cincinnati Certified Home Inspections, LLC
- hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

- Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.
- -

- CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the
- Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

- Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written
- opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the

Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

- Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ , rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other
5. environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

- CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/**
6. **AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

- The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
- 7.

- LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the
8. relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO
9. alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ARBITRATION:** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the
10. Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought
11. within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded
12. all reasonable attorney's fees, arbitrator fees and other costs.
- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection**
- 13.

Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

14. **SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

PAYMENT:Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments.
15. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any
16. party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ **Signature of Client** _____
(One signature binds all)
Printed Name of Client: _____
Dated _____ **For the Company** Don Smith

