



Your Inspection Report

3 W. Summit St.
Chagrin Falls, OH 44022

PREPARED FOR:
ROB VITT

INSPECTION DATE:
Friday, August 16, 2019

PREPARED BY:
Scott Frey



PRO-HOME INSPECTIONS
Professional Real Estate Consultants

Professional Real Estate Consultants
2088 Van Oaks Drive
Twinsburg, OH 44087

234 212-9200

prcoho.com
scott@prcoho.com



Exceeding Expectations... Every Inspection.



August 16, 2019

Dear Rob Vitt,

RE: Report No. 1972
3 W. Summit St.
Chagrin Falls, OH
44022

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Scott Frey
on behalf of
Professional Real Estate Consultants

Professional Real Estate Consultants
2088 Van Oaks Drive
Twinsburg, OH 44087
234 212-9200
prcoho.com
scott@prcoho.com

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

proohio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Priority Maintenance Items

Roofing

RECOMMENDATIONS \ Overview

Condition: • Flat roofs around house in poor condition. Holes / rot noted on front porch. Poorly flashed and missing / worn out materials on others.

Implication(s): Water Damage to Contents / Structure

Location: Throughout Exterior



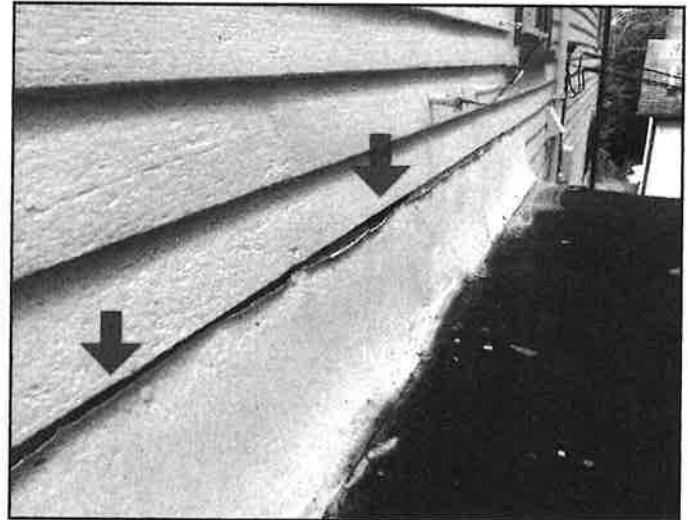
1. Debris / Worn



2. Rot / Holes



3. Missing / Worn



4. Poorly Flashed / Worn

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • Older metal roofing on widows walk rusted and ponding.

Implication(s): Water Damage to Contents

Location: Roof

Task: Correct



5. Metal

Exterior

WALLS \ Trim

Condition: • Rot

Multiple areas around home with rot noted on trim. Severe rot to soffit / trim of widows walk.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

Task: Replace



6. Rot



7. Rot

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

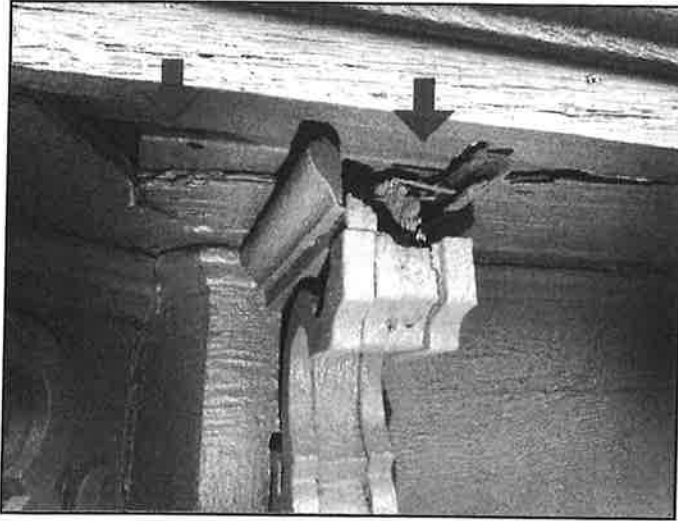
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Rot



9. Rot



10. Rot



11. Rot

WALLS \ Wood siding

Condition: • Appears the entire house / trim was blasted to remove old paint. Blasting damages wood and leaves scarring as seen throughout home.

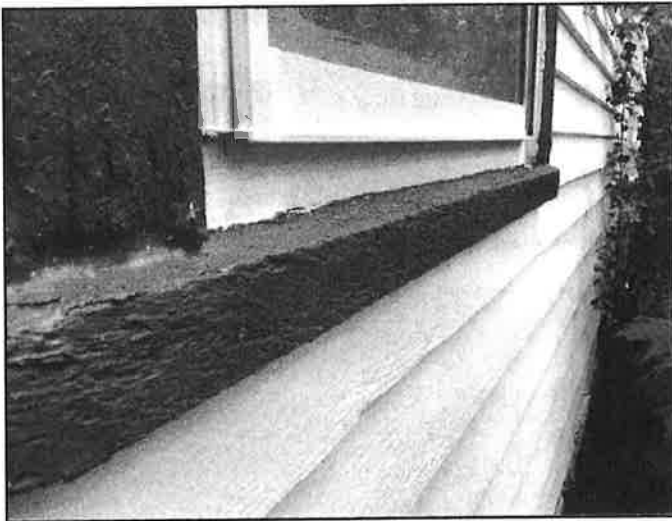
Implication(s): Accelerated Material Deterioration

Location: Throughout Exterior

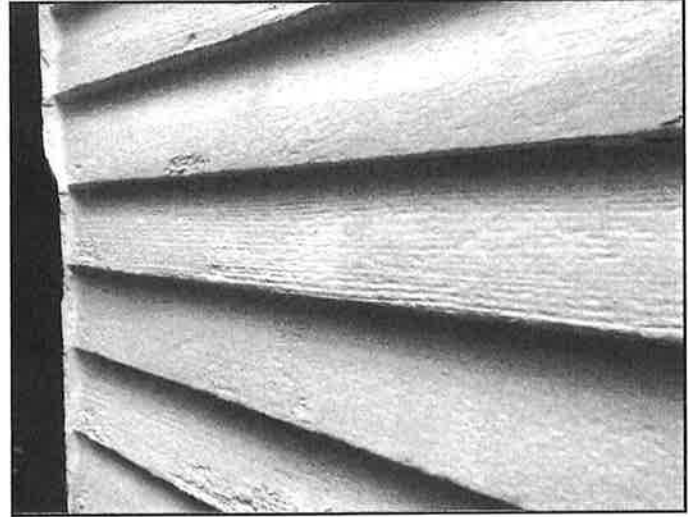
SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



12.



13.

Condition: • Cracked, split or broken

Multiple boards damaged throughout exterior. Appears animals may be entering large hole in siding above porch.

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

Location: Various Exterior Wall

Task: Replace



14. *Cracked, split or broken*



15. *Cracked, split or broken*

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16. Cracked, split or broken



17. Cracked, split or broken



18. Cracked, split or broken

LANDSCAPING \ Walkway

Condition: • Uneven (trip hazard)

Multiple stone walkways and patios around home in poor condition. Porch foundations have deteriorated / missing masonry. Walkways uneven / slippery. Walkway from garage has multiple loose stones and stair rise / run improper.

Implication(s): Physical injury

Location: Throughout Exterior

Task: Repair or replace

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. Uneven (trip hazard)



20. Loose



21. Deteriorated Masonry



22. Deteriorated Masonry

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



23. Uneven (trip hazard)



24. Deteriorated Masonry



25. Missing Masonry



26. Uneven (trip hazard)

GARAGE \ General

Condition: • Garage / guest house in poor condition. Whole building is racked toward street. Multiple large cracks through foundation. Wood siding / trim damaged and missing in places. Flat roof is sagged toward middle. Visible wiring in need of corrections.

Implication(s): Further Deterioration / Structural Collapse

Location: Throughout Garage

Task: Repair / Replace

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

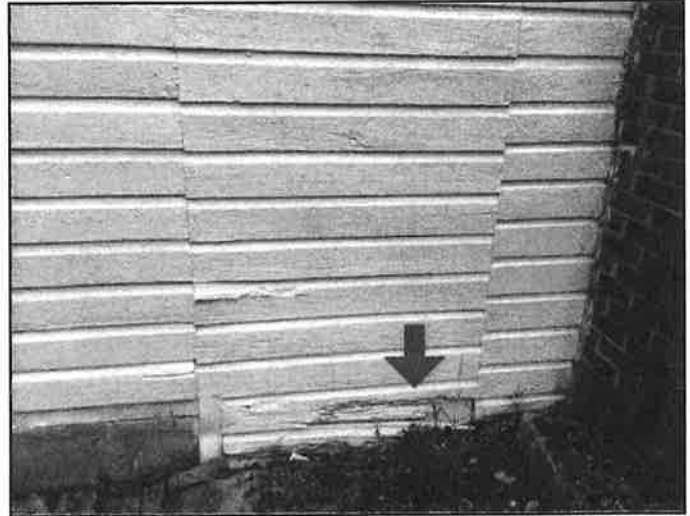
PLUMBING

INTERIOR

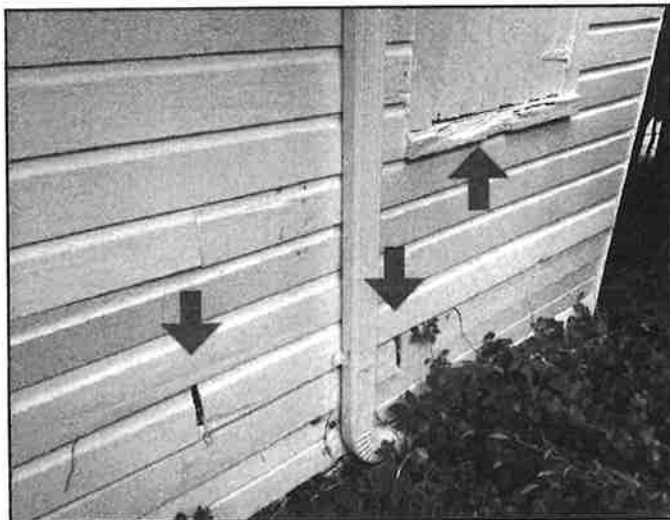
REFERENCE



27. Loose Steps / Rot



28. Damaged Siding



29. Damage Siding



30. Cracked Through

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

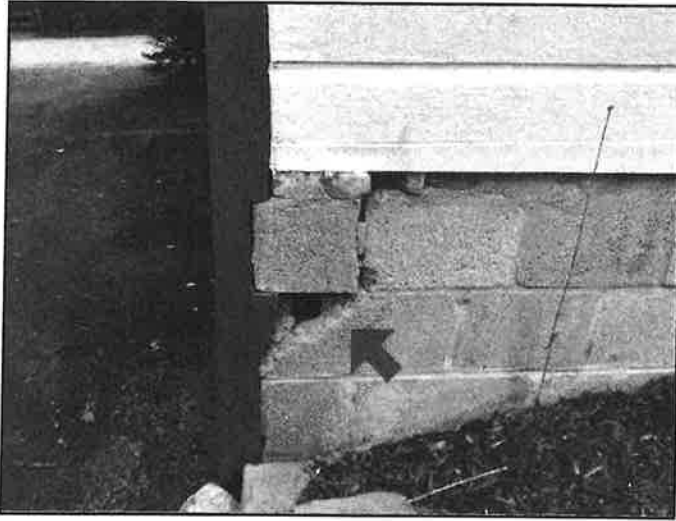
COOLING

INSULATION

PLUMBING

INTERIOR

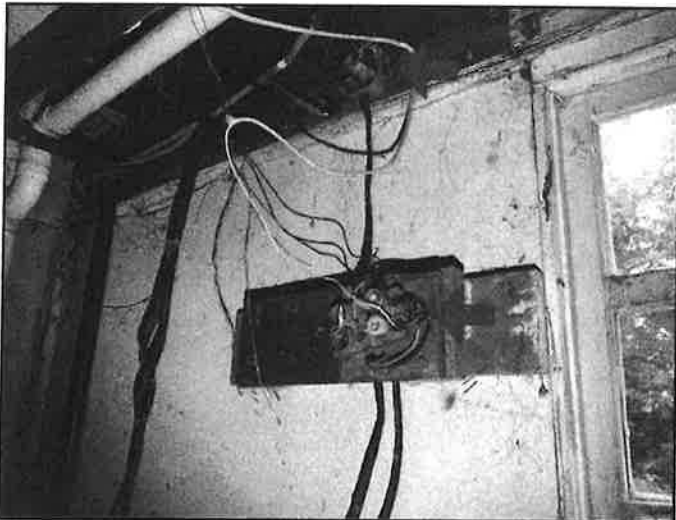
REFERENCE



31. *Damage*



32. *Racked*



33. *Poorly Wired*



34. *Clogged Gutters*

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

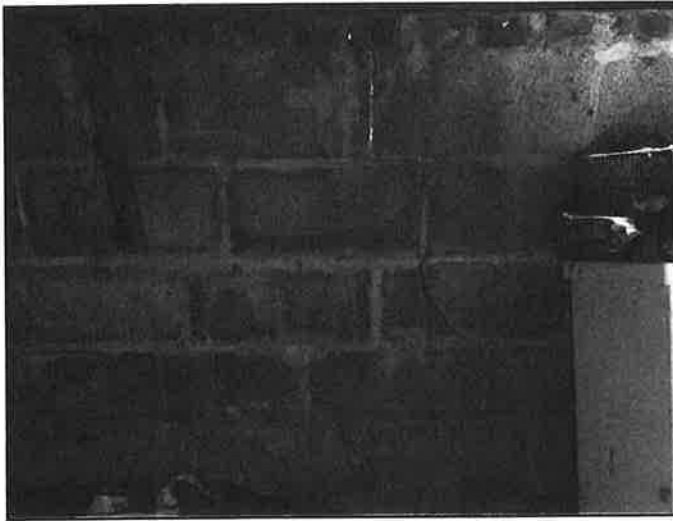
COOLING

INSULATION

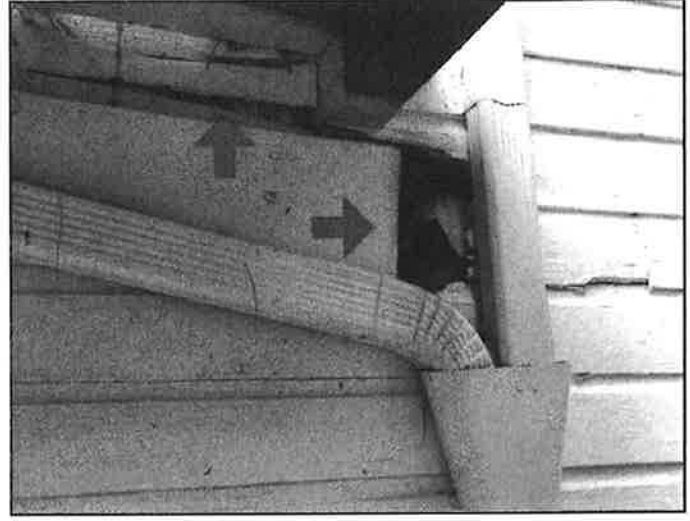
PLUMBING

INTERIOR

REFERENCE



35. Cracked Through



36. Missing / Damaged Siding



37. Damage / Inoperable



38. Sag

Structure

FOUNDATIONS \ General

Condition: • Bowed, bulging or leaning

Chimney in basement is leaning.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Further Evaluation

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



39. Bowed, bulging or leaning

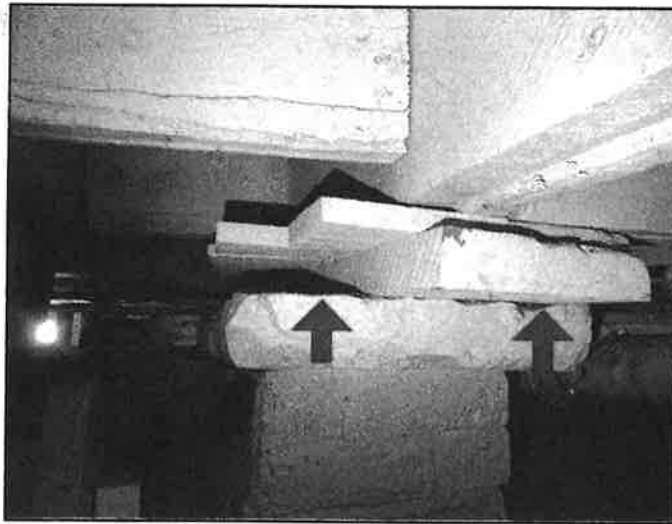
FLOORS \ Beams

Condition: • Poor bearing, crushed or loose shims

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Correct



40. Poor bearing, crushed or loose shims

Condition: • Rot

Main floor beam near boiler is rotted.

Implication(s): Chance of movement | Material deterioration

Location: Basement

Task: Replace

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

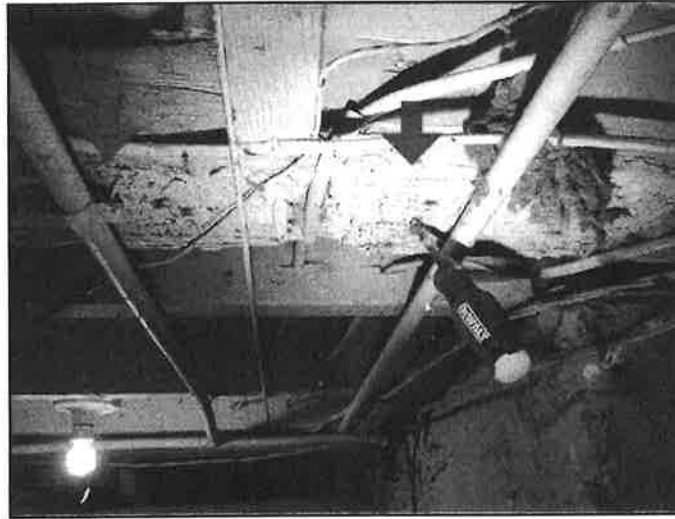
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



41. Rot

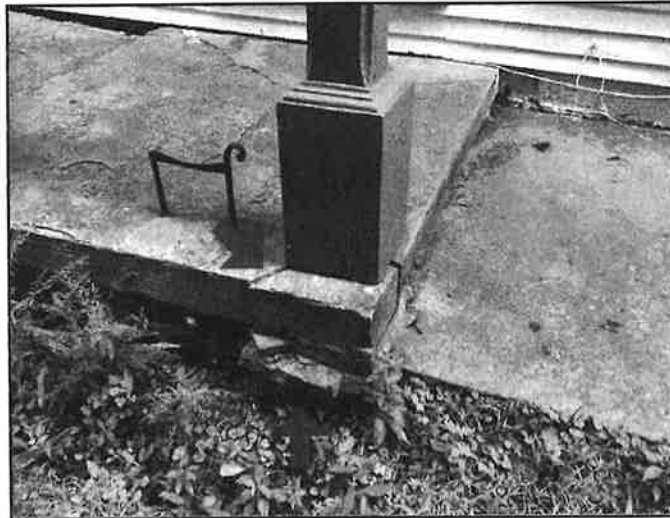
ROOF FRAMING \ Columns

Condition: • Poor Footing. Block cracked / foundation crumbling under roof post.

Implication(s): Structural Movement

Location: Exterior

Task: Correct



42. Damaged Footing

SUMMARY

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

Electrical

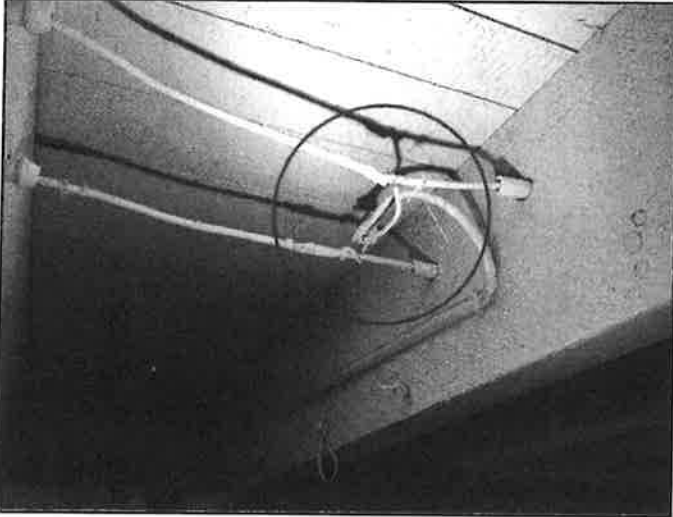
DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Open splices

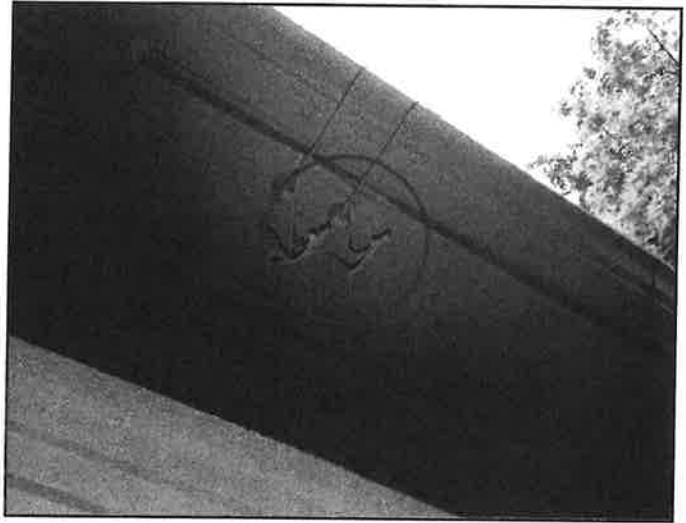
Implication(s): Electric shock | Fire hazard

Location: Various

Task: Correct



43. Basement



44. Exterior

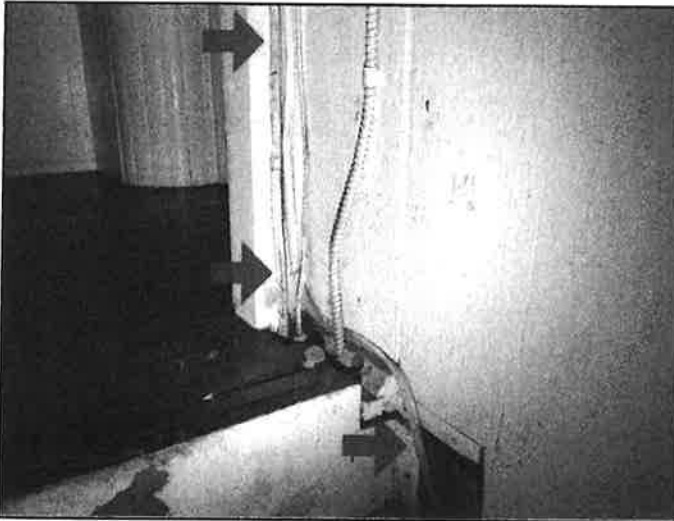
DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • Exposed on walls or ceilings

Implication(s): Electric shock

Location: Various

Task: Correct



45. Exposed



46. Exposed

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Outlets (receptacles)**Condition:** • Damage

Outlet scorched.

Implication(s): Electric shock | Fire hazard**Location:** First Floor Hall**Task:** Replace*47. Damage***Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

All exterior / garage / bathroom / kitchen outlets should be GFCI protected.

Implication(s): Electric shock**Location:** Various**Task:** Correct

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

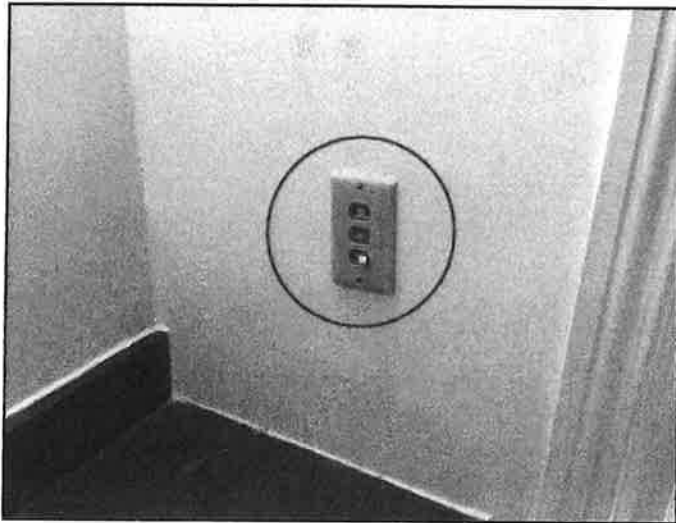
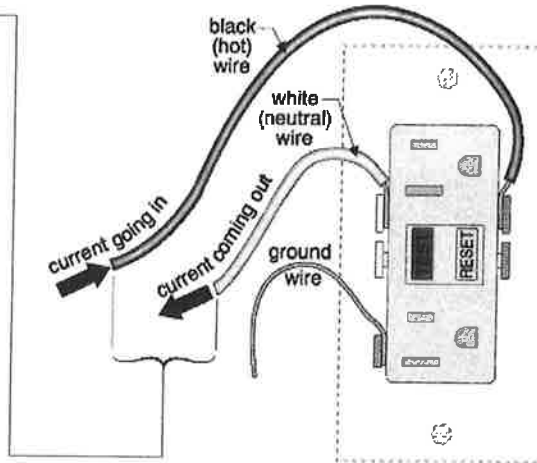
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

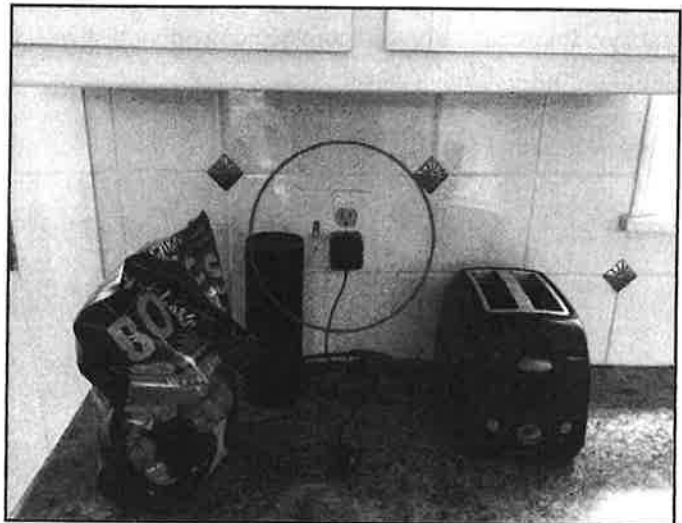
the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



48. Bath



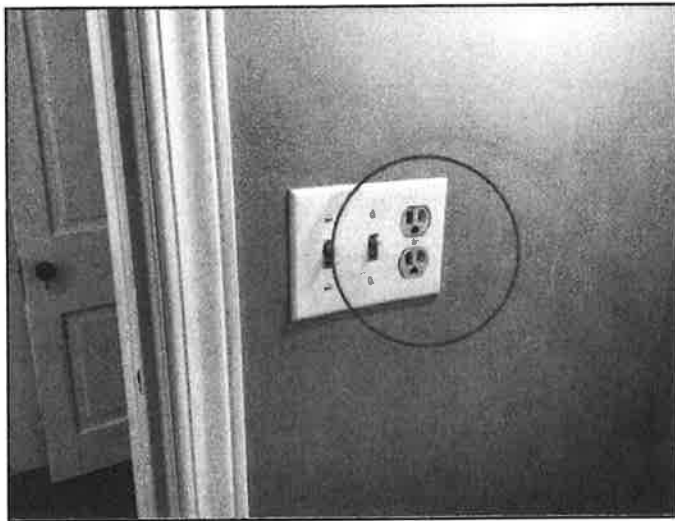
49. Kitchen

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE



50. Bath



51. Bath

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • In floors or countertops

Outlet box should not be mounted on floor of cabinet where liquids / water can enter. Recommend moving box to side of cabinet. Improper extension cord being used for dishwasher.

Implication(s): Electric shock

Location: Kitchen

Task: Correct



52. In floors

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Ensure all smoke detectors are in correct locations and in good working order before occupying home. Only 1 detector noted throughout home.

Implication(s): Life Safety

Location: Throughout

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

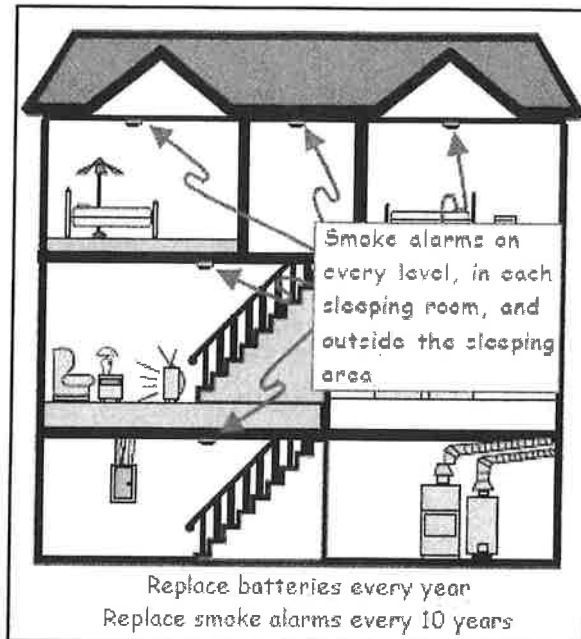
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



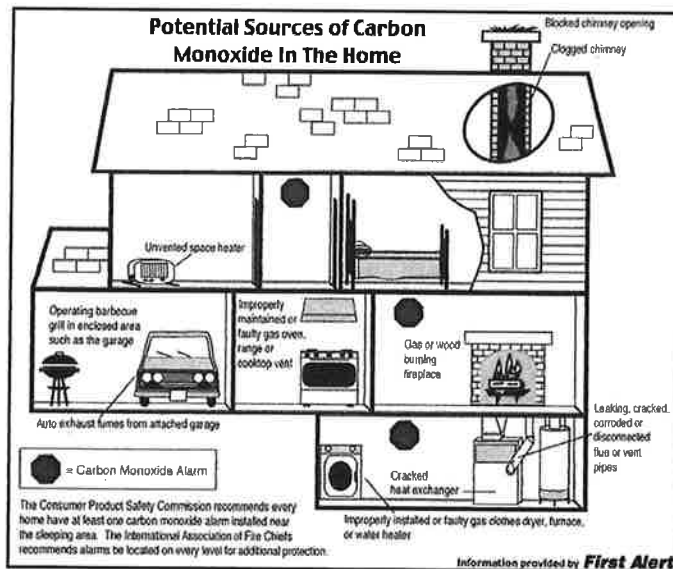
53. Ensure all smoke detectors are in correct...

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Ensure CO monitors are present and working prior to occupying home.

Implication(s): Life Safety

Location: Throughout



54. Ensure CO monitors are present and working...

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Heating

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

Condition: • Missing

There does not appear to be a heat source in one of the second floor bedrooms.

Implication(s): Increased heating costs | Reduced comfort

Location: Second Floor Bedroom

Task: Replace



55. Missing

Condition: • Leak

One radiator actively leaking. Other radiators with signs of leaks.

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

Location: Various

Task: Repair



56. Leaking



57. Stained

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



58. Stained

FIREPLACE \ Damper

Condition: • Inoperative

Damper out of position / not functional.

Implication(s): Hazardous combustion products entering home

Location: First Floor Bedroom

Task: Correct



59. Inoperative

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

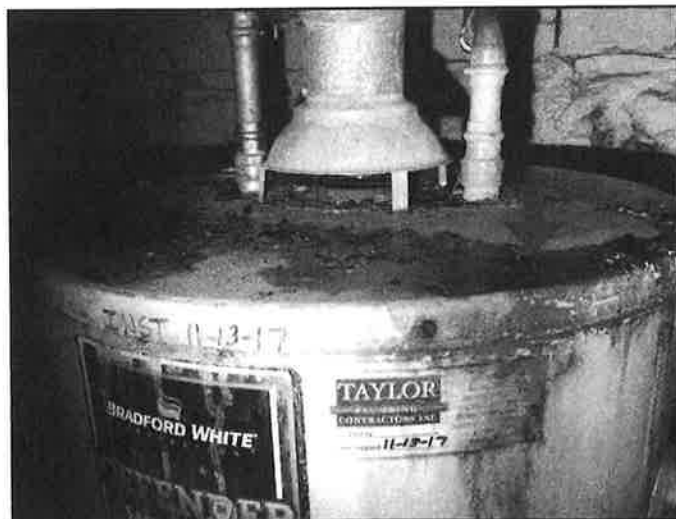
REFERENCE

Plumbing**GAS SUPPLY \ Gas piping****Condition:** • Leak

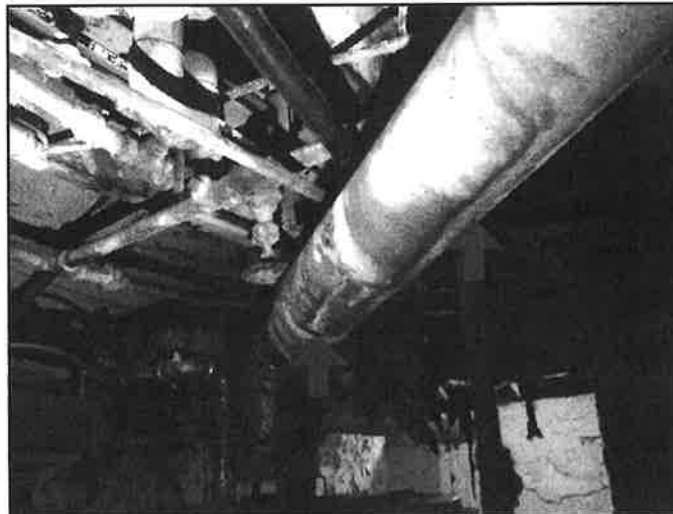
Odor of gas noted near bottom of steps to second floor of garage. Owner notified.

Implication(s): Equipment not operating properly | Fire or explosion**Location:** Rear Garage**Task:** Correct**WATER HEATER \ Tank****Condition:** • Rust

Water tank in poor condition for age. Rust noted throughout tank, gas line and vent pipe.

Implication(s): System inoperative | No hot water**Location:** Basement**Task:** Monitor

60. Rust



61. Rust

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



62. Rust



63. Rust

FIXTURES AND FAUCETS \ Faucet

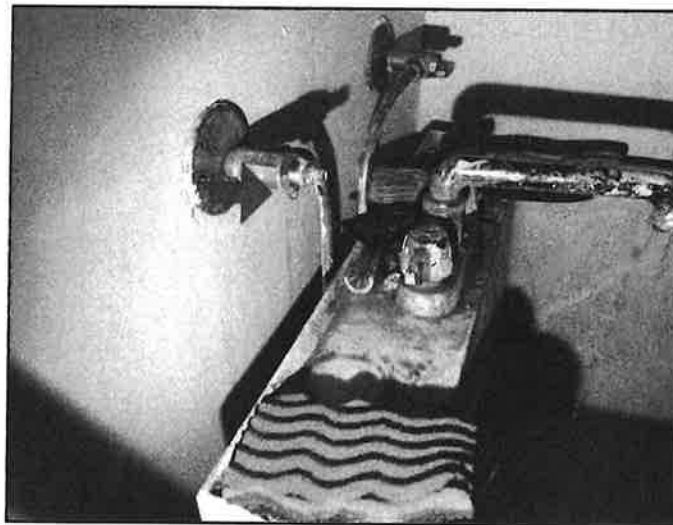
Condition: • Drip, leak

Shut off and or faucet are leaking at laundry tub. Shut off missing handle.

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

Location: Laundry Area

Task: Correct



64. Drip, leak

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Slow drains

Kitchen sink barely draining.

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

Location: Kitchen

Task: Correct

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



65. Slow drains

Interior

WALLS \ Plaster or drywall

Condition: • Possible mold

Probable mold noted inside widows walk.

Implication(s): Health Hazard

Location: Interior Widows Walk

Task: Further evaluation / Remediation



66. Possible mold



67. Possible mold

WINDOWS \ General

Condition: • Original lower quality units

Older original units in overall poor condition. Multiple windows inoperable. Various windows with cracked glass.

SUMMARY

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Increased heating costs | Increased maintenance costs

Location: Throughout

Task: Improve



68. Inoperable

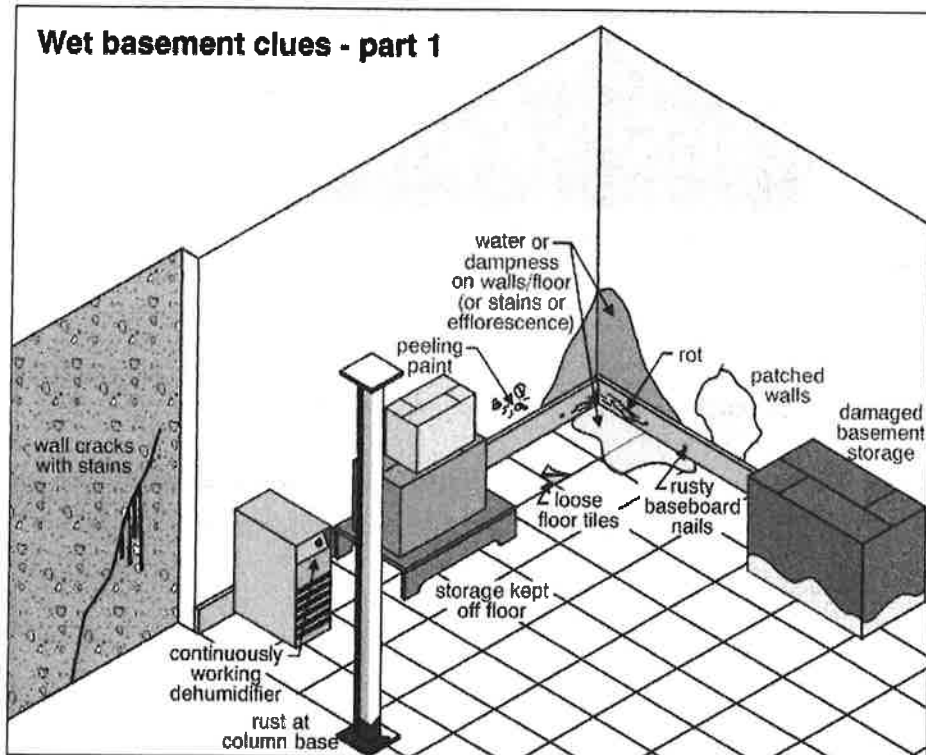
BASEMENT \ Wet basement - evidence

Condition: • Dampness on floor or walls

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Basement

Task: Further evaluation



Click on the BLUE highlighted text for more detailed information.

SUMMARY

Report No. 1972

3 W. Summit St., Chagrin Falls, OH August 16, 2019

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

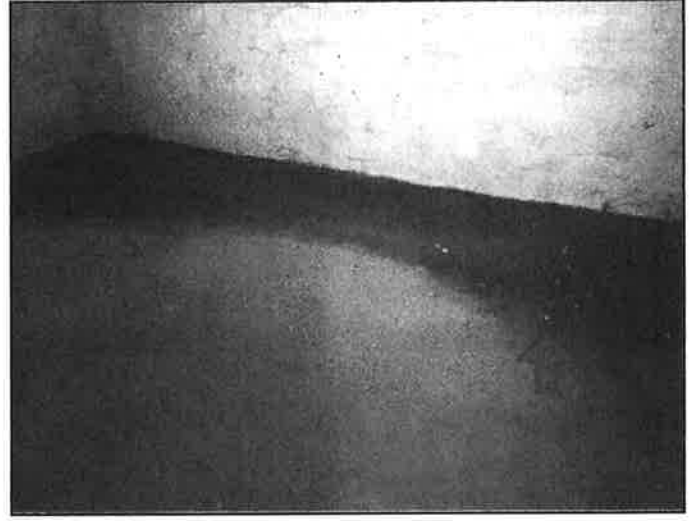
PLUMBING

INTERIOR

REFERENCE



69. Water Stains



70. Dampness on floor or walls



71. Dampness on floor or walls

This concludes the Summary section.

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

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

Home Improvement - ballpark costs

ROOFING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

proohio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



72. [Asphalt shingles](#)



73. [Asphalt shingles](#)



74. [Asphalt shingles](#)



75. [Asphalt shingles](#)

- [Metal](#)

ROOFING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

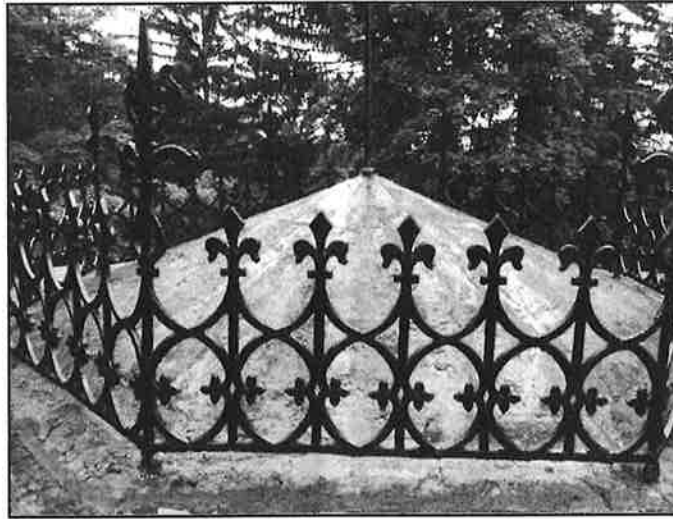
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



76. Metal

Sloped roof flashing material:

- Metal



77. Metal

Flat roofing material:

- Roll roofing

ROOFING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

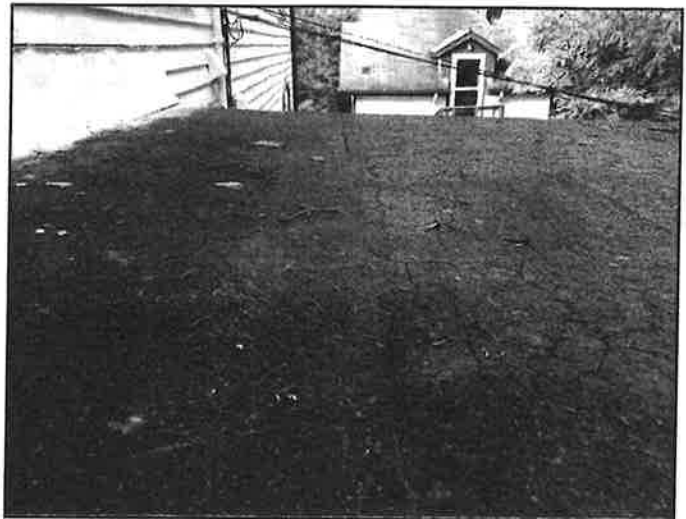
PLUMBING

INTERIOR

REFERENCE



78. Roll roofing



79. Roll roofing

Typical life expectancy: • 25-30 years

Limitations

Inspection performed: • By walking on roof

Not included as part of a building inspection: • Antennas / Satellite Dishes

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Newer shingled roof on house appeared in good condition at time of inspection.

Location: Throughout Roof

ROOFING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



80. Asphalt shingles

2. Condition: • Flat roofs around house in poor condition. Holes / rot noted on front porch. Poorly flashed and missing / worn out materials on others.

Implication(s): Water Damage to Contents / Structure

Location: Throughout Exterior



81. Debris / Worn



82. Rot / Holes

ROOFING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

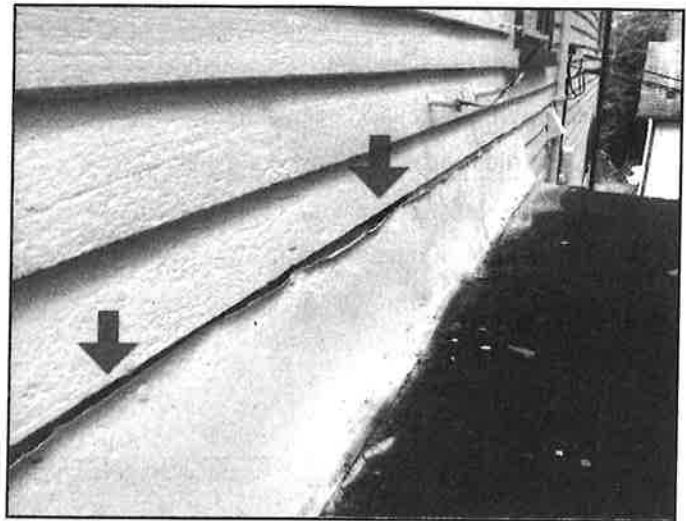
PLUMBING

INTERIOR

REFERENCE



83. Missing / Worn



84. Poorly Flashed / Worn

3. Condition: • Older metal roofing on widows walk rusted and ponding.

Implication(s): Water Damage to Contents

Location: Roof

Task: Correct



85. Metal

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Suspended

Downspout discharge: • Above and below grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Wood Lap

Retaining wall: • Stone

Driveway:

• Asphalt



86. Asphalt

Walkway: • Stone

Porch: • Stone

Patio:

• Stone

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



87. Stone

Garage: • Detached

Limitations

Inspection limited/prevented by:

- Car/storage in garage

Unable to fully inspect interior of garage due to storage. Unable to gain access to second floor living area.



88. Storage

- Vines/shrubs/trees against wall

Unable to inspect basement steps walls due to vegetation.



89. Storage

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

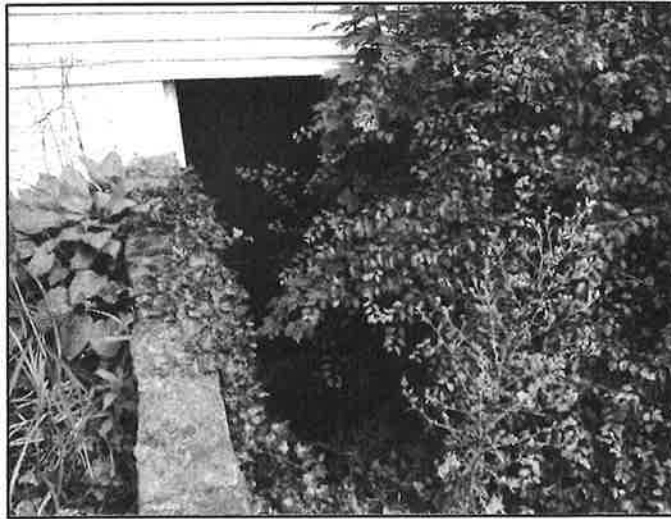
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



90. Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

General

4. • Ensure floor drain present and clear at bottom of exterior stairwell. Unable to inspect due to overgrown vegetation.

Implication(s): Water Entering Home

Location: Left Side Exterior

Task: Further evaluation

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prochio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



91.

ROOF DRAINAGE \ Gutters

5. **Condition:** • Clogged

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

Location: Various Roof

Task: Clean



92. *Clogged*

ROOF DRAINAGE \ Downspouts

6. **Condition:** • Improper Materials.

Location: Roof

Task: Correct

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

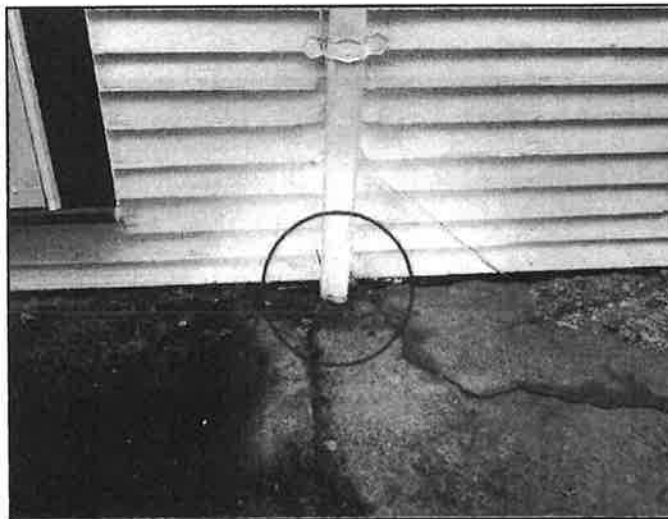


93. *Improper Materials.*

7. Condition: • Buried connections. It is preferred to have drain tile / downspout connection above grade.

Location: Exterior

Task: Improve



94. *Buried connections. It is preferred to have...*

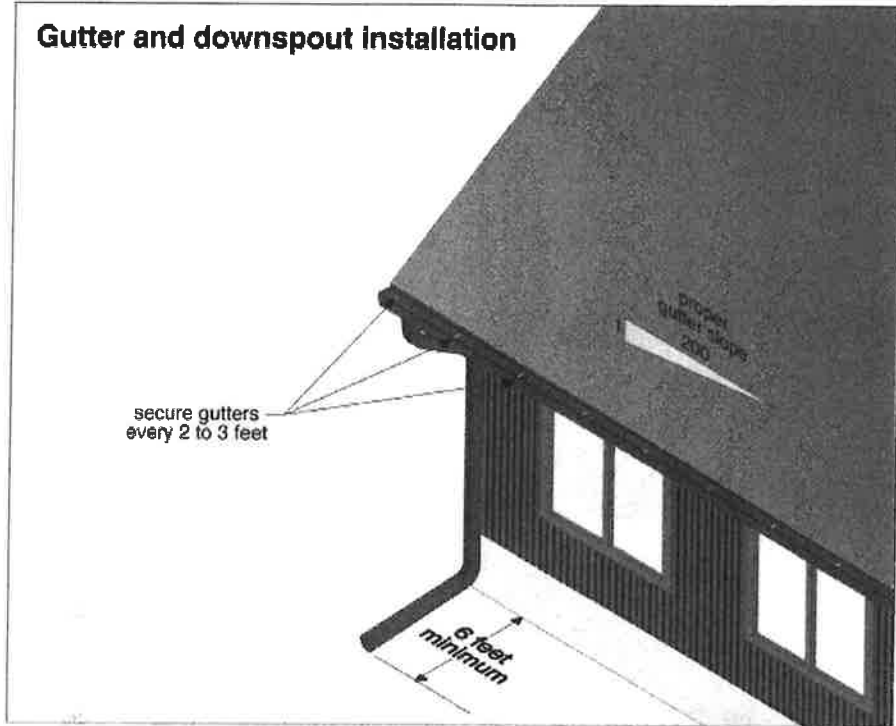
8. Condition: • Discharge too close to building

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

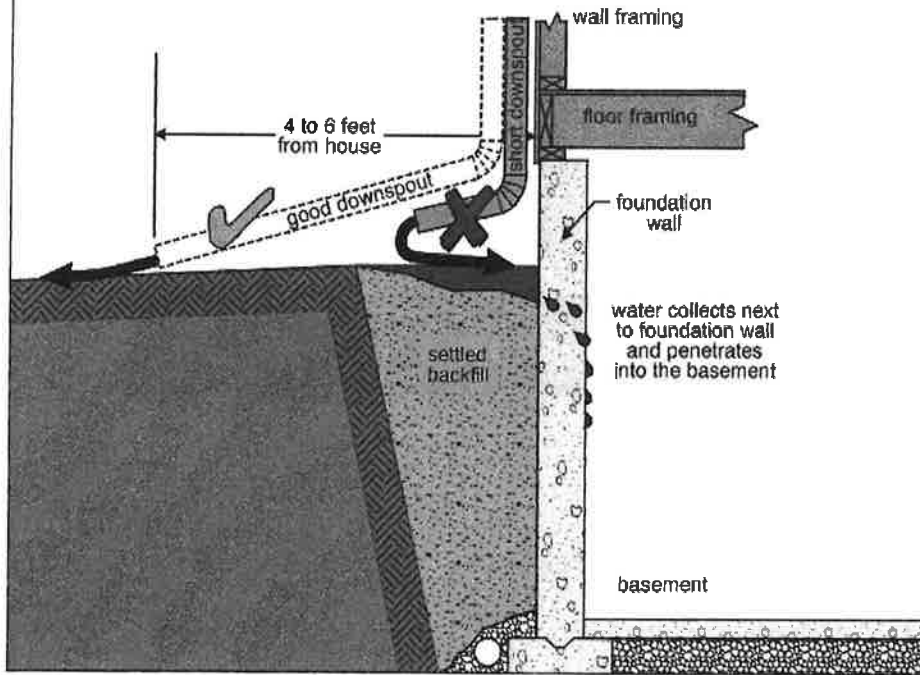
Location: Various Exterior

Task: Correct

Gutter and downspout installation



Downspout extension too short



EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prohio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



95. Discharge too close to building



96. Discharge too close to building

9. Condition: • Loose

Location: Exterior Wall

Task: Correct



97. Loose

WALLS \ Trim

10. Condition: • Patched. Unlike material.

Implication(s): Water Damage to Structure / Contents

Location: Exterior Wall

Task: Replace

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

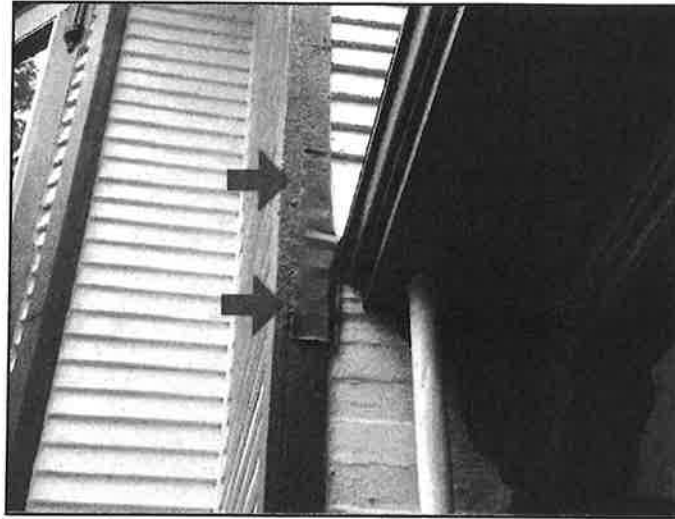
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



98.

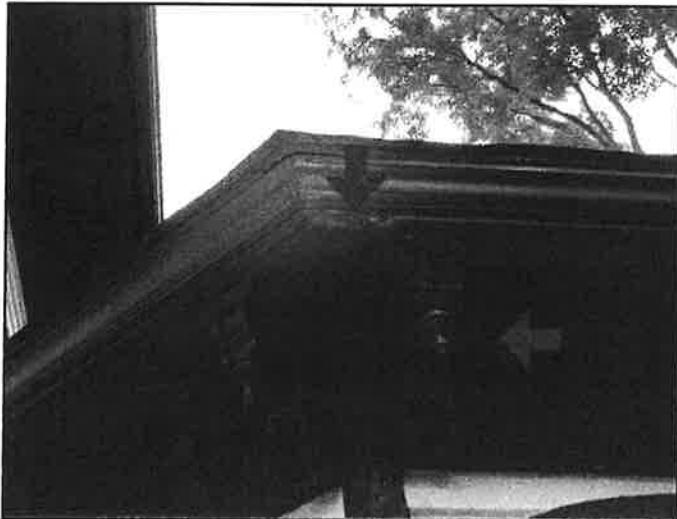
11. Condition: • Rot

Multiple areas around home with rot noted on trim. Severe rot to soffit / trim of widows walk.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

Task: Replace



99. Rot



100. Rot

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

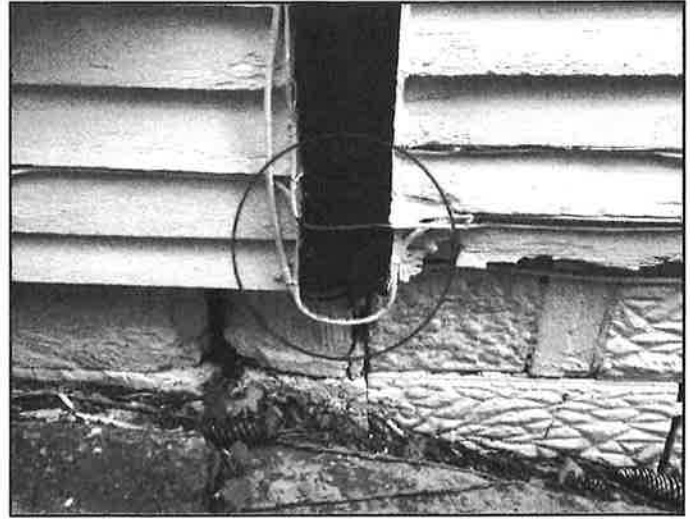
PLUMBING

INTERIOR

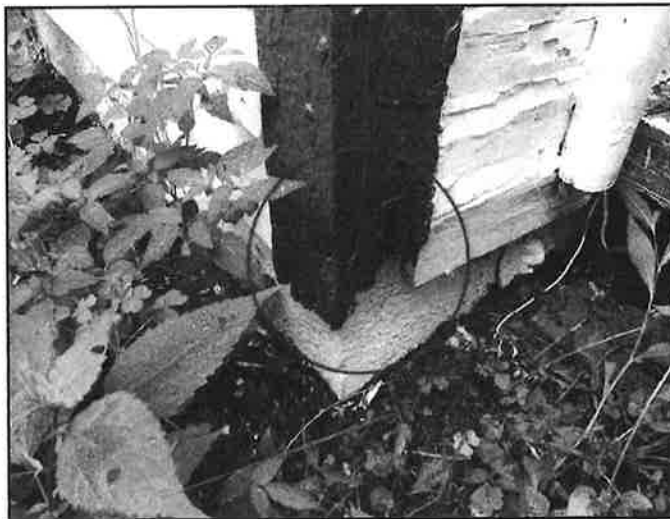
REFERENCE



101. Rot



102. Rot



103. Rot



104. Rot

WALLS \ Wood siding

12. Condition: • Appears the entire house / trim was blasted to remove old paint. Blasting damages wood and leaves scarring as seen throughout home.

Implication(s): Accelerated Material Deterioration

Location: Throughout Exterior

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

proohio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

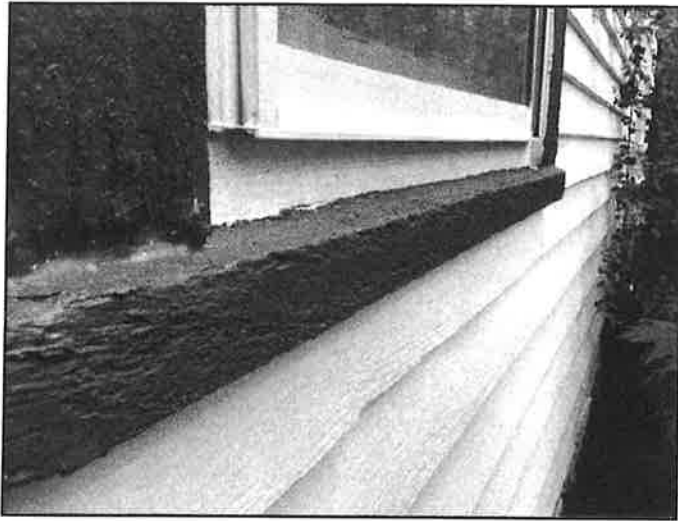
COOLING

INSULATION

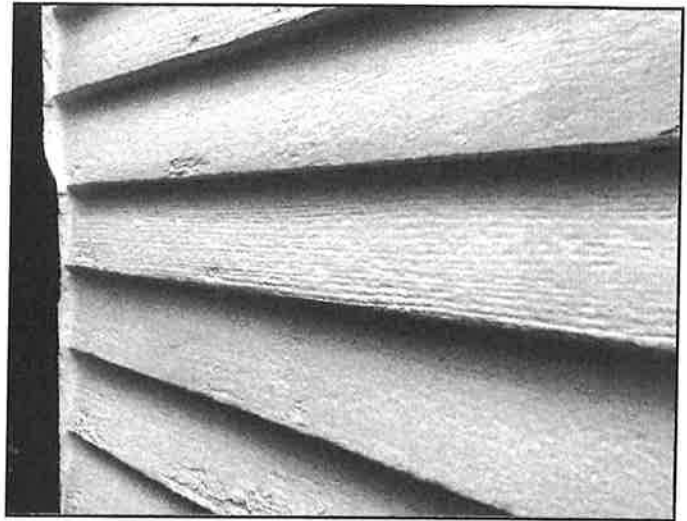
PLUMBING

INTERIOR

REFERENCE



105.



106.

13. **Condition:** • Cracked, split or broken

Multiple boards damaged throughout exterior. Appears animals may be entering large hole in siding above porch.

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

Location: Various Exterior:Wall

Task: Replace



107. *Cracked, split or broken*



108. *Cracked, split or broken*

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



109. Cracked, split or broken



110. Cracked, split or broken



111. Cracked, split or broken

14. Condition: • Rot

Implication(s): Weakened structure | Material deterioration

Location: Various Exterior Wall

Task: Replace

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

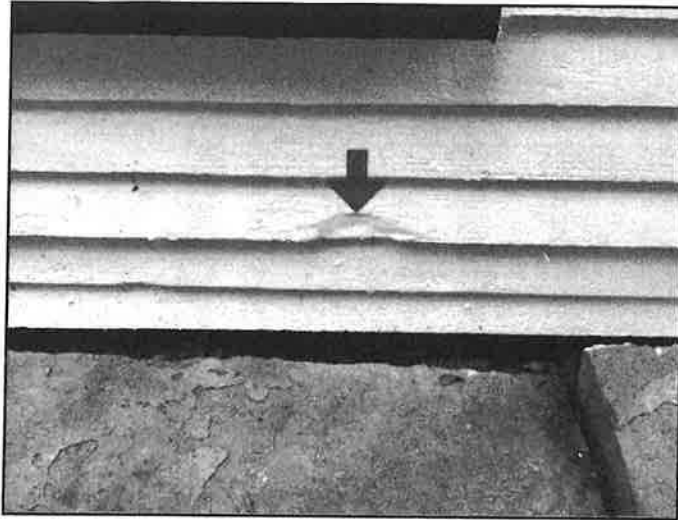
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



112. Rot



113. Rot



114. Rot

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

15. Condition: • Cracked

Multiple windows with cracked glass noted.

Location: Various

Task: Replace

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

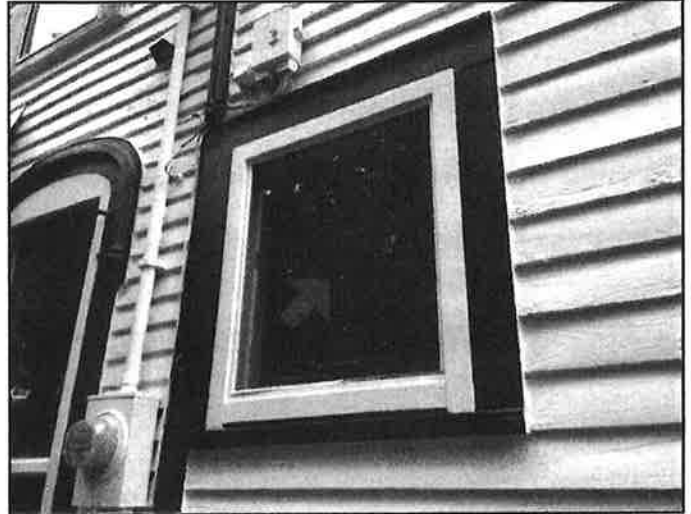
PLUMBING

INTERIOR

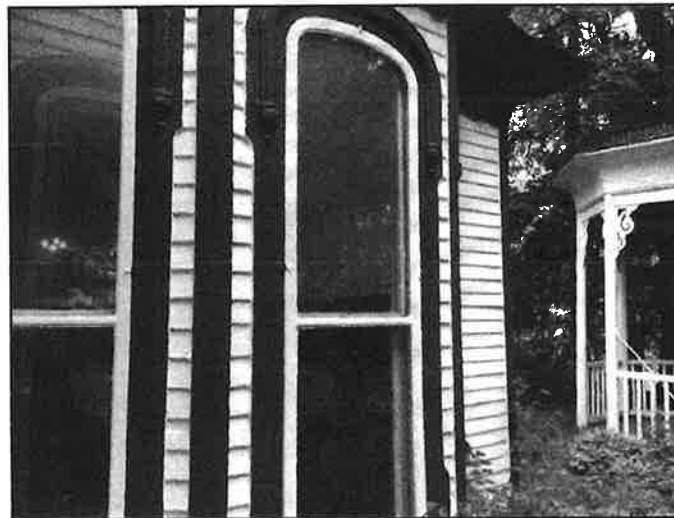
REFERENCE



115. Cracked



116. Cracked



117. Cracked

EXTERIOR GLASS/WINDOWS \ Sashes

16. Condition: • Previous repairs noted on storm frame.

Location: Exterior Wall

Task: Monitor / Repair

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



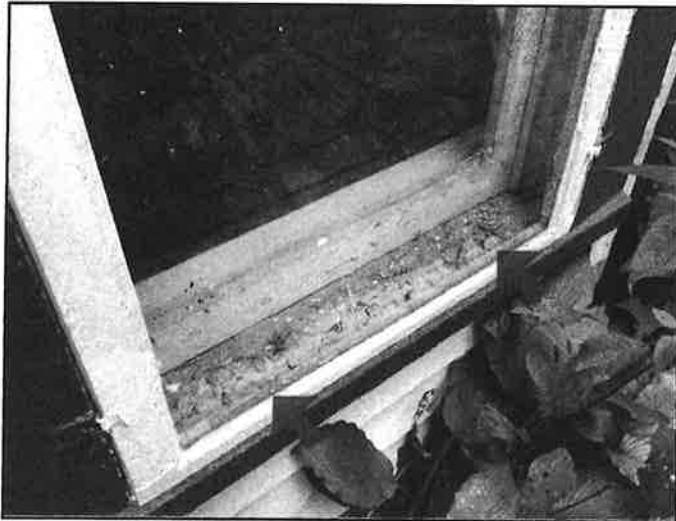
118.

17. Condition: • Window frames and sills all in need of paint.

Implication(s): Accelerated Material Deterioration

Location: Throughout Exterior

Task: Improve



119.



120.

DOORS \ Doors and frames

18. Condition: • Damage

Several of the older wood entry doors in need of repair.

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Various Exterior

Task: Repair or replace

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

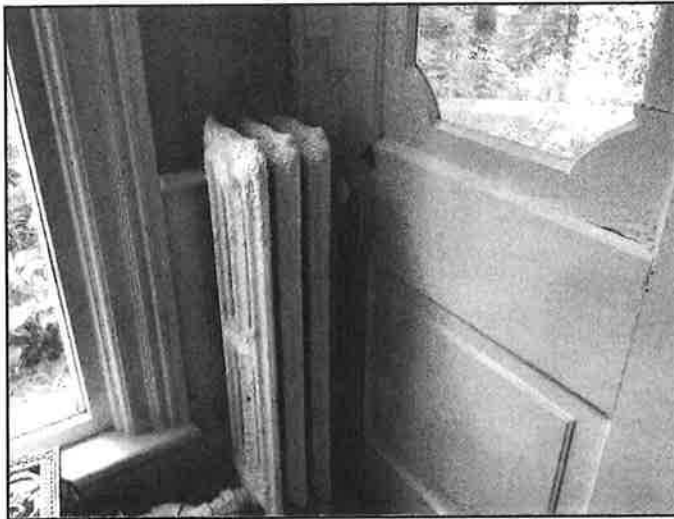
COOLING

INSULATION

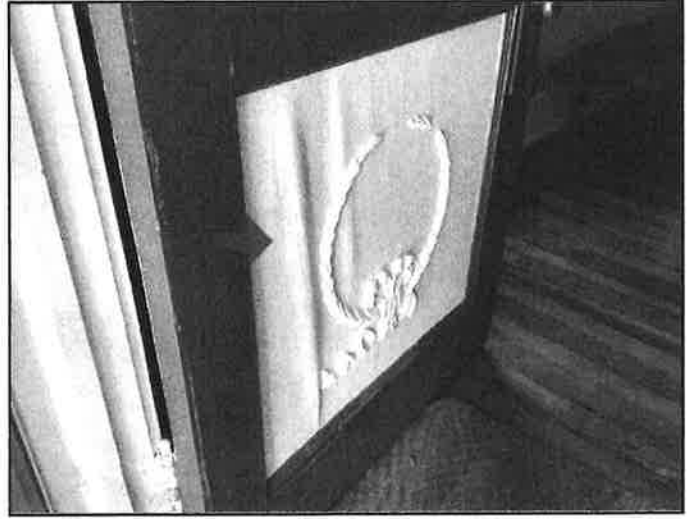
PLUMBING

INTERIOR

REFERENCE



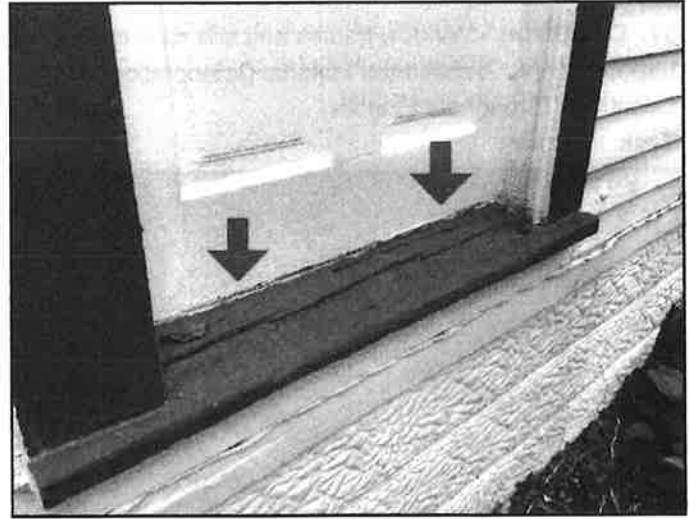
121. Blocked / Inoperable



122. Delaminating



123. Prior Repairs



124. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

19. Condition: • Too low

Implication(s): Fall hazard

Location: Front Porch

Task: Improve

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



125. Too low

LANDSCAPING \ General

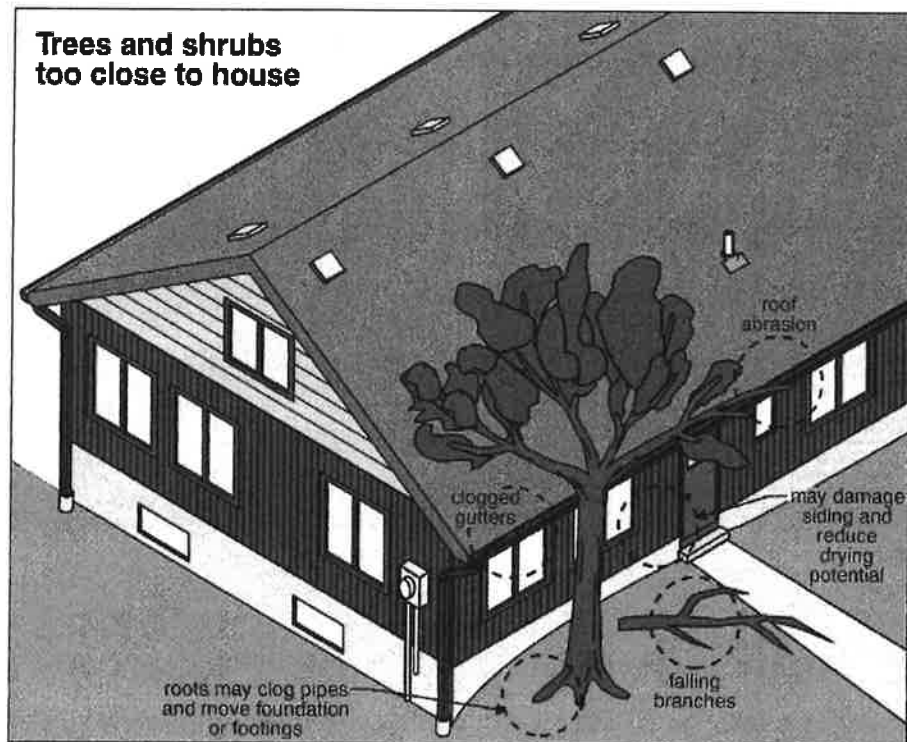
20. Condition: • Trees or shrubs too close to building

Recommend trimming all trees away from home including any dead wood in yard.

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

Location: Various Exterior Wall

Task: Correct



EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



126. Dead Tree Near Home

LANDSCAPING \ Walkway

21. Condition: • Uneven (trip hazard)

Multiple stone walkways and patios around home in poor condition. Porch foundations have deteriorated / missing masonry. Walkways uneven / slippery. Walkway from garage has multiple loose stones and stair rise / run improper.

Implication(s): Physical injury

Location: Throughout Exterior

Task: Repair or replace



127. Uneven (trip hazard)



128. Loose

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



129. Deteriorated Masonry



130. Deteriorated Masonry



131. Uneven (trip hazard)



132. Deteriorated Masonry

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



133. Missing Masonry



134. Uneven (trip hazard)

GARAGE \ General

22. Condition: • Garage / guest house in poor condition. Whole building is racked toward street. Multiple large cracks through foundation. Wood siding / trim damaged and missing in places. Flat roof is sagged toward middle. Visible wiring in need of corrections.

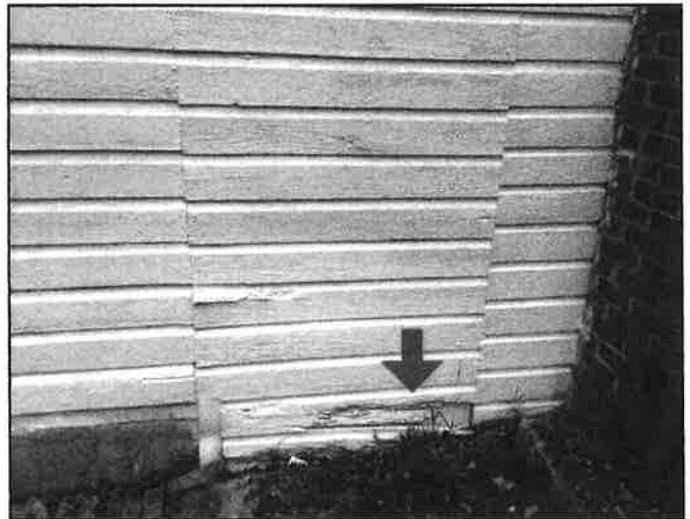
Implication(s): Further Deterioration / Structural Collapse

Location: Throughout Garage

Task: Repair / Replace



135. Loose Steps / Rot



136. Damaged Siding

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prochio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

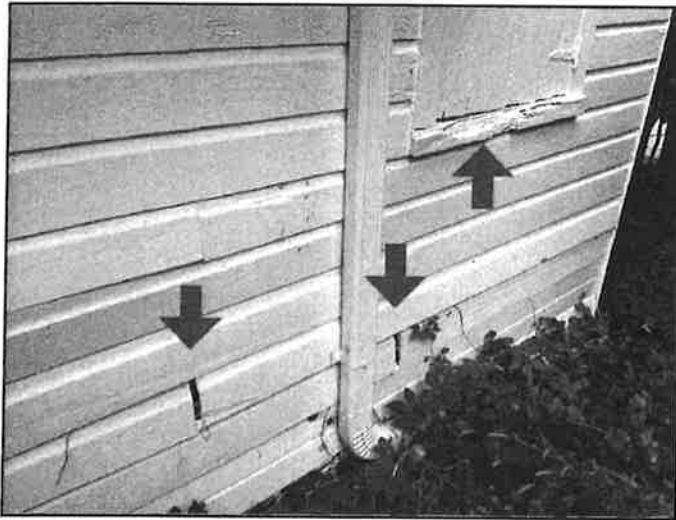
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



137. Damage Siding



138. Cracked Through



139. Damage



140. Racked

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

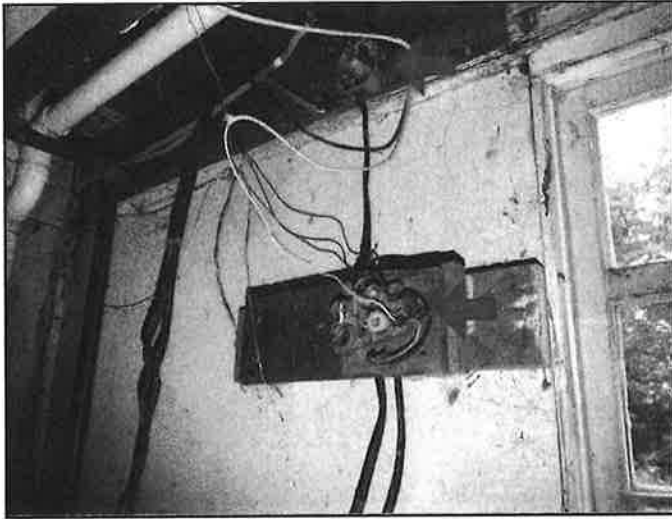
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



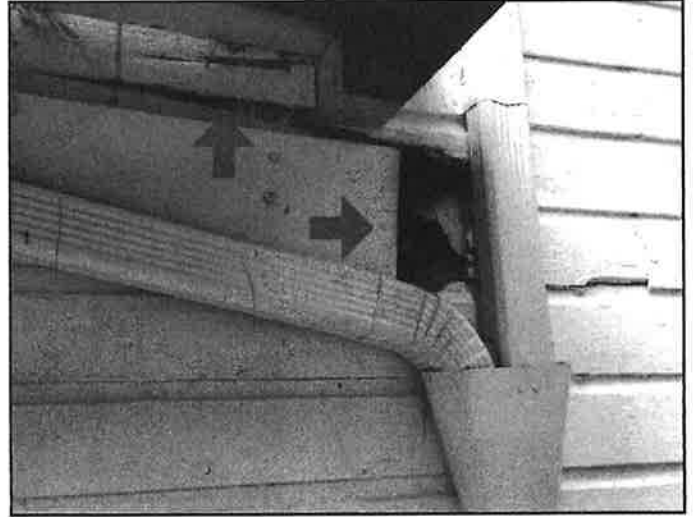
141. Poorly Wired



142. Clogged Gutters



143. Cracked Through



144. Missing / Damaged Siding

EXTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



145. *Damage / Inoperable*



146. *Sag*

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Masonry block](#) • [Stone](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Rafters/ceiling joists](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space:

• Inspected from access hatch

Access limited to small hatch in hallway. Only able to stick Ipad into attic and take pictures.

Crawlspace:

• Inspected from access hatch

• No access

Unable to remove access panel for crawlspace under kitchen.



147. No access



148. No access

Not included as part of a building inspection: • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

Recommendations

FOUNDATIONS \ General

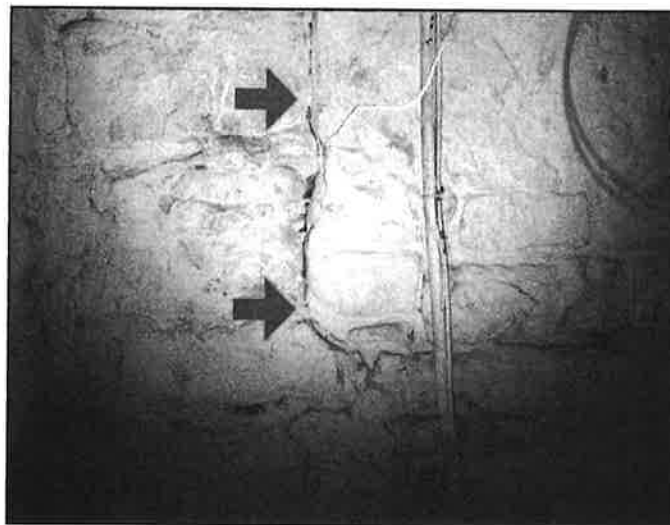
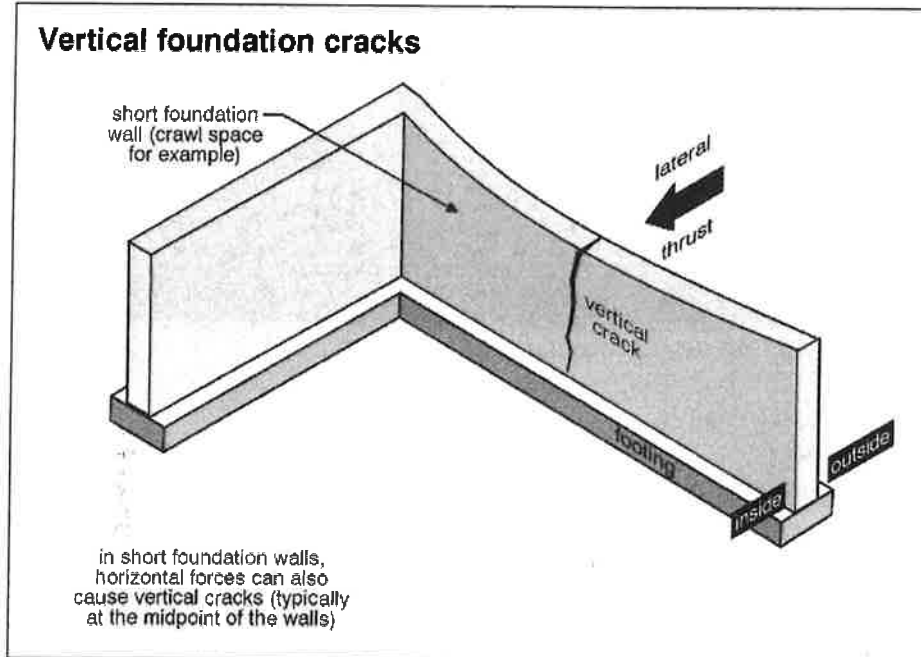
23. Condition: • Cracked

Cracks noted to stone foundation walls.

Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Various Basement

Task: Repair / Monitor



149. Cracked

24. Condition: • Mechanical damage

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

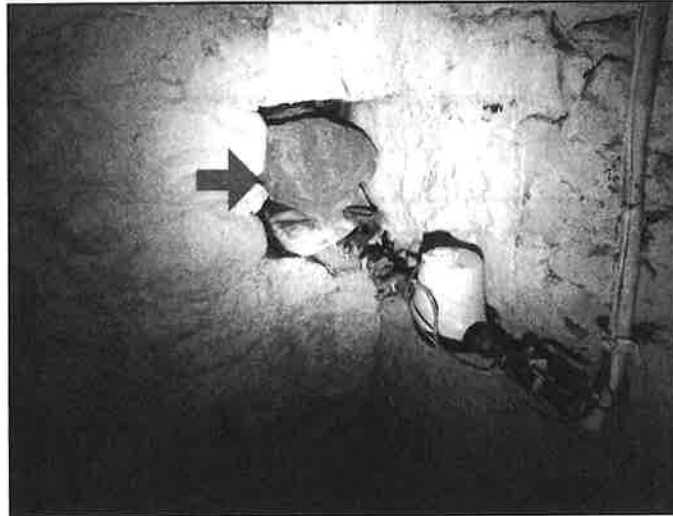
PLUMBING

INTERIOR

REFERENCE

Location: Basement

Task: Repair



150. Mechanical damage

25. Condition: • Bowed, bulging or leaning

Chimney in basement is leaning.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Further Evaluation



151. Bowed, bulging or leaning

26. Condition: • Mortar deteriorated or missing

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior

Task: Repair

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



152. Mortar deteriorated or missing



153. Mortar deteriorated or missing



154. Mortar deteriorated or missing

FLOORS \ Beams

27. **Condition:** • Poor bearing, crushed or loose shims

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Correct

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

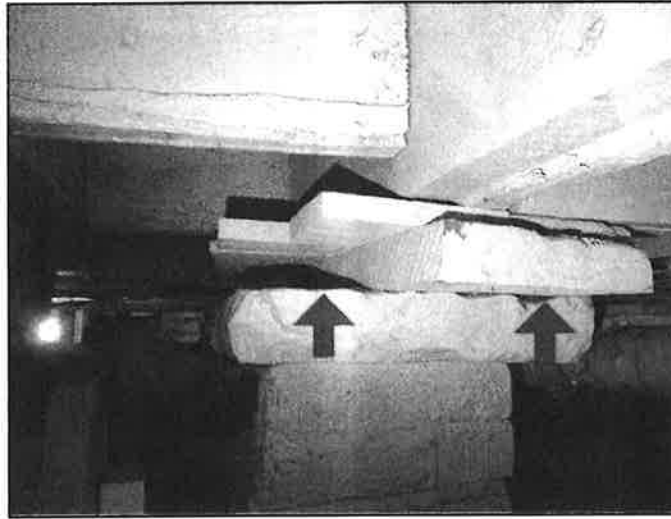
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



155. Poor bearing, crushed or loose shims

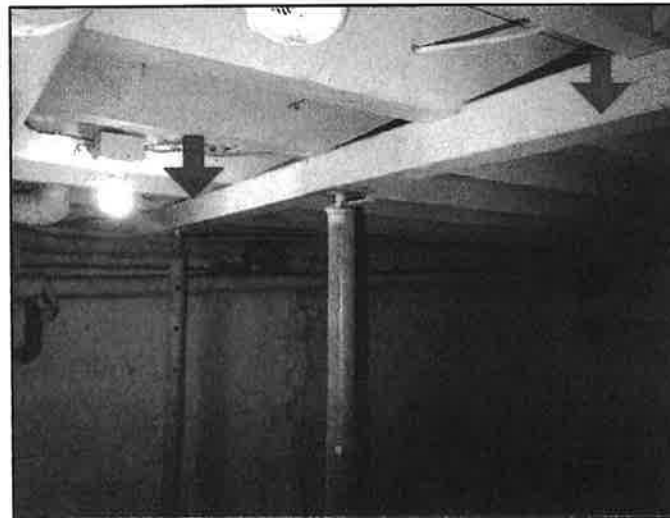
28. Condition: • Prior repairs

Additional support added in basement.

Implication(s): Weakened structure

Location: Basement

Task: Monitor



156. Prior repairs

29. Condition: • Rot

Main floor beam near boiler is rotted.

Implication(s): Chance of movement | Material deterioration

Location: Basement

Task: Replace

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

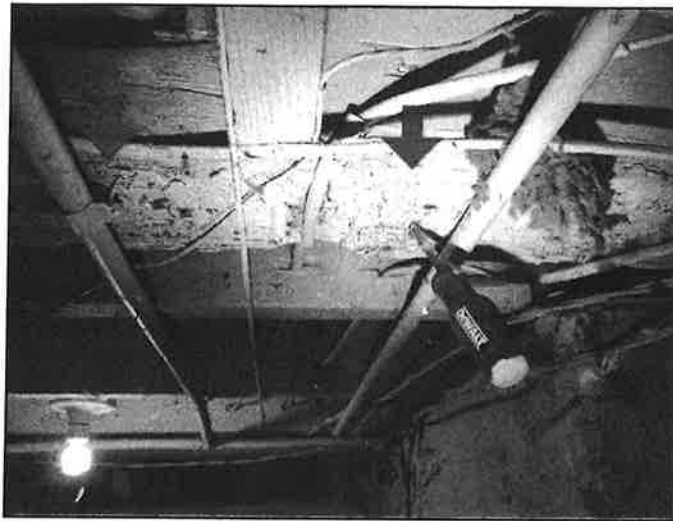
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



157. Rot

FLOORS \ Joists

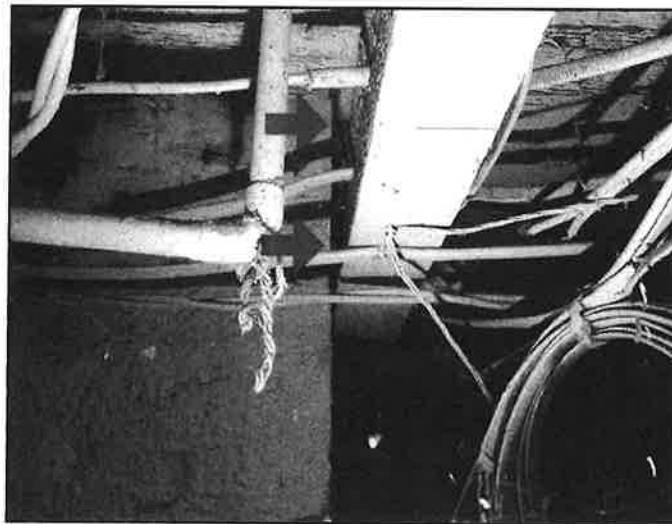
30. **Condition:** • Poor end bearing, joist hanger connections

Joist near boiler pulling away from beam.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Correct



158. Poor Connection

ROOF FRAMING \ Columns

31. **Condition:** • Poor Footing. Block cracked / foundation crumbling under roof post.

Implication(s): Structural Movement

Location: Exterior

Task: Correct

STRUCTURE

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

proohio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

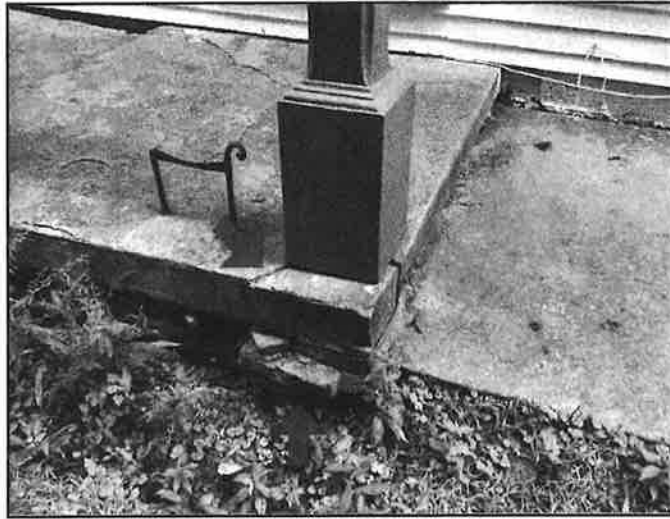
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



159. *Damaged Footing*

Description

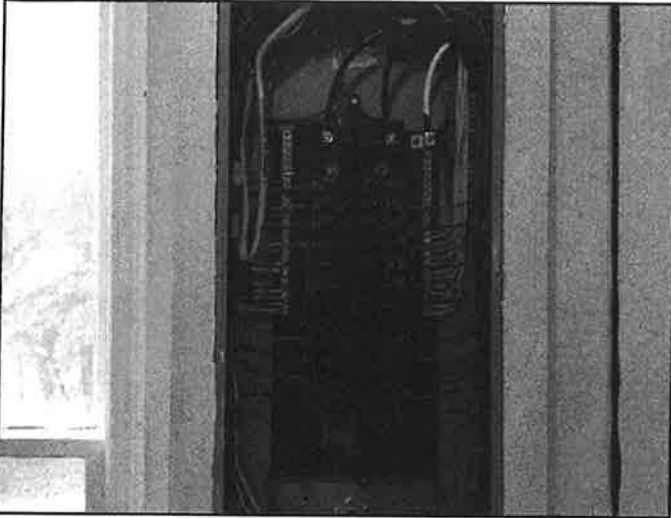
Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

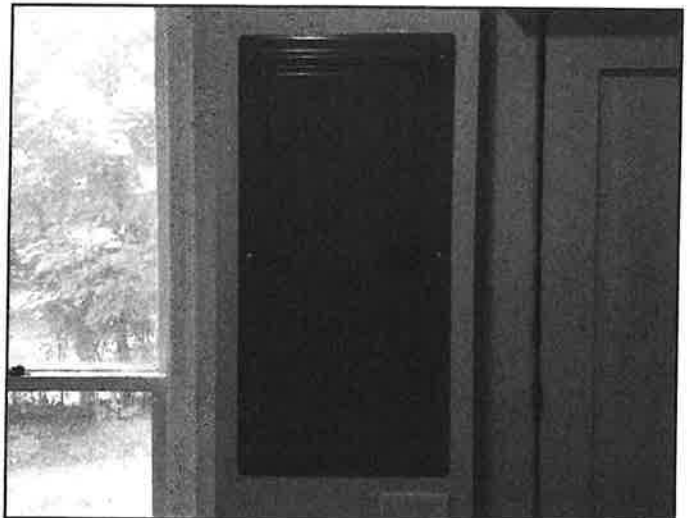
System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

• [Breakers - utility room](#)



160. Breakers - utility room



161. Breakers - utility room

Distribution wire material and type:

• [Copper - non-metallic sheathed](#)

• [Copper - knob and tube](#)

Click on the blue link above for more information on Knob and Tube wiring.

Type and number of outlets (receptacles): • [Ungrounded - typical](#)

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

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

ELECTRICAL

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

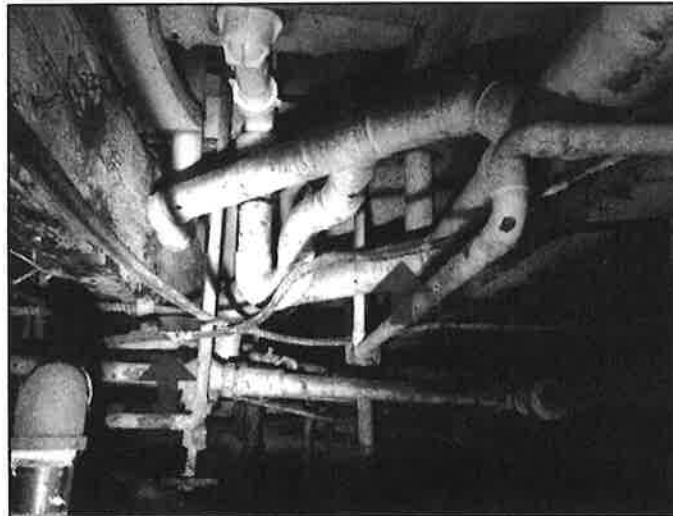
INTERIOR

REFERENCE

Recommendations

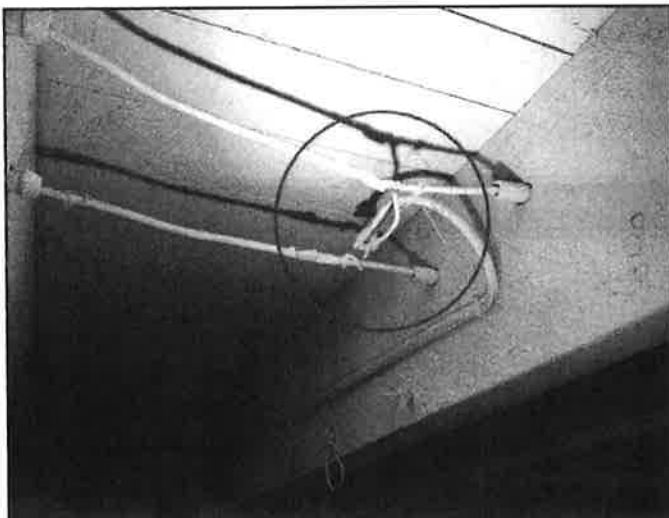
DISTRIBUTION SYSTEM \ Wiring - installation

32. Condition: • Improperly run wiring.
Various wires run improperly in basement.
Implication(s): Electrical Hazard
Location: Basement
Task: Correct

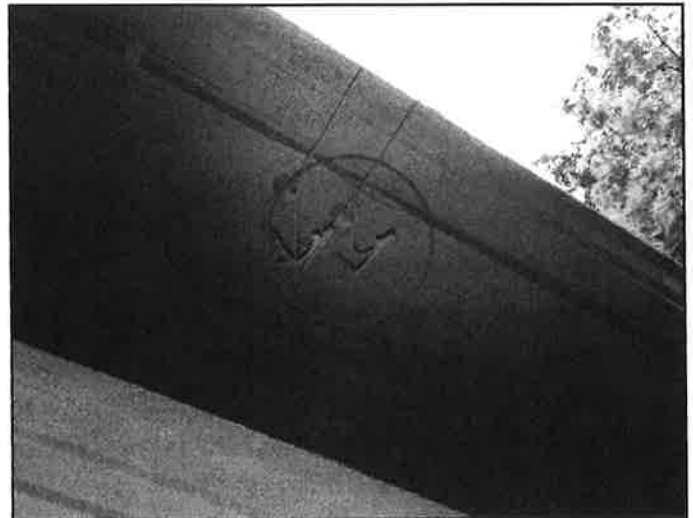


162. Improperly run wiring.

33. Condition: • Open splices
Implication(s): Electric shock | Fire hazard
Location: Various
Task: Correct



163. Basement



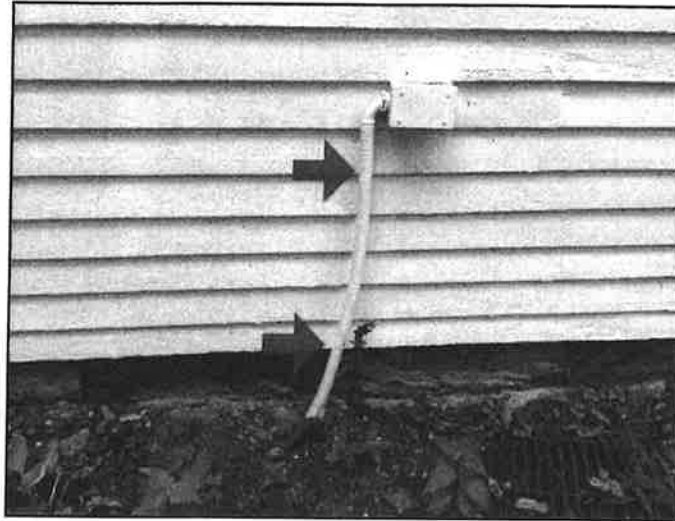
164. Exterior

34. Condition: • Not well secured

Implication(s): Electric shock | Fire hazard

Location: Exterior

Task: Correct



165. *Not well secured*

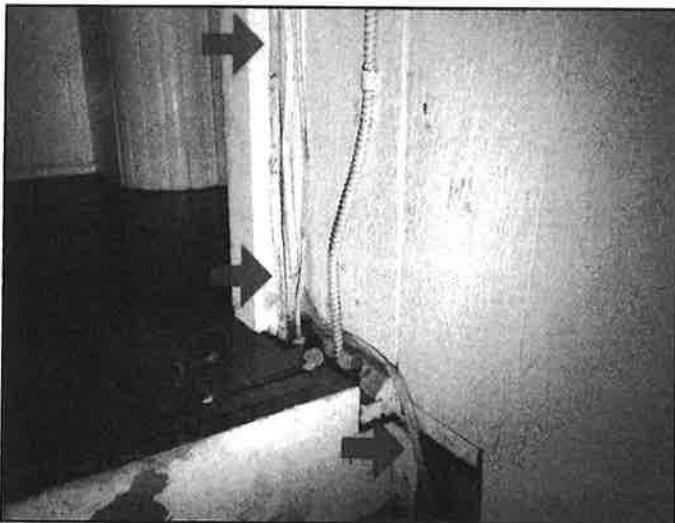
DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

35. Condition: • Exposed on walls or ceilings

Implication(s): Electric shock

Location: Various

Task: Correct



166. *Exposed*



167. *Exposed*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

36. Condition: • Board outlet is mounted to is not secured to wall. Exposed wires on board.

Implication(s): Electrical Hazard

ELECTRICAL

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Basement

Task: Correct



168.

37. Condition: • Damage

Outlet scorched.

Implication(s): Electric shock | Fire hazard

Location: First Floor Hall

Task: Replace



169. *Damage*

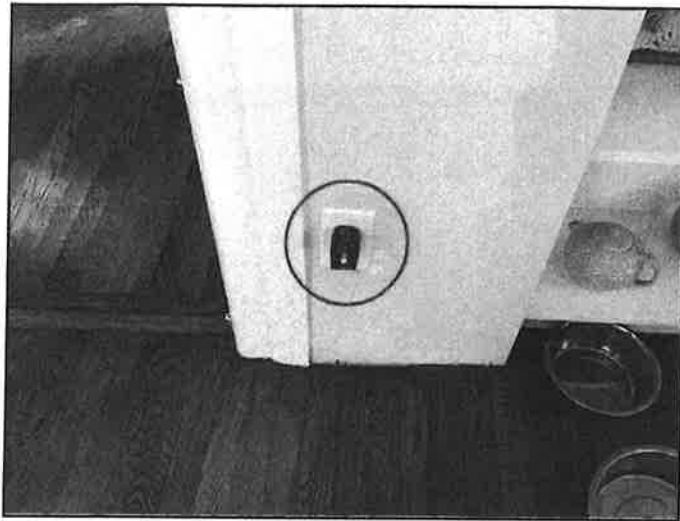
38. Condition: • Ungrounded

Various three prong outlets are not grounded.

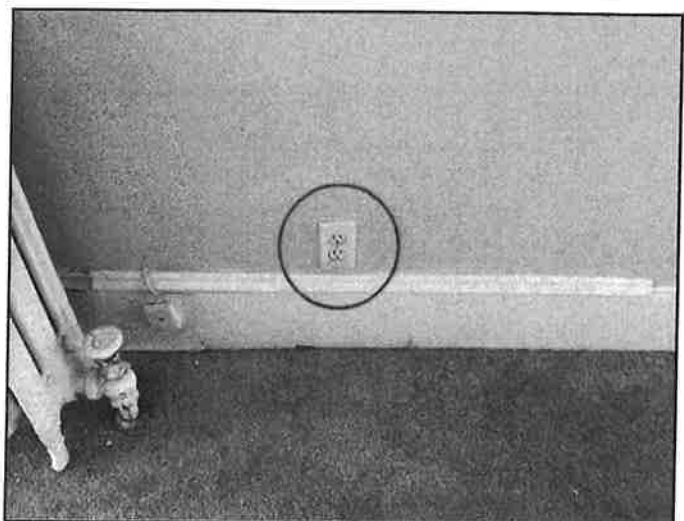
Implication(s): Electric shock

Location: Various

Task: Correct



170. Ungrounded



171. Ungrounded

39. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

All exterior / garage / bathroom / kitchen outlets should be GFCI protected.

Implication(s): Electric shock

Location: Various

Task: Correct

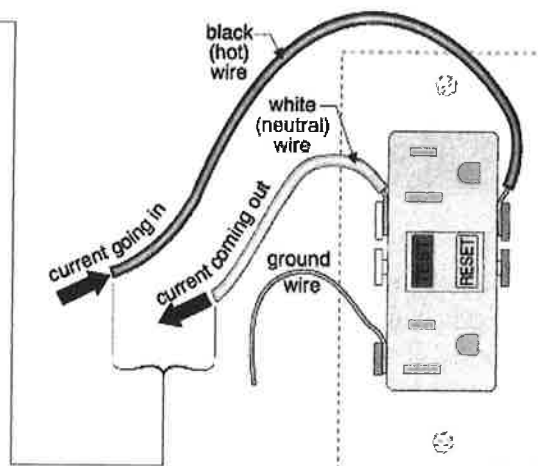
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



ELECTRICAL

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

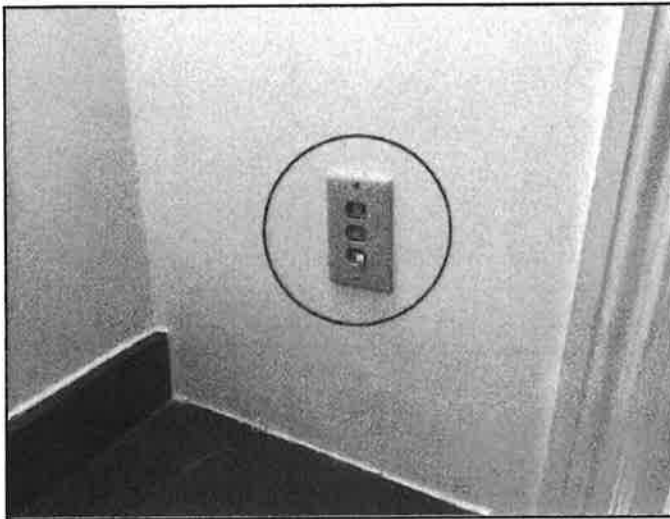
COOLING

INSULATION

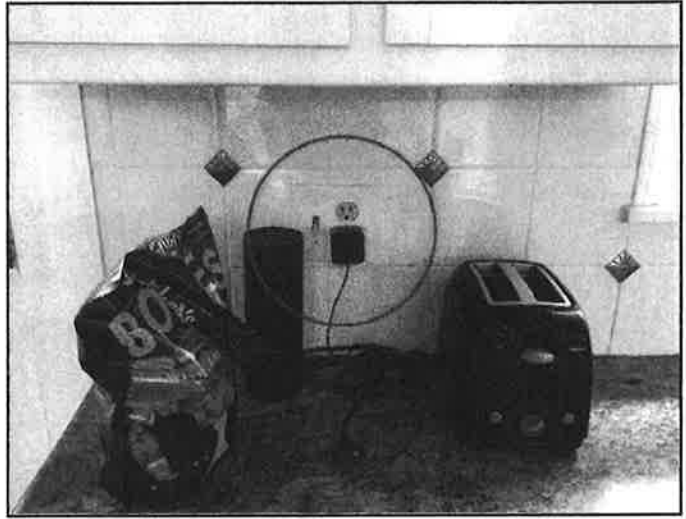
PLUMBING

INTERIOR

REFERENCE



172. Bath



173. Kitchen



174. Bath



175. Bath

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

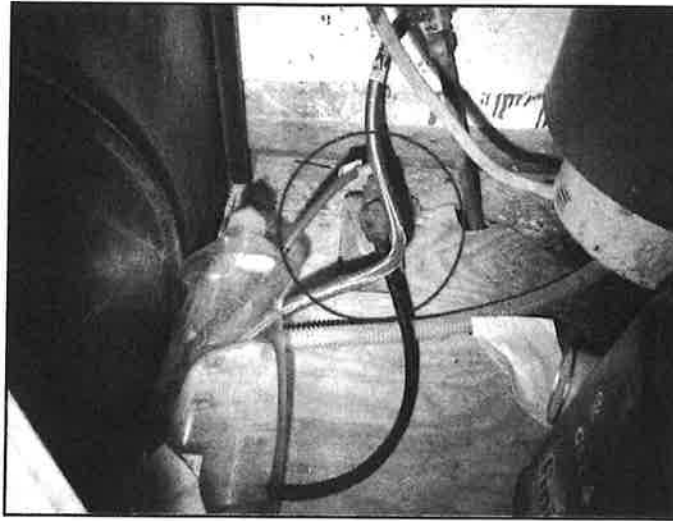
40. Condition: • In floors or countertops

Outlet box should not be mounted on floor of cabinet where liquids / water can enter. Recommend moving box to side of cabinet. Improper extension cord being used for dishwasher.

Implication(s): Electric shock

Location: Kitchen

Task: Correct



176. In floors

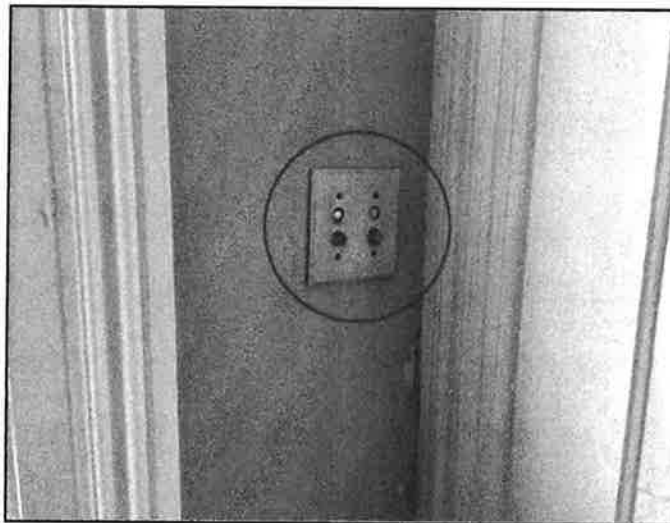
DISTRIBUTION SYSTEM \ Switches

41. Condition: • Obsolete

Implication(s): Equipment failure | Electric shock | Fire hazard

Location: Dining Room

Task: Replace



177. Obsolete

DISTRIBUTION SYSTEM \ Cover plates

42. Condition: • Missing

Implication(s): Electric shock

Location: Various

Task: Replace

ELECTRICAL

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

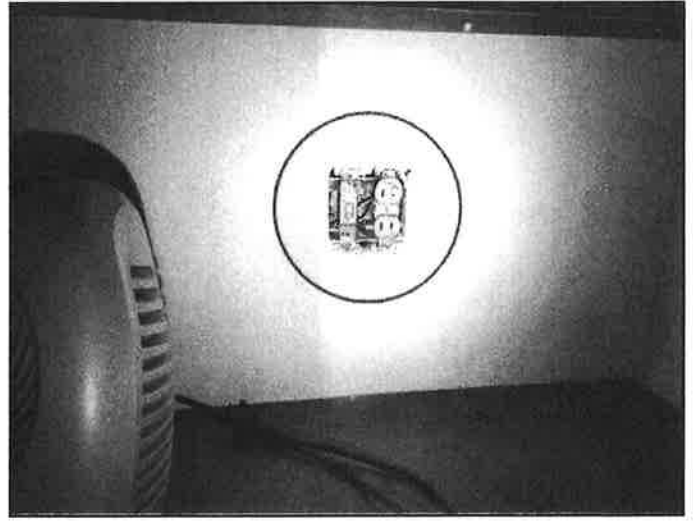
PLUMBING

INTERIOR

REFERENCE



178. Missing



179. Missing

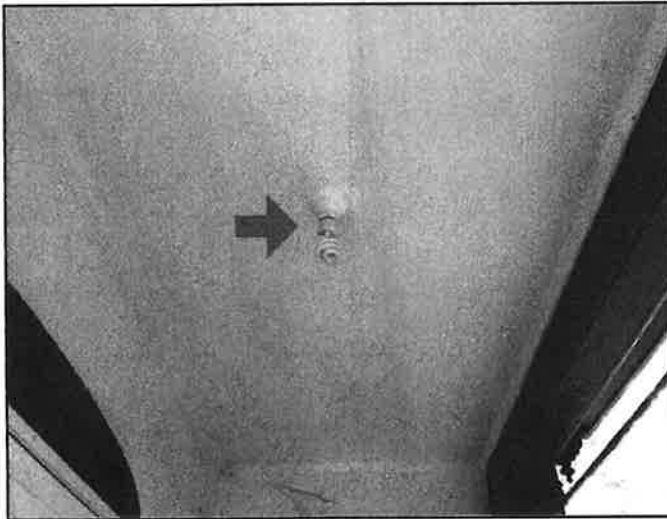
DISTRIBUTION SYSTEM \ Lights

43. Condition: • Inoperative

Implication(s): Inadequate lighting

Location: Various

Task: Correct



180. Porch



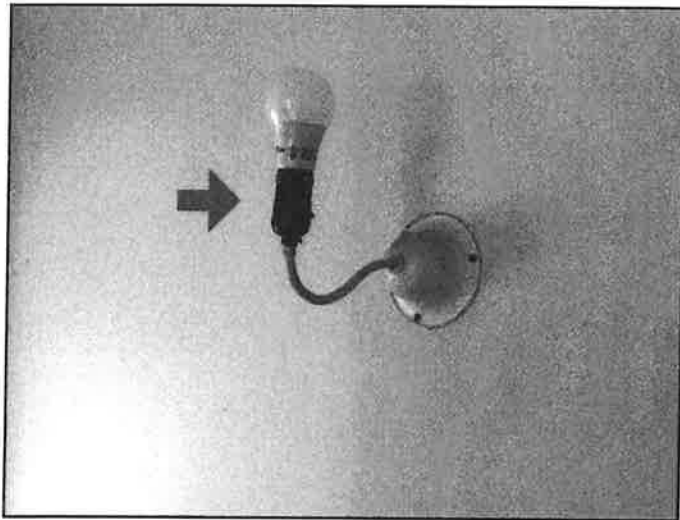
181. Second Floor Bath

44. Condition: • Obsolete

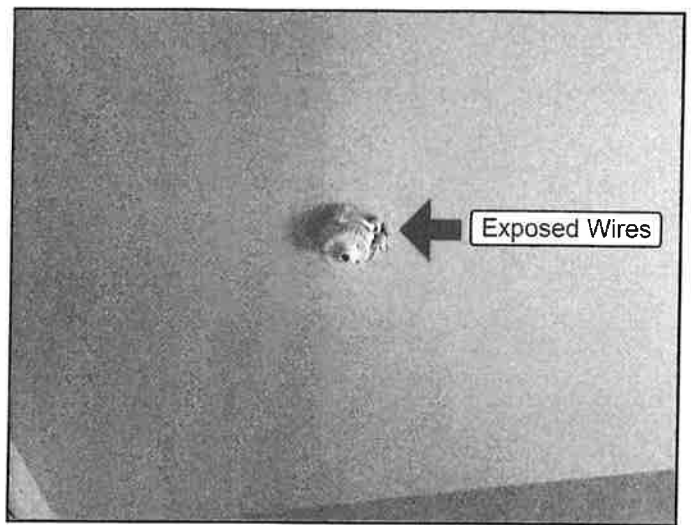
Implication(s): Electric shock | Fire hazard

Location: Various

Task: Replace



182. *Obsolete*



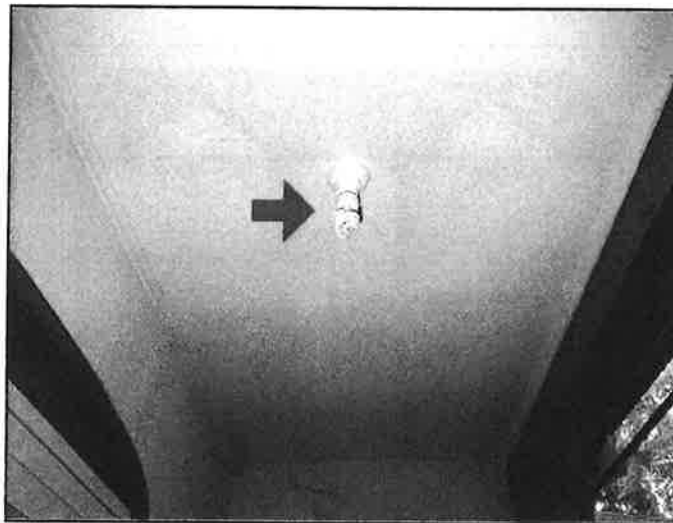
183. *Obsolete*

45. **Condition:** • Conventional lights in wet areas

Implication(s): Electric shock | Fire hazard

Location: Exterior

Task: Correct



184. *Conventional lights in wet areas*

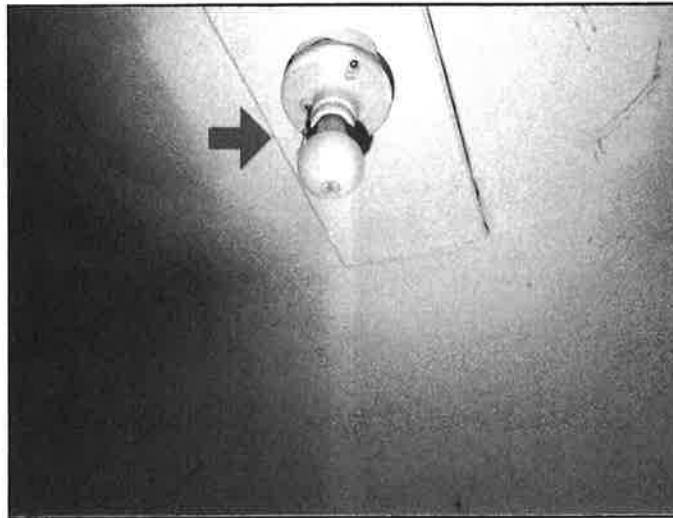
46. **Condition:** • Improper closet lighting

Utility lights are no longer recommended for closets. Recommend replacing with appropriate light fixtures.

Implication(s): Fire hazard

Location: Various

Task: Replace



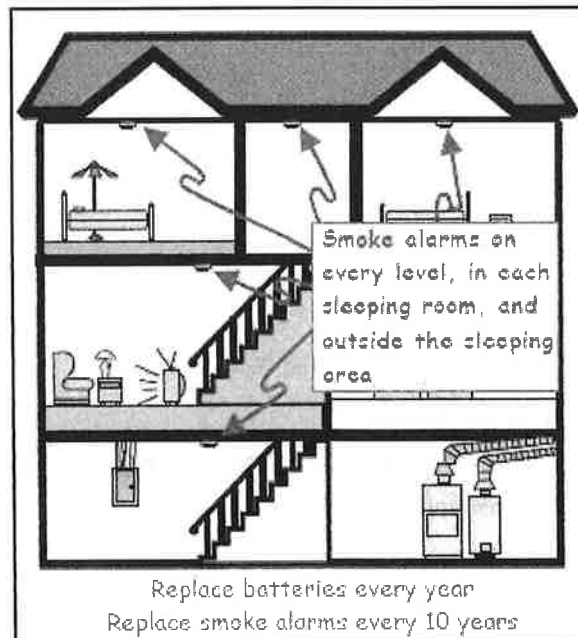
185. Improper closet lighting

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

47. **Condition:** • Ensure all smoke detectors are in correct locations and in good working order before occupying home. Only 1 detector noted throughout home.

Implication(s): Life Safety

Location: Throughout



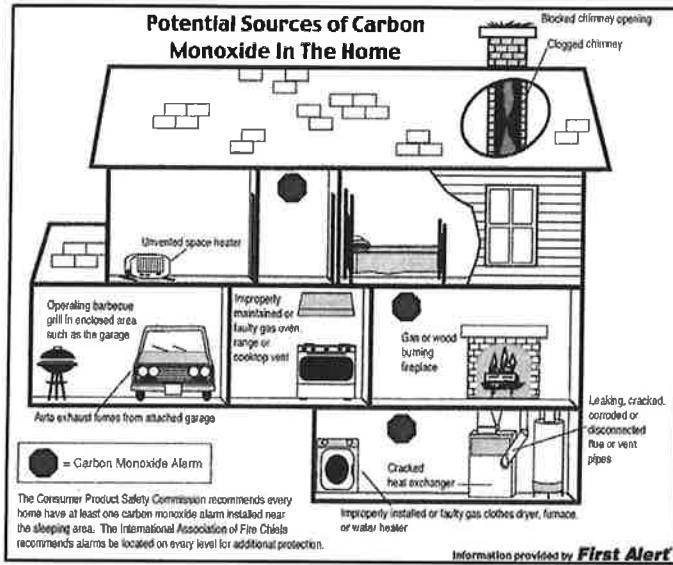
186. Ensure all smoke detectors are in correct...

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

48. **Condition:** • Ensure CO monitors are present and working prior to occupying home.

Implication(s): Life Safety

Location: Throughout



187. Ensure CO monitors are present and working...

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type:

- Furnace

Garage / Guest house. Not tested.

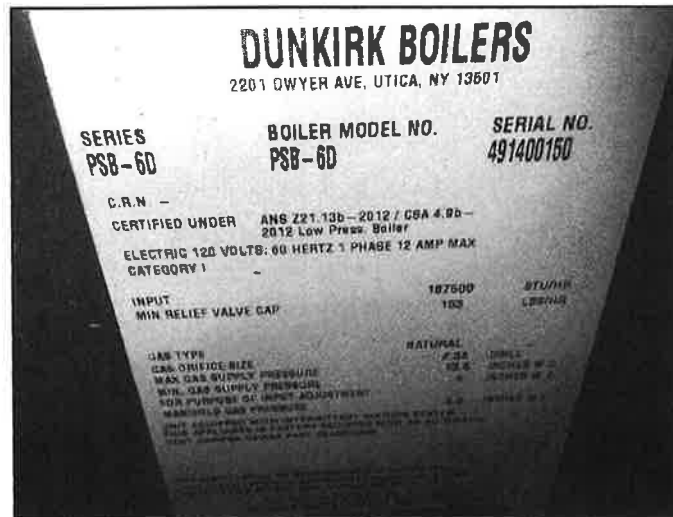


188. Furnace

Fuel/energy source: • Gas

Boiler manufacturer:

- Dunkirk



189. Dunkirk

Heat distribution: • Radiators

Approximate capacity: • 187,500 BTU /hr

Efficiency: • Conventional

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Exhaust venting method: • Forced draft

Combustion air source: • Interior of building

Approximate age: • 5 years

Main fuel shut off at: • Meter

Failure probability: • Low

Exhaust pipe (vent connector): • Double wall

Fireplace/stove:

• Wood-burning fireplace



190. Wood-burning fireplace

Chimney/vent: • Masonry

Chimney liner: • Clay

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented/limited by:

• System was inoperative
Garage / Guest House

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevents testing heating effectiveness

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Humidifiers and

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

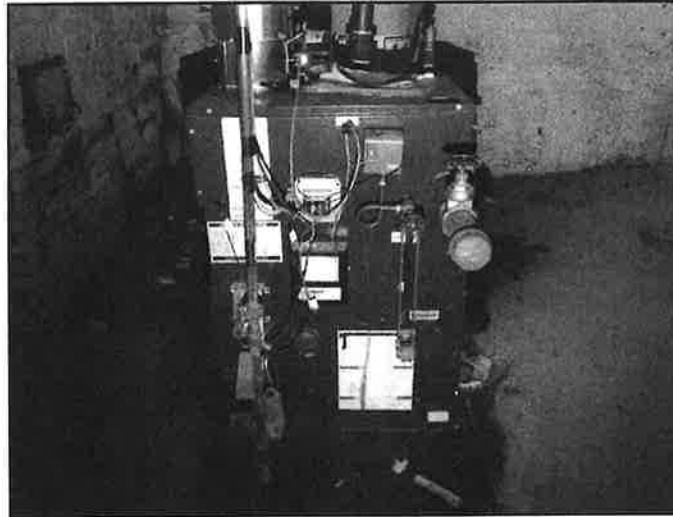
dehumidifiers • Electronic air cleaners • Whole house mechanical ventilation systems

Recommendations

RECOMMENDATIONS \ Overview

49. Condition: • 5 year old boiler ran as expected at time of inspection.

Location: Basement



191. Dunkirk

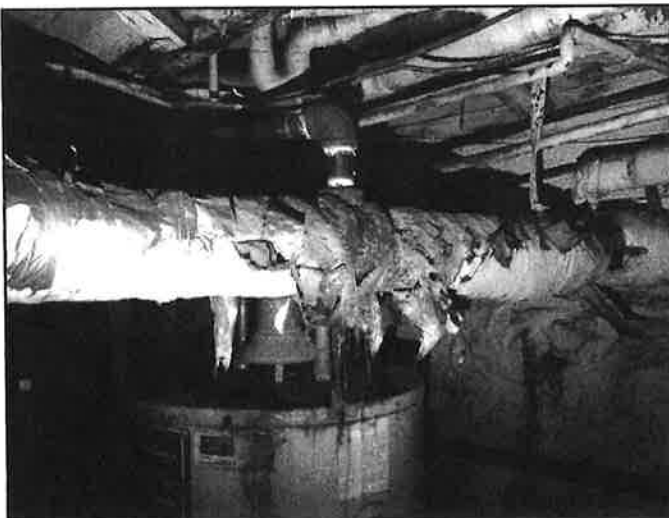
GAS HOT WATER BOILER \ General

50. Condition: • Probable asbestos wrapping on basement radiator lines. Recommend further evaluation and remediation.

Implication(s): Health Hazard

Location: Various Basement

Task: Further evaluation



192. Asbestos



193. Asbestos

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

51. Condition: • Appears one of the radiator lines in crawlspace may have been leaking. Pipe is wrapped with rag.

Implication(s): Water Damage

Location: Crawl Space

Task: Monitor / Repair



194. Leak?

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

52. Condition: • Missing

There does not appear to be a heat source in one of the second floor bedrooms.

Implication(s): Increased heating costs | Reduced comfort

Location: Second Floor Bedroom

Task: Replace



195. Missing

53. Condition: • Leak

One radiator actively leaking. Other radiators with signs of leaks.

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

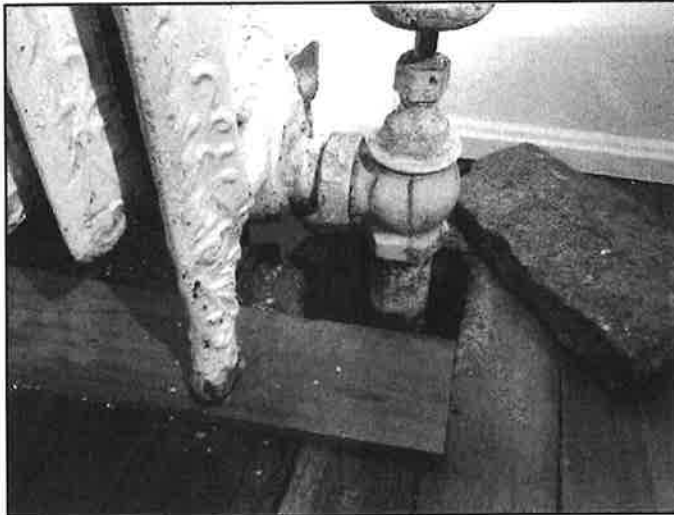
INTERIOR

REFERENCE

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

Location: Various

Task: Repair



196. Leaking



197. Stained



198. Stained

54. Condition: • Bleed valve problems

Valve appears to be continuously leaking.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced comfort

Location: First Floor Bedroom

Task: Correct

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

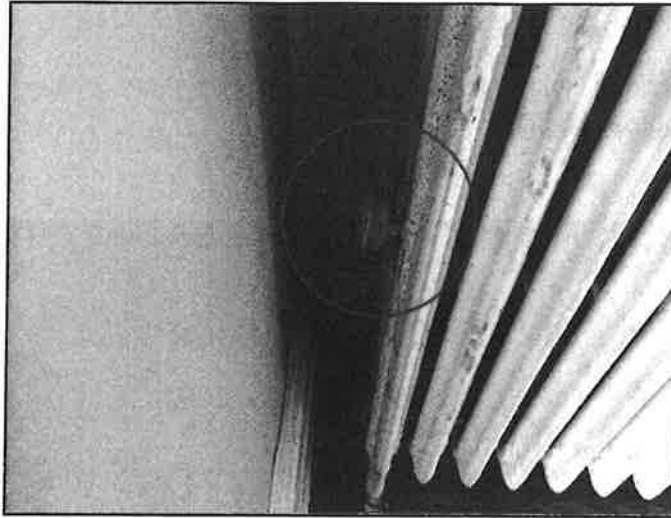
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



199. Bleed valve problems

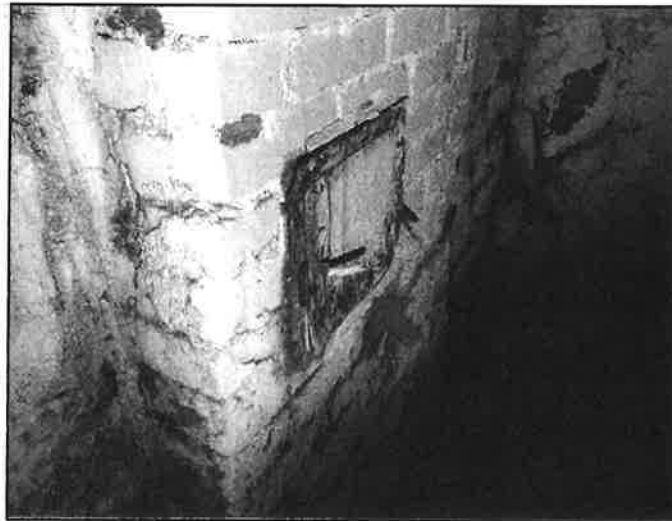
CHIMNEY AND VENT \ Masonry chimney

55. Condition: • Clean out door problems. Door / frame rusted.

Implication(s): Difficult to Operate

Location: Basement

Task: Correct



200.

FIREPLACE \ General

56. Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Location: First Floor Bedroom

Task: Service

HEATING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FIREPLACE \ Damper

57. Condition: • Inoperative

Damper out of position / not functional.

Implication(s): Hazardous combustion products entering home

Location: First Floor Bedroom

Task: Correct



201. *Inoperative*

COOLING & HEAT PUMP

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • None present

INSULATION AND VENTILATION

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • Loose Fill



202. Loose Fill

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation:

- [Roof vent](#)
- [Soffit vent](#)
- [Power ventilator](#)



203. Power ventilator

Wall insulation material: • Not visible

Foundation wall insulation material: • None

INSULATION AND VENTILATION

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Crawlspace ventilation: • [Into basement](#)

Limitations

Inspection prevented by no access to: • Attic • Wall space • Floor space • Crawlspace

Attic inspection performed:

• From access hatch

Unable to visualize attic space. Ipad stuck up through access panel and pictures taken.



204. Attic Space



205. Attic Space



206. Attic Space

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

INSULATION AND VENTILATION

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

RECOMMENDATIONS \ Overview

58. Condition: • The only insulation visible was small amount in attic space by sticking lpad through small access panel and taking picture.

Location: Throughout

FOUNDATION \ Crawlspace floor

59. Condition: • No vapor barrier

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawl Space

Task: Improve

PLUMBING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Basement



207. Basement

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Induced draft

Water heater manufacturer:

• Bradford White

PLUMBING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

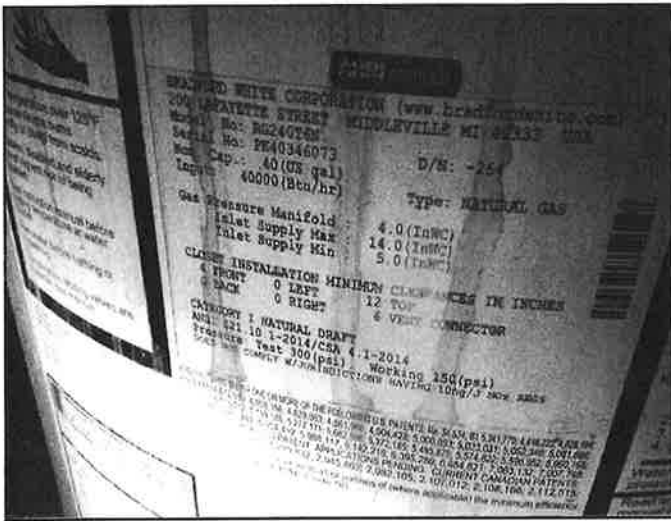
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



208. Bradford White



209. Bradford White

Water heater tank capacity: • 40 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • Medium

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic • Copper • Galvanized steel

Pumps:

- Sump pump



210. Sump pump

Gas piping: • Steel

REFERENCE

Main fuel shut off valve at the:

- Exterior



211. Exterior

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage under cabinets.



212.

Items excluded from a building inspection: • Pools, spas, water features and related equipment • Washing machines and related connections • Under ground piping. Including floor drains, supply and drain lines both interior and exterior. • Water treatment equipment and water quality

PLUMBING

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Landscape irrigation system

Recommendations

GAS SUPPLY \ Gas piping

60. Condition: • Leak

Odor of gas noted near bottom of steps to second floor of garage. Owner notified.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Rear Garage

Task: Correct

WATER HEATER \ Tank

61. Condition: • Rust

Water tank in poor condition for age. Rust noted throughout tank, gas line and vent pipe.

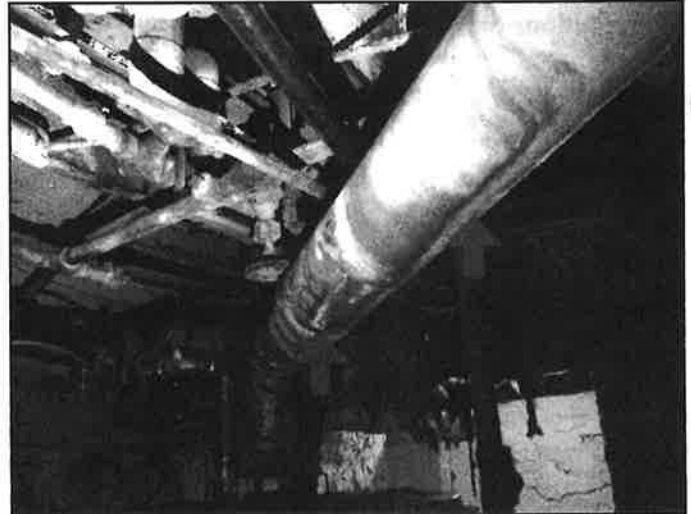
Implication(s): System inoperative | No hot water

Location: Basement

Task: Monitor



213. Rust



214. Rust

PLUMBING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prochio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



215. Rust



216. Rust

WASTE PLUMBING \ Drain piping - installation

62. Condition: • Poor manifolding of drain pipe

Recommend capping abandoned drain line that goes through foundation wall near boiler.

Implication(s): Sewage entering the building

Location: Basement

Task: Correct



217. Cap

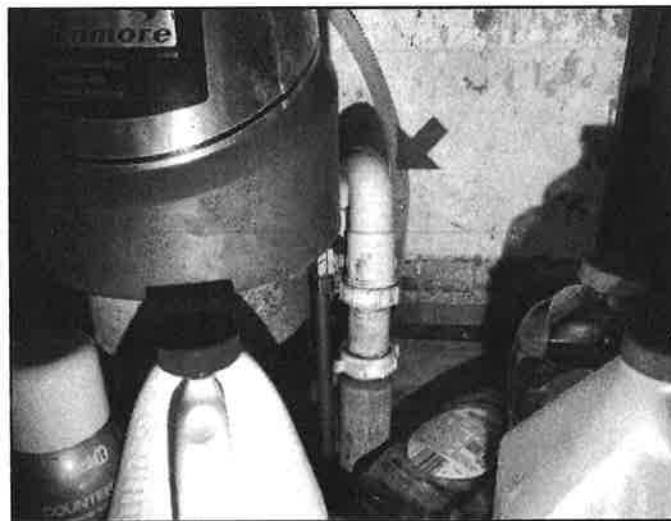
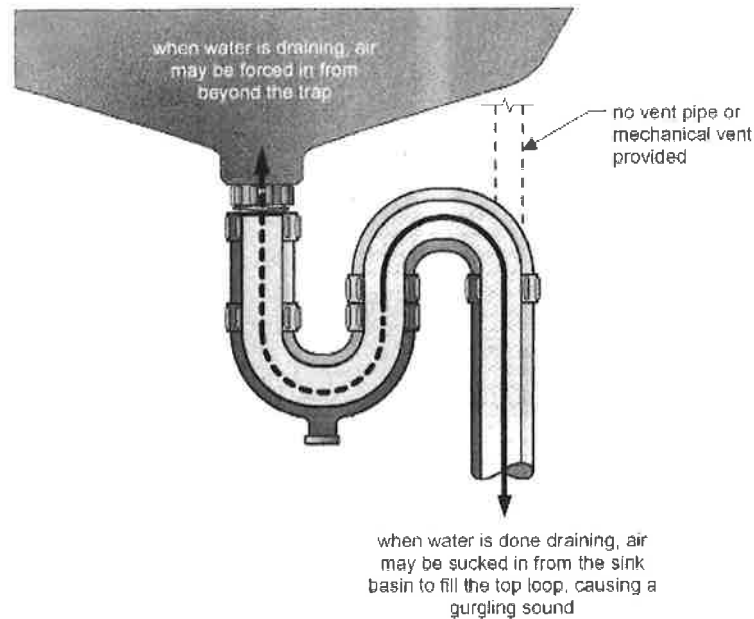
WASTE PLUMBING \ Traps - installation

63. Condition: • Nonstandard shape or material

Implication(s): Reduced operability | Fixtures slow to drain

Task: Correct

S-traps can lead to siphoning



218. Nonstandard shape

WASTE PLUMBING \ Sump pump

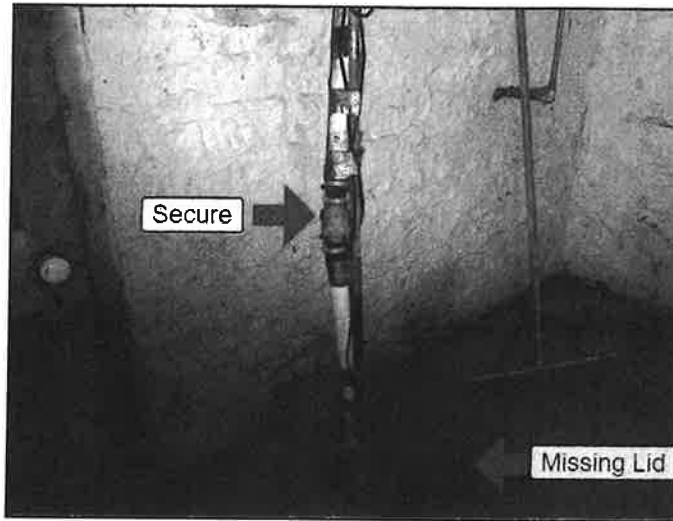
64. Condition: • Recommend installing back up system

Drain pipe not properly secured. Missing lid.

Implication(s): Water Back Up Into Home

Location: Basement

Task: Improve



219.

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

65. Condition: • Water pipe from spigot goes underground to unknown location. Pipe will be difficult to winterize if still in service.

Implication(s): Frozen / Broken Pipes

Location: Exterior

Task: Correct



220.

66. Condition: • Not Frost Free

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

Location: Various Exterior Wall

Task: Improve

PLUMBING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prochio.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

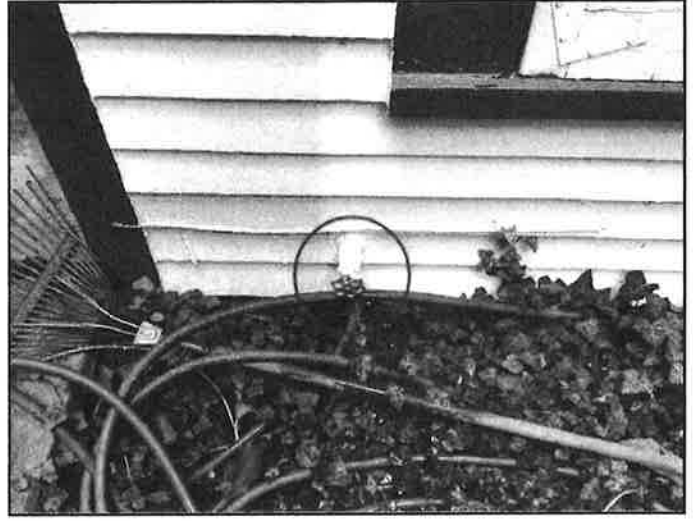
PLUMBING

INTERIOR

REFERENCE



221. Missing Handle



222. Not Frost Free

FIXTURES AND FAUCETS \ Faucet

67. Condition: • Drip, leak

Shut off and or faucet are leaking at laundry tub. Shut off missing handle.

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

Location: Laundry Area

Task: Correct



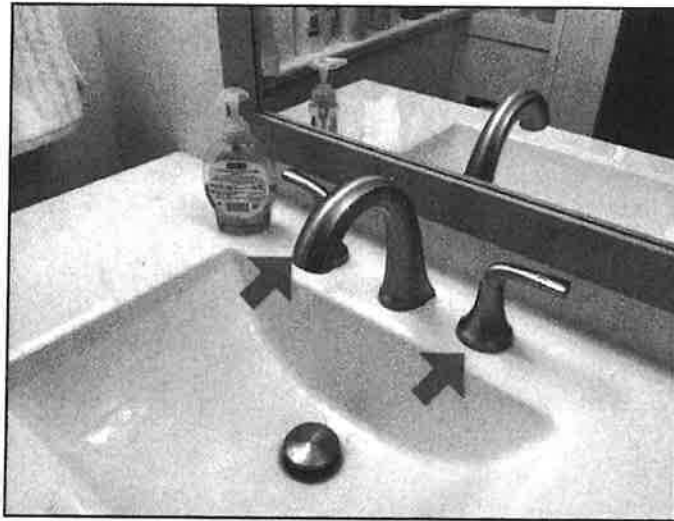
223. Drip, leak

68. Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Second Floor Bathroom

Task: Correct



224. Hot and cold reversed

69. Condition: • Stiff or inoperative

Hot water valve inoperative. Sink missing drain stop.

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bathroom

Task: Correct



225. Stiff or inoperative

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

70. Condition: • Slow drains

Kitchen sink barely draining.

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

Location: Kitchen

Task: Correct

PLUMBING

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



226. *Slow drains*

FIXTURES AND FAUCETS \ Bathtub

71. Condition: • Slow drain

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

Location: Second Floor Bathroom

Task: Correct



227. *Slow drain*

REFERENCE

Description

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

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

Windows: • [Single/double hung](#)

Glazing: • [Primary plus storm](#)

Exterior doors - type/material: • [Wood](#)

Doors: • Inspected

Appliances: • Range hood • Dishwasher • Waste disposal

Laundry facilities: • Laundry tub • Hot/cold water supply

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

Recommendations

CEILINGS \ General

72. Condition: • Damage

Closet ceiling and wall damaged.

Implication(s): Damage or physical injury due to falling materials

Location: Second Floor Bedroom

Task: Monitor / Repair

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

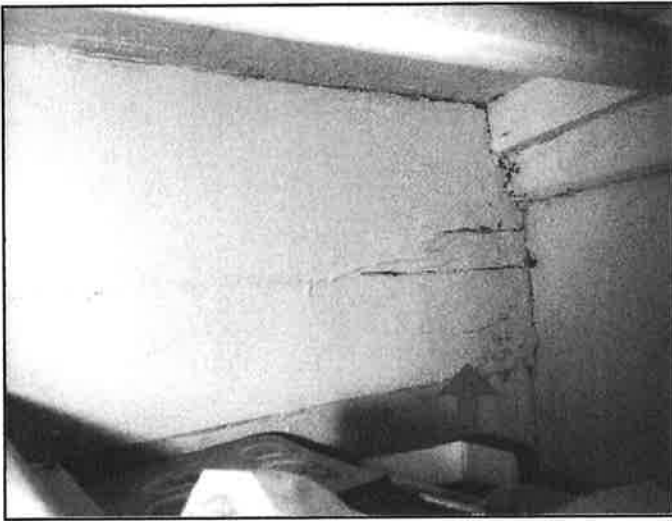
COOLING

INSULATION

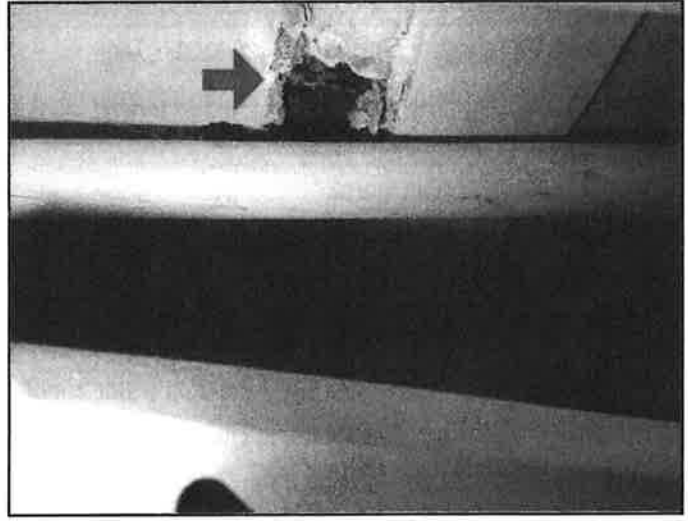
PLUMBING

INTERIOR

REFERENCE



228. Water Damage



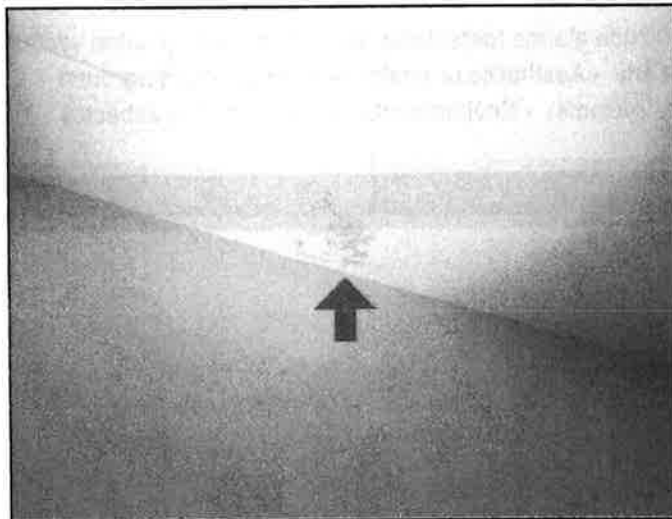
229. Damage

73. Condition: • Water stains

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

Location: Various Second Floor

Task: Monitor / Repair



230. Water stains



231. Water stains

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



232. Water stains

WALLS \ Plaster or drywall

74. Condition: • Possible mold
Probable mold noted inside widows walk.

Implication(s): Health Hazard

Location: Interior Widows Walk

Task: Further evaluation / Remediation



233. Possible mold



234. Possible mold

75. Condition: • Cracked

Location: Various

Task: Monitor / Repair

INTERIOR

Report No. 1972

3 W. Summit St., Chagrin Falls, OH August 16, 2019

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

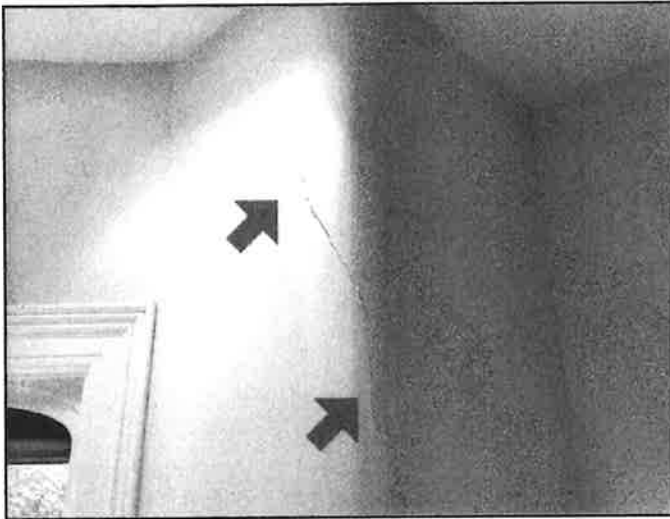
COOLING

INSULATION

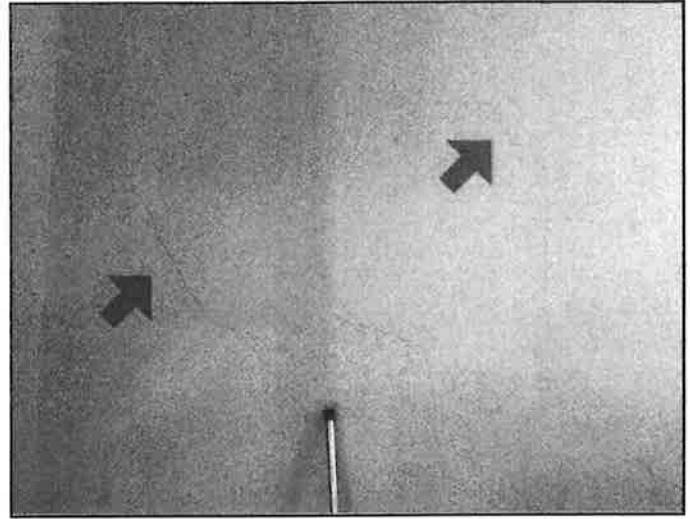
PLUMBING

INTERIOR

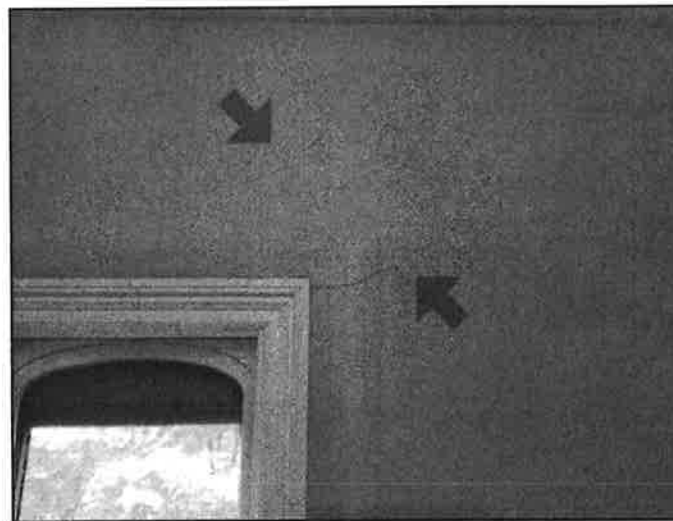
REFERENCE



235. Cracked



236. Cracked



237. Cracked

FLOORS \ General

76. Condition: • Sloped.

Severe slope to floor near bedroom door.

Implication(s): Structural Movement

Location: Second Floor

Task: Monitor / Repair

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

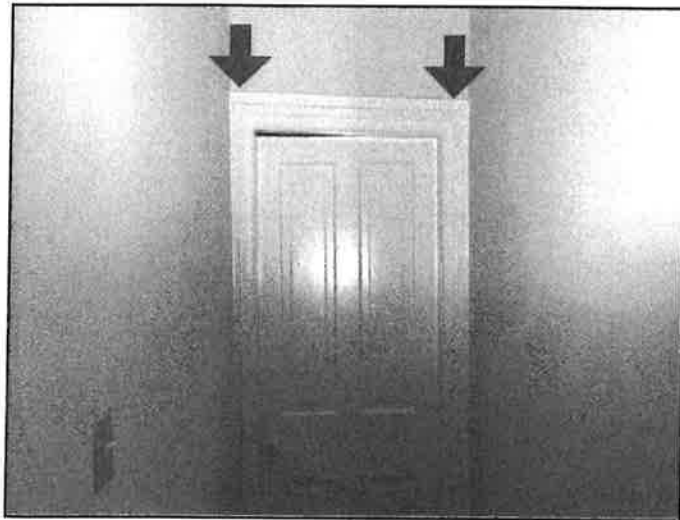
COOLING

INSULATION

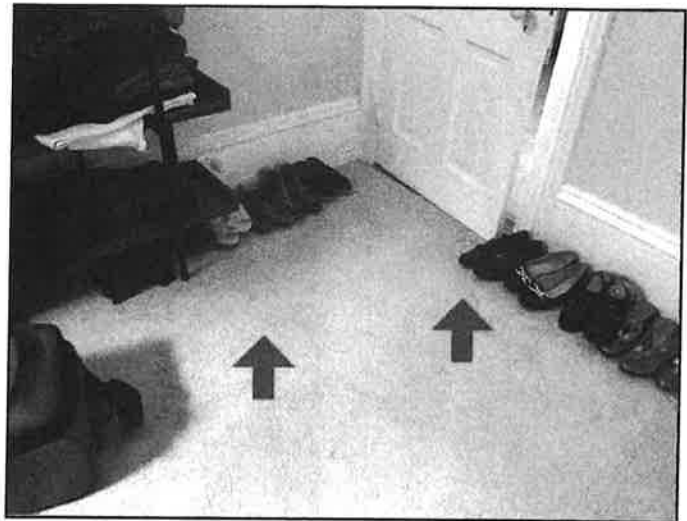
PLUMBING

INTERIOR

REFERENCE



238. Sloped.



239. Sloped.

FLOORS \ Wood/laminate floors

77. **Condition:** • Damage

Radiator leaking most likely cause of damage.

Location: Living Room

Task: Repair



240. Damage

WINDOWS \ General

78. **Condition:** • Original lower quality units

Older original units in overall poor condition. Multiple windows inoperable. Various windows with cracked glass.

Implication(s): Increased heating costs | Increased maintenance costs

Location: Throughout

Task: Improve

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



241. Inoperable

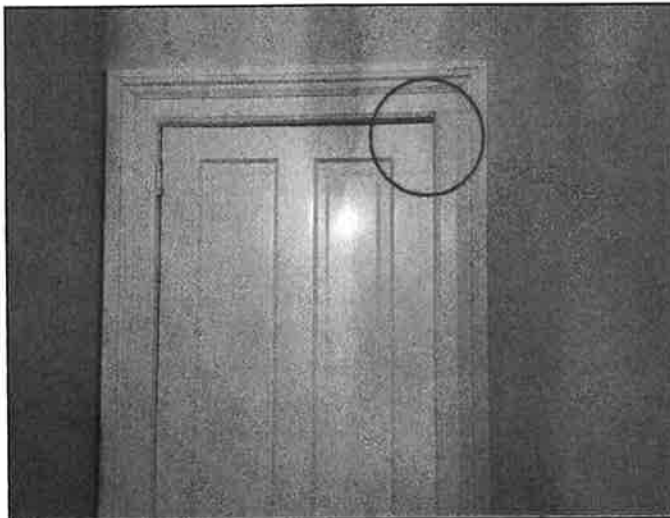
DOORS \ Doors and frames

79. Condition: • Stiff

Implication(s): Reduced operability

Location: Various

Task: Correct



242. Stiff



243. Stiff

DOORS \ Hardware

80. Condition: • Missing

Implication(s): System inoperative or difficult to operate

Location: Second Floor

Task: Replace

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

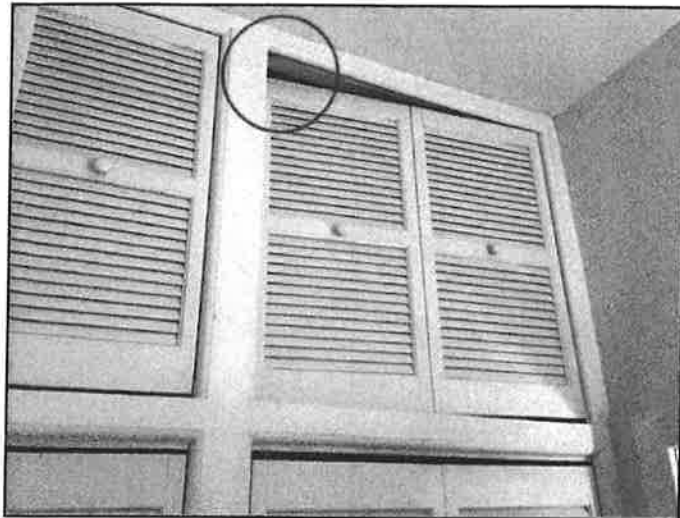
COOLING

INSULATION

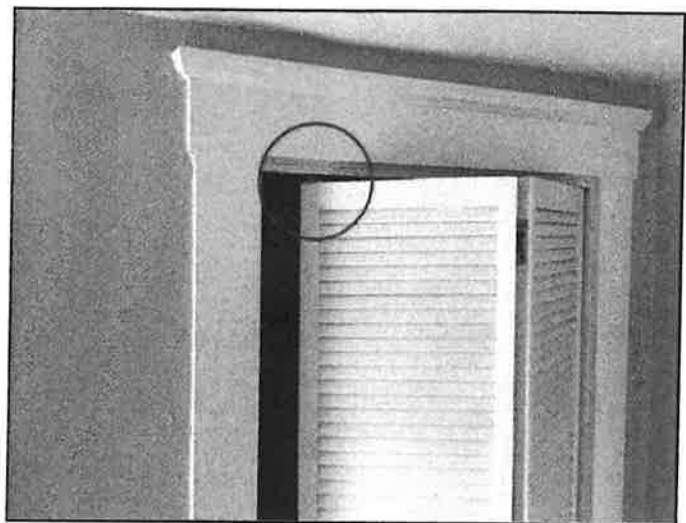
PLUMBING

INTERIOR

REFERENCE



244. Missing



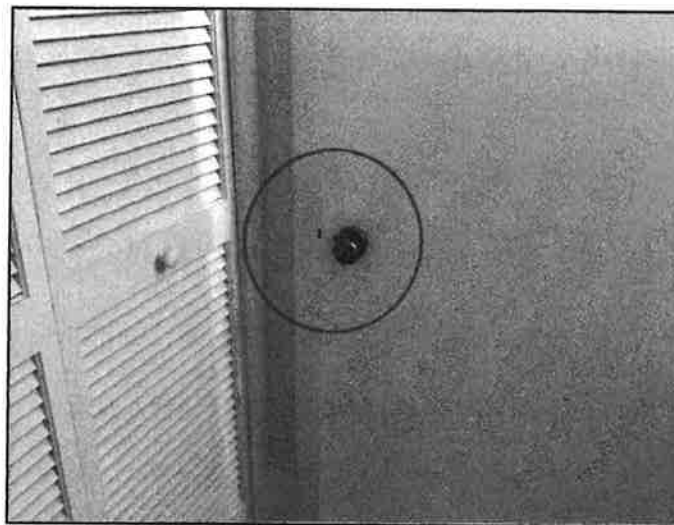
245. Not In Track

81. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bath

Task: Correct



246. Does not latch properly

CARPENTRY \ Cabinets

82. Condition: • Defective hardware

Cabinet door will not stay closed.

Implication(s): System inoperative or difficult to operate

Location: Kitchen

Task: Correct

INTERIOR

Report No. 1972

3 W. Summit St., Chagrin Falls, OH August 16, 2019

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



247. Defective hardware

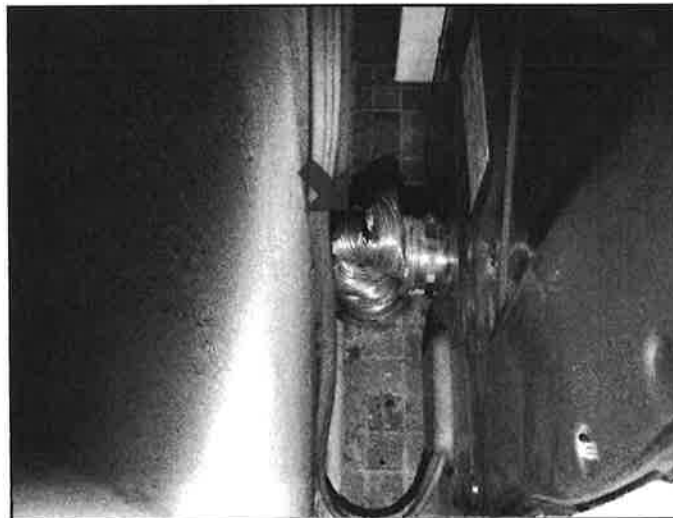
EXHAUST FANS \ Duct

83. Condition: • Damaged.

Ensure dryer vent is intact and vents to exterior.

Location: Laundry Room

Task: Replace



248. Damaged.

84. Condition: • Termination point not found

Ensure all bath fans and dryer vents to exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Bathrooms

BASEMENT \ Wet basement - evidence

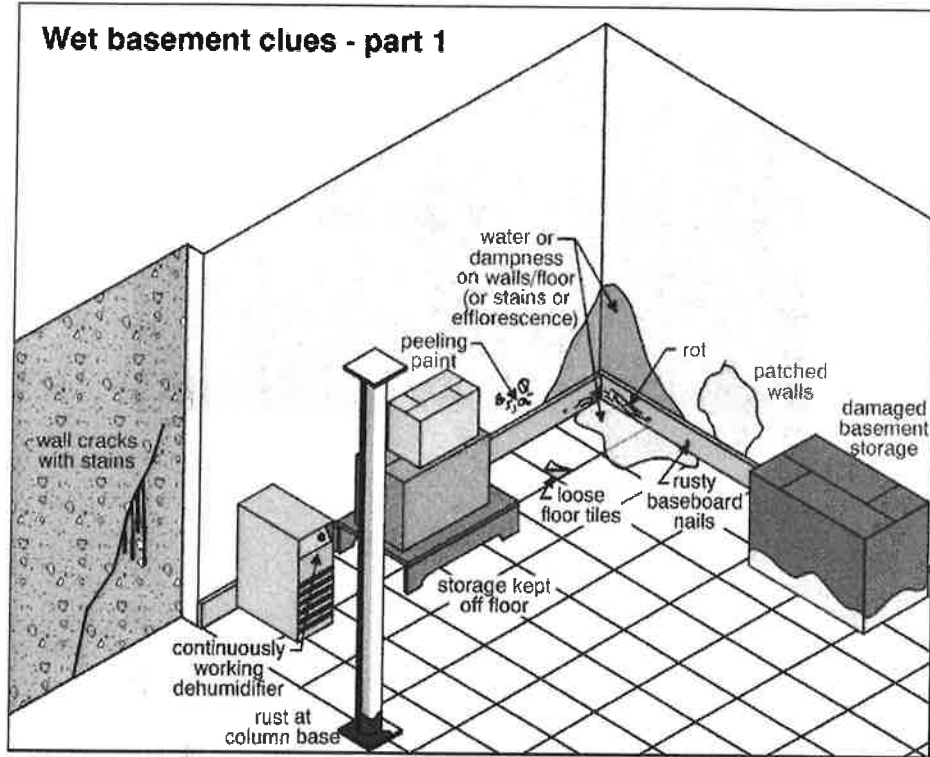
85. Condition: • Dampness on floor or walls

REFERENCE

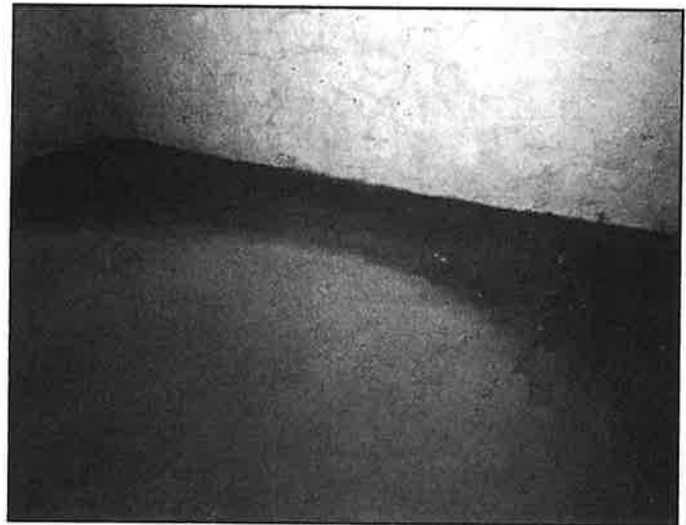
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Basement

Task: Further evaluation



249. Water Stains



250. Dampness on floor or walls

INTERIOR

3 W. Summit St., Chagrin Falls, OH August 16, 2019

Report No. 1972

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

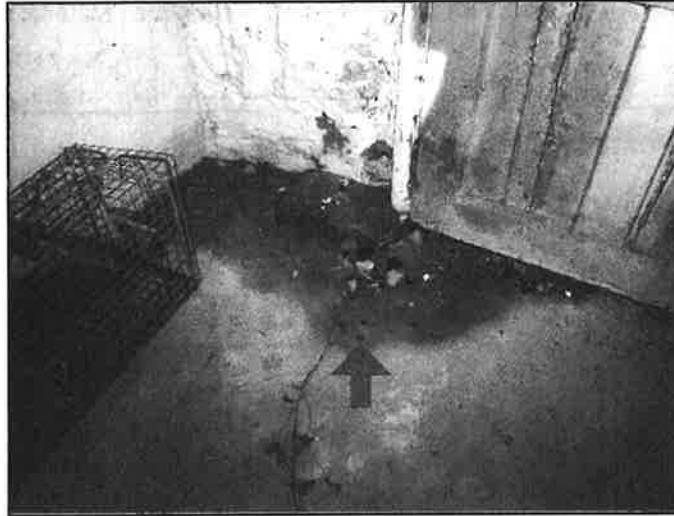
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



251. *Dampness on floor or walls*

END OF REPORT

REFERENCE LIBRARY

Report No. 1972

3 W. Summit St., Chagrin Falls, OH August 16, 2019

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Click on any link to read about that system.

- » 01. ROOFING, FLASHINGS AND CHIMNEYS
- » 02. EXTERIOR
- » 03. STRUCTURE
- » 04. ELECTRICAL
- » 05. HEATING
- » 06. COOLING/HEAT PUMPS
- » 07. INSULATION
- » 08. PLUMBING
- » 09. INTERIOR
- » 10. APPLIANCES
- » 11. LIFE CYCLES AND COSTS
- » 12. SUPPLEMENTARY
 - Asbestos
 - Radon
 - Urea Formaldehyde Foam Insulation (UFFI)
 - Lead
 - Carbon Monoxide
 - Mold
 - Household Pests
 - Termites and Carpenter Ants
- » 13. HOME SET-UP AND MAINTENANCE
- » 14. MORE ABOUT HOME INSPECTIONS



Click on the BLUE highlighted text for more detailed information.