

Imagine Home Inspections, LLC  
Cleveland, Ohio 44135  
440.252.0090  
Marc@ImagineHomeInspections.com

## Home Inspection Report



1234 Imagine Home Inspections Cleveland Ohio 44135  
Cleveland , Ohio 44135

# Imagine Home Inspections, LLC

Prepared for: Bill Reynolds  
1234 Imagine Home Inspections Cleveland Ohio 44135

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11/07/2017 04:06 PM

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## General Information

### Property Information

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Property Address 1234 Imagine Home Inspections Cleveland Ohio 44135  
City Cleveland State Ohio Zip 44135  
Contact Name Bill Reynolds  
Phone 4402520090  
Email marc@imaginehomeinspections.com

### Client Information

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Client Name Bill Reynolds  
Client Address 1234 Home Inspection Services Cleveland Ohio  
City Cleveland State Ohio Zip 44135  
Phone 4402520090  
Email marc@imaginehomeinspections.com

### Inspection Company

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Inspector Name Marc Tate  
Company Name Imagine Home Inspections, LLC  
Address 1234 Imagine Home Inspections Cleveland Ohio  
City Cleveland State Ohio Zip 44135  
Phone 4402520090  
Email Marc@imaginehomeinspections.com  
Amount Received 329.00

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 35 years Entrance Faces East  
Inspection Date 10/17/2017  
Start Time 12:15 End Time 2:45  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 83  
Weather Clear Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Water Source City How Verified Owner  
Sewage Disposal City How Verified Owner  
Additions/Modifications None  
Permits Obtained N/A How Verified Owner

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## Lots and Grounds

Check for recalls @ <https://www.usa.gov/recalls>

1. Driveway: Concrete
2. Walks: Brick
3. Steps/Stoops: Stone
4. Porch: Wood



5. Patio: Paver
6. Deck: Stained wood
7. Balcony: Concrete
8. Grading: Moderate slope
9. Swale: Flat or negative slope, Pooling due to improper drainage
10. Vegetation: Trees hanging over roof - Will cause moisture on roof to dry slowly. This will lead to premature failure of roof surface



11. Window Wells: Not visible
12. Retaining Walls: Stone, Bowing
13. Basement Stairwell: Masonry Block
14. Basement Stairwell Drain: Surface drain
15. Exterior Surface Drain: Surface drain
16. Fences: Chain link, Fair Condition , Rusting/Rust, Needs paint
17. Lawn Sprinklers: Back yard only --- Low water pressure, Low water pressure, Sprinkler head damaged

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## Exterior

### Southeast Exterior Surface

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1. Type: Vinyl siding
2. Trim: Vinyl
3. Fascia: Aluminum
4. Soffits: Aluminum
5. Door Bell: Hard wired
6. Entry Doors: Front Door --- Paint peeling, Wood rot, A qualified contractor is recommended to evaluate & estimate repairs
7. Patio Door: Sliding glass door --- Sliding door off track
8. Windows: Vinyl double hung --- Will not open
9. Storm Windows: Steel framed tempered glass
10. Window Screens: Vinyl mesh --- Screen is torn & will need repair
11. Basement Windows: Glass block, Non-opening
12. Exterior Lighting: Solar Lighting
13. Exterior Electric Outlets: 110 VAC GFCI --- Outlets have visible corrosion, Loose or missing moisture cover
14. Gas Meter: Front of house
15. Main Gas Valve: In basement --- No leaks observed with gas leak meter

## Roof

Be sure to check warranty or recall information - [http://inspectapedia.com/roof/Roof\\_Warranties.php#companies](http://inspectapedia.com/roof/Roof_Warranties.php#companies)

### Main Roof Surface

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1. Method of Inspection: On roof
2. Unable to Inspect: 10%
3. Material: Asphalt shingle



4. Type: Gable
  5. Approximate Age: Approx 10 years
  6. Flashing: Aluminum
  7. Plumbing Vents: Cast Iron --- A licensed plumber is recommended to evaluate & estimate repairs
  8. Electrical Mast: Mast with tie back at roof
  9. Gutters: Aluminum --- Loose nails
  10. Downspouts: Aluminum --- Loose or missing clamps
  11. Leader/Extension: Missing --- Extend runoff drains to move water away from foundation
- 
- ### North Chimney
12. Chimney: Brick --- Stair step cracks in chimney, Efflorescence noted at chimney brick (white discoloring)
  13. Flue/Flue Cap: Missing --- **A qualified contractor is recommended to evaluate & estimate repairs**

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## Roof (Continued)

14. Chimney Flashing: Aluminum, Tar covered --- Rusted flashing- repaint

15.

Date: 10/30/17

## Structure

Thank you for having your Home Inspected by Imagine Home Inspections

1. Structure Type: Wood frame
2. Foundation: Block
3. Differential Movement: No movement or displacement noted
4. Beams: Bonded wood
5. Bearing Walls: Block
6. Joists/Trusses: 2x8
7. Piers/Posts: Poured concrete piers & steel posts
8. Floor/Slab: Poured concrete slab
9. Stairs/Handrails: Wood stairs w/no handrails --- Handrails missing (Safety)
10. Subfloor: Plywood

## Basement

Sub Basement

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1. Ceiling: Texture paint --- Water stains present
2. Walls: Paint
3. Floor: Ceramic tile
4. Floor Drain: French drain --- Cover needed
5. Doors: Solid wood
6. Windows: Vinyl double hung
7. Electrical: 110 VAC
8. Smoke Detector: Battery operated --- Should be replaced due to age
9. HVAC Source: Heating system register
10. Vapor Barrier: Plastic
11. Insulation: Fiberglass
12. Ventilation: Windows, Glass Block
13. Sump Pump: Not found --- No sump pump found
14. Moisture Location: Near the entrance --- Mold present
15. Basement Stairs/Railings: Wood stairs w/handrails

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## Electrical

1. Service Size Amps: 100 Volts: 110-120 VAC
2. Service: Copper
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Not present --- None found
5. Aluminum Wiring: Not present --- Recommend wiring update for aluminum wiring by a licensed electrician
6. Conductor Type: Romex
7. Ground: Plumbing and rod in ground
8. Smoke Detectors: Battery operated w/light
9. Carbon Monoxide Detectors: Hard wired --- Inoperative

### Basement Electric Panel

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10. Manufacturer: Square D
11. Maximum Capacity: 200 Amps
12. Main Breaker Size: 200 Amps --- Corrosion on breakers
13. Breakers: Copper --- Corrosion on breakers
14. GFCI: Present, Kitchen and bathrooms --- GFCI does not trip when tested, Evaluation by a licensed electrician is recommended
15. Is the panel bonded? Yes Panel bonding straps missing

## Heating System

*Be sure to check if there is a current recall for your furnace - <http://www.hvacrecalls.com/furnaces/>*

### Basement Heating System

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1. Heating System Operation: Appears functional
2. Manufacturer: York
3. Model Number: grcd - 048 - gfc Serial Number: 332244976
4. Type: Forced air Capacity: 45,000 BTUHR
5. Area Served: Whole house Approximate Age: Approx 10 + years
6. Fuel Type: Natural gas
7. Heat Exchanger: 6 Burner
8. Unable to Inspect: 50%
9. Blower Fan/Filter: Direct drive with disposable filter
10. Distribution: Metal duct
11. Circulator: Pump
12. Draft Control: Automatic
13. Flue Pipe: Double wall
14. Controls: Limit switch
15. Devices: Expansion tank
16. Humidifier: April-Aire
17. Thermostats: Programmable
18. Fuel Tank: Abandoned oil tank
19. Tank Location: Rear yard, Underground
20. Suspected Asbestos: No



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## Air Conditioning

Be sure to check for possible recalls  
<https://www.partselect.com/Recalls/Air-Conditioner/Brands.htm>

### Backyard AC System

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1. A/C System Operation: Functional
2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted
4. Manufacturer: York
5. Model Number: ac14-036-afc Serial Number: ag664432
6. Area Served: Whole house Approximate Age: Approx 10 + years
7. Fuel Type: 220 VAC Temperature Differential: 15 in 30 min
8. Type: Central A/C Capacity: 3 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Low pressure and high pressure
11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Programmable

## Plumbing

1. Service Line: Copper
2. Main Water Shutoff: Utility closet
3. Water Lines: Copper
4. Drain Pipes: PVC
5. Service Caps: Not visible
6. Vent Pipes: Galvanized
7. Gas Service Lines: Cast iron

### Basement Water Heater

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8. Water Heater Operation: Functional at time of inspection
9. Manufacturer: A.O. Smith
10. Model Number: aac1818181 Serial Number: ades121245
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: Approx 2 years Area Served: Whole house
13. Flue Pipe: Double wall
14. TPRV and Drain Tube: Copper



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## Attic

Attic access by bathroom Attic

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1. Method of Inspection: From the attic access
2. Unable to Inspect: 30%
3. Roof Framing: 2x10 Rafter
4. Sheathing: Particle board
5. Ventilation: Attic fan
6. Insulation: Fiberglass --- **Insulation compressed, Insufficient insulation present, Loose fill altered, redistribute evenly**
7. Insulation Depth: 3" --- **Insufficient insulation present**
8. Vapor Barrier: Plastic
9. Attic Fan: Humidistat controlled
10. Wiring/Lighting: 110 VAC
11. Moisture Penetration: Water stains observed --- **Mildew or moisture stains visible**
12. Bathroom Fan Venting: Electric fan --- **Bathroom improperly vents into attic & will cause moisture damage to insulation**

## Bathroom

1st floor main Bathroom

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1. Closet: Medium
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Ceramic tile
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 110 VAC GFCI
8. Counter/Cabinet: Granite countertops or similar type of material w/wood cabinetry
9. Sink/Basin: Granite or similar type of material
10. Faucets/Traps: Moen fixtures w/PVC trap
11. Tub/Surround: Fiberglass tub & ceramic tile surround
12. Shower/Surround: Fiberglass pan & ceramic tile surround
13. Spa Tub/Surround: Ceramic Tile
14. Toilets: Kohler --- **Water continues to run after flushing**
15. HVAC Source: Heating/cooling system register
16. Ventilation: Electric ventilation fan

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## Kitchen

### 1st Floor Kitchen

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1. Cooking Appliances: Magic Chef
2. Ventilator: Maytag
3. Disposal: Not present
4. Dishwasher: N/a
5. Air Gap Present? No No dishwasher
6. Trash Compactor: Not present
7. Refrigerator: Kenmore
8. Microwave: General Electric
9. Sink: Stainless Steel
10. Electrical: 110 VAC GFCI
11. Plumbing/Fixtures: Chrome
12. Counter Tops: Granite/similar type of material
13. Cabinets: Laminate & composite materials
14. Pantry: None
15. Ceiling: Texture paint
16. Walls: Paint & tile
17. Floor: Tile
18. Doors: Hollow wood
19. Windows: Vinyl slider
20. HVAC Source: Heating/cooling system register

## Bedroom

### 1st Floor Master Bedroom

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1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint & paneling
4. Floor: Carpet
5. Doors: Hollow wood
6. Windows: Non-opening
7. Electrical: 110 VAC
8. HVAC Source: Heating/cooling system register
9. Smoke Detector: Not present --- No smoke detector present
10. Carbon Monoxide Detector: Not present --- No Co2 detector found

### 2nd Floor Master Bedroom

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11. Closet: Medium
12. Ceiling: Paint
13. Walls: Paint
14. Floor: Carpet
15. Doors: Hollow wood
16. Windows: Vinyl double hung
17. Electrical: 110 VAC
18. HVAC Source: Heating/cooling system register

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## Bedroom (Continued)

19. Smoke Detector: Not present --- No smoke detector present
20. Carbon Monoxide Detector: Not present --- No Co2 detector found

## Living Space

### Family Room Living Space

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1. Closet: Medium
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet
5. Doors: Hollow wood
6. Windows: Vinyl double hung
7. Electrical: 110 VAC outlets & lighting circuits
8. HVAC Source: Heating/cooling system register
9. Smoke Detector: Not present --- No smoke detector present
10. Carbon Monoxide Detector: Not present --- No Co2 detector present

## Laundry Room/Area

### Basement Laundry Room/Area

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1. Closet: Medium
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Linoleum
5. Doors: Hollow wood
6. Windows: No window
7. Electrical: 110 VAC GFCI
8. Smoke Detector: Not present --- No smoke detector present
9. HVAC Source: Heating/cooling system register
10. Laundry Tub: Plastic
11. Laundry Tub Drain: Rubber/vinyl
12. Washer Hose Bib: Rotary
13. Washer and Dryer Electrical: 220 VAC
14. Dryer Vent: Metal flex
15. Dryer Gas Line: Cast iron
16. Washer Drain: Drains to laundry tub
17. Floor Drain: Surface drain --- **Cover needed**

## Garage/Carport

### Detached - behind house Garage

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1. Type of Structure: Detached Car Spaces: 1 1/2
2. Garage Doors: Wood
3. Door Operation: Mechanized
4. Door Opener: Sears

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## Garage/Carport (Continued)

5. Exterior Surface: Vinyl siding
6. Roof: Asphalt shingle
7. Roof Structure: 2x6 Truss
8. Service Doors: Wood
9. Ceiling: Exposed framing
10. Walls: Exposed framing
11. Floor/Foundation: Poured concrete
12. Hose Bibs: Gate
13. Electrical: 110 VAC GFCI
14. Smoke Detector: Not present --- **No smoke detector present**
15. Windows: Non-opening
16. Gutters: Aluminum
17. Downspouts: Aluminum --- Needs fasteners
18. Leader/Extensions: Plastic --- **Extend runoff drains to move water away from foundation**

## Final Comments

Contact Imagine Home Inspections today at 440.252.0090 or Marc@imaginehomeinspections.com  
Thank you.

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## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

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1. Lawn Sprinklers: Back yard only --- Low water pressure, Low water pressure, Sprinkler head damaged

### Roof

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2. North Chimney Flue/Flue Cap: Missing --- **A qualified contractor is recommended to evaluate & estimate repairs**

### Basement

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3. Sub Basement Moisture Location: Near the entrance --- Mold present

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## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

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1. Entry Doors: Front Door --- Paint peeling, Wood rot, A qualified contractor is recommended to evaluate & estimate repairs
2. Patio Door: Sliding glass door --- Sliding door off track
3. Windows: Vinyl double hung --- Will not open
4. Window Screens: Vinyl mesh --- Screen is torn & will need repair
5. Exterior Electric Outlets: 110 VAC GFCI --- Outlets have visible corrosion, Loose or missing moisture cover

### Structure

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6. Stairs/Handrails: Wood stairs w/no handrails --- Handrails missing (Safety)

### Basement

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7. Sub Basement Ceiling: Texture paint --- Water stains present
8. Sub Basement Floor Drain: French drain --- Cover needed
9. Sub Basement Smoke Detector: Battery operated --- Should be replaced due to age

### Electrical

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10. Carbon Monoxide Detectors: Hard wired --- Inoperative
11. Basement Electric Panel Main Breaker Size: 200 Amps --- **Corrosion on breakers**
12. Basement Electric Panel Breakers: Copper --- Corrosion on breakers
13. Basement Electric Panel GFCI: Present, Kitchen and bathrooms --- GFCI does not trip when tested, Evaluation by a licensed electrician is recommended

### Attic

---

14. Attic access by bathroom Attic Insulation: Fiberglass --- **Insulation compressed, Insufficient insulation present, Loose fill altered, redistribute evenly**
15. Attic access by bathroom Attic Insulation Depth: 3" --- **Insufficient insulation present**
16. Attic access by bathroom Attic Moisture Penetration: Water stains observed --- **Mildew or moisture stains visible**
17. Attic access by bathroom Attic Bathroom Fan Venting: Electric fan --- **Bathroom improperly vents into attic & will cause moisture damage to insulation**

### Bathroom

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18. 1st floor main Bathroom Toilets: Kohler --- **Water continues to run after flushing**

### Laundry Room/Area

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19. Basement Laundry Room/Area Smoke Detector: Not present --- No smoke detector present
20. Basement Laundry Room/Area Floor Drain: Surface drain --- **Cover needed**

### Garage/Carport

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21. Detached - behind house Garage Smoke Detector: Not present --- **No smoke detector present**
22. Detached - behind house Garage Downspouts: Aluminum --- Needs fasteners

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## Defective Summary (Continued)

23. Detached - behind house Garage Leader/Extensions: Plastic --- Extend runoff drains to move water away from foundation