

Your Whole Inspection Report

Your Whole House, Inc.
1319 Hammann Drive
Amelia, Ohio 45102
513-752-5018

Client & Site information

Client: Jane Doe.
Mailing Address: 7604 Shawn Drive.
Cty,St,Zip Cinti, Ohio 45202.
Phone # 555-1234.
Inspection Address 7542 Tangle Lane.
Cty,St,Zip West Chester, Ohio 45069.
Age Estimated: 26 yrs.
House Construction/Style 2 Story, Wood Framed.
Weather conditions: Sunny.
Aproximate Temperature: 40-50 degrees.

Inspection Purpose

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the home, nor make any representation as to the advisability of purchase. The report expresses the professional opinions of the inspector, based upon his/her visual impressions of the conditions that exist at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every possible defect was discovered. No disassembly of equipment, opening walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Inspection Terminology

SATISFACTORY

Item at the time of the inspection is functional or does not exhibit any unusual conditions. This does not warrant or guarantee the life, building code conformity, supply/capacity adequacy of a given element, or if it was fully visible or accessible.

FAIR

At the time of the inspection the items inspected were showing signs of wear by way of usage or age of elements. These items are typically considered maintenance or anticipated future repairs or replacement. In some situations and items require monitoring over time. Fair does not mean that the inspected element is of lesser value. That is not within the scope of the inspection report.

POOR

At the time of the inspection the inspected element did not function or exhibited signs of excess wear, or is at or beyond its designed life. This also extends to safety, major replacement/repair cost, and habitability issues.

INSPECTOR

Christopher R. Andler
ASHI #203305

Your Whole Roof

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roofing

Roof #1	Moderate slope, Composite asphalt shingle, second layer.
Age Estimated:	6+/- yrs.
Design Life :	15-20 yrs.
Location:	Main.
Accessibility:	Walked on.
Roof #2	Moderate slope, Composite asphalt shingle, second layer.
Age Estimated:	6+/- yrs.
Design Life :	15-20 yrs.
Location:	Lower, Garage.
Accessibility:	Walked on.

Conditions & Comments

Roof #1	<i>SATISFACTORY.</i>
Roof #2	<i>SATISFACTORY.</i>

Roof particulars

Chimney #1	Brick with clay liner for fireplace.
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Conditions & Comments

Chimney #1	<i>FAIR</i> , Typical mortar cap cracks, recommend seal or reseal. Cap is too small for flue pipe, Not an adverse condition however recommend proper size.
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Flashings	<i>FAIR</i> , Tar and caulk present, monitor closely over time.
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Plumbing stacks

Gutters

Downspouts

SATISFACTORY.

FAIR, Multiple loose or missing spikes need reset/replaced, Age.

SATISFACTORY, except recommend rear garage roof upper downspout be run directly to gutter.



**Facia, soffitts,
and trim**

SATISFACTORY.

Your Whole Exterior

Minor cracks are typical in many foundations, parge coatings, and other concrete surfaces. Most do not represent structural problems. If major cracks are present along with bowing or offset, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. Many times dense vegetation, shrubs, or low built porches and decks prevent full view of inspected elements with adverse conditions.

Exterior

Main Siding Material	Aluminum.
Siding Material #2	Brick veneer.
Location:	Front.
Deck/Porch #1	Masonry/concrete.
Location:	Front.

Conditions & Comments

Main siding	<i>SATISFACTORY.</i>
Siding #2	<i>SATISFACTORY.</i>
Windows:	<i>SATISFACTORY.</i>
Entry doors	<i>SATISFACTORY.</i>
Steps	<i>FAIR, Cracks and settlement common.</i>
Deck/Porch #1	<i>FAIR, Typical cracks and settlement.</i>
Electric outlets and fixtures	<i>FAIR, Recommend upgrade outlets to GFCI type. Exposed wires needs protected from damage.</i>



Grounds

Patio	Concrete.
Location:	Rear.
Sidewalks	Concrete.
Driveway	Concrete.

Conditions & Comments

Site Grade	<i>SATISFACTORY.</i>
Perimeter Grade	<i>FAIR, Multiple areas settled, needs rebackfilled to slope away.</i>
Driveway	<i>FAIR, Typical cracks and settlement.</i>
Sidewalks	<i>FAIR, Typical cracks and settlement.</i>

Patio

FAIR, Typical cracks and settlement.

Your Whole Garage

Determining the heat resistance rating of firewalls is beyond the scope of the inspection. Flammable materials should not be stored within closed garage areas. Cracks in floor slabs common due to use and shrinkage as material cures, each of which have no structural significance. Walls and ceilings typically are some what abused or cracked due to seasonal changes, again structural conditions not present however should be maintain for fire rating purposes.

Garage

Type	2 Car, Attached.
House & Garage Separation	Covered Framing.
Attic access	Entered.
Roof	Same as house.

Conditions & Comments

Roofing	See Main Roof Section.
Ventilation	<i>SATISFACTORY.</i>
Siding & Trim	<i>FAIR</i> , Settlement cracks have been patched from foundation and slab settlement. Further cracking and settlement will require foundation repair contractor to add pier inground to support this part of the structure.
Foundation	<i>FAIR</i> , anticipate future expense is adding foundation pier.
Floor	<i>FAIR</i> , Typical cracks and settlement. Except with foundation.
Electric	<i>SATISFACTORY</i> , recommend upgrade to gfcı outlet.
Vehicle Doors	<i>FAIR</i> , moderate deterioration of bottom panel noted. Has been repaired.
Openers	<i>FAIR</i> , Didn't retract when bound. Force control needs adjusted.
Walls and Ceiling	<i>FAIR</i> , Typical for garage. Outset for entertainment center should be have firebarrier between garage and living areas of home.

Attic Areas

Accessibility	Full Access, Multiple Areas.
Access Locations	Garage, Bedroom closet.
Construction	Wood Truss.
Sheathing	Plywood.
Insulation	Blow in Fiberglass, Depth: 12+"

Conditions & Comments

Roof framing	<i>FAIR</i> , broken web member at 2nd floor attic access has broke at a knot. Needs board fastened to side.
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Roof Sheathing
Insulation
Ventilation provisions
Additional Conditions and Comments

SATISFACTORY.

FAIR, There is evidence of current/past mouse or other animal attic areas.

SATISFACTORY.

Wire splice towards rear needs to be in an enclosed junction box.



Your Whole Interior

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of the inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.. Determining the condition of insulated glass windows is not always possible due to weather, temperature and lighting conditions. As a general rule in condominiums owners of given unit are responsible for window and door repairs/replacement. Some windows not inspected due to accessibility or items on sills or panes.

Interior

Ceilings:	Wood frame, Drywall.
Walls	Wood frame, Drywall.
Floors	Wood frame.
Windows	Double Hung, Thermal pane.

Conditions & Comments

Ceilings	<i>SATISFACTORY.</i>
Walls	<i>SATISFACTORY.</i>
Floors	<i>SATISFACTORY.</i>
Steps	<i>SATISFACTORY.</i>
Handrails	<i>SATISFACTORY.</i>
Windows	<i>SATISFACTORY.</i>
Interior doors	<i>SATISFACTORY.</i>
Patio Doors	<i>POOR</i> , door frame and sill is leaking into framing below. At minimum needs to be sealed and anticipate floor repair when door is replaced.
Smoke detectors	<i>SATISFACTORY.</i>

Your Whole Kitchen

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen #1

Location	1st Floor.
Cooking Unit #1	Electric, Combo stove/oven, Est. Age: Newer.
Refridgerator	Side By Side, Est. Age: Newer.
Dishwasher	Built-in, Est. Age: Newer.
Garbage Disposal	Est. Age: Newer.
Ventilation	Exhaust, Est. Age:8 yrs.
Microwave	Built-in, Est. Age: 8 yrs.

Conditions & Comments

Sinks	<i>SATISFACTORY.</i>
Counter top	<i>SATISFACTORY.</i>
Cabinetry	<i>FAIR</i> , Wear noted common for age.
Flooring	<i>SATISFACTORY.</i>
Cooking Unit #1	<i>SATISFACTORY.</i>
Refridgerator	<i>SATISFACTORY.</i>
Dishwasher	<i>SATISFACTORY.</i>
Disposal	<i>SATISFACTORY.</i>
Ventilators	<i>SATISFACTORY.</i>
Microwave	<i>SATISFACTORY.</i>
Electric	<i>SATISFACTORY</i> , Outlets common for era of construction, recommend upgrade to GFCI outlets.

Your Whole Baths

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Some floor systems are notched to allow for mortar bed base to be installed for tiling or toilet bases. These can account for light sagging or cracks, however typically do not require immediate repairs. Anticipate framing and sheathing repairs with remodeling.

Bathrooms

Bath #1	1st Floor.
Bath #2	2nd Floor, Hall.
Bath #3	Master.

Bath #1

Sinks	<i>SATISFACTORY.</i>
Toilet	<i>SATISFACTORY.</i>
Ventilation	<i>SATISFACTORY.</i>
Floor/Walls/ Ceiling	<i>SATISFACTORY.</i>
Electric	<i>SATISFACTORY.</i>

Bath #2

Sinks	<i>SATISFACTORY.</i>
Toilet	<i>SATISFACTORY.</i>
Bathtub	<i>SATISFACTORY.</i>
Tilework/ Surround	<i>SATISFACTORY.</i>
Ventilation	<i>FAIR, Age.</i>
Floor/Walls/ Ceiling	<i>SATISFACTORY.</i>
Electric	<i>SATISFACTORY.</i>

Bath #3

Sinks	<i>SATISFACTORY.</i>
Toilet	<i>SATISFACTORY.</i>
Bathtub	<i>FAIR, Chips/Cracks/Rust noted.</i>
Tilework/ Surround	<i>SATISFACTORY.</i>
Ventilation	<i>FAIR, Age.</i>
Floor/Walls/ Ceiling	<i>SATISFACTORY.</i>
Electric	<i>SATISFACTORY, this outlet also protects other bath outlets.</i>

Your Whole Fireplace

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Wood burning fireplaces with inserts/buckstoves installed must be removed and cleaned by chimney sweep and fully evaluated, this is beyond the scope of this inspection. Most times these type units also require individual direct connected flue liners which can be costly. All chimney flues are recommended to have and in some areas require rain gaurds on exterior top to keep rain, snow and critters from entering.

Fireplace #1

Type burn	Wood.
Construction	Brick.
Location	Family room.

Conditions & Comments

Fireplace #1	<i>FAIR</i> , age. Missing damper.
Gas Burners	N/A.

Your Whole Foundation

All concrete foundations are prone to cracking either due to shrinkage or settlement. Concrete block foundations are also prone to have cracks that follow the mortar joints. Most cracks are common and insignificant, however it is industry and company standards that horizontal and wide shifting cracks are recommended to be further evaluated by structural engineer. Water penetration conditions or there extent are not always determinable due to obstructions, recent cleaning/painting, or dry time in season. All cracks and suspect areas must be monitored over time for full determination.

Foundation

Basement	Full house. Partially finished.
Crawl Space	Under laundry and bath.
Accessibility and Entry	No access.
Foundation Type	Poured Concrete.
Floor Structure	Wood Frame.
Subfloor	Plywood.
Piers & Columns	Metal post.
Insulation	Fiberglass batts/blanket, At rim joist.
Vapor Retarder	No determined.

Conditions & Comments

Foundation Walls	<i>FAIR</i> , Typical shrinkage and settlement cracks.
Piers & Columns	<i>SATISFACTORY</i> .
Framing	<i>FAIR</i> , Termite damage noted, what is visible not showing signs of adverse structural conditions. Framing repairs noted under front entry is suspected to be same condition as rear patio door.



Main beams	<i>SATISFACTORY</i> .
Basement slab	<i>FAIR</i> , Typical cracks and settlement.
Steps	<i>SATISFACTORY</i> .
Crawl space ventilation	Should be open to basement area to allow venting.

Water Penetration

Subgrade Areas	Basement, Crawl space.
Sump Pump	Location, Basement, Submersable.
Water Penetration Conditions	Stains, Coatings.
Areas of visible signs	Basement.

**Limitations
Conditions and
Comments**

Finish materials/fixed coverings, Storage/Belongings.

Crack at rear window has been patched and has stains where has since leaked, no visible water monitor over time. All cracks have the potential for future leaks, or possibly under certain conditions and should be monitored over time. Grading at exterior recommended to slope away.

Your Whole Electric

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a qualified electrician. Inoperative light fixtures often lack bulbs or have burnt out bulbs installed. Many switches controls lights and outlets which goes beyond time restraints, if uncertain what switch controls seller should be able to provide more information. Only a representative sampling of outlets and switches are tested.

Electric

Service entry	Underground, Aluminum.
Main Line	Aluminum, 120/240 volt 200 amp.
Main Panel	200 amp. Breaker.
Location	Basement.
Service Disconnects	Single Breaker, at main panel, 200 amp.
GFCI Controls	At outlets.
120 Volt Circuits	Copper.
240 Volt circuits	Aluminum, Copper.

Conditions & Comments

Service Entry Cable	<i>SATISFACTORY.</i>
Distribution Panel	<i>SATISFACTORY</i> , panel is at maximum for breakers. Can possible use tandem breakers or sub panel for laundry addition.
120 volt circuits	<i>SATISFACTORY</i> , except where noted in attic and wire connection for fan in utility room ceiling.
240 volt circuits	<i>SATISFACTORY.</i>
Outlets/Switches	<i>SATISFACTORY.</i>
GFCI	<i>SATISFACTORY.</i> GFCI control recommended in all wet locations and where grounding is not available.

Your Whole Cooling

The inspector does not perform pressure test on cooling systems. Functionality is determined by temperature readings and amperage draw. Thermostats calibration or timed functions, subjective judgement of system capacity is not within scope of the inspection. Any questionable systems sizing should be further evaluated by qualified HVAC technician. Normal service and maintenance is recommended at beginning of each cooling season.

Cooling #1

Description: Heat pump see heating section.

Conditions & Comments

System #1 Checked in heating mode.

**Indoor Blower/
Fans** *SATISFACTORY.*

**Condensation
Drains** *SATISFACTORY.*

**Exposed Duct
work** *SATISFACTORY.*

Thermostats *SATISFACTORY.*

Your Whole Heating

The inspector is only equipped to do a limited visual inspection of the heat exchangers for evidence of cracks or holes, as a complete inspection can only be performed by dismantling unit or utilizing specialty test devices. This is beyond the scope of this inspection. Some furnaces are designed in such a way that internal visual inspection is not possible. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers, or dehumidifiers are beyond the scope of the inspection, unless a visual defect stands out. These items also require high level of regular maintenance and should be evaluated by hvac technician.

NOTE: Asbestos containing materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing. Determining the condition of buried oil or propane tanks is beyond the scope of the inspection. Leaking oil tanks represent an environmental hazard which is typically is costly to remedy.

Heating unit #1

Type: Heat Pump.
Fuel: Electric.
Location: Exterior.
Make: Rheem.
Est. age 8 yrs.
Design Life 5-10 yrs.

Heating unit #2

Type: Forced Air, Electric coil.
Fuel: Electric.
Location: Basement.
Make: Rheem.
Est. age 8 yrs.
Design Life 20-25 yrs.

Conditions & Comments.

Heating unit #1 FAIR, age. Recommend leveling unit.



Heating unit #2 SATISFACTORY.
Fan/blowers SATISFACTORY.
Filters SATISFACTORY.
Electric SATISFACTORY.

Your Whole Plumbing

All under ground related to water supply, waste, or sprinkler systems are excluded from this inspection. Leakage, corrosion, or build-up cannot be detected by a visual inspection. There is some piping for supply and drains in past build times that were problematic, presence of these type are not always possible due obstructions or changes to exposed areas. Water softeners and Filtration systems are beyond the scope of the inspection and documentation should be obtained from the seller.

Plumbing

Main Service Entry	Copper.
Water Service	Public.
Shutoff Location	Front basement.
Supply Piping	Copper.
Waste service	Public.
Waste Drain Piping	PVC.

Conditions & Comments

Service Entry	<i>SATISFACTORY.</i>
Supply Piping	<i>SATISFACTORY.</i>
Drain Piping	<i>SATISFACTORY.</i>
Fixture Drainage	<i>SATISFACTORY.</i>
Water Flow	<i>SATISFACTORY.</i>
Sump Pump	<i>SATISFACTORY.</i>
Exterior Faucets	<i>FAIR, Age, Recommend upgrade to frost proof type.</i>
Wash Tub	<i>FAIR, Age.</i>

Your Whole Water Heater

Sizing of water heater supply capacity and recovery rate is beyond the scope of the inspection. Temperature and pressure valves located at upper portion of tanks are required to have proper size discharge pipes and extend to just above floor level. Recent safety standards and devices have entered the residential market, anticipate these features to be added when unit is replaced.

Water Heater #1

Type and Size	Standard tank, 52 gal.
Fuel:	Electric.
Location:	Basement.
Make:	RUUD.
Estimated Age:	26 yrs.
Design Life:	10-15 yrs.

Conditions & Comments

Water Heater #1	<i>FAIR</i> , Age.
Pressure Relief Valve	<i>SATISFACTORY.</i>
Fuel lines at unit	<i>SATISFACTORY.</i>
Thermal Expansion Tank	<i>SATISFACTORY.</i>