

**Boardman Home Inspection, Inc.**

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**Client:**

**Inspection Date: 6/3/2010**

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Summary



## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

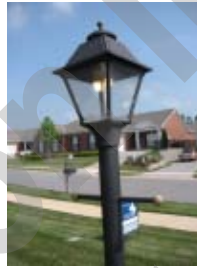
**LANDSCAPING:** Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

**Site:** Light slope  
**Vegetation:** Shrubs  
**Rating:** Acceptable  
**Improvements:** Fences  
 Retaining Wall  
 Water Fountain  
 Gas Lamp Post  
**Rating:** Acceptable



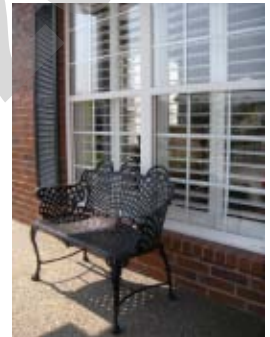
**PAVED AREAS:** This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

**Sidewalks:** Concrete  
**Rating:** Acceptable  
**Steps:** Masonry Steps  
**Rating:** Acceptable  
**Driveway:** Concrete  
**Rating:** Acceptable



**SIDING/TRIM:** Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

**Siding:** Brick  
**Rating:** Acceptable  
**Trim:** Metal  
 Vinyl  
**Rating:** Acceptable



**PORCH/DECK:** Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

**Porch:** Covered  
 Location: Front of home  
**Rating:** Acceptable  
**Patio:** Concrete  
 Location: Back of home  
**Rating:** Acceptable



**WINDOWS:**

Windows are an important part of the structure, gaining and losing more heat than any other element.

**Type:** Vinyl double hung; *bottom window only tilts in for cleaning*  
**Rating:** Acceptable

**Glazing:** Insulated Glass  
**Rating:** Acceptable

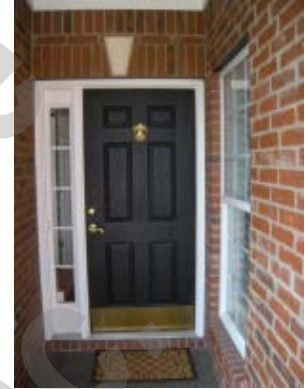
**Shutters:** Vinyl  
**Rating:** Acceptable

**DOORS:**

Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:** Metal  
**Rating:** Acceptable

**Storm Door:** Missing  
Location: Front porch, Back of home



**GARAGE:**

Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

**Garage:** Attached Garage with water heater / hose bib  
**Rating:** Acceptable

**Cars:** 2

**Doors:** Metal Overhead  
**Rating:** Acceptable

**Opener:** Automatic *Chamberlain Lift Master belt drive*  
**Rating:** Acceptable



# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

**STYLE:** The predominant roof style of the structure.

**Type:** Gable

Hip

**Rating:** Acceptable

**COVERING:** Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

**Material:** Asphalt Shingle

**Rating:** Acceptable

**SEEN FROM:** This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

**Method:** Eaves

**GENERAL:**

**Weather:** Clear

**Est. Age:** 5

**Years Rem:** 10 est.

**OVERHANG:** Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

**Fascia:** Metal

**Rating:** Acceptable

**Soffits:** Vinyl

**Rating:** Acceptable

**FLASHING:** Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

**Type:** Metal

**Rating:** Acceptable



**DRAINAGE:**

This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

**Gutters:** Metal  
Rating: Acceptable

**Down Spouts:** Metal  
**Discharge at the surface ---** The downspouts are discharging the rain water at the surface, the soil should always slope away from the foundation so that water drains away from the home's foundation.  
Rating: Acceptable

**VENTILATION:**

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

**Type:** Roof  
Soffit  
Rating: Acceptable

**FLUES/VENTS:**

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

**Chimney:** Metal; *Hot water tank, Furnace chimneys*  
Rating: Acceptable

**Plumbing:** PVC  
Rating: Acceptable



## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Slab on grade  
**Rating:** Acceptable

**Materials:** Block  
Concrete  
**Rating:** Acceptable



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Inspection  
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## Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

**SERVICE:** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

**Type:** Underground—Main electric shutoff is located on the exterior left side of the home at the meter.

**Entrance Mat:** Aluminum

**Ground:** Driven rod

**Bond:** Bonding Strap

**Amps:** 200



**MAIN PANEL:** This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

**Type:** Breaker *Square D brand*

**Location:** Laundry room

**Amp Rating:** 100

**Volts:** 120/240



**BRANCH WIRING:** This is the wiring that makes up the bulk of electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

**Type:** Romex  
**Rating:** Acceptable

**Material:** Copper  
**Rating:** Acceptable



## INTERIOR COMPONENTS:

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

<b>Receptacles:</b>	Functional
Condition:	<b>No cover plate ---</b> Cover plate was observed to be missing from one electrical outlets. All outlets should be covered in order to avoid shock hazards. Recommend installing missing cover plate. Location: <b>Garbage disposal outlet under kitchen sink</b>
Rating:	<b>Recept ok ---</b> Using a circuit tester, grounding type receptacles were checked and correct wiring was indicated. Minor Defect
<b>Fixtures:</b>	Functional
Rating:	Acceptable
<b>Closet Lights:</b>	Functional
Rating:	Acceptable
<b>Switches:</b>	Functional
Rating:	Acceptable
<b>GFI:</b>	Functional
Rating:	<b>GFCI ok ---</b> Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I. Acceptable
<b>Detector:</b>	Functional
Rating:	<b>Smoke detector ok ---</b> Smoke detectors should be checked every two to three weeks to insure that they are functioning properly. Acceptable



## EXTERIOR COMPONENTS:

Exterior components add convenience but have additional hazards because of the presence of water.

<b>Receptacles:</b>	Functional
Rating:	Acceptable
<b>Fixtures:</b>	Functional
Rating:	Acceptable
<b>Misc:</b>	Door bell
Rating:	Functional Acceptable

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

**WATER/WASTE:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** Public

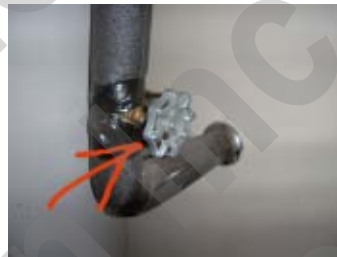
**Water Type:** Public

**MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.

**Material:** Copper  
**Rating:** Acceptable

**Shutoff:** Garage  
**Rating:** Acceptable

**Size:** 3/4"



**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** Copper  
**Rating:** Acceptable

**Flow:** Adequate

**WASTE PIPING:** This is the water that is disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** PVC  
**Rating:** Acceptable

**Flow:** Adequate

**HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

**Type:** Gas A.O. Smith brand original tank located in the garage  
**Condition:** **Fired when tested** --- The thermostat was turned up and the system turned on and operated.

**Rating:** Acceptable

**Size:** 50 gallon  
**Rating:** Acceptable



## Heating / Fireplace

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

**EQUIP**

**LOCATION:** All heating equipment should be serviced annually.

**Location:** Attic

**Age:** 5 years

**WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

**Furnace:** Forced Air *Ruud brand 80% efficient gas furnace*  
**Condition:** **Fired when tested ---** The thermostat was turned up and the system turned on and operated.

**Rating:** Acceptable

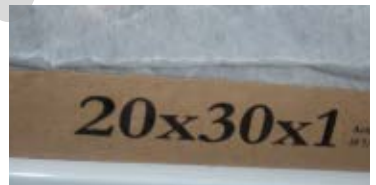
**Duct:** Flexible  
 Metal  
**Rating:** Acceptable

**Filters:** Disposable—Replace every six months.  
 Location: Hall ceiling  
**Filter size: ---** 20" X 30" X 1", install with filter arrows facing the ceiling.  
**Rating:** Acceptable

**FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

**Fuel Type:** Natural Gas

**Fuel Valve:** Gas meter  
 Location: Outside front of home  
**Rating:** Acceptable



**THERMOSTAT:** This section reports the type, location, and the condition of the thermostat for the primary heating system of the structure.

**Type:** Electronic  
**Rating:** Acceptable

**Location:** Hall

**Zones:** 1



**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Metal  
**Rating:** Acceptable

## A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed a qualified technician should correct them.

**UNIT TYPE:** Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

**Type:** Central

**Condition:**

**Line need insulation** --- Section of the AC insulation near the evaporator appear to be missing. These lines should be suitably insulated to eliminate condensation from dripping on the furnace that can rust through cabinet.  
Location: **Above furnace**

**Fired when tested** --- The thermostat was turned down and the system turned on and operated.

**Rating:**

Maintenance Required

