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Prepared For
Mr. & Mrs. Smith

Inspected On
May 10th, 2004 at 2:00 pm

Inspected By
Brian M. Scarth



This inspection was performed in accordance to the Standards of Practice of the National Association of Certified Home Inspectors.

Summary of Findings

Safety Hazards

- Includes items that represent a potential fire, shock, or health hazard.

Examples:

- A) No GFCI is present in the kitchen. It is recommended that the outlet closest to the sink be replaced with a GFCI receptacle to reduce the risk of electrical shock.
- B) There are no carbon monoxide detectors in the house. It is recommended that carbon monoxide detectors be added on every level of the house.

Major Defects

- Includes items that are non-functional, severely damaged, or have a significant adverse affect on the value of the property.

Example:

- A) The foundation for the chimney has settled and pulled away from the house. It is no longer supporting the chimney. As a result, the section of the chimney above the roof is leaning away from the house. A qualified mason should be contacted to estimate the cost of repairing both the foundation and the chimney.



Minor Defects that may lead to Major Defects

- Includes items that are likely to get worse if left uncorrected.

Examples:

- A) The attic does not have sufficient ventilation, which can cause the roof to prematurely age. The air temperature inside the attic was 140 degrees (over 50 degrees warmer than the outside air).
- B) The boot around the plumbing vent on the South side of the house is split and the flashing is rusted. This needs to be repaired to prevent water penetration into the attic.



Minor Defects

- Includes items that are not likely to get worse or affect other components.

Example:

- A) Three windows have broken seals with noticeable moisture present between the panes. This includes windows in the kitchen (over the sink), breakfast area (center window), and master bedroom (on West wall).

Recommendations for Improving Energy Efficiency

- Includes useful information on ways to improve the building's energy efficiency.

Examples:

- A) The attic access panels are not insulated. A large amount of energy can be lost through these into the attic. Pieces of rigid foam insulation or fiberglass batting should be attached to the top of these panels to create a continuous layer of insulation.
- B) The knee wall between the finished, heated basement and the unheated crawlspace is not properly insulated. Additional insulation in the form of rigid sheets or batting should be added to the back of this wall.

Property Information

Please note! These are only a sampling of the sections included with the full report.

Main Water Shut-off



Water Shut-off:
The main water shut-off is the ball valve located on the North wall of the basement.

Water Meter:
The water meter is located on the North exterior wall.

Attic

Access:	Access to the main attic is through a scuttle in the closet of the master bedroom. The garage attic is accessed through a pull down stair in the garage.
Construction:	Truss construction with OSB sheathing.
Type of Insulation:	Blown fiberglass on floor and fiberglass batting on walls of vaulted ceiling for master bedroom.
Depth of Insulation:	11 inches on average
Estimated R-Value:	R35-R40

HomePro Tip: The Department of Energy recommends that homes in Ohio have attic insulation of R49 or higher.

Electrical Service

Voltage:	120 / 240
Amperage:	200 amp
Branch Wiring:	Solid copper
Grounding:	Grounding rod on southeast corner of house and connected to main water line.

HomePro Tip: A typical service size for new homes is 200 amps.

Furnace – Natural Gas

Manufacturer:	Carrier
Model:	58GFA086-14
Serial Number:	4195A16283
Mfg Date:	10/94
Size:	84,000 BTU in 67,000 BTU out
Efficiency:	80%
Electrical	
Disconnect:	Located on the wall to the left of the furnace.
Air Filter:	Disposable

Maintenance Tips:

- * Disposable furnace filters should be replaced monthly. A clogged or dirty air filter can cause the blower in the furnace to overheat and burnout.
- * For safe and efficient operation, gas furnaces should be cleaned and serviced by a licensed HVAC technician every two years.

HomePro Tip: A gas furnace must have an efficiency rating of 90% or higher to meet current Energy Star requirements.

Central Air Conditioning

Manufacturer:	Carrier
Model:	38CKB036320
Serial Number:	4295E07858
Mfg Date:	1995
Size:	3 ton
Efficiency:	10.0 EER
Electrical	
Disconnect:	On east exterior wall next to compressor unit

Maintenance Tip: For the most efficient operation, have the air conditioner cleaned and serviced by a licensed HVAC technician every year.

HomePro Tip: A central air conditioner must have an efficiency rating of 11.0 EER or higher to meet current Energy Star requirements.

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