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Inspection Address - 1855 Green Valley, Toledo OH
Date - July 30, 2019
Client - James and Betty Bright
Phone - (716)628-8736
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General Information

Year Built – 1953	Bedrooms – 4	Main gas valve – Exterior
Stories – 1	Bathrooms – 2.5	Main water valve – ½ bath closet
Square feet – 2676	Garage – Attached	Electrical panel(s) – Main hallway and garage

Foundation

Type – Concrete slab

Concerns –

- Negative slope in grade near front entry.

Recommendations –

- Add backfill as needed to ensure adequate rainwater dispersion away from the foundation.

Comments – The slab foundation is fully covered at the interior and unable to be viewed. The foundation appeared structurally sound and in acceptable condition overall with no evidence of significant damage or defects other than noted above.

Structure

Type – Block and wood framing

Viewed from – Garage

Concerns –

- Sagging lintel at overhead garage door header with step cracks at brick above door. Concerns appeared typical and does not affected the structural integrity of the dwelling.

Recommendations –

- Replace the cracked mortar joints and monitor the door header for worsening or consult a qualified contractor for further evaluation and repair.

Comments – Most areas of structural framing were covered with finished materials and unable to be viewed. The structure appeared sound overall with no evidence of significant damage or defects other than noted above.

Roofing and Components

Type – Seamed rubber/flat roof

Estimated roof age – Unable to determine

Concerns –

- Pooling water noted at multiple locations with most prevalent concerns over garage with water approximately 1-2 inches deep. Recent rainfall was noted in the area less than 12 hours prior to inspection. Typical pooling water on a flat or low pitched should dissipate within 72 hours.
- Water stains noted at garage roof sheathing, above fireplace, and in bedrooms indicates past leaks. Concerns appeared aged and tested dry at the time of inspection.
- Inadequate gutter installation at front of garage. (Gutters end at center of garage with light fixture installed in between). Current resident stated that the light fixture has been replaced multiple times due to water damage.
- Rotted and deteriorated wood gas line risers on roof.

Recommendations –

- Monitor the roofing over the garage for adequate dissipation and leaks or consider consulting a qualified roofing contractor for appropriate recommendations.
- Re-locate the light fixture and consider installing a full length gutter at the garage.
- Replace the gas line support risers with waterproof materials.

Comments – The roofing and components appeared to be in acceptable condition overall with further evaluation recommended due to pooling.

Siding

Type – Brick and T-111 wood paneling

Concerns –

- Carpenter bee holes noted at front fascia boards over master bedroom.
- Open penetration at rear soffit on North end of dwelling and at electrical line entry with active bees noted entering soffits.
- Gaps at fascia boards/soffit noted at multiple locations.
- Minor worn/peeling paint noted at multiple locations.

Recommendations –

- Replace the damaged section of fascia to determine extent of bee intrusion and possible hidden damage, seal any open penetrations/gaps at the soffits and treat for carpenter bees as needed.
- Repaint as needed.

Comments – The siding appeared to be in acceptable condition overall with further evaluation and repairs recommended due to wood destroying insect intrusion at soffits.

Windows/Doors

Window type – Multiple window types (mostly wood casements and awning)

Concerns – Multiple age-related window and door concerns were noted including but not limited to:

- Wood rot and inoperable sliding glass door in master bedroom.
- Fogged glass/leaking seal at right side rear fixed picture window.
- Damaged window at front bar area was not tested due to obstructions and visible damage.
- Damaged/inoperable casement windows at front bay window (do not fully close at top).
- Multiple worn or inoperable window cranks.
- Window in ½ bath is painted/sealed shut.
- Multiple missing screens including rear sliding door.

Recommendations –

- Replace the master bedroom sliding glass door.
- Repair or replace the affected windows as deemed appropriate.

Comments – Multiple windows and doors were tested throughout the dwelling. Most windows appeared to be in need of repair/maintenance or replacement.

Electrical

Type – 100 amp breakers - modern main panel in hallway with aged “Pushmatic” type subpanel in garage.

Concerns – Multiple electrical concerns were noted throughout the dwelling including but not limited to:

- Suspected overloaded main panel or insufficient service amperage.
- Improper/questionable wiring noted at garage sub-panel.
- Missing knock out clamps noted at multiple garage outlets and garage subpanel.
- Light fixture above garage door opener shorts out, suspected loose wiring.
- Exposed wiring connections/missing electrical box at light fixture above kitchen sink.
- Non-GFCI protected outlets installed in kitchen and bathrooms.
- Multiple improperly wired outlets (hot/neutral reversed) and open grounds noted throughout dwelling and garage.
- Aged wiring visible in garage and sub-panel with multiple ungrounded and 2 prong outlets noted.
- Current resident stated that breakers will trip when multiple items are in use at master bedroom/bath or when washer/dryer are both in use. Concern was not tested/confirmed during inspection.

Recommendations –

- Consult a licensed electrical contractor for a full evaluation of the electrical system and appropriate repairs and upgrades as needed.

Comments – The electrical system is in need of further evaluation and multiple repairs/updates.

Plumbing

Type – Copper, PVC, and PEX supply lines with PVC drains (visible).

Concerns –

- Damaged drywall and mold growth at multiple locations indicates past or possible leaks and repairs. Areas affected include laundry area, hall bathroom, kitchen sink, and bar sink.
- Space heaters, heat tape, insulation, and previous repairs noted at main water line entry indicates past freezing concerns. Suspected causes include water supply lines installed at exterior walls.
- Visible mold growth on drywall in ½ bath sink cabinet and on insulation in exposed wall cavities at laundry area and bar sink.
- Damaged/questionable laundry drain installation at front of dwelling (drains under patio block).
- Slow drain at master bedroom/bathroom sink.
- Questionable/substandard repairs and original installation/design of plumbing system.
- Current resident stated that the main drain line clogs with tree roots and has to be cleaned regularly.

Recommendations –

- Consult a licensed plumbing contractor/engineer for further evaluation and appropriate recommendations to prevent future concerns.
- Replace the damaged drywall and treat the affected areas for mold growth.

Comments – All tested fixtures had adequate pressure and drain flow except as noted above. The plumbing system is in need of further evaluation.

Mechanicals

Furnace type – Forced air

Fuel type – Natural Gas

Manufacturer/date – Lennox/2002

Concerns –

- Inoperable condensate pump (unit is not pugged in) with visible pooling water in pump crock.
- Inadequate air flow at registers in East bedrooms.
- Excessive debris/dirt noted in multiple HVAC registers/ductwork.
- Unit tested for basic operation only due to excessive outdoor temperature at time of inspection.

Recommendations –

- Consult a qualified HVAC technician for appropriate repairs.

Comments – The unit appeared to operate normally from the controls and appeared to be in acceptable condition overall with no evidence of significant damage or defects other than noted above.

AC type – Central forced air and in-wall space units in master bedroom and rear SW bonus room.

Manufacturer/Date – Williamson/1974 (central unit), in-wall units were not evaluated.

Concerns –

- Inoperable condenser appeared to be in poor condition.

Recommendations –

- Replace the AC condenser and coil.

Water heater type – Natural Gas

Manufacturer/date – Bradford White/1995

Concerns –

- Heavy corrosion at supply line fitting.

Recommendations –

- Monitor for worsening or consider replacement due to age/overall condition.

Comments - The unit operated normally from the controls.

Fireplace type – Wood burning

Concerns –

- Excessive debris/creosote buildup noted in flue.
- Repaired crack and deteriorated /flaking brick mortar noted above fireplace.
- Missing chimney rain cap.

Recommendations –

- Clean/maintain the fireplace regularly and install an appropriate rain cap.

Other Notable Conditions

Concerns –

- Inoperable dishwasher and ceiling exhaust fan above gas stove top.
- Evidence of insect (ant) intrusion and previous professional treatment noted at kitchen area.
- Improperly sized/installed glass shower doors in full bath (doors do not ride in lower track)
- Overgrown landscaping intruding on siding, soffits, and roof.
- Cracked and deteriorated asphalt driveway surface, most prevalent at garage approach.
- Damaged roofing, roof sheathing, and siding at shed.
- No power to shed with visible improper wiring connections.

Recommendations –

- Troubleshoot and repair or replace the dishwasher and exhaust fan as needed.
- Monitor for ants and treat as needed.
- Repair or replace the affected shower doors.
- Trim the affected areas of landscaping to prevent siding or roof damage.
- Resurface or replace the driveway as deemed appropriate.
- Repair or replace the shed.

Comments – Due to the extent and nature of concerns, not all noted items were listed individually.

Disclaimer: The inspection performed was a visual only inspection and does not constitute a guarantee or warranty of any type, implied or otherwise. This inspection did not include a physical test for the presence of mold, wood boring insects, lead paint, or any type of gasses including Radon or Carbon Monoxide. All Safe Inspections and its employees or agents assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. All terms and conditions set forth in the Agreement signed by the client will apply to this and any other inspection report(s) prepared by All Safe Inspections. This report is to be utilized by the client only, any use by unauthorized third parties is done so at their own risk.

Photos



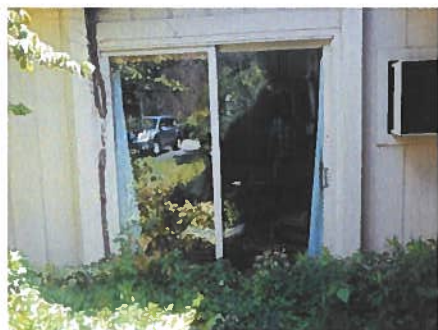
Excessive pooling water on garage.



Inadequate guttering/light fixture.



Carpenter bee intrusion at fascia.



Damaged/inoperable patio door.



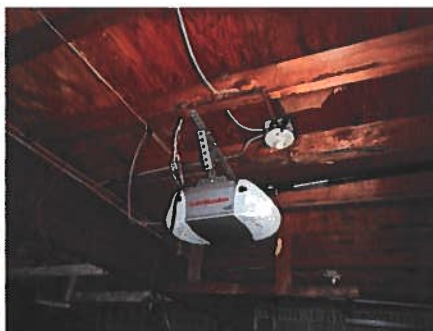
Mold growth and multiple damaged drywall at plumbing.



Multiple improperly wired outlets.



Improper wiring at kitchen light.



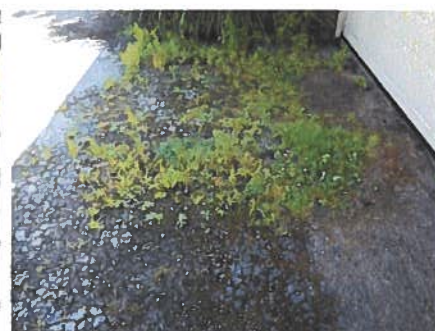
Shorted light fixture at garage ceiling.



Inoperable AC condenser.



Heavily corroded water heater fitting.



Deteriorated asphalt driveway.