



Inspection Report

Mr. Redtail Hawk

Property Address:

Lower 80 Park Trail
Cincinnati Oh 45000



SAFEGUARD BUILDING INSPECTIONS, LLC

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Cincinnati, Ohio 45227
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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roofing.....5](#)

[2 Exterior.....9](#)

[3 Garage15](#)

[4 Interiors18](#)

[5 Structural Components22](#)

[6 Plumbing System.....24](#)

[7 Electrical System27](#)

[8 Heating / Central Air Conditioning.....35](#)

[9 Insulation and Ventilation38](#)

[10 Built-In Kitchen Appliances39](#)

[General Summary.....40](#)

[Invoice.....63](#)

[Back Page.....64](#)

Date: 8/3/2015	Time: 08:30 AM	Report ID: 8-3-15 Lower 80 Park Trail
Property: Lower 80 Park Trail Cincinnati Oh 45000	Customer: Mr. Redtail Hawk	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Cleaning Recommended, Repair or Replace (CRR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Items, components or units are functioning as required but do need to be cleaned.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (1 story)

Transitional:

Bungalow

Approximate age of building:

Over 50 Years

Home Faces:

NW

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: 3-Tab fiberglass	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): Brick		

Items

1.0 Roof Coverings

Comments: Inspected, Clean, Repair or Replace

The roof shingles are damaged at the patio. This is for your information. I recommend repair as desired.

1.1 Flashings

Comments: Inspected, Clean, Repair or Replace

FYI: The drip edge is damage on the home. I recommend repair as desired.

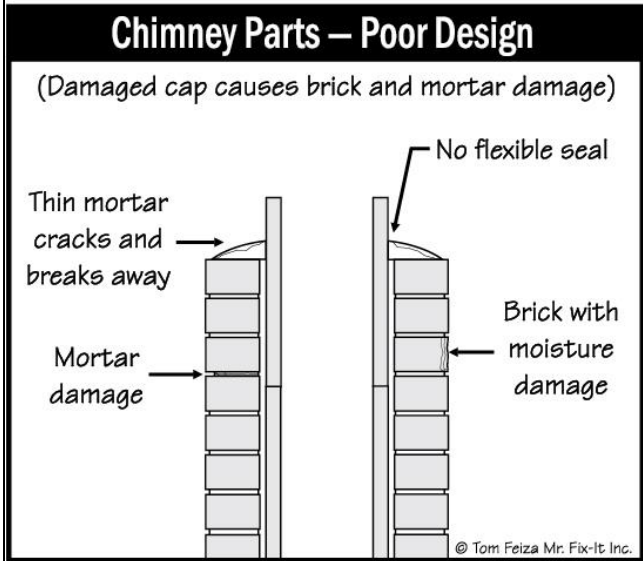
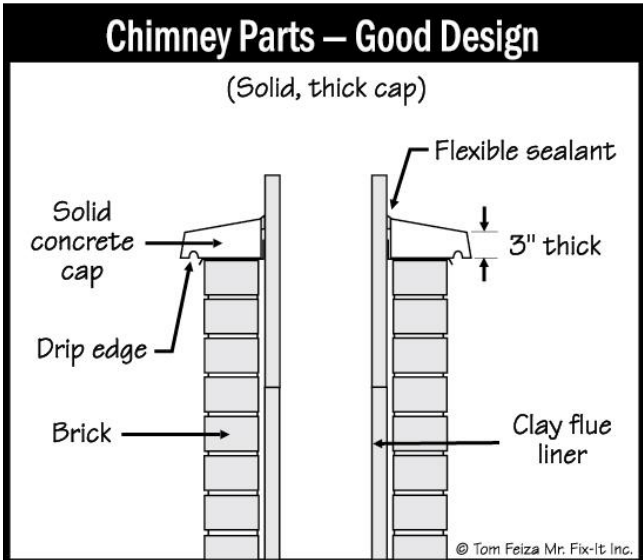
1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Clean, Repair or Replace

The plumbing vent on the back side of the roof is in need of repair. The chimney show signs of needed repair due to cracks in the cap and cracks in the brick. Recommend a masonry contractor review and inspect for repair needs.

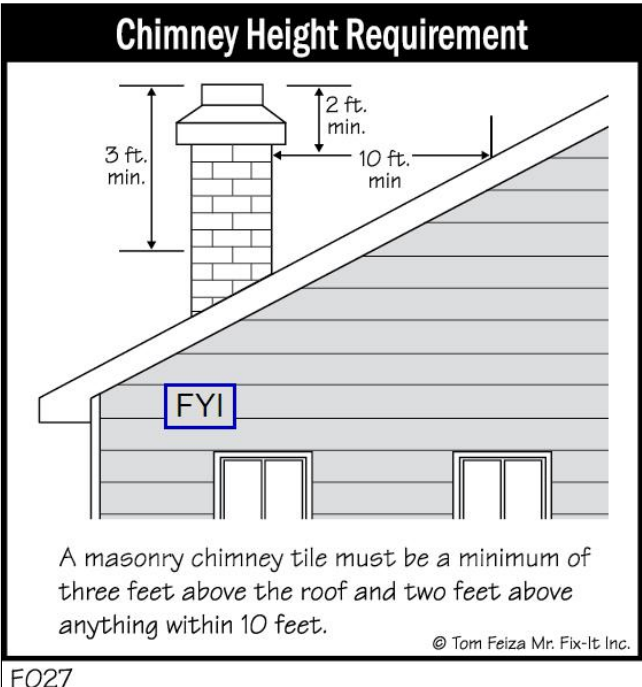


1.2 Item 1(Picture)



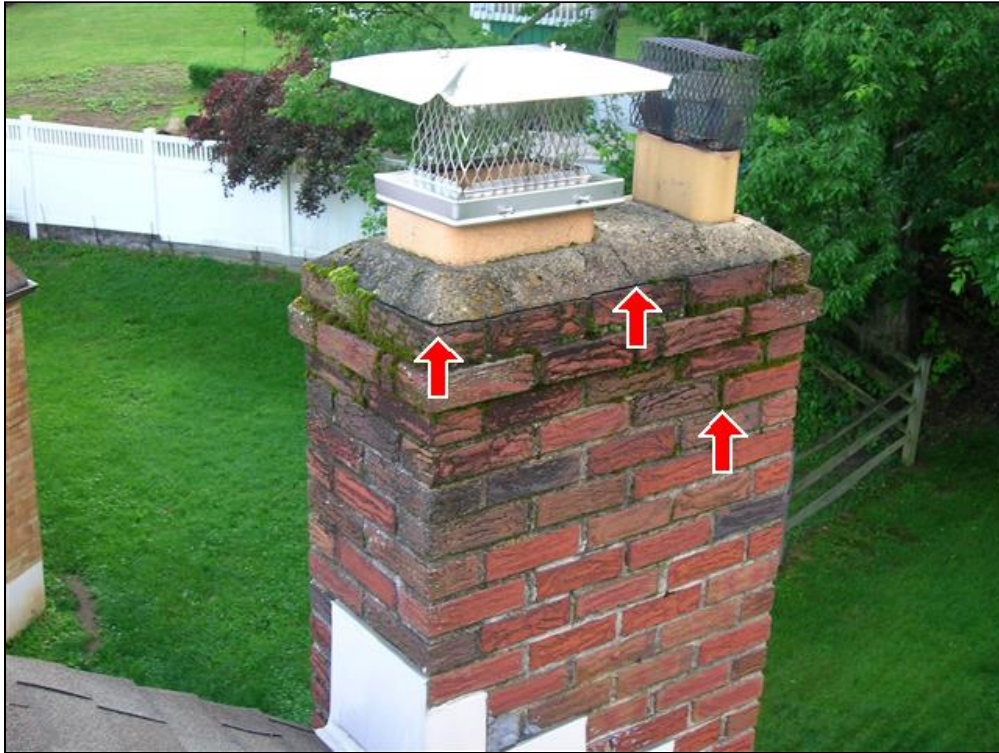
F008

1.2 Item 2(Picture)



F027

1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.3 Roof Drainage Systems

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Brick	Siding Material: Vinyl	Exterior Entry Doors: Wood
Appurtenance: Covered porch	Driveway: Concrete	

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Clean, Repair or Replace

The trim of the home needs to be painted to keep any moisture out and help protect the home. The vinyl siding on the home is bleeding down onto the existing brick. Recommend that the siding and brick be cleaned.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Clean, Repair or Replace

Front door is in good shape but could use new weather stripping. Rear entrance door is a solid security door but shows some signs of water intrusion. New weather stripping would also help here.



2.1 Item 1(Picture)

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Clean, Repair or Replace

Front stairs from street to home have a short rise and long run. 5" rise and 24" run. Recommend hand rail be installed.

Rear entrance to home show signs of green algae and moisture on the concrete walls. Recommend that this area be cleaned.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

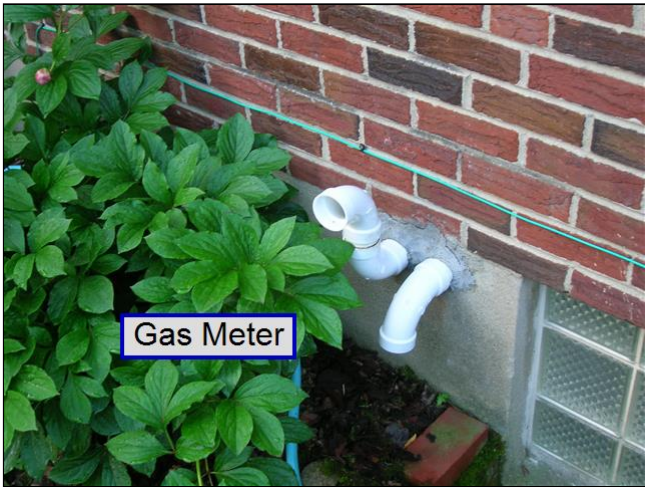
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Clean, Repair or Replace

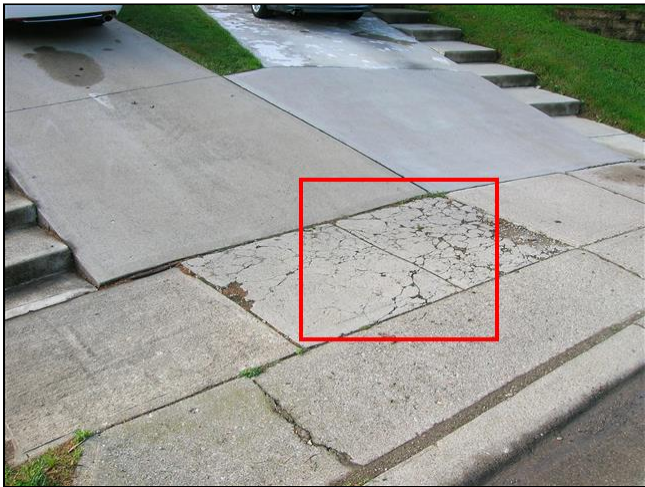
Mulch should be pulled away from the home. Vegetation has been well maintained. The vegetation around the gas meter needs to be cut away for better access. Driveway for the home is in good shape but the sidewalk is in need of replacement as desired.(See picture with box.)



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Clean, Repair or Replace

Exterior wood needs to be painted



2.5 Item 1(Picture)

2.6 Other

Comments: Inspected, Clean, Repair or Replace

FYI: Flower Box needs to be replaced.



2.6 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Insulated	1/2 HORSEPOWER

Items

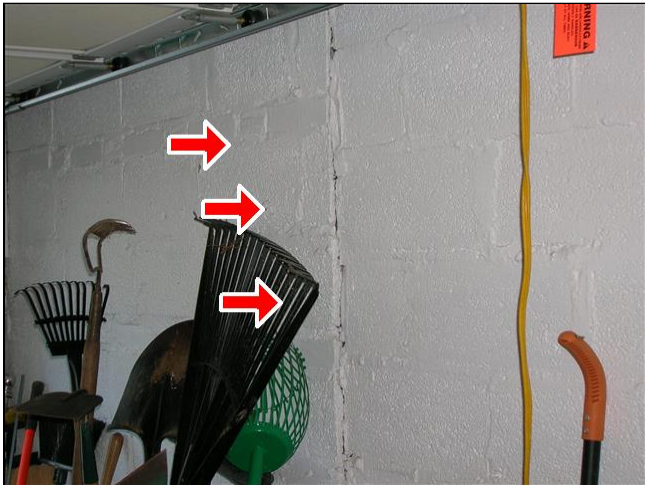
3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

There are some cracks in the garage walls. Recommend a qualified masonry contractor repair as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

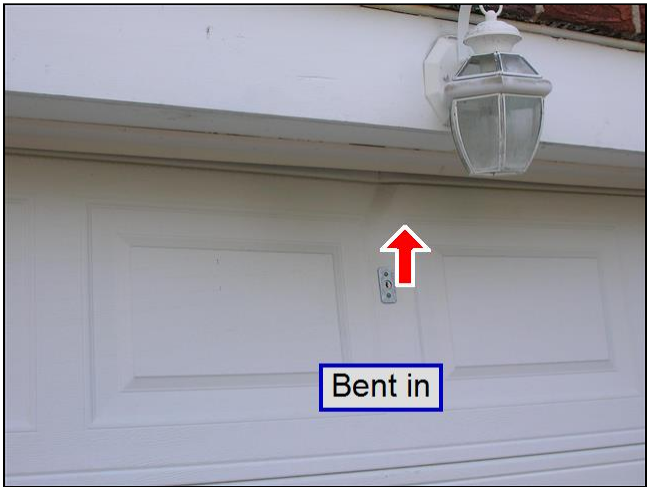
3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected, Clean, Repair or Replace

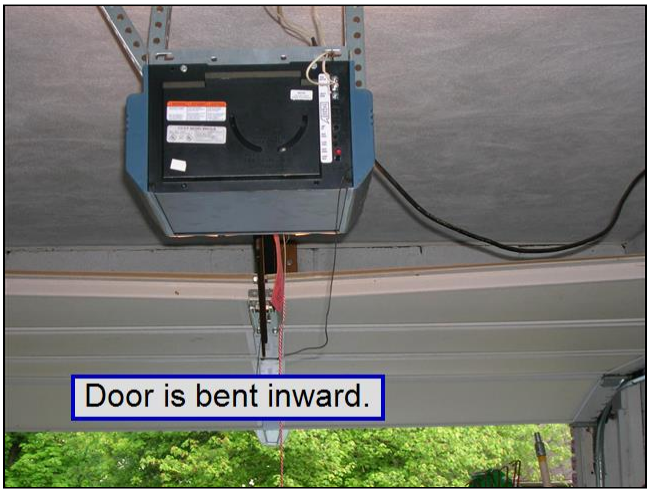
Garage Door is bent. Recommend qualified contractor repair the door and the electrical issue should be addressed also.



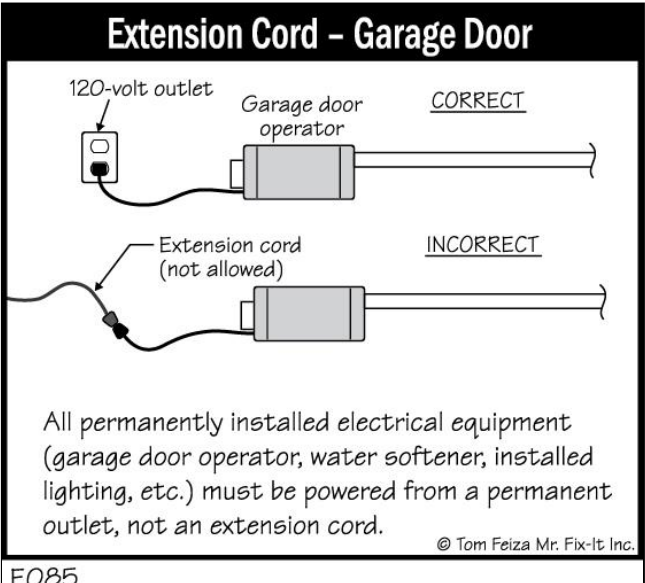
3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



E085

3.3 Item 4(Picture)

3.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board Plaster	Wall Material: Gypsum Board Plaster	Floor Covering(s): Carpet Tile Wood
Interior Doors: Solid	Window Types: Thermal/Insulated	Window Manufacturer: UNKNOWN
Cabinetry: Wood	Countertop: Laminate Granite	

Items

4.0 Ceilings

Comments: Inspected

Older home with a combination of plaster and drywall. There are a few cracks in the ceilings but overall very good shape. Recommend a qualified drywall contractor repair as owner time frame and desire.

4.1 Walls

Comments: Inspected

Walls in the basement show signs of past and current water intrusion. Recommend a qualified contractor in that area review and determine the best repair as needed.

Bedroom water by window show crack - needs to be fixed - recommend a qualified drywall contractor review and determine what the best options would be.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.2 Floors

Comments: Inspected

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected, Clean, Repair or Replace

The guard rail on the second story stairs is more than 4 inches apart could allow an adult, child or pet to fall through. This is a safety issue and should be repaired or replaced.

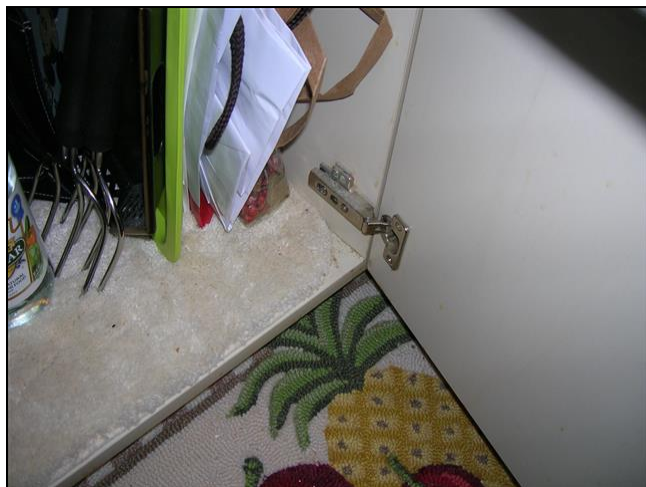


4.3 Item 1(Picture)

4.4 Counters and Cabinets (representative number)

Comments: Inspected, Clean, Repair or Replace

Hardware in kitchen just needs to be adjusted and tighten in a few locations. Picture shows under the sink on the right side, bracket is loose.



4.4 Item 1(Picture)

4.5 Doors (representative number)

Comments: Inspected, Clean, Repair or Replace

Interior doors - 9

exterior doors - 3

4.6 Windows (representative number)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Wall Structure:	Columns or Piers:	Ceiling Structure:
Roof Structure:	Roof-Type:	Method used to observe attic:
Attic info:		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Clean, Repair or Replace

On the rear of the home there is a long horizontal crack about 1 foot above the ground. A qualified license engineer should be consulted to determine the best repair.

5.1 Walls (Structural)

Comments: Inspected, Clean, Repair or Replace

On the back porch on the left side there is a step crack running up through the brick. The crack should be sealed up to prevent moisture entering in from behind. This is not a safety issue but should be addressed by a qualified foundation contractor repair company with and the foundation should be monitored for any further movement.



5.1 Item 1(Picture)

5.2 Columns or Piers

Comments: Inspected, Clean, Repair or Replace

Columns in the garage shows signs of some minor cracks.

5.3 Floors (Structural)

Comments: Inspected

In the basement ceiling, there area areas of past water damage and past WDI damage. Recommend that this be monitored as needed.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

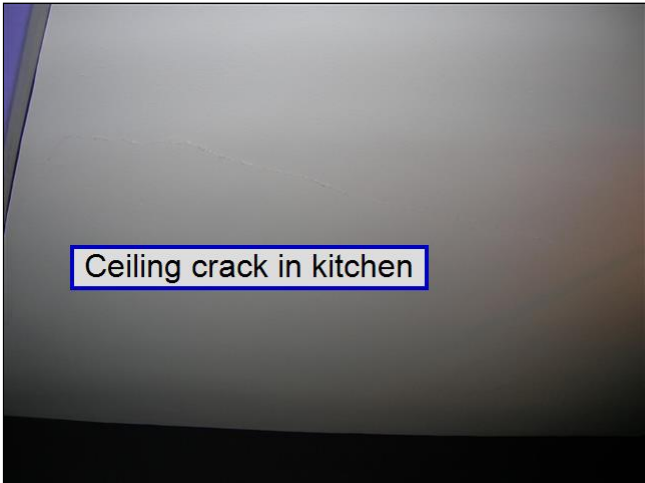
5.4 Ceilings (Structural)

Comments: Inspected, Not Inspected, Clean, Repair or Replace

A number of closets were not accessible due to the amount of items in them. In the kitchen there is a sign of ceiling crack. Recommend repairs be made to the ceiling as desired by the owner.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 Roof Structure and Attic

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: Not visible	Plumbing Waste: Cast iron
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Manufacturer: A.O. SMITH
Water Heater Location: Utility Room		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Clean, Repair or Replace

New Hot Water System installed without a water expansion tank. I would recommend an expansion tank be installed.

Main bathroom does not have an exhaust fan but does have an operative window with a ceiling fan.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Basement Area - finished area right side behind access panel near the floor and corner.



Kitchen shutoffs - under the sink

6.3 Item 1(Picture)

6.4 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Gas shut off outside on left side of home by gas meter on the left side of the home looking from the front.



6.4 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
Items		

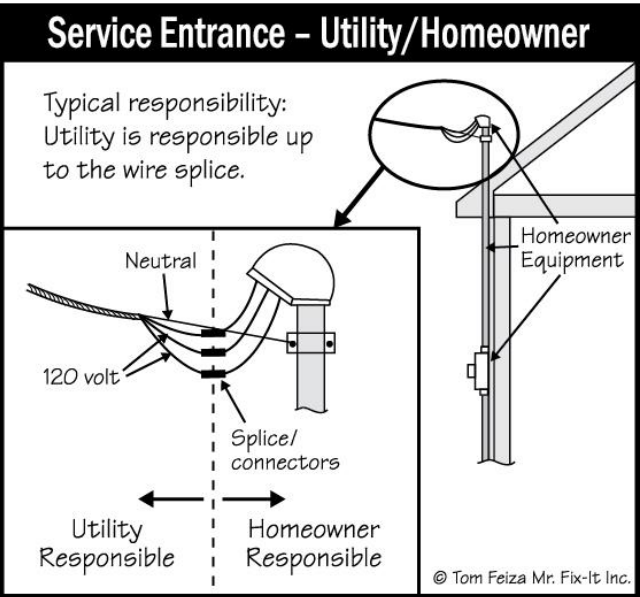
7.0 Service Entrance Conductors

Comments: Inspected, Clean, Repair or Replace

The service entrance conductors are prone to moisture and should be corrected. A qualified electrician should be contacted as well as the power company to do the repairs. Please see diagrams and drawings for the correct installation.

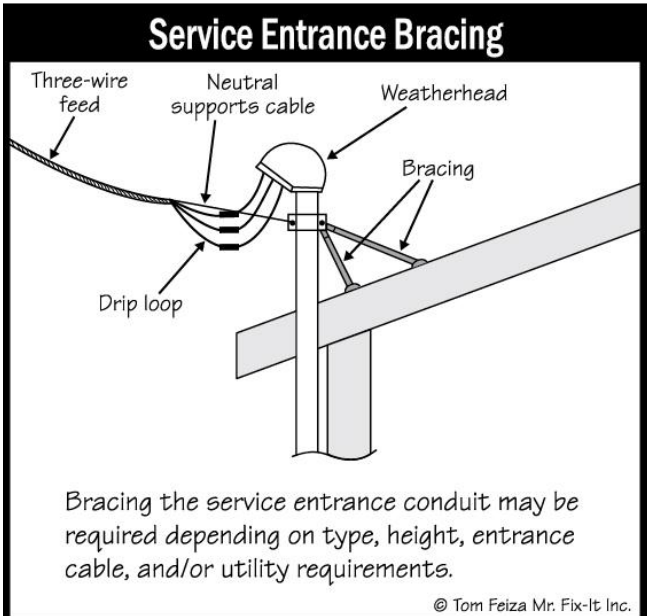


7.0 Item 1(Picture)



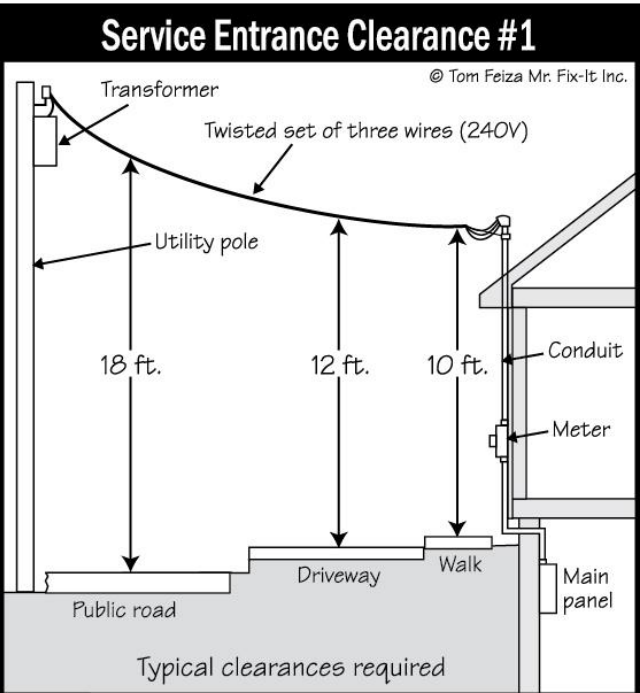
E027

7.0 Item 2(Picture)



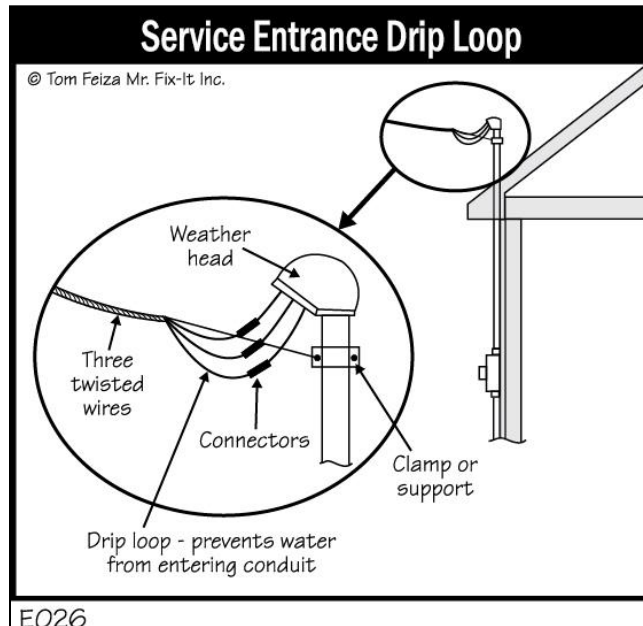
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7.0 Item 3(Picture)



E024

7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)

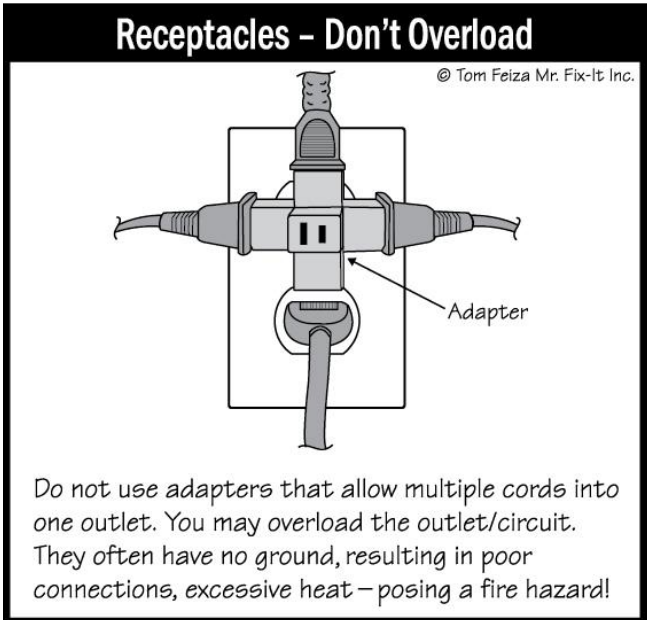
7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

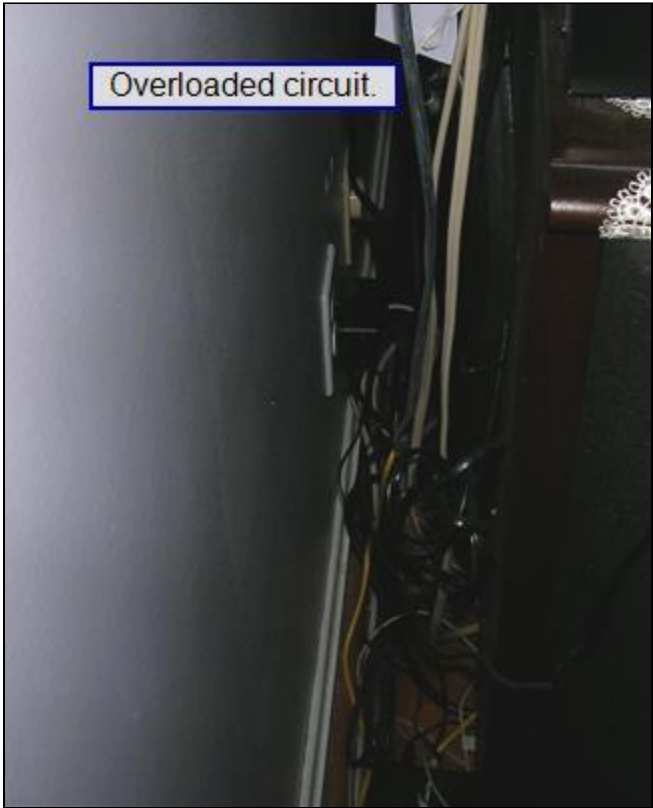
Comments: Inspected, Clean, Repair or Replace

There are multiple issue with this panel including old wiring, double lugging which is a safety issue, wiring is not neat and the panel needs 3 feet of clearance to the front of the panel. Recommend a qualified electrician correct the issues.

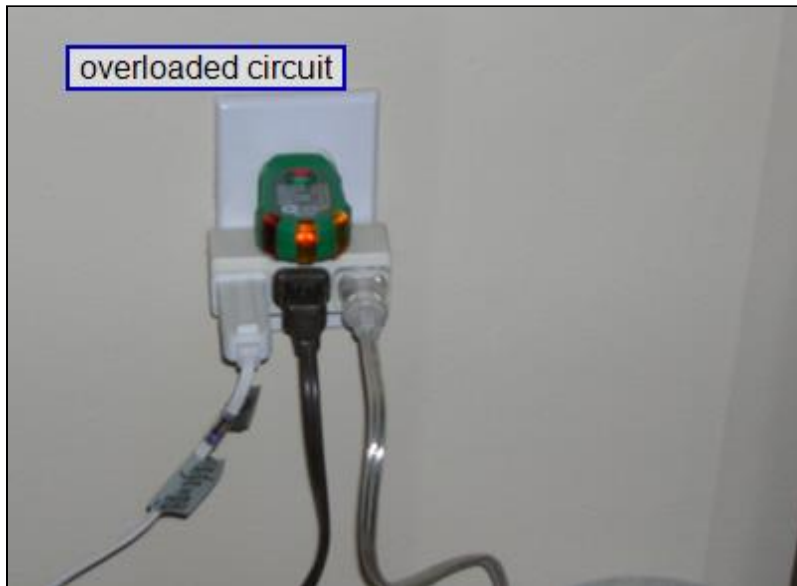


E087

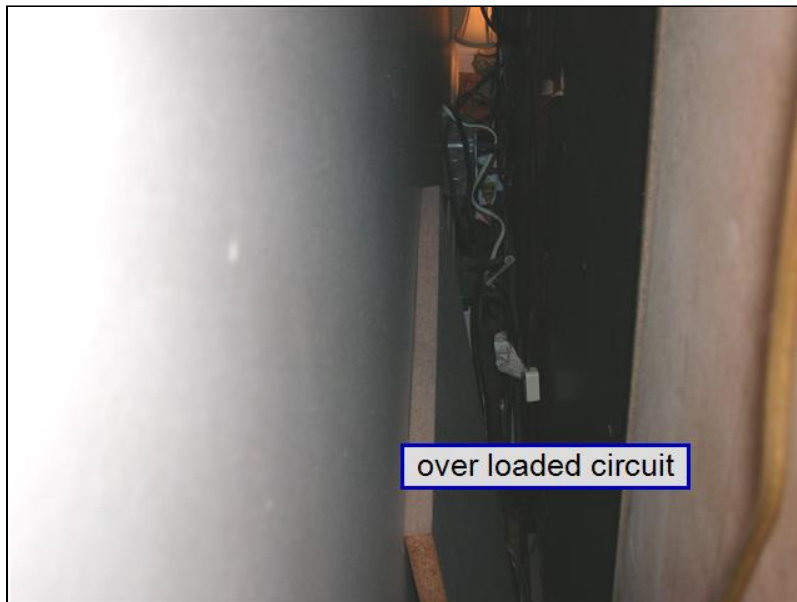
7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Clean, Repair or Replace

The garage door motor needs to have a plug installed. There is an extension cord to an an grounded light/ receptacle. This is a safety issue and a qualified electrical contractor should be contacted to correct this. A dedicated outlet should be installed for the operation of the motor.

The light in the storage area needs to be covered and the items need to be moved away - this is potentially fire hazard.



7.3 Item 1(Picture)



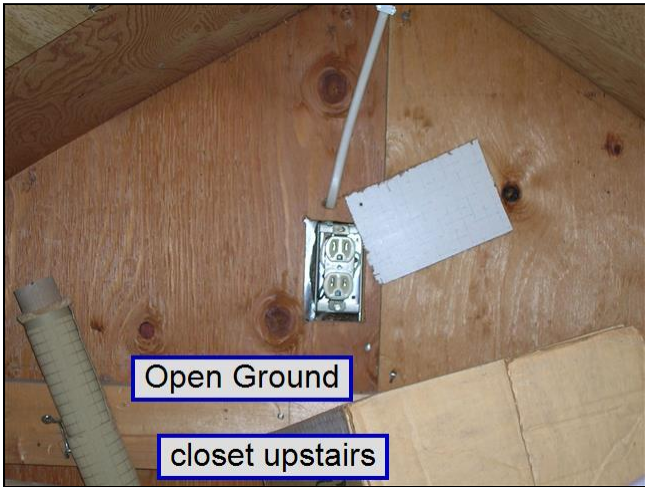
7.3 Item 2(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Clean, Repair or Replace

Found a number of open ground outlets throughout the home.

Closet upstairs outlet, hallway by main bedroom



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Clean, Repair or Replace

Numerous outlets in the home are not GFCI that should have been. Kitchen outlet is shown here.

NO Arc-Fault Circuit Interrupter located in any bedrooms of the home. Recommend they be installed by a qualified electrical contractor.



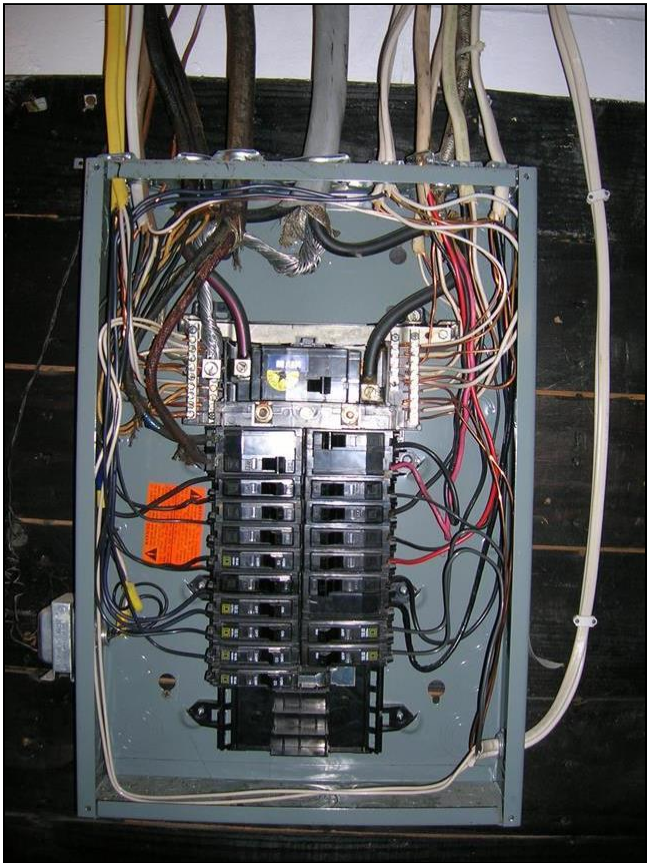
7.5 Item 1(Picture)

7.6 Location of Main and Distribution Panels

Comments: Inspected, Clean, Repair or Replace

Basement Laundry Room Area 125 amp service

Panel does have lugs that have been double tapped and the connection on top where the wire comes through should be corrected also. Both these are safety issue and a qualified electrician should be contacted.



7.6 Item 1(Picture)

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AMERICAN STANDARD	Ductwork: Insulated	Filter Type: Disposable Cartridge
Filter Size:	Types of Fireplaces: Conventional	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer:	Number of AC Only Units: One	

Items

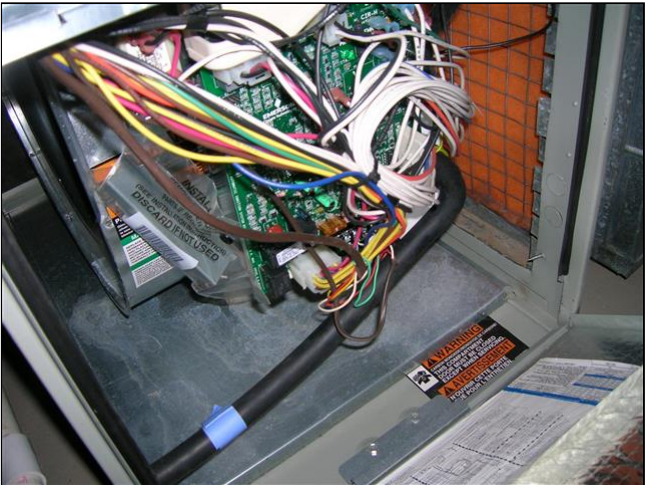
8.0 Heating Equipment

Comments: Inspected, Clean, Repair or Replace

Unit is very new and running as it should.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Normal Operating Controls

Comments: Inspected

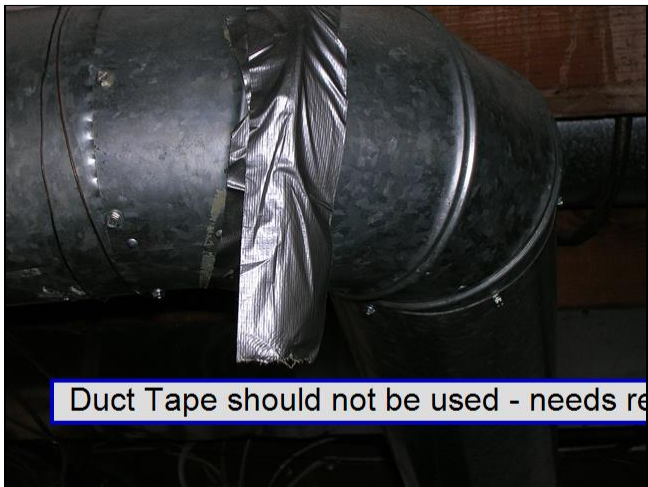
8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

FYI: Ductwork in the basement utility room needs duct tape remove and corrected.



8.3 Item 1(Picture)

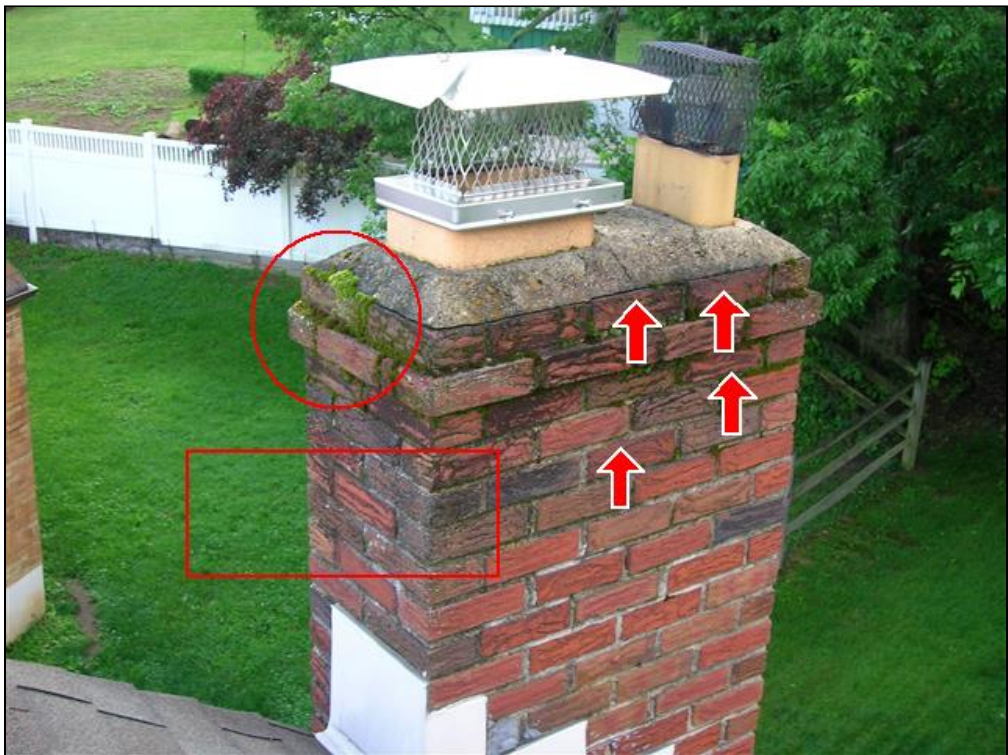
8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Not Inspected, Clean, Repair or Replace

Needs inspected by a qualified chimney company. The chimney is in need of repair and shows signs of water damage and deterioration. A qualified masonry contractor should be contacted to repair as needed.



8.5 Item 1(Picture)

8.6 Gas/LP Firelogs and Fireplaces

Comments: Inspected, Clean, Repair or Replace

8.7 Cooling and Air Handler Equipment

Comments: Inspected

Unit is old and will have to be replaced in the near future. Recommend cutting away all vegetation and maintaining annual maintenance done on the HVAC.

Disconnect for HVAC unit compressor outside needs to be replaced. Recommend qualified electrician be contacted.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

8.8 Normal Operating Controls

Comments: Inspected

8.9 Presence of Installed Cooling Source in Each Room

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Dryer Power Source:	Dryer Vent:	Floor System Insulation:

Items

9.0 Insulation Under Floor System

Comments: Inspected

9.1 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Clean, Repair or Replace

Bathroom does not have an exhaust fan.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
NONE		NONE
		KITCHEN AIDE
Range/Oven:	Built in Microwave:	Trash Compactors:
KITCHEN AIDE	NONE	NONE

Items

10.0 Ranges/Ovens/Cooktops

Comments: Inspected



10.0 Item 1(Picture)



10.0 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



6988 Crystal Springs Road,
Cincinnati, Ohio 45227
cell or text 513.482.0449

Customer
Mr. Redtail Hawk

Address
Lower 80 Park Trail
Cincinnati Oh 45000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

Roof Coverings

Inspected, Clean, Repair or Replace

- 1. The roof shingles are damaged at the patio. This is for your information. I recommend repair as desired.

Flashings

Inspected, Clean, Repair or Replace

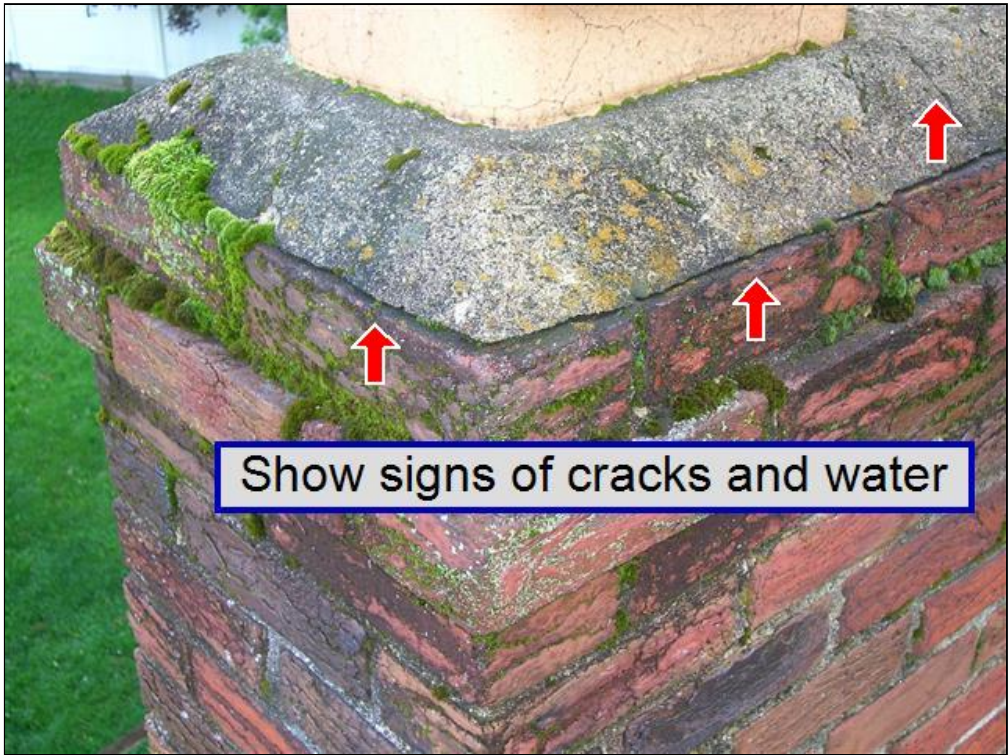
- 2. FYI: The drip edge is damage on the home. I recommend repair as desired.

Skylights, Chimneys and Roof Penetrations

Inspected, Clean, Repair or Replace

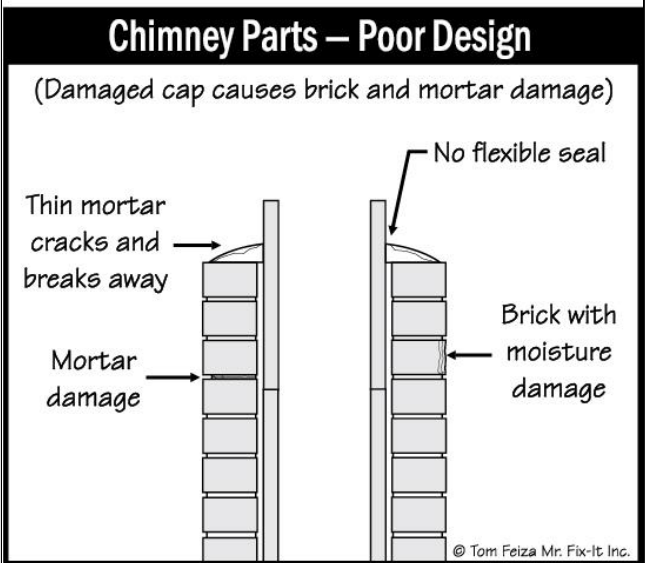
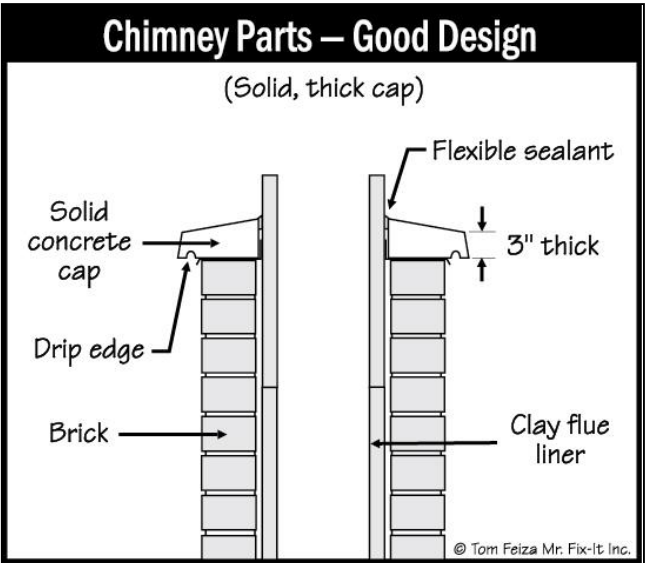
- 3. The plumbing vent on the back side of the roof is in need of repair. The chimney show signs of needed repair due to cracks in the cap and cracks in the brick. Recommend a masonry contractor review and inspect for repair needs.

1. Roofing



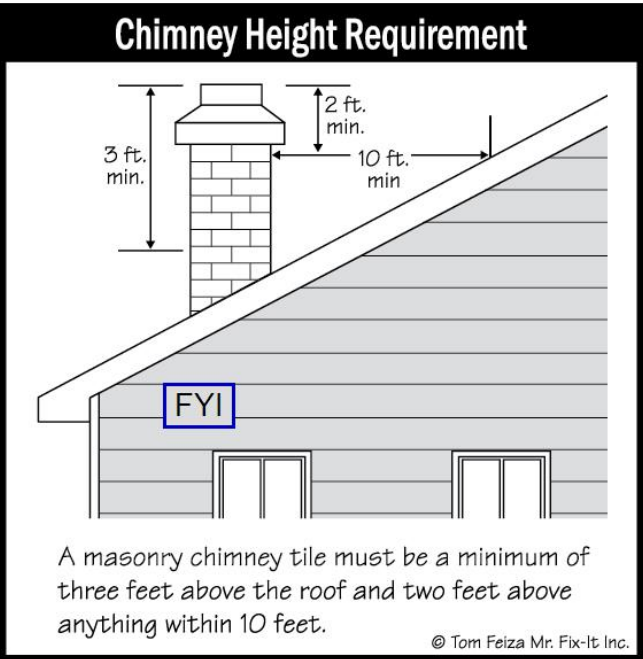
Item 3 - Item 1(Picture)

1. Roofing



F008

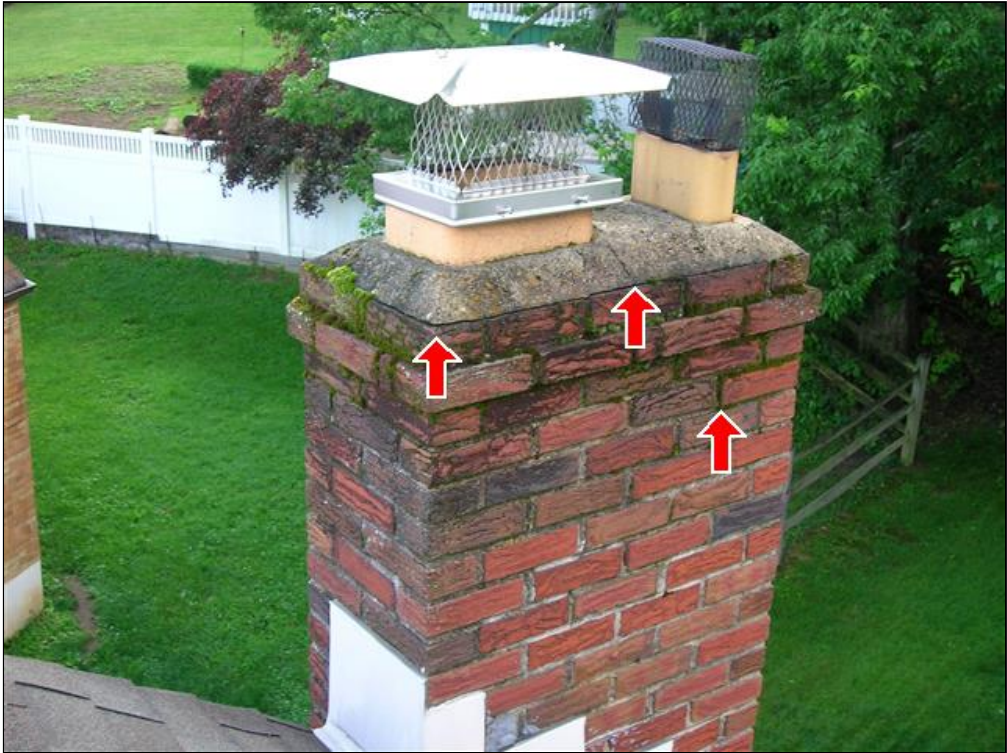
Item 3 - Item 2(Picture)



F027

Item 3 - Item 3(Picture)

1. Roofing



Item 3 - Item 4(Picture)

2. Exterior



Wall Cladding Flashing and Trim
Inspected, Clean, Repair or Replace

4.
- The trim of the home needs to be painted to keep any moisture out and help protect the home. The vinyl siding on the home is bleeding down onto the existing brick. Recommend that the siding and brick be cleaned.

2. Exterior



Item 4 - Item 1(Picture)



Item 4 - Item 2(Picture)



Item 4 - Item 3(Picture)

Doors (Exterior)

Inspected, Clean, Repair or Replace

Front door is in good shape but could use new weather stripping. Rear entrance door is a solid security door but shows some signs of water intrusion. New weather stripping would also help here.



Item 5 - Item 1(Picture)

5.

2. Exterior



Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Clean, Repair or Replace

Front stairs from street to home have a short rise and long run. 5" rise and 24" run. Recommend hand rail be installed.

Rear entrance to home show signs of green algae and moisture on the concrete walls. Recommend that this area be cleaned.

6.



Item 6 - Item 1(Picture)



Item 6 - Item 2(Picture)

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Clean, Repair or Replace

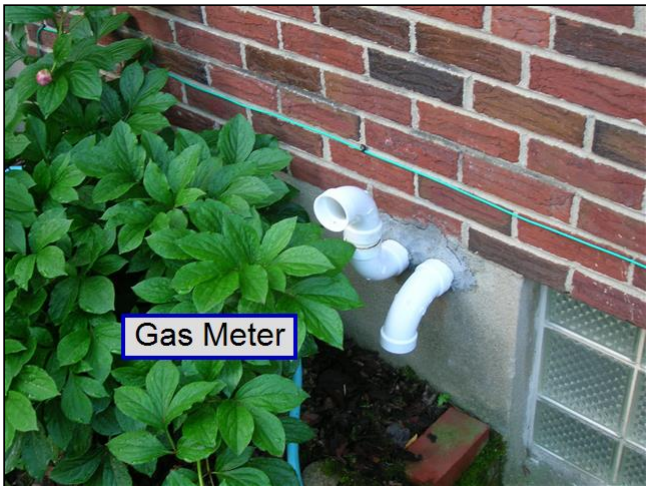
Mulch should be pulled away from the home. Vegetation has been well maintained. The vegetation around the gas meter needs to be cut away for better access. Driveway for the home is in good shape but the sidewalk is in need of replacement as desired.(See picture with box.)

7.

2. Exterior



Item 7 - Item 1(Picture)



Item 7 - Item 2(Picture)



Item 7 - Item 3(Picture)



Item 7 - Item 4(Picture)

Eaves, Soffits and Fascias
Inspected, Clean, Repair or Replace
8. Exterior wood needs to be painted

2. Exterior



Item 8 - Item 1(Picture)

Other

Inspected, Clean, Repair or Replace

FYI: Flower Box needs to be replaced.



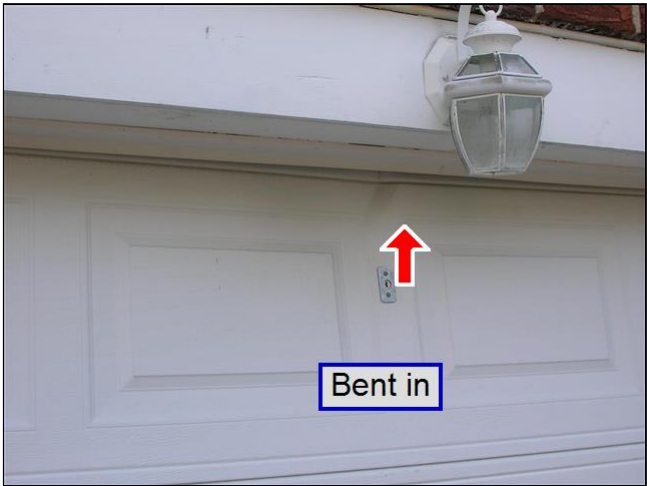
9.

Item 9 - Item 1(Picture)

3. Garage

10. **Garage Ceilings**
 Inspected
11. **Garage Door (s)**
 Inspected, Clean, Repair or Replace
 Garage Door is bent. Recommend qualified contractor repair the door and the electrical issue should be addressed also.

3. Garage

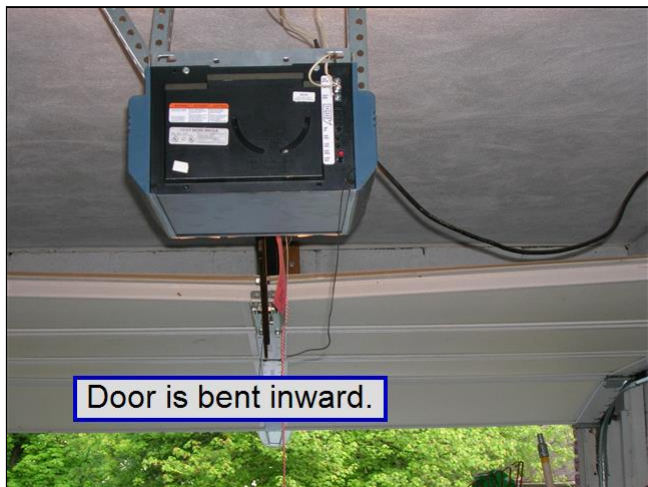


Item 11 - Item 1(Picture)

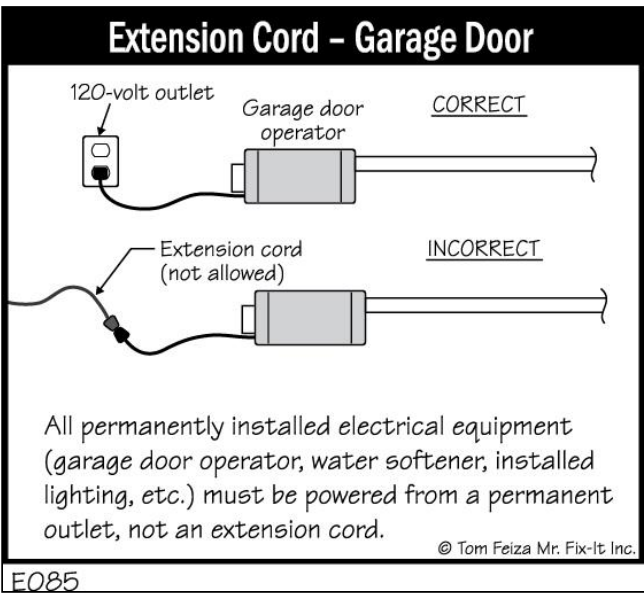


Item 11 - Item 2(Picture)

3. Garage



Item 11 - Item 3(Picture)



Item 11 - Item 4(Picture)

4. Interiors

Ceilings

Inspected

12.
- Older home with a combination of plaster and drywall. There are a few cracks in the ceilings but overall very good shape. Recommend a qualified drywall contractor repair as owner time frame and desire.

Steps, Stairways, Balconies and Railings

Inspected, Clean, Repair or Replace

13.
- The guard rail on the second story stairs is more than 4 inches apart could allow an adult, child or pet to fall through. This is a safety issue and should be repaired or replaced.

4. Interiors

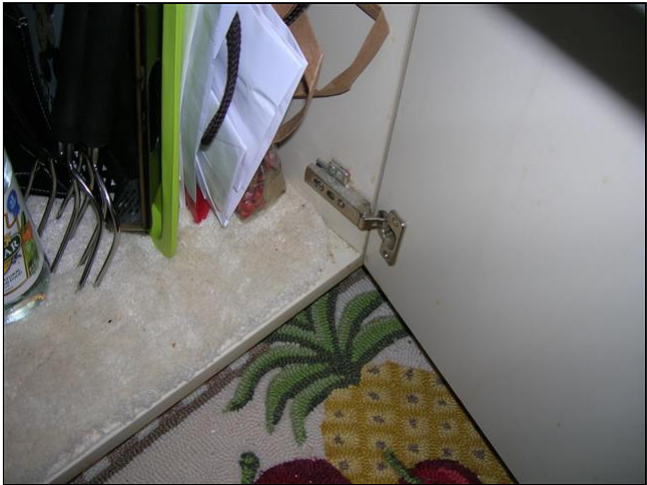


Item 13 - Item 1(Picture)

Counters and Cabinets (representative number)

Inspected, Clean, Repair or Replace

Hardware in kitchen just needs to be adjusted and tighten in a few locations. Picture shows under the sink on the right side, bracket is lose.



Item 14 - Item 1(Picture)

Doors (representative number)

Inspected, Clean, Repair or Replace

Interior doors - 9

15.
- exterior doors - 3

5. Structural Components

Foundations, Basement and Crawlspcace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Clean, Repair or Replace

16.
- On the rear of the home there is a long horizontal crack about 1 foot above the ground. A qualified license engineer should be consulted to determine the best repair.

Walls (Structural)

Inspected, Clean, Repair or Replace

On the back porch on the left side there is a step crack running up through the brick. The crack should be sealed up to prevent moisture entering in from behind. This is not a safety issue but should be addressed by a qualified foundation contractor repair company with and the foundation should be monitored for any further movement.

17.



Item 17 - Item 1(Picture)

Columns or Piers

Inspected, Clean, Repair or Replace

18.
- Columns in the garage shows signs of some minor cracks.

Ceilings (Structural)

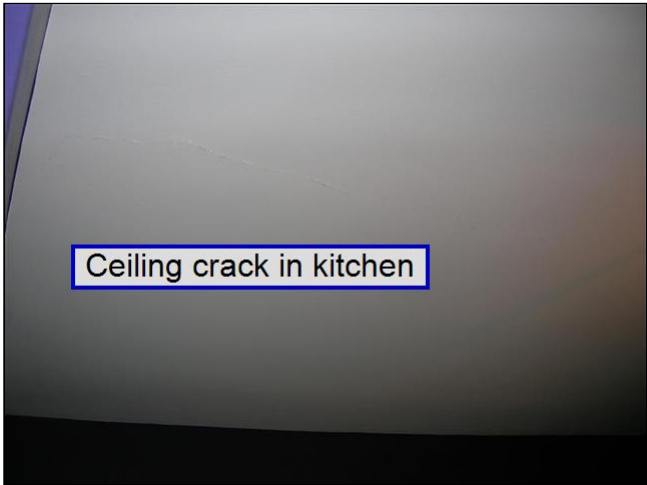
Inspected, Not Inspected, Clean, Repair or Replace

A number of closets were not accessible due to the amount of items in them. In the kitchen there is a sign of ceiling crack. Recommend repairs be made to the ceiling as desired by the owner.

19.



Item 19 - Item 1(Picture)



Item 19 - Item 2(Picture)

6. Plumbing System

Plumbing Drain, Waste and Vent Systems
Inspected

20.

Hot Water Systems, Controls, Chimneys, Flues and Vents
Inspected, Clean, Repair or Replace

New Hot Water System installed without a water expansion tank. I would recommend an expansion tank be installed.

Main bathroom does not have an exhaust fan but does have an operative window with a ceiling fan.

21.



Item 21 - Item 1(Picture)



Item 21 - Item 2(Picture)



Item 21 - Item 3(Picture)

7. Electrical System

Service Entrance Conductors

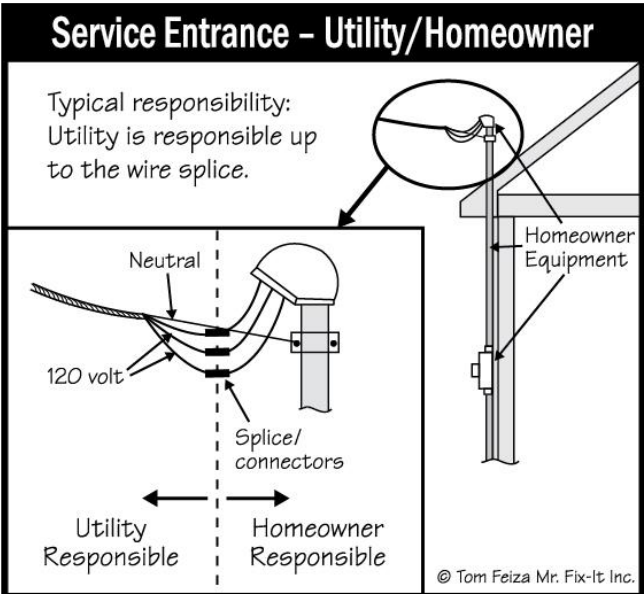
Inspected, Clean, Repair or Replace

22.
- The service entrance conductors are prone to moisture and should be corrected. A qualified electrician should be contacted as well as the power company to do the repairs. Please see diagrams and drawings for the correct installation.

7. Electrical System

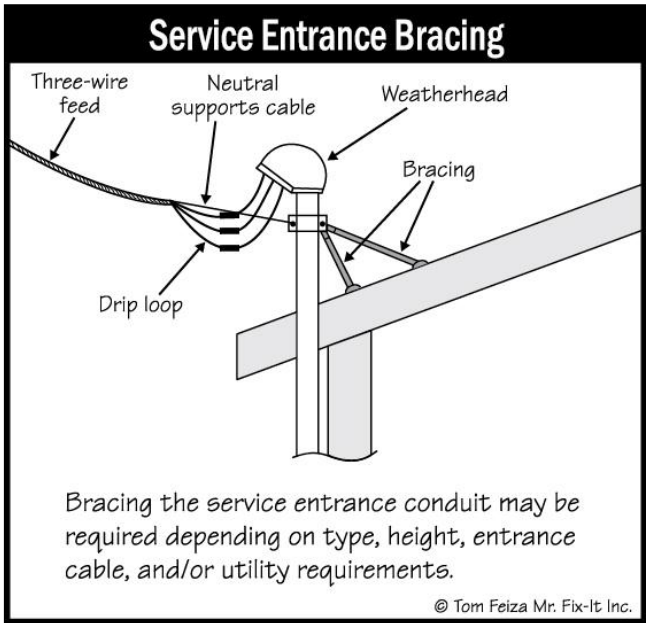


Item 22 - Item 1(Picture)



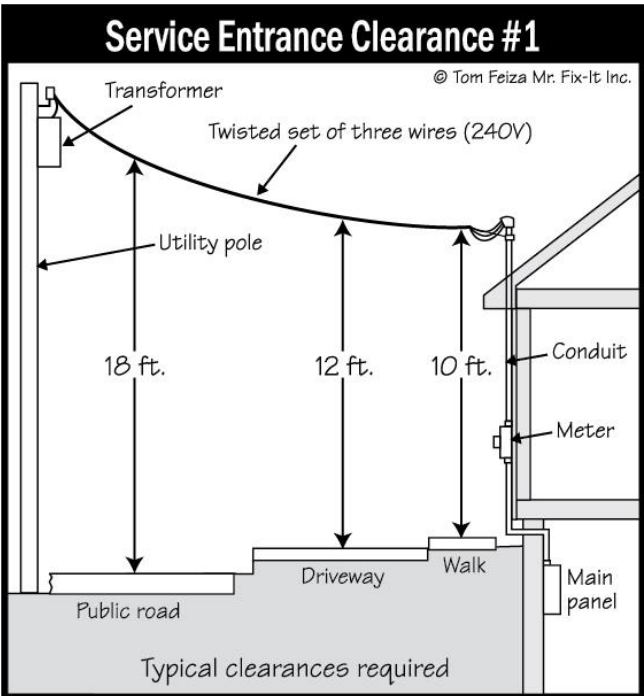
E027

Item 22 - Item 2(Picture)



E028

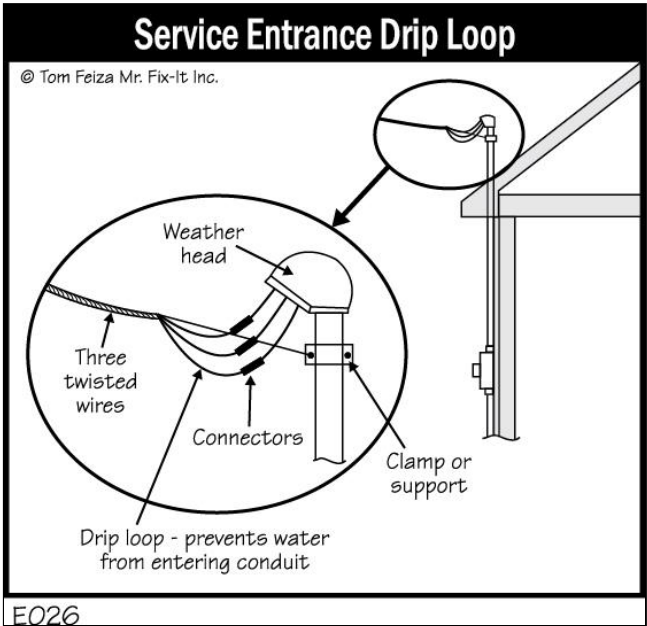
Item 22 - Item 3(Picture)



E024

Item 22 - Item 4(Picture)

7. Electrical System



Item 22 - Item 5(Picture)

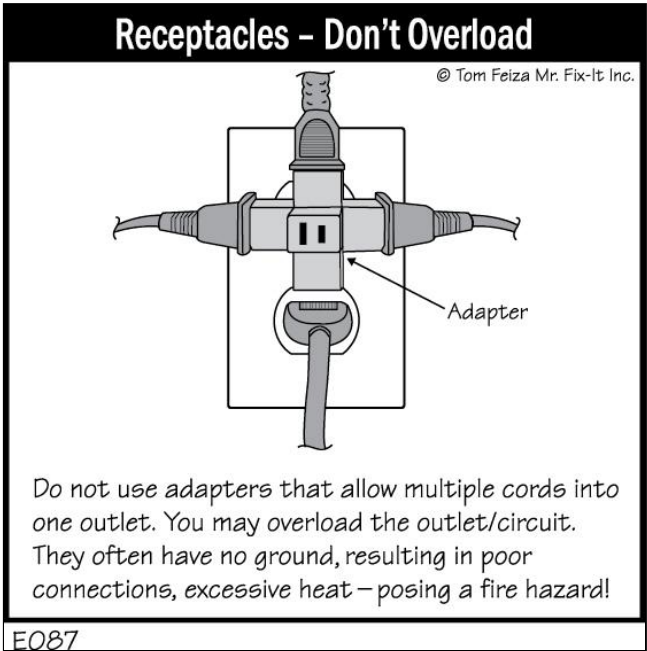


Item 22 - Item 6(Picture)

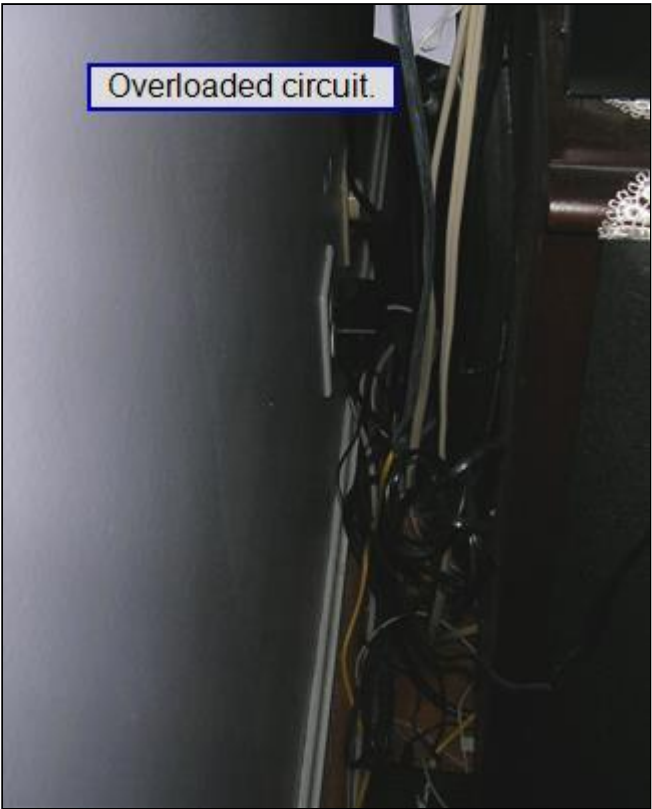
Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Inspected, Clean, Repair or Replace

23.
- There are multiple issue with this panel including old wiring, double lugging which is a safety issue, wiring is not neat and the panel needs 3 feet of clearance to the front of the panel. Recommend a qualified electrician correct the issues.

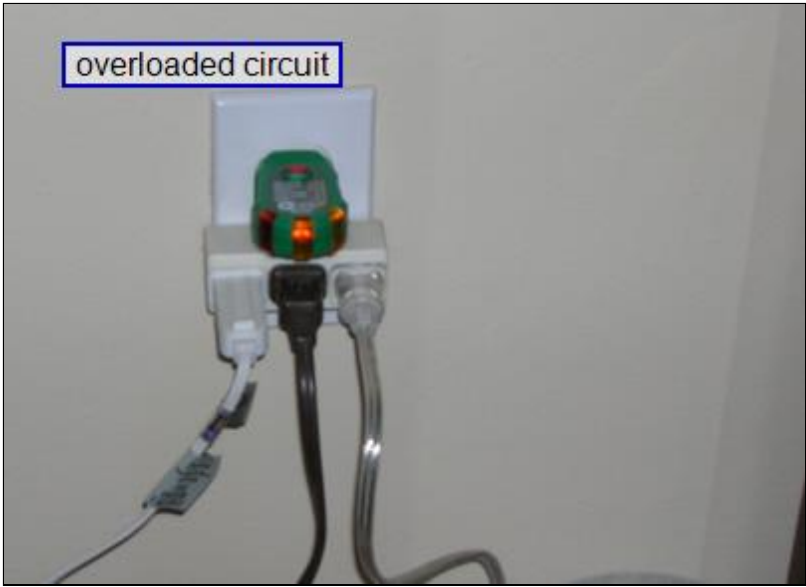
7. Electrical System



Item 23 - Item 1(Picture)

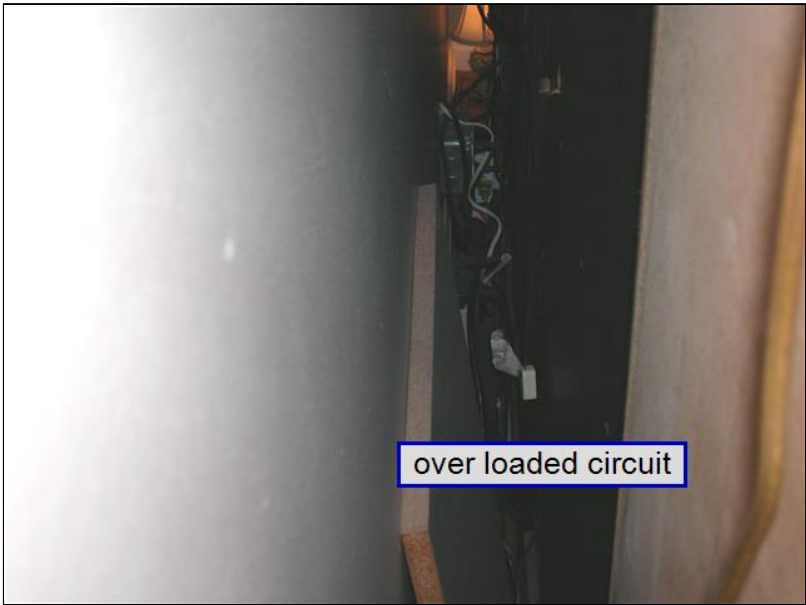


Item 23 - Item 2(Picture)



Item 23 - Item 3(Picture)

7. Electrical System



Item 23 - Item 4(Picture)

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Clean, Repair or Replace

The garage door motor needs to have a plug installed. There is an extension cord to an an grounded light/ receptacle. This is a safety issue and a qualified electrical contractor should be contacted to correct this. A dedicated outlet should be installed for the operation of the motor.

The light in the storage area needs to be covered and the items need to be moved away - this is potentially fire hazard.

24.



Item 24 - Item 1(Picture)

Item 24 - Item 2(Picture)

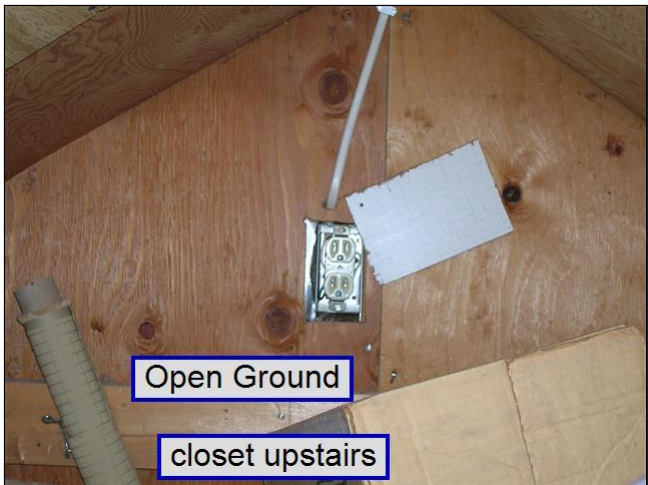
Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Clean, Repair or Replace

25. Found a number of open ground outlets throughout the home.

7. Electrical System

Closet upstairs outlet, hallway by main bedroom



Item 25 - Item 1(Picture)



Item 25 - Item 2(Picture)

Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Clean, Repair or Replace

Numerous outlets in the home are not GFCI that should have been. Kitchen outlet is shown here.

NO Arc-Fault Circuit Interrupter located in any bedrooms of the home. Recommend they be installed by a qualified electrical contractor.

26.



Item 26 - Item 1(Picture)

Location of Main and Distribution Panels

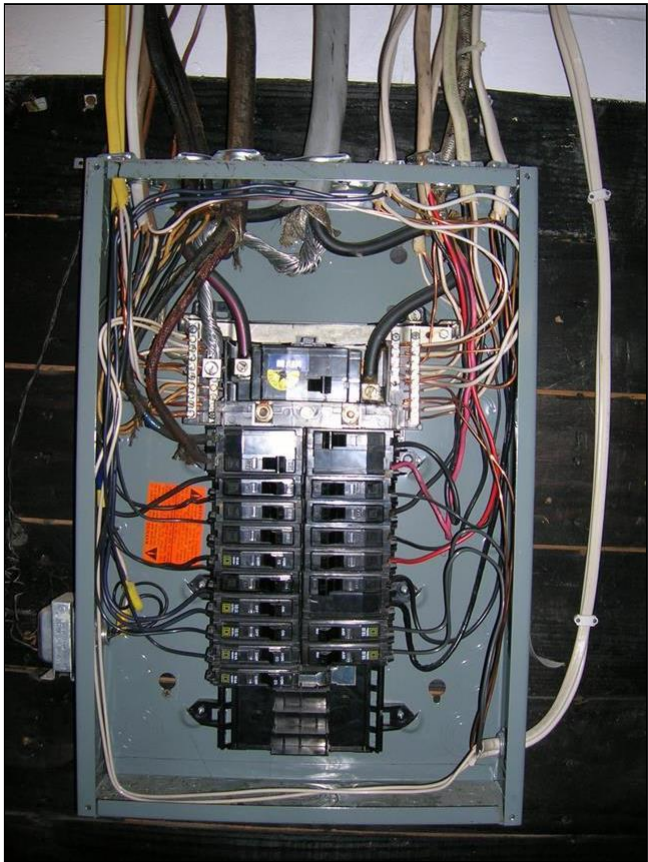
Inspected, Clean, Repair or Replace

Basement Laundry Room Area 125 amp service

27.

Panel does have lugs that have been double tapped and the connection on top where the wire comes through should be corrected also. Both these are safety issue and a qualified electrician should be contacted.

7. Electrical System



Item 27 - Item 1(Picture)

8. Heating / Central Air Conditioning

Heating Equipment

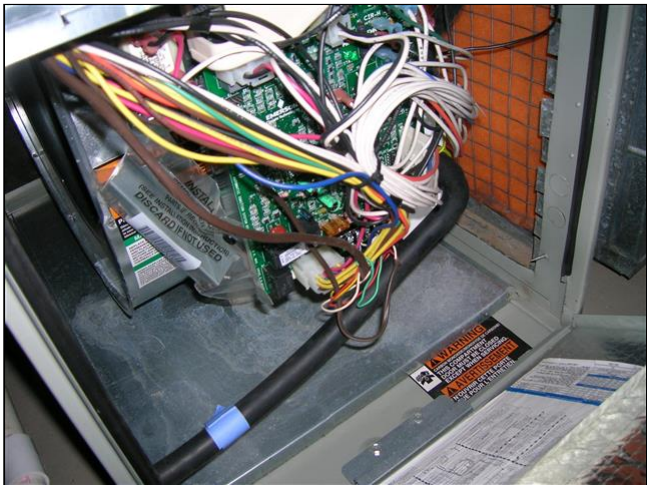
Inspected, Clean, Repair or Replace

Unit is very new and running as it should.

28.



Item 28 - Item 1(Picture)



Item 28 - Item 2(Picture)

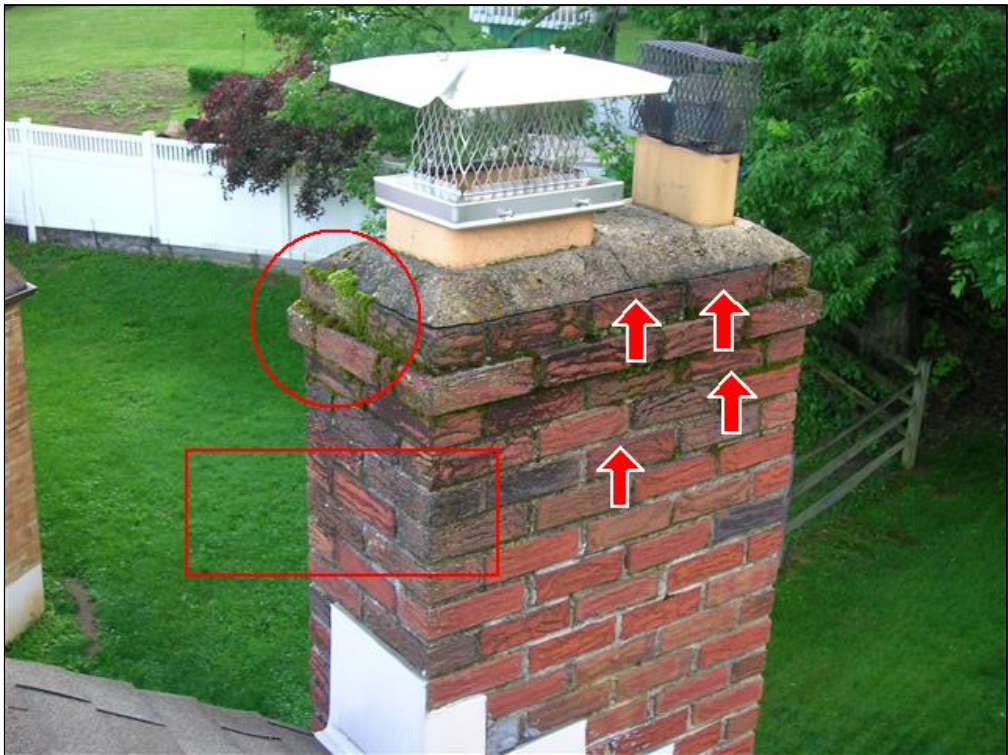
Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Not Inspected, Clean, Repair or Replace

8. Heating / Central Air Conditioning

Needs inspected by a qualified chimney company. The chimney is in need of repair and shows signs of water damage and deterioration. A qualified masonry contractor should be contacted to repair as needed.

29.



Item 29 - Item 1(Picture)

Gas/LP Firelogs and Fireplaces
Inspected, Clean, Repair or Replace

30.

9. Insulation and Ventilation

Venting Systems (Kitchens, Baths and Laundry)
Inspected, Clean, Repair or Replace

31. Bathroom does not have an exhaust fan.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

SAFEGUARD BUILDING INSPECTIONS, LLC
6988 Crystal Springs Road,
Cincinnati, Ohio 45227
cell or text 513.482.0449
Inspected By: Andrew Seeger, MBA

Inspection Date: 8/3/2015
Report ID: 8-3-15 Lower 80 Park Trail

Customer Info:	Inspection Property:
Mr. Redtail Hawk Lower 80 Park Cincinnati Oh 45000 Customer's Real Estate Professional:	Lower 80 Park Trail Cincinnati Oh 45000

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



SAFEGUARD BUILDING INSPECTIONS, LLC

Andrew Seeger, MBA

6988 Crystal Springs Road,
Cincinnati, Ohio 45227
cell or text 513.482.0449

