

Building Inspection Report



2552 Bushnell Avenue - Dayton, Ohio

Inspection Date: 8/6/24

Prepared For: Xenia First Church of the Nazarene Riverside

Prepared By: John Helmick

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Report Number: 862552



Inspector: John Helmick

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient and will affect the habitability of the house or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention. Probably will also affect the habitability of the house.

Repair: denotes a system or component which is missing, or which needs corrective action to assure proper and reliable function. May or may not affect the habitability of the house. Some items may be provided for your information to remind you of this repair after you move into your new home.

Improve: denotes improvements which are recommended but *not required* in order to keep the property in good maintenance. These items are not related to *affecting the habitability of the home*.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. Usually at this point in time, the system or item is not deficient enough to warrant immediate repairs and will not affect the habitability of the home as observed at the time of the inspection.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs but represent logical long-term improvements that will keep the home maintained and are only the opinion of the inspector(s).

RECOMMENDATION HIGHLIGHTS / SUMMARY

The following are *concerns that affect the safety and habitability of the house*. Other significant improvements, outside the scope of this inspection, are not included in this summary. Please refer to the body of this report for further details on these and other recommendations.

PLEASE NOTE THAT WE MAY INCLUDE SOME PHOTOS THROUGHOUT THIS REPORT EVEN THOUGH THE CONCERN MAY NOT BE RECOMMENDED FOR IMMEDIATE REPAIRS. WE DO THIS FOR YOUR REFERENCE SO THAT YOU CAN PROPERLY MONITOR AND MAINTAIN.

It is recommended that the following items be evaluated by qualified contractors before the end of the inspection period:

- Observed a leak on the kitchen sink drain. Recommend consulting a plumber for an estimate of proper repair. See photo below in Plumbing Section.
- Observed that the top breaker on the left side of the main electric service panel was a 40 amp double pole breaker that appears to be protecting a wire only rated for 30 amps. Recommend consulting an electrical contractor for further evaluation/repairs as recommended.
- Observed that the second breaker up from the bottom on the right side of the main electric service panel was a 50 amp double pole breaker that appears to be protecting a wire only rated for 30 amps. Recommend consulting an electrical contractor for further evaluation/repairs as recommended.
- Observed a plumbing vent located in the courtyard area which does not appear to have enough clearance to ensure proper ventilation. Recommend consulting with a plumbing contractor for estimate of proper repairs. See photo below in the Plumbing Section.

RECOMMENDATION HIGHLIGHTS / CONTINUED

- Please note there are no gutters/downspouts installed on the rear exterior of the main building. An improper/lack of drainage system can cause issues which lead to the detriment of the structural integrity of a home. Recommend consulting a gutter specialist for estimate of installation.
- Observed an improperly sealed coupling located in the attic area over the men's bathroom, allowing the potential for harmful sewage gasses to draft into the home. Recommend consulting a plumbing contractor for estimate of proper repairs. See photo below in the Plumbing Section.
- Please note that neither central cooling system #1 nor the cooling function of the mini split system were operating in a satisfactory manner at the time of this inspection. Exterior Temperature: 86 Degrees. A typical cooling system should have a temperature differential of somewhere between 14-22 degrees, or otherwise an output temperature around 50 degrees, so these are outside an acceptable range. Recommend consulting a HVAC contractor for estimate of repairs/replacement. **Given the age of Unit #1, if this unit is fixable, it is recommended to obtain a home warranty and/or to budget for replacement as replacement in the near future will likely be needed.**
 - Unit #1: Return Temp: 69 Degrees. Output Temp: 60 Degrees. Temperature Differential: 9 Degrees.
 - Mini Split: Output Temp: 66 Degrees.
- Observed the condensate drain line for Furnace #2 was leaking. Recommend consulting an HVAC contractor for estimate of proper repair. See photo below in the Cooling Section.
- Both furnaces #1 and #2 appeared to be operating properly in a satisfactory manner at the time of this inspection. However, given the age of the furnaces (2002/2004) it is recommended that the furnaces (most notably the heat exchangers) be inspected by a qualified HVAC contractor. If the furnaces are determined to be operating properly and are not replaced, **it is recommended to obtain a home warranty and/or to budget for replacement as replacement in the near future will likely be needed.**

No Other Major Deficiencies Affecting the Habitability of the House Observed.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI → Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

- It is the goal of the inspection to provide the home buyer with information about the major deficiencies that may affect the habitability of the home and that will protect them as well as allow them to keep the purchase maintained in the near future. Not all improvements will be identified during this inspection, especially those that may be considered minor, routine maintenance. Unexpected repairs should still be anticipated as this goes along with being a homeowner. The inspection should not be considered a guarantee or warranty of any kind.
- It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
- The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards such as mildew or fungus. Also, excluded are inspections of and report on spas, swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fireplaces & chimneys, gas fireplaces, fire and safety equipment and the presence or absence of rodents, mammals, termites and other insects/wildlife, *unless contracted otherwise*.
- The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior Sections of the report for more information.
- In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please be aware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered as a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- Proper maintenance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged, or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a backup pump, or a battery power supply in the event of a power interruption. Please refer to the Plumbing Section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)
- Please note that due to insurance company’s increasing scrutiny of insured properties, there may be various items and/or systems that may not be considered a defect within the scope of this inspection but may have negative connotations within the scope of insuring company’s requirements. We are not responsible for these items that fall outside the scope of this inspection as this inspection is not a code inspection or regulatory inspection of any kind.
- Please note that if there are more than two layers of roofing material including shingles installed over cedar shakes, these may not meet various municipal, local, or state building codes. Since we are not code inspectors, and since we most likely do not know the exact date that the outermost layers of shingles were installed, we have no way of determining whether the roof meets existing codes or if it was grandfathered. We will be inspecting the house for other defects that may arise from having multiple layers of shingles installed, such as structural issues, etc.
- The scope of this inspection does not include fireplaces or wood burning stoves, whether gas, wood, or other fuel, their chimneys, and other components. We strongly recommend a separate inspection for any of these items as they are not covered under this inspection and costly repairs could be incurred.
- Please note that there may be areas of the house that were inaccessible at the time of this inspection due various reasons. Recommend acquiring access to inspect these areas as there may be defects not visible and reported in this assessment. Other charges may apply for further inspection.
- Appliance or other fixture recalls are not within the scope of this inspection. Recommend performing appropriate searches for your own information.

Please refer to the inspection agreement contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	·Concrete Block ·Slab on Grade Configuration
Floor Structure:	·Concrete – mostly not visible
Wall Structure:	·Not Visible
Ceiling Structure:	·Not Visible
Roof Structure:	·Rafters & Plywood Sheathing
Method of Attic Inspection:	·Visually Assessed Main House Attic (see note below)

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Observed several minor cracks to the concrete foundation/mortar joints. Please note, the exterior foundation has been painted which will prohibit visual observations of small cracks. There were no further observations that this is a major concern at this time as there is no significant cracking observed to the exterior or interior walls at the time of this inspection. Monitor and maintain as needed/desired.
- No major deficiencies affecting the structural integrity of the house were observed. House appears to be in normal condition for its age.
- No visible observations *of any major amounts* of water/moisture penetration to the foundation at the time of this inspection. However, it is recommended to keep downspouts extended 6-8 feet away from the house foundation and keep gutters free of debris. You may also want to elevate the grading around portions of the exterior of the house to form a sloped surface away from the house foundation by which rainwater can drain away from the house foundation. These actions will help reduce water/moisture penetration to the foundation.
- No observations of any structurally significant settling to the slab was observed.
- Limited visibility in the garage due to storage items.
- Please note that there appear to be raised floors above the concrete slab. There is no access to these areas and they are unable to be inspected.
- The attic was not physically accessible due to space constraints. Limited visual inspection from the access door located above the men's bathroom

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Please note that if there are dropped ceiling tiles, these are not moved.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the inspection agreement contract for a detailed explanation of the scope of this inspection.

Roof

DESCRIPTION OF ROOF

Roof Covering:	·(Main) Metal & (Garage) Asphalt Shingle
Roof Flashings:	·Metal
Chimneys:	·Metal
Roof Drainage System:	·Aluminum ·Downspouts discharge above grade
Method of Inspection:	·Viewed from ladder at all available eaves ·Viewed from the ground ·Walked on the garage roof

ROOF OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- The metal roof covering appears to be satisfactory at this time.
- The garage roof shingles appear to be 5 years old or younger with at least one layer of asphalt shingles. It is the opinion of this inspector that the roof shingles have serviceable life remaining.
- Please note that the metal roof was not walked on. Visual inspection from the ground/eave only.
- No *visible* hail damage (significant) to the roof coverings or roof components observed *at the time of this inspection*.
- No *visible* wind damage (significant) observed *at the time of this inspection*.
- No *visible* roof leaks (active) were observed *at the time of this inspection*. This area had precipitation within the last few weeks.

LIMITATIONS OF ROOF INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Evidence of prior leaks may be disguised by interior finishes.
- Antennae, chimney/flue interiors are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns. It should be assumed that roof areas are *not walked* on unless specifically noted in the *Method of Inspection* section above.
- Please note that in most instances, the tarpaper used under the roof shingles will not be visible and it may be possible that the tarpaper may be absent in some areas. Depending on the location of the eave(s) that the shingles were viewed, tarpaper may not be present. This is not indicative of the absence of tarpaper throughout.
- Most chimneys have moisture stains around them. We measure all visible and accessible moisture stains with a moisture meter. Unless otherwise mentioned, all visible and accessible moisture stains tested dry at the time of this inspection.
- Gutters and downspouts are not inspected for clogs and/or to make sure that water flows properly/freely. Also – please be aware that leaks are not inspected for unless they are currently causing major damage. Also – in many instances, we also cannot inspect how the gutters are attached to make sure that they are soundly attached with no rot on the fascia behind the gutters.
- It is common for nailheads to be exposed around flashings, ridge caps, ridge vents, etc. Recommend caulking/sealing around these areas and maintaining as needed.

Please also refer to the inspection agreement contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	·Brick Veneer Masonry & Metal/Vinyl Siding
Eaves, Soffits, And Fascias:	·Vinyl/Metal
Exterior Doors:	·Metal/Wood
Window/Door Frames and Trim:	·Wood/Metal-Covered
Entry Driveways:	·Concrete/Asphalt
Entry Walkways And Patios:	·Concrete
Porches, Decks, Steps, Railings:	·Concrete
Overhead Garage Door(s):	·Steel
Surface Drainage:	·Level Grade

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- It is recommended *to keep* downspouts extended 6-8 feet away from the house foundation to reduce water penetration to the house foundation.
- Please note there are no gutters/downspouts installed on the rear exterior of the main building. An improper/lack of drainage system can cause issues which lead to the detriment of the structural integrity of a home. Recommend consulting a gutter specialist for estimate of installation.
- Please note there are no gutters/downspouts installed on the rear face of the detached garage. A drainage system can be installed as desired. Normal maintenance item.
- The gutters otherwise appeared to be sufficiently secured to the fascia boards with no signs of any *significant* wood rot observed.
- Observed numerous areas where the garage vinyl siding is cracked or has minor holes, which appears to be a cosmetic defect. Monitor, maintain and repair as desired.
- Observed numerous areas where the metal siding is bent or dented, which appears to simply be a cosmetic defect. Monitor, maintain and repair as desired.
- No visible hail damage to any of the exterior components at the time of this inspection observed.
- Please note the detached shed was not inspected within the scope of this inspection.
- Please note, some of the caulked seals surrounding the exterior doors/windows/trim are beginning to crack/deteriorate. Recommend resealing these surfaces. Normal maintenance item.
- Observed there is no flashing on the windows in the courtyard. Recommend installing additional flashing to ensure proper drainage. Since no major issues were observed at this time, this is considered to be a normal maintenance item. Monitor and maintain.
- There is no visual indication that the trees near the exterior house are causing a problem with the foundation. Monitor and maintain.
- No significant wood rot observed to any of the exterior wood members at the time of this inspection.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Please note that this inspection does not include inspection of fireplaces, fireplace chimneys, gas fireplaces and/or their operation.
- Please note that most fascia boards are not visible as they are either metal covered or mostly concealed by the gutters. Most wood fascias have some degree of wood rot – mostly on the interior and exterior corners, where the gutters have seams. Unless specifically noted, no *significant* wood rot was observed, and the gutters were securely attached.
- Please note that retractable awnings are not tested as a part of the inspection.

Please also refer to the inspection agreement contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	· 120/240 Volt Main Service · Service Size: 100 Amps (Garage) 200 Amps (Church)
Service Drop:	· Underground
Service Entrance Conductors:	· Aluminum
Service Equipment & Main Disconnects:	· Main Service Rating: 100 Amps (Garage) 200 Amps (Church) · Breakers · Located: Main Panels & Exterior (see note below)
Service Grounding:	· Copper
Service Panel & Overcurrent Protection:	· Panel Rating: 100 Amps (Garage) 200 Amps (Church) · Breakers · Located: Utility Closet
Sub-Panel(s):	· None Found
Distribution Wiring:	· Copper
Wiring Method:	· Non-Metallic Cable "Romex"
Switches & Receptacles:	· Grounded
Ground Fault Circuit Interrupters:	· Kitchen

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Observed that the tab securing the cover panel for the exterior main electric service box was broken and thus this box could not be opened/accessed for inspection.
- Observed that the top breaker on the left side of the main electric service panel was a 40 amp double pole breaker that appears to be protecting a wire only rated for 30 amps. Recommend consulting an electrical contractor for further evaluation/repairs as recommended.
- Observed that the second breaker up from the bottom on the right side of the main electric service panel was a 50 amp double pole breaker that appears to be protecting a wire only rated for 30 amps. Recommend consulting an electrical contractor for further evaluation/repairs as recommended.
- Observed a missing knockout in the garage electric service panel. Recommend replacing the knockout. This is a normal maintenance item.
- Only a representative sample of wall receptacles, light fixtures, and wall switches were tested and were operating in a satisfactory manner at the time of this inspection

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Circuits are not traced and each individual circuit loads are not calculated.
- Circuit breakers are not turned on or off for testing/evaluation purposes.
- GFCI circuit breakers and/or ARC fault circuit breakers in main service panels are also not tested for functionality.
- It is the opinion of the inspector that double-tapped circuit breakers are not a major concern in most cases. There are many types of circuit breakers that are made to accept two circuits, and, in most cases, the remedy of an individually overloaded circuit is minor.
- Replacement breakers that are not the same brand, etc. may be used in panel boxes. The compatibility of replacement breakers in panel boxes is not determined.
- Electrical components concealed behind finished surfaces or furnishings/storage items are not inspected. Child protective covers are not removed for inspection of outlets.
- Only a representative sampling of outlets and light fixtures were tested. Outlets on the interior and/or exterior of the house, which require the use of a ladder for access, are not tested. 220V outlets are not tested.
- It is beyond the scope of this inspection to remove wall receptacle covers and switch plate covers or light fixtures to inspect wiring.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring/systems/and components, exterior landscape/decorative/accent lighting, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.
- Smoke, fire and carbon monoxide detectors are not tested as a part of this inspection.
- Underground service cables, electric meter boxes and service meters are not inspected. These items may or may not meet the electric service provider's requirements to provide service to the property.
- Houses built before 1950 could have knob and tube or other older style wiring. Since the house was built with this type of wiring, we do not consider it to be a major concern. However, many electrical contractors will recommend that this type of wiring be replaced, usually at a significant cost. Older style wiring may or may not be visible and may or may not be mentioned in this report. Concerns about the wiring in this house should be directed to an electrical contractor.
- Houses built between 1960 and the mid-1970's sometimes utilized aluminum wiring. Many electrical contractors will recommend that this type of wiring be replaced, usually at a significant cost. Older style wiring may or may not be visible and may or may not be mentioned in this report. Concerns about the wiring in this house should be directed to an electrical contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Furnaces

Unit #1

Location: Controls East Dining Area
Manufacturer: McAfee
Model#: G1N80BU100D14B-1A
Serial#: 1604C29584
Capacity: 100,000 Btu's
Age: 2004

Unit #2

Location: Controls Sanctuary
Manufacturer: Ultra V Tech 80
Model#: G1N80AR125D20C-1A
Serial#: 1602K22975
Capacity: 125,000 Btu's
Age: 2002

Average life of gas/oil/electric furnaces: 15-25 years

Energy Source:	·Gas
Vents, Flues, Chimneys:	·Metal
Heating System Type:	·Forced Air Furnaces and Mini Split
Heat Distribution Methods:	·Ductwork and Mini Split

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Both furnaces #1 and #2 appeared to be operating properly in a satisfactory manner at the time of this inspection. However, given the age of the furnaces (2002/2004) it is recommended that the furnaces (most notably the heat exchangers) be inspected by a qualified HVAC contractor. If the furnaces are determined to be operating properly and are not replaced, **it is recommended to obtain a home warranty and/or to budget for replacement as replacement in the near future will likely be needed.**
- The heat exchangers were not viewed. Enclosed combustion. No flame distortion was observed.
- No noticeable gas leaks at the time of the inspection. Recommend annual inspections of the gas lines, fittings and associated appliances for safety, as normal use of the associated appliances could affect gas line fittings.
- Observed corrosion under the draft inducer motors of the furnaces. No current leaks observed. There were no observations which would indicate that this is a major concern (appears to be surface corrosion). Continue to closely monitor and maintain.
- Recommend annual cleaning/service to keep the furnace running efficiently and safely.
- No observations of any water/moisture in the concrete ductwork at the time of this inspection (viewed at all accessible registers).
- The garage electric wall heaters in the garage were operating in a satisfactory manner at the time of this inspection.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues and/or chimneys are not inspected. Metal flues that connect to masonry chimneys are susceptible to blockages as deterioration to the interior of masonry chimneys can occur. Ongoing, routine maintenance (i.e. debris removal, cleaning, etc.) will be needed.
- Wood burning fireplaces, gas fireplaces, fireboxes, chimneys, flues, etc., are not inspected as a part of this inspection. The functionality, safety, etc., of these systems is unknown. Recommend that all fireplaces, fireboxes, chimneys, flues, etc., be inspected by a qualified contractor prior to the end of the inspection period/use.
- Most metal flues that traverse through drywall/plaster have moisture stains around them. We measure all visible and accessible moisture stains with a moisture meter. Unless otherwise mentioned, all visible and accessible moisture stains tested dry at the time of this inspection.
- The furnace heat exchanger, humidifier (or dehumidifier), passive and/or electronic air filters are not inspected. Regular inspection/replacement of air filters will be necessary.
- Solar space heating equipment/systems are not inspected.
- In occupied houses, determination of heat sources for each room may be limited by visibility.

Please also refer to the inspection agreement contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING SYSTEM

Condenser Units

Unit #1

Location: Controls East Dining Area
 Manufacturer: Armstrong
 Model#: SCU10E36A-4
 Serial#: 1603F50564
 Capacity: 3 Tons
 Age: 2003

Unit #2

Location: Controls Sanctuary
 Manufacturer: Ducane
 Model#: 13ACDL-048-230-01
 Serial#: 1912B37048
 Capacity: 4 Tons
 Age: 2012

Mini Split Condenser

Manufacturer: Friedrich
 Model#: MRM36Y3J
 Serial#: Not Observed (label destroyed)
 Capacity: 3 Tons
 Age: 2018?

Mini Split Head

Manufacturer: Friedrich
 Model#: MWM36Y3J
 Serial#: AHDR00219
 Capacity: 3 Tons
 Age: 2018?

Average life of AC units: 8-15 years

Energy Source:

·Electricity ·240 Volt Power Supply

Central System Type:

·Air Cooled Central Air Conditioning

COOLING SYSTEM OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- The mini split system was not operated in normal heat mode since the exterior temperature was above 65 degrees.
- Please note that neither central cooling system #1 nor the mini split system were operating in a satisfactory manner at the time of this inspection. Exterior Temperature: 86 Degrees. A typical cooling system should have a temperature differential of somewhere between 14-22 degrees, or otherwise an output temperature around 50 degrees, so these are outside an acceptable range. Recommend consulting a HVAC contractor for estimate of repairs/replacement. **Given the age of Unit #1, if this unit is fixable, it is recommended to obtain a home warranty and/or to budget for replacement as replacement in the near future will likely be needed.**
 - Unit #1: Return Temp: 69 Degrees. Output Temp: 60 Degrees. Temperature Differential: 9 Degrees.
 - Mini Split: Output Temp: 66 Degrees.
- The central cooling system #2 was operating in a satisfactory manner at the time of this inspection. Return Temp: 75 Degrees. Output Temp: 56 Degrees. Temperature Differential: 19 Degrees. Satisfactory. Exterior Temperature: 86 Degrees. **Given the age of this unit, it is recommended to obtain a home warranty and/or to budget for replacement as replacement in the near future will likely be needed.**
- Recommend annual cleaning/service to keep the condensers running efficiently and safely.
- Observed evidence of a past leak around the evaporator coil, above Furnace #1 (greenish colored corrosion brownish colored corrosion). No leaks observed on the condensate drain or drain lines observed (system was operated in cooling mode). Continue to monitor very closely and maintain as needed.
- Observed the condensate drain line for Furnace #2 was leaking. Recommend consulting an HVAC contractor for estimate of proper repair. See photo below in the Cooling Section.



Unit #2 condensate drain line leak.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted/wall mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.
- The condensate pump, if present, was not tested as part of the scope of this inspection. Monitor and maintain closely.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Insulation/Ventilation

DESCRIPTION OF INSULATION/VENTILATION

Attic Insulation:	·3-12 Inches
Exterior Wall Insulation:	·Not Visible
Roof Ventilation:	·Ridge/Soffit/Power Vents
Exhaust Fan/Vent Locations:	·Bathrooms ·Dryer

INSULATION/VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- Recommend routinely checking the exhaust vent/duct for the dryer. Keeping this vent clean of lint buildup will help reduce the likelihood of a fire and also allow the dryer to operate properly.
- The bathroom exhaust fans were operating in a satisfactory manner at the time of this inspection.
- Please note that the power vent was not on at the time of this inspection and its functionality is unknown.

LIMITATIONS OF INSULATION/VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- Clothes dryer vents are not inspected. Maintain closely and keep clean and free of debris.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Heater

Manufacturer: Bradford White
Model#: RE2H80R10B-1NCWT
Serial#: MBG0010986
Capacity: Unknown
Age: 2015

Average life of water heaters: 8-12 years depending on the water quality

Service Pipe to House:	·Not Visible
Main Water Valve Location:	·Unknown
Gas Valve Shut-Off Locations:	·Gas Meter & Furnaces
Interior Supply Piping:	·Copper/Plastic-MOSTLY not visible
Drain, Waste, & Vent Piping:	·Plastic/Metal-MOSTLY not visible
Water Heater:	·Electric

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

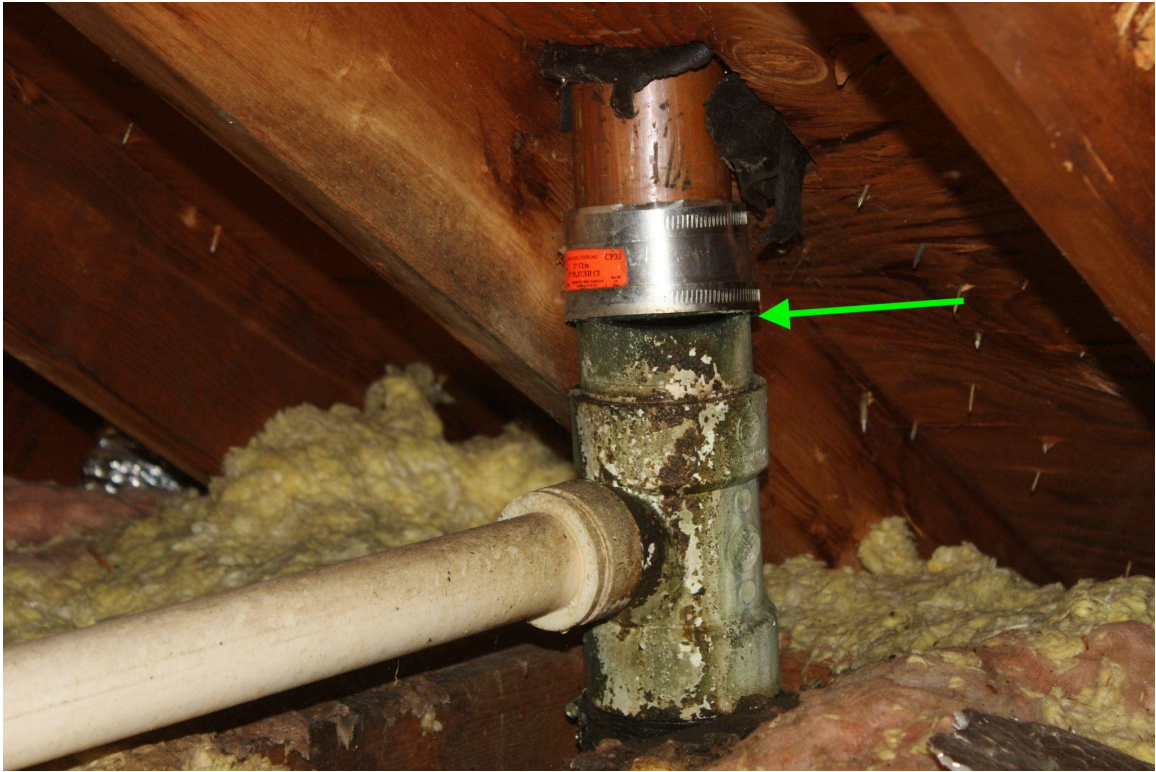
- Since the church was unoccupied at the time of inspection, a full evaluation of the drain system was not possible.
- Note that when a church has been vacant for some time, drain and supply line leaks and/or backups may occur when daily activity starts that were not observed at the time of this inspection. Recommend obtaining a warranty to cover this aspect of the church should leaks develop after occupancy. Monitor closely the first several weeks after moving in.
- Average water pressure.
- Plumbing supply, drain, and vent pipes within the wall and floor structure were not visible.
- Observed a plumbing vent located in the courtyard area which does not appear to have enough clearance to ensure proper ventilation. Recommend consulting with a plumbing contractor for estimate of proper repairs. See photo below in the Plumbing Section.
- Observed an improperly sealed coupling located in the attic area over the men's bathroom, allowing the potential for harmful sewage gasses to draft into the home. Recommend consulting a plumbing contractor for estimate of proper repairs. See photo below in the Plumbing Section.
- No other significant corrosion observed on the supply lines or drain lines. Minor corrosion observed. No current leaks. Monitor closely and maintain.
- Observed a leak on the kitchen sink drain. Recommend consulting a plumber for an estimate of proper repair. See photo below in Plumbing Section.
- No other visible drain leaks were observed. Drains appear to be operating with no stoppages.
- Water was run at the tubs/showers & sinks for 45+ minutes and the toilet(s) were flushed multiple times during that period. No drain back-ups or leaks observed on the main sewage line at the time of this inspection.
- The water heater was operating properly at the time of the inspection with no noticeable water leaks.
- The hose bibb on the exterior of the house was operating properly at the time of this inspection. No moisture staining observed on the interior wall/flooring in these areas. No leaks observed on the supply lines.



Leak on the kitchen sink drain.



Improper plumbing vent in courtyard.



Plumbing vent gap over men's restroom.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Floor/ground drains are not tested as a part of this inspection and their functionalities are unknown.
- The main water shut-off valve, and any other shut-off valves for individual fixtures or laundry connections are not tested to determine if each actually shuts-off water.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Please note that CSST gas lines (yellow/black jacketed) could be present in the house for use by the water heater/furnace/fireplaces, etc. and may not be properly grounded/bonded, as current installation practice requires and grounding lines are almost never visible. Current installation practice recommends that all CSST gas lines be grounded/bonded. Gas line grounding and inspection of the gas lines is outside the scope of this inspection. Pressure testing is not done as a part of this inspection and small leaks not detectable during the inspection could be present and may only be located using pressure testing.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections/drain are not inspected.
- The interior of flues and/or chimneys are not inspected. Metal flues that connect to masonry chimneys are susceptible to blockages as deterioration to the interior of masonry chimneys can occur. Ongoing, routine maintenance (i.e. debris removal, cleaning, etc.) will be needed.
- Most metal flues that traverse through drywall/plaster have moisture stains around them. We measure all visible and accessible moisture stains with a moisture meter. Unless otherwise mentioned, all visible and accessible moisture stains tested dry at the time of this inspection.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- It should be noted that bathtub/sink overflow drains and water heater/washing machine drip pan drains are not inspected as part of the scope of this inspection.
- Backpressure is not put on any of the hose bibbs – they are operated or attempted to be operated with no hose or other attachments.
- Drain stoppers are not tested for their ability to adequately hold water.
- Main sewage drain cleanouts may not be visible due to dense vegetation (or may otherwise not be visible).
- Regular maintenance to drains throughout the house, as well as the main sewage line from the house to the private or municipal sewage system will be needed (e.g. hair removal, tree root removal, etc.). This is considered to be a normal maintenance item.
- Most drywall immediately around showers/tubs shows signs of water damage. Unless otherwise noted in the report, this is not considered to be a major concern – cosmetic defect in nature only.
- Exterior ground, basement, and garage floor drains are not tested as a part of the inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	·Drywall/Wood Paneling/Drop Ceiling Tiles
Floor Surfaces:	·Carpet ·Vinyl/Resilient/Tile ·Wood
Window Type(s) & Glazing:	·Double/Single-Hung/Glass Block
Doors:	·Wood/Metal
Smoke/Carbon Monoxide Alarms:	·Present(see note below)

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Observed minor cracking/tape separation/nail pops on the drywall on the walls and ceilings in various areas throughout the house. There were no observations which would indicate that any of this cracking is structurally significant. Monitor and maintain as needed.
- Limited visibility in the interior of the house and closets due to storage items.
- Please note that some of the windows are old(er) and they are nearing the end of their expected life. You will have repairs and maintenance to do on them. Monitor and maintain closely.
- All accessible windows were opened/closed and were functioning in a satisfactory manner.
- Residential windows have an average life expectancy of 15 - 20 years. Since windows vary greatly in quality, the life expectancies of windows also vary. Lower end windows typically have a short life expectancy and will likely not operate well. Potential owners should operate as many windows as possible to ensure windows meet their expectations of functionality.
- The kitchen cabinets appeared to be secured to the walls. No gapping or pulling away observed.
- Observed multiple moisture stains on the drop ceiling tiles throughout the church. These stains were tested with a moisture meter and found to be dry. There are no observations that this is a current concern. Continue to closely monitor.
- **The operation of smoke and carbon monoxide detectors, are not part of the scope of this inspection. Determinations are not made as to whether installed items are either smoke or carbon monoxide and/or both. Keep in mind that these units are recommended to be replaced every 5 years.**

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Bathroom vanity drawers are not inspected.
- The majority of kitchen cabinet doors and drawers are not operated.
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Windows with window treatments or blinds were not operated.
- Dropped ceiling tiles are not removed.
- Top sashes of double-hung windows are not tested/opened.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Electric Range & Kitchen Hood, Microwave Oven
- Commercial Cook Top & Commercial Oven

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- All of the appliances that were tested were operating properly at the time of inspection.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Please note that if there is a dishwasher installed, the unit is checked for leaks as well as checked during normal operation. This inspection does not warrant the effectiveness of the unit to actually clean dishes or correct water dispersal within the unit.
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Laundry units are not tested (washing machines & dryers).
- Cleaning features of ranges are not tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.