



Full Report

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Inspection Details



Oct 14th, 2024

[VIEW MAP](#)

INSPECTOR

Mike Watts

B4 Home Inspections LLC

431 Epplay Avenue, Zanesville, Muskingum County
43701

Email

b4home2024@gmail.com

SEND US A MESSAGE

CLIENT

Email

stis@

BUYERS AGENT

Email

terrenceboone@gmail.com

PROPERTY

Square feet

720

Year built

2004

ADDITIONAL INFO

📅 Inspection date

Oct 14th, 2024

📌 Other Present

Owner

Property Occupied

Vacant



⊙ Building Type

Single Family

☁ Weather

Partly Cloudy

🌡 Temperature

58 °F

⊙ Year Built

2004

📍 Water Source

City

⊙ Sewage/Disposal

City

SERVICES



Standard Home Inspection

\$305

Convenience Fee

\$7.65

DISCOUNTS

Military Discount

- \$50

Total

\$262.65

Home Inspection Report

Definitions

Inspected

The item or component was inspected and no material defects were observed.
Cosmetic issues may have been observed.

Maintenance

The Item or component requires regular maintenance for continued optimal performance.

Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view

1. Grounds

1.1 DRIVEWAY

Description - Concrete

Media



1.2 WALKS

Description - Concrete, Metal ramp

Media



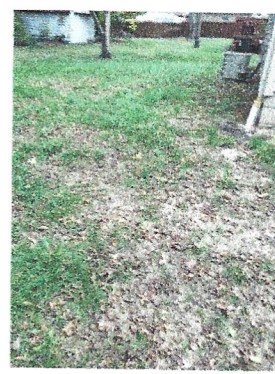
Comments

Concrete pitted and chipped

1.3 GRADING/DRAINAGE

Description - Moderate slope

Media



1.4 PORCH/PATIO

Description - Concrete

Media



2. Exterior

2.1 TYPE

Description - Vinyl siding


Trim - Vinyl

Media



Comments

Crack

 1 photo

small cracks in siding right side of house near back corner



2.2 SOFFITS/FASCIA

Description - Vinyl

Media



2.3 WINDOWS

Description - Vinyl

Media



Screens torn/damaged



 1 photo



2.4 EXTERIOR DOORS

Description - Metal

Media



Comments

2.5 HOSE BIBS

Description - Rotary

Location - Right side of house

Media



2.6 GAS METER

Description - Side of house

Media



3. Roof

3.1 TYPE

Description - Gable

Method Of Inspection - Ground level

Material - Metal

Media



3.2 GUTTERS

Description - Aluminum

Media





[View all media](#) ▾

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

[Description](#) - Aluminum

3.4 FLASHING

[Description](#) - Metal

3.5 VALLEYS

[Description](#) - Metal

3.6 PLUMBING VENTS

[Description](#) - PVC

[Media](#)



4. Structure

4.1 TYPE

Description - Wood frame

4.2 FOUNDATION

Description - Block

4.3 BEAMS

Description - Not visible

4.4 JOISTS/TRUSSES

Description - Not visible

4.5 BEARING WALLS

Description - Wood frame

4.6 SUBFLOOR

Description - Not visible

5. Electrical

5.1 SERVICE

Description - Copper

Service Amps And Volts - 200 amps

Media



5.2 MAIN PANEL

Description - Murray

Capacity - 200 amps



5.3 GFCI/AFCI

Description - Bathroom(s)

5.4 SMOKE DETECTORS

Description - Battery operated

Comments

Smoke detector(s) were not tested

5.5 CARBON MONOXIDE DETECTORS

Description - Battery operated

6. Plumbing

6.1 SERVICE LINE

Description - ABS

Media



6.2 MAIN WATER SHUTOFF

Description - Utility closet

Media



6.3 WATER LINES

Description - Copper, PVC

Media



6.4 VENT PIPES

Description - PVC

6.5 FUEL SERVICE LINES

Description - Cast iron

6.6 WATER HEATER

Description - Tank

Manufacturer - Whirlpool

Capacity - 40 gal

Fuel - Natural gas

Location - Utility closet

Media



Comments

Age

looks like hot water tank was manufactured in 2010

7. Attic

7.1 METHOD OF INSPECTION

Description - From the attic access

Attic Access - Hatch

Unable To Inspect - 50%

Media





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7.2 ROOF FRAMING

[Description](#) - Truss

7.3 INSULATION

[Description](#) - Fiberglass

[Depth](#) - 10 inches

7.4 VENTILATION

[Description](#) - Ridge, Soffit

7.5 MOISTURE PENETRATION

[Description](#) - None noted

8.1 THERMOSTAT(S)

Description - Individual

8.2 HEATING SYSTEM

Description - Forced air

Manufacturer - Frigidaire

Fuel Type - Natural gas

Media



[View all media](#) ▾

Comments

Furnace nearing the end of its design life Furnance was manufactured the 4th month of 2002

Recommendation

8.3 DISTRIBUTION

Description - Insulflex duct

8.4 CONTROLS

Description - Limit switch

8.5 COOLING SYSTEM

Description - Central A/C

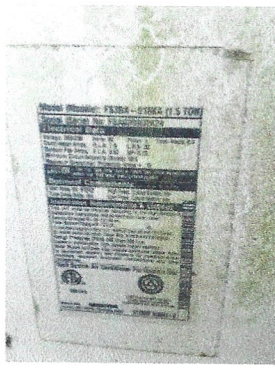
Manufacturer - Frigidaire

Fuel Type - 220 VAC

Capacity - 1.5 ton

Media





Comments

Unable to test due to season/exterior temperature

Unit is nearing the end of its design life. unit was manufactured 09 of 03

8.6 EXTERIOR UNIT

Description - Pad mounted

Media



Comments

Excessive rust

8.7 BLOWER FAN/FILTERS

Description - Disposable filter

Media




9. Bathroom

9.1 ELECTRICAL

Description - 110 volts

Comments

Non-GFCI circuit

 2 photos



9.2 COUNTER/CABINET

Description - Laminate

Media



9.3 SINK/BASIN

Media



9.4 FAUCETS/TRAPS

Description - PVC

Media



Comments

Leaking faucet

Requires Attention

Leaking trap

Requires Attention

9.5 TOILETS

Description - Unknown

Media



Comments

Lid

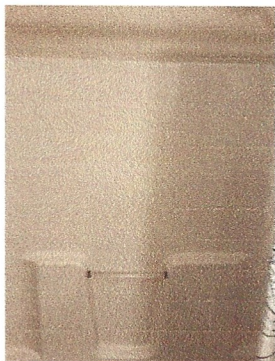
lid is cracked in front



9.6 TUB/SHOWER/SURROUND

Description - Fiberglass tub, Fiberglass surround

Media



9.7 VENTILATION

Description - Electric fan

Media



10. Kitchen

10.1 ELECTRICAL

Description - 110 volts

Media



Comments

Non-GFCI circuit around kitchen sink

Requires Attention

10.2 COUNTERTOPS

Description - Laminate



10.3 CABINETS

Description - Wood

Media



10.4 SINK

Description - Double, Stainless steel

Media



10.5 PLUMBING/FIXTURES

Description - PVC

Media



10.6 RANGE/OVEN

Description - Kenmore

Fuel Source - Electric

Media



10.7 MICROWAVE

Description - General Electric

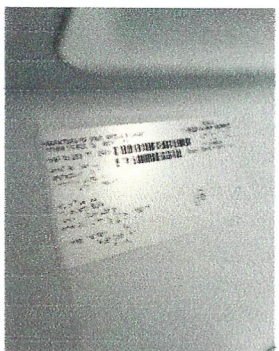
Media



10.8 REFRIGERATOR

Description - Kenmore

Media



11. Interior

back bedroom

11.1 ELECTRICAL

Description - 110 volts

11.2 CEILING

Description - Texture paint

11.3 WALLS

Description - Paint, Drywall

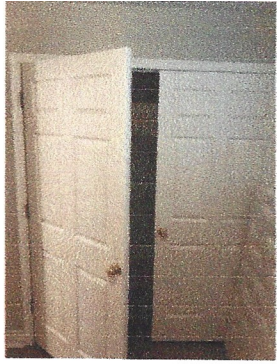
11.4 FLOOR

Description - Laminate

11.5 DOORS

Description - Hollow wood

Media



11.6 WINDOWS

Description - Vinyl

Media



12. Laundry

12.1 LOCATION

Description - First floor

Media



12.2 DRYER VENT

Description - Metal flex

12.3 WASHER HOSE BIB

Description - Gate

Media



12.4 WASHER DRAIN

Description - Wall mounted drain

12.5 ELECTRICAL

Description - 110 volts

12.6 FLOOR DRAIN/PAN

Description - Not visible

13. Living Space

bedroom left of hallway

13.1 ELECTRICAL

Description - 110 volts

13.2 FLOOR

Description - Laminate

13.3 WINDOWS

Description - Vinyl

13.4 CEILING

13.5 WALLS

Description - Paint, Drywall

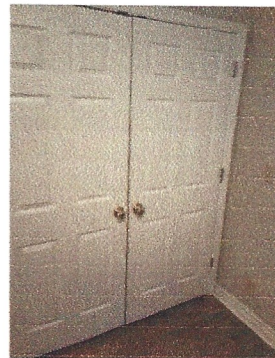
Media



13.6 DOORS

Description - Hollow wood

Media



13.7 HVAC SOURCE

Description - Heating system register

13.8 CLOSET

Description - Large

14. Living Space

living room

14.1 ELECTRICAL

Description - 110 volts

14.2 FLOOR

Description - Laminate

14.3 WINDOWS

Description - Vinyl

14.4 CEILING

Description - Texture paint, Drywall

14.5 WALLS

14.6 SMOKE DETECTORS

Media



14.7 HVAC SOURCE

Description - Heating system register

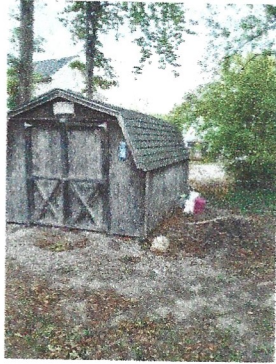
15. Outbuilding

15.1 TYPE

Description - Shed

Exterior Type - Wood

Media



15.2 ROOF

Description - Asphalt shingle

15.3 FLOOR/FOUNDATION

Description - Plywood, Gravel