

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the National Association of Home Inspectors.*

*This inspection report prepared specifically for:* Kelly Gorden  
2040 Highland Ave. Apt # 19  
Cincinnati OH 45219



**1268 Madeleine Cir. Cincinnati OH 45231**

## Table of Contents

Inspected by: Kevin Artis

**Cert.# NACHI04081285**

<b>General Information</b>	1	Bathrooms	9
Roof	2	Interior Rooms	10
Exterior	3	Garage & Carport	11
Grounds & Drainage	4	Attic	12
Heating & Cooling	5	Foundation	13
Plumbing	6	Deficiency Summary	
Electrical	7	Addendum	(if noted)
Kitchen & Laundry	8	Photos	(if noted)

# ARTIS HOME INSPECTIONS

## PROPERTY / CLIENT INFORMATION

Customer File # KG1268

Report Date: 6/25/2009

Client: Kelly Gorden

Address: 2040 Highland Ave. Apt # 19  
Cincinnati OH 45219

Phone: 513-675-1720

Fax:

Email: kellycjtk@yahoo.com

Inspection location: 1268 Madeleine Cir.  
Cincinnati OH 45231

Send report to: Kelly Gorden

Latoya Embry

Phone:

County: Hamilton

Area/ Neighborhood: Mt Healthy, Springfield Twsp

## GENERAL INFORMATION

Main entry faces: South

Estimated Age: 55 years old

Type Structure: Brick

Stories: 1

Type Foundation: Poured Concrete

Soil condition: Dry

Weather: Sunny

Date: 6/25/2009

Bedrooms: 3

Levels: 1

Full Baths: 1

Half Baths:

Garages: 1 car

Temp: 87\*

Time: 10:30 am

Unit occupied: Yes

Client present: Kelly Gorden

Attendees:

### General Overview:

The overall condition of the house was average.

Inspector: Kevin Artis

Cert.# NACHI04081285

## REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof Coverings:	Satisfactory		
2 Ventilation:	Satisfactory		
3 Flashings:	Satisfactory		
4 Skylights:	N/A		
5 Chimneys:	Satisfactory		
6 Gutter system :	Needs Repair	Install a new section of the rear gutter that was not properly installed	Maintenance item
7 Antenna:	N/A		
8 Other:			

## INFORMATION

9 Main roof age: <u>2+ years</u>	14	Ventilation: <u>Roof vents</u>
10 Other roof age: _____	15	Chimney: <u>Metal</u>
11 Inspection method: <u>visual &amp; walk on</u>	16	Chimney flue: <u>Satisfactory</u>
12 Roof covering: <u>Asphalt Shingles</u>	17	Gutters: <u>needs to be replaced where they are bad</u>
13 Roofing layers: <u>2 layer</u>	18	Roof Style: <u>Hip Roof</u>

## ROOF COMMENTS

19  
1. The gutters were not properly install in the rear. They may leak because the joints appear to have latex caulk in them.



2. The gutters were not properly install in the rear. This is a picture of the outside joint.



3. The roof has 2 layers of shingles



4. The roof was in average condition at the time of the inspection



# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Satisfactory	Replace the missing siding on the right side of the house	Minor Concern
2 Trim/fascias/soffits:	Satisfactory		
3 Veneer:	Satisfactory		
4 Doors:	Satisfactory		
5 Windows:	Satisfactory		
6 Hose faucets:	Satisfactory		
7 Electrical cable:	Needs Repair	Replace the temporary connections at the weatherhead	Major Concern
8 Exterior electrical:	Needs Repair		

## INFORMATION

9 Siding type: <u>Vinyl</u>	13 Window Type: <u>double hung</u>
10 Veneer type: <u>Brick</u>	
11 Trim/fascias type: <u>Vinyl</u>	14 Window material: <u>Vinyl</u>
12 Door type: <u>Steel</u>	15 Electric service cable: <u>100 amp aluminum</u>

## EXTERIOR COMMENTS

16

1. There was some missing sections of siding on the right side of the house at the time of the inspection.



2. The split bolts connecting the triplex to the conductors are only temporary connections.



# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Satisfactory		
2 Trees & shrubs:	Satisfactory		
3 Walks & Steps:	Satisfactory		
4 Porch/Deck:	Satisfactory		
5 Driveway:	Satisfactory		
6 Retaining walls:	N/A		
7 Lot Drainage:	Satisfactory		
8 Fence:	Needs Repair	Secure the wooden fence where loose	Maintenance item

## INFORMATION

9 Walks & Steps:	<u>Poured Concrete</u>	13	Porch: <u>Poured Concrete</u>
10	Patio: <u>Poured Concrete</u>	14	Location: <u>Front</u>
11	Location: <u>Rear of house</u>	15	Retaining walls: _____
12	Driveway: <u>Concrete</u>	16	

## GROUND & DRAINAGE COMMENTS

17

1. There was a large hole in the back yard near the rear gate at the time of the inspection. This is a tripping hazard and should be filled as soon as possible.



2. The exterior wooden fence was not secure on several post. They need to be securely fastened to the post to prevent them from being blown apart in a wind storm.



3. The wooden fence gate latch was broken at the time of the inspection.



# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Satisfactory		
2 Heating operation:	Satisfactory		
3 System back-up:	N/A		
4 Exhaust system:	Satisfactory		
5 Distribution:	Satisfactory		
6 Thermostat:	Satisfactory		
7 Gas Piping :	Satisfactory		
8 Heat Exchanger:	Satisfactory		
9 Humidifier:	N/A		
10 Filter:	Needs Repair	Change the dirty filter	Maintenance item

### INFORMATION

11 # Heating Units: <u>1</u>	18	#Cooling Units: <u>1</u>
12 Heating Types: <u>forced Air - 72,000 BTU</u>	19	A/C Types: <u>central</u>
13 Heating Ages: <u>5 + years</u>	20	A/C age: <u>5 + years</u>
14 Heating Fuels: <u>Natural Gas</u>	21	Filter: <u>16 x 20 x 1 Lower compartment</u>
15 Distribution: <u>Duct Work</u>	22	Heat Source Mfg: <u>Kelvinator Model # G6RA-072C-12A</u>
16 Duct Insulation Type: <u>N/A</u>	23	A/C Source Mfg: <u>Nordyne Model # JS3BA-024KA</u>
17 Gas Shutoff Location: <u>Right rear of furnace</u>		

### HEATING & COOLING COMMENTS

24

1. The furnace filter was filthy and the furnace was dirty. We recommend having the furnace serviced by a qualified HVAC tech for peak efficiency.



2. The coils on the central air unit were clogged with dirt and debris. We recommend having the central air unit serviced by a qualified HVAC tech for peak efficiency.



3. The natural gas line above the furnace and hot water heater needs to be capped for safety.



# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Satisfactory		
2 Waste/vent pipes:	Satisfactory		
3 Funct'l water flow:	Satisfactory		
4 Funct'l waste drain:	Satisfactory		
5 Well system :	N/A		
6 Septic system :	N/A		
7 Water heater:	Satisfactory		
8 TPR Valve:	Satisfactory		

## INFORMATION

9	Water supply represented as:	<u>Municipal - city of Cincinnati</u>	14	Waste system represented as:	<u>Municipal - city of Cincinnati</u>
10	Supply pipes:	<u>Copper</u>	15	Septic location:	<u>N/A</u>
11	Pipe insulation type:	<u>N/A</u>	16	Waste / Vent pipe:	<u>Cast Iron / Gal / plastic</u>
12	Water Shutoff Location	<u>front of basement</u>	17	Water Heater Manf:	<u>GE- Model # GG40T06AVG01</u>
13	Well location:	<u>N/A</u>	18	Water Heater Gallons:	<u>40</u> Age: <u>4+ years</u>
			19	Water Heater Fuel:	<u>Natural Gas</u>

## PLUMBING COMMENTS

20

1. The plumbing system was in average condition at the time of the inspection.

# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Satisfactory		
2 Ground:	Satisfactory		
3 GFCI:	Satisfactory		
4 Amperage:	Satisfactory		
5 Wiring:	Satisfactory		
6 Circuit Breakers:	Satisfactory		
7			
8			

## INFORMATION

9	Amps: <u>100 amp aluminum</u>	14	Branch circuit wiring: <u>Copper</u>
10	volts: <u>240</u>	15	Grounding: <u>Copper</u>
11	Main box location: <u>Kitchen</u>	16	Ground fault protection at: <u>Kitchen, bath</u>
12	Main Disconnect: <u>100 amp</u>	17	Main box type: <b>Square D</b>
13	Main service conductor: <u>Aluminum</u>	18	Wiring type: <u>Romex, Early NM</u>

## ELECTRICAL SYSTEM COMMENTS

19

1. There were split bolts connecting the Service Entrance Cable to the triplex service line. These are temporary connections and should be replaced with permanent connections from Duke Energy. Note: Duke will not make permanent connections without an permit and inspection release from the electrical inspection bureau. The electrical panel in the kitchen looks new and there was no inspection sticker on it.



2. The refrigerator was blocking the electrical panel at the time of the inspection. the inside of the panel could not be inspected. It would be wise to check with the seller to see if there was a permit and inspection on the electrical repairs.



3. Neither of the smoke detectors were functional, the batteries were missing in both. This is a safety hazard and should be replaced ASAP



# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
-----------	-----------	--------------------	-------------

**KITCHEN**

1 Walls/ceiling/floor:	Needs Repair	Insulate and install an access panel behind the refrigerator	Major Concern
2 Doors & windows:	Satisfactory		
3 Heating & cooling:	Satisfactory		
4 Cabinets/shelves:	Satisfactory		
5 Sink/plumbing:	Satisfactory		

**APPLIANCES**

6 Disposal:	Satisfactory		
7 Dishwasher:	Satisfactory		
8 Refrigerator:	Satisfactory		
9 Exhaust fan :	N/A		
10 Microwave:	Satisfactory		
11 Ice-Maker:	N/A		
12 Other Appliances:	N/A		
13 Range/oven:	Satisfactory		
14 Gas or electric?	Electric		

**LAUNDRY**

15 Walls/ceiling/floor:	Satisfactory		
16 Doors & windows:	Satisfactory		
17 Washer/plumbing:	Satisfactory		
18 Sink /plumbing:	Satisfactory		
19 Cabinets/shelves:	Satisfactory		
20 Heating & cooling:	Satisfactory		
21 Dryer vent:	Satisfactory		
22			
23			
24 Dryer service:	Satisfactory		
25 Gas or electric?	Electric		

**KITCHEN AND LAUNDRY COMMENTS**

26

1. There was a section of wall behind the refrigerator that needs to have insulation installed on the exterior wall and have the opening covered with either an access panel or drywall.



2. The exterior wall behind the refrigerator has the plumbing for the kitchen and bathroom in there, if not insulated there is a good possibility of freezing and busted pipes in the winter months.



# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Satisfactory		
2 Doors & windows:	Satisfactory		
3 Heating & cooling:	Satisfactory		
4 Cabinets & counter:	Satisfactory		
5 Vents:	Satisfactory		
6 Sinks:	Satisfactory		
7 Toilets:	Satisfactory		
8 Tubs:	Satisfactory		
9 Showers:	Satisfactory		
10 Jacuzzi :	N/A		

## BATHROOMS INSPECTED

11 # of Half baths: 0 12 # of Full baths: 1 13 # of 3/4 baths: 0

## BATHROOM COMMENTS

1. The bathroom was in average condition at the time of the inspection.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Satisfactory		
2 Doors & windows:	Needs Repair	The door for the 1st front bedroom needs to be trimmed	Maintenance item
3 Heating & cooling:	Satisfactory		
4 Cabinets & counter:	Satisfactory		
5 Wet Bar:	N/A		
6 Fireplace / wood stove:	N/A		
7 Smoke detectors:	Needs Repair	Install batteries in the smoke detectors or replace	Major Concern
8 CO detectors:	N/A		
9 Stairs/balcony/rails:	Satisfactory		
10 Trim:	Satisfactory		

## INFORMATION

- 11 Rooms inspected:  
Bedrooms # 3
- 12 Walls & ceilings: Drywall
- 13 Floors: Hardwood, carpeting, sheetgoods
- 14 Number of wet bars: 0
- 15 Number of fireplaces/wood stoves: 0
- 16 Fuel source: \_\_\_\_\_

## INTERIOR ROOM COMMENTS

- 17
1. Neither of the smoke detectors were functional at the time of the inspection.
2. The interior was in average condition at the time of the inspection.
3. The door to the 1st front bedroom needs to be trimmed at the bottom because it was rubbing hard on the carpeting when opening and closing the door.



# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Satisfactory	
2	Walls:	Satisfactory	
3	Eaves:	Satisfactory	
4	Electrical:	Satisfactory	
5	Gutters:	Satisfactory	See Gutter section for roof

## INTERIOR

6	Walls/ceiling/floor:	Satisfactory	
7	Doors & windows:	Satisfactory	
8	Garage doors:	Satisfactory	
9	Door openers:	Satisfactory	
10	Electrical:	Satisfactory	
11	Heating & cooling:	N/A	

## INFORMATION

### EXTERIOR

13 Location : attached rear

14 Roof covering: Asphalt Shingles

15 Roof age: 2+ years

16 Gutters: Aluminum

### INTERIOR

17 Walls & ceilings: Satisfactory

18 Floors: Concrete

19 Garage door: wood

## GARAGE & CARPORT COMMENTS

20

1. The garage was in average condition at the time of the inspection.

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Satisfactory		
2 Framing:	Satisfactory		
3 Sheathing:	Satisfactory		
4 Insulation:	Satisfactory		
5 Ventilation:	Satisfactory		
6 Exposed wiring:	Satisfactory		
7 Plumbing vents:	Satisfactory		
8 Chimney & flues:	Satisfactory		
9 Vapor Retarder:	Satisfactory		
10 Built-in Shelving:	Satisfactory		

## INFORMATION

11 # of Attic areas:	<u>1</u>	14 Framing:	<u>2x6 - 22" OF</u>
12 Access locations:	<u>1st floor hall</u>	15 Sheathing:	<u>Satisfactory</u>
13 Access by:	<u>panel door</u>	16 Insulation:	<u>Fiberglass bait</u>

## ATTIC COMMENTS

17

Note: The attic was in average condition at the time of the inspection.



# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type			
1	Access:	Satisfactory	
2	Foundation walls:	Satisfactory	
3	Floor framing:	Satisfactory	
4	Insulation:	Satisfactory	
5	Ventilation:	Satisfactory	
6	Sump pump:	N/A	
7	Dryness/drainage:	Satisfactory	
8	Floor/Slab:	Satisfactory	
9	Vapor Retarder:	N/A	
10	Enter Value:		

## INFORMATION

11	Foundation walls:	<u>Poured Concrete</u>	14	Beams:	<u>Steel</u>
12	Floors:	<u>Poured Concrete</u>	15	Piers:	<u>steel</u>
13	Joist/Truss Detail:	<u>2 x 8s</u>	16	Sub Floor:	<u>wood</u>
			17	Insulation:	<u>N/A</u>

## FOUNDATION COMMENTS

18

1. The foundation was in average condition at the time of the inspection.

# Deficiency Summary

Inspection Date: June 26, 2009

File # KG1268

1268 Madeleine Cir. Cincinnati OH 45231

## Safety Hazards:

1. There was a large hole in the back yard near the rear gate at the time of the inspection. This is a tripping hazard and should be filled as soon as possible.
2. The natural gas line above the furnace and hot water heater needs to be capped for safety.
3. Neither of the smoke detectors were functional, the batteries were missing in both. This is a safety hazard and should be replaced ASAP

## Major Concerns:

1. There were split bolts connecting the Service Entrance Cable to the triplex service line. These are temporary connections and should be replaced with permanent connections from Duke Energy. Note: Duke will not make permanent connections without an permit and inspection release from the electrical inspection bureau. The electrical panel in the kitchen looks new and there was no inspection sticker on it.
2. The gutters were not properly install in the rear. They may leak because the joints appear to have latex caulk in them.
3. There was some missing sections of siding on the right side of the house at the time of the inspection.
4. The exterior wooden fence was not secure on several post. They need to be securely fastened to the post to prevent them from being blown apart in a wind storm. The wooden fence gate latch was broken at the time of the inspection.
5. There was a section of wall behind the refrigerator that needs to have insulation installed on the exterior wall and have the opening covered with either an access panel or drywall.

## Minor Concerns:

1. The door to the 1st front bedroom needs to be trimmed at the bottom because it was rubbing hard on the carpeting when opening and closing the door.

## Maintenance Items:

1. The furnace filter was filthy and the furnace was dirty. We recommend having the furnace serviced by a qualified HVAC tech for peak efficiency.
2. The coils on the central air unit were clogged with dirt and debris. We recommend having the central air unit serviced by a qualified HVAC tech for peak efficiency.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report- This is not intended as a substitute for reading the inspection report  
Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.