



Gold Star Inspections
2129 Trebein Rd
Xenia, Ohio 45385



100 Smith Way
Imaginary City, Ohio 99999

15:22 March 14, 2019



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Definitions

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

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional and requires repair or servicing.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

City State Ohio Zip

Client Information

City State Ohio Zip NA

Inspection Company

Inspector Name Steve Mathis
Company Name Gold Star Inspections
Address 2129 Trebein Rd

City Xenia State Ohio Zip 45385
Phone 9376088081
Home Phone 9379125967
E-Mail steve@goldstarinspect.com
How Paid: Cash # CC
Type of Inspection GHI Termite Radon Other .

Conditions

Others Present Buyer, Termite inspector, Renters Property Occupied Occupied
Estimated Age CA 1940 Entrance Faces North
Inspection Date 03/19/2018
Start Time 1100 End Time 1500
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable

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General Information (Continued)

Water On Yes No Not Applicable

Temperature 55

Weather Partly sunny Soil Conditions .

Space Below Grade Basement

Building Type Single family Garage Detached

Sewage Disposal City How Verified Multiple Listing Service

Water Source City How Verified Multiple Listing Service

Real Estate Companies

1. Company Address: NA

2. Company City/State/Zip: Beavercreek State Ohio Zip NA

3. Agent Phone: Cell Office



Real Estate Companies (Continued)

4. _____

5. Buyer Agent Company: Iron Gate
6. Company Phone: NA
7. Company City/State/Zip: Centerville State Ohio Zip 45459
8. Agent Phone: Cell Office

Roof

A NPNI M D

Main Roof Surface _____

1. Method of Inspection: Ground level, Drone
2. Material: Fiberglass shingle
3. Type: Gable
4. Approximate Age: NA
5. Flashing: Metal
6. Valleys: Asphalt shingle
7. Skylights:
8. Plumbing Vents: PVC
9. Electrical Mast: Mast with tie back at roof
10. Gutters: Aluminum
11. Downspouts: Aluminum
12. Leader/Extension: Splash block, Underground

South Chimney _____

13. Chimney: Brick - **Missing mortar on cap and between clay chimney. Cap will continue deteriorate with out repair.**



14. Flue/Flue Cap: Clay, Metal - Chimney liner is cracked at basement clean out. Chimney has a metal liner.



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Roof (Continued)

Flue/Flue Cap: (continued)



15. Chimney Flashing: Metal

Lots and Grounds

A NPNI M D

1. Driveway: Asphalt - Heavy cracks in surface. Sealing drive could extend life.

2. Walks: Concrete - Trip hazard

3. Steps/Stoops: Concrete

4. Porch: Concrete

5. Patio: Concrete

6. Deck:

7. Balcony:

8. Vegetation: Trees

9. Grading: Flat

10. Fences:

11. Window Wells: Drain not present



Lots and Grounds (Continued)

- 12. Retaining Walls:
- 13. Basement Stairwell Drain:
- 14. Exterior Surface Drain:
- 15. Lawn Sprinklers:

Exterior

A NPNI M D

East Exterior Surface

- 1. Type: Brick veneer
- 2. Trim: Metal
- 3. Fascia: Metal
- 4. Soffits: Vinyl - **Soffit is loose and is open to birds, insects, and vermin.**

- 5. Windows: Wood double hung - Windows are showing their age. Some are painted shut. Some windows are covered in plastic.
- 6. Window Screens: Vinyl mesh
- 7. Basement Windows: Steel casement
- 8. Exterior Lighting: Surface mount
- 9. Hose Bibs: Rotary
- 10. Gas Meter: Basement
- 11. Main Gas Valve: Located at gas meter



Electrical

A NPNI M D

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper and aluminum
4. 240 VAC Branch Circuits: Aluminum
5. Aluminum Wiring: Localized circuits 1st Floor
6. Conductor Type: Armored cable, Romex
7. Ground: Plumbing ground only

Basement Electric Panel _____

8. Manufacturer: Square D
9. Maximum Capacity: 125 Amps
10. Main Breaker Size: 100 Amps
11. Breakers: Copper
12. Fuses:
13. AFCI breakers Yes No
14. GFCI breakers Yes No
15. Is the panel bonded? Yes No

Basement Electric Panel _____

16. Manufacturer: Square D
17. Maximum Capacity: 125 Amps
18. Main Breaker Size: 100 Amps
19. Breakers: Copper
20. Fuses:
21. AFCI:
22. GFCI:
23. Is the panel bonded? Yes No

Basement

A NPNI M D

Main Basement _____

1. Ceiling: Exposed framing - Radon test



Basement (Continued)

2. Walls: Poured concrete - Evidence of past or present water leakage. Wall and floor was dry on the day of the inspection.
3. Floor: Poured concrete
4. Floor Drain: Surface drain
5. Doors: Solid wood
6. Windows: Steel frame
7. Electrical: 110 VAC outlets and lighting circuits - Receptacle is missing cover. Light by furnace has power in cords but not at socket.
8. Smoke Detector:
9. HVAC Source: Heating system register
10. Vapor Barrier:
11. Insulation:
12. Ventilation:
13. Sump Pump:
14. Moisture Location:
15. Basement Stairs/Railings: Wood stairs with wood handrails



Heating System

The average age of an A/C unit is 20 -30 years depending on the maintenance and usage. This inspector does not warrant the remaining life of any unit.

A NPNI M D

Basement Heating System

1. Heating System Operation: Appears functional
2. Manufacturer: Bryant

3. Model Number: 310aav024070aaja Serial Number: 4202a32691
4. Type: Forced air Capacity: NA
5. Area Served: 2nd floor only Approximate Age: 42nd week of 2002
6. Fuel Type: Natural gas
7. Heat Exchanger Burners 3
8. Blower Fan/Filter: Direct drive with disposable filter - Missing door on filter.

9. Distribution: Metal duct
10. Flue Pipe: Single wall
11. Thermostats: Hallway
12. Suspected Asbestos: No
13. Humidifier:

Basement Heating System

14. Heating System Operation: Appears functional
15. Manufacturer: Bryant
16. Model Number: 310aav024070aaja Serial Number: 4302a25126
17. Type: Forced air Capacity: NA
18. Area Served: 2nd floor only Approximate Age: 43rd week of 2002
19. Fuel Type: Natural gas
20. Heat Exchanger burners: 3



Heating System (Continued)

21. Blower Fan/Filter: Direct drive with disposable filter - Missing door on filter

22. Flue Pipe: Single wall

23. Thermostats: Hallway

24. Suspected Asbestos: No

25. Humidifier:

Plumbing

The average age of an water heater is 10-15 years depending on the maintenance, usage, and water quality. This inspector does not warrant the remaining life of any unit.

A NPNI M D

1. Service Line: Galvanized

2. Main Water Shutoff: Basement

3. Water Lines: Copper, PVC

4. Drain Pipes: PVC

5. Service Caps: Accessible

6. Vent Pipes: PVC

7. Gas Service Lines: Black pipe

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection - Previous leakage present. Pipes were dry on the day of the inspection.

9. Manufacturer: Rheem

10. Model Number: 22v40f1 Serial Number: rhIn0608428021

11. Type: Natural gas Capacity: 40 Gal.

12. Approximate Age: 6th week of 2008 Area Served: Whole house.

13. Flue Pipe: Single wall



Plumbing (Continued)

14. TPRV and Drain Tube: Brass TPRV with , PVC
Basement power vent Water Heater
15. Water Heater Operation: Functional at time of inspection
16. Manufacturer: Rheem
17. Model Number: xg50t12dm40uo Serial Number: q331625956
18. Type: Natural gas Capacity: 50 Gal.
19. Approximate Age: aug 2016 Area Served: 2nd floor only
20. Flue Pipe: Single wall - **Power vent. Vent has a negative slope before exit into chimney.**

Missing brick face.



21. TPRV and Drain Tube: Brass TPRV with , PVC

Bathroom

A NPNI M D

1st floor Bathroom

1. Ceiling: Drywall and paint
2. Walls: Drywall and paint
3. Floor: Tile
4. Doors: Solid wood
5. Windows: Wood double hung
6. Electrical: 110 VAC outlets and lighting circuits
7. Counter/Cabinet: Laminate and wood
8. Sink/Basin: Porcelain coated
9. Faucets/Traps: Unknown brand
10. Tub/Surround: NA - **Replace drain plug.**

Faucet works but is installed wrong or has a damaged internal part. Water runs cold when turned to far left.



Bathroom (Continued)

Tub/Surround: (continued)

- 11. Shower/Surround:
- 12. Spa Tub/Surround:
- 13. Toilets: Unknown brand
- 14. HVAC Source: Heating system register
- 15. Ventilation: Electric ventilation fan

Bedroom

A NPNI M D

2nd floor master Bedroom

- 1. Closet: X2
- 2. Ceiling: Drywall & Paint
- 3. Walls: Drywall & Paint
- 4. Floor: Wood
- 5. Doors: Solid wood - Lockset(s) not latching-requires adjustment

- 6. Windows: Wood double hung
- 7. Electrical: 110 VAC receptacles and lighting circuits
- 8. HVAC Source: Heating system register
- 9. Smoke Detector:

2nd Floor Bedroom

- 10. Closet: Single
- 11. Ceiling: Drywall & Paint
- 12. Walls: Drywall & Paint
- 13. Floor: Wood



Bedroom (Continued)

14. Doors: Solid wood - Lockset(s) not latching-requires adjustment

15. Windows: Wood double hung

16. Electrical: 110 VAC receptacles and lighting circuits

17. HVAC Source: Heating system register

18. Smoke Detector:

Living Space

A NPNI M D

Living Room 2nd floor Living Space

1. Closet: Single small

2. Ceiling: Drywall & Paint

3. Walls: Drywall & Paint

4. Floor: Wood/laminate

5. Doors: Solid wood

6. Windows: Wood double hung - Broken glass

7. Electrical: 110 VAC

8. HVAC Source: Heating system register

9. Smoke Detector: Yes

10. Carbon Monoxide Detector:



Garage/Carport

A NPNI M D

Detached rear Garage

1. Type of Structure: Detached Car Spaces: 2
2. Garage Doors: Metal
3. Door Operation: Mechanized
4. Door Opener: Stanley
5. Exterior Surface: Brick veneer
6. Roof: Flat rolled - [Previous repair](#).

7. Facia: Unknown - **Drip edge is missing or out of place. Light can be seen inside the garage. Wood rot.**



8. Ceiling: Exposed framing
9. Hose Bibs:
10. Electrical: 110 VAC receptacles and lighting circuits
11. Smoke Detector:
12. Heating:



Attic

A NPNI M D

Garage Attic

1. Method of Inspection: From garage floor
2. Sheathing: Dimensional wood
3. Moisture Penetration: Previous water penetration noted - [Moisture stains in attic. Garage floor appeared dry.](#)

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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt - **Heavy cracks in surface. Sealing drive could extend life.**

2. Walks: Concrete - **Trip hazard**

Bedroom

3. 2nd floor master Bedroom Doors: Solid wood - **Lockset(s) not latching-requires adjustment**

4. 2nd Floor Bedroom Doors: Solid wood - **Lockset(s) not latching-requires adjustment**

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Marginal Summary (Continued)



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. South Chimney Chimney: Brick - **Missing mortar on cap and between clay chimney. Cap will continue deteriorate with out repair.**



Exterior

2. Soffits: Vinyl - **Soffit is loose and is open to birds, insects, and vermin.**

Basement

3. Main Basement Electrical: 110 VAC outlets and lighting circuits - **Receptacle is missing cover. Light by furnace has power in cords but not at socket.**

Plumbing

4. Basement power vent Water Heater Flue Pipe: Single wall - **Power vent. Vent has a negative slope before exit into chimney.**

Missing brick face.



Plumbing (Continued)

Flue Pipe: (continued)



Living Space

-
5. Living Room 2nd floor Living Space Windows: Wood double hung - **Broken glass**

Garage/Carport

-
6. Detached rear Garage Facia: Unknown - **Drip edge is missing or out of place. Light can be seen inside the garage. Wood rot.**

