



TRI-STATE SMART HOME SOLUTIONS LLC

888-970-1791

[sales@smart-homesolutionsllc.com](mailto:sales@smart-homesolutionsllc.com)

<https://smart-homesolutionsllc.com>



## INSPECTION REPORT

1234 Main Street  
Gallipolis, OH 45631

Buyer Name  
07/31/2023 9:00AM



Inspector  
**Chris Farver**

OHI.2019004096, WV-HI4464228, KY243707

888-970-1791

[sales@smart-homesolutionsllc.com](mailto:sales@smart-homesolutionsllc.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

# 1: INSPECTION DETAILS

## Information

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### General Inspection Information    In Attendance During Inspection

Vacant, Furnished, Sunny/ Partly    Customer  
Sunny, Business

## Limitations

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General

### **WATER OFF - LIMITED INSPECTION**

The water was turned off at the time of the inspection. This prohibited a full inspection in accordance with the inspector's [Standard of Practice \(SOP\)](#) including but not limited to plumbing fixtures, water supply lines, drain pipe leaks, dishwashers, hot water, etc.

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General

### **COMMERCIAL PROPERTY**

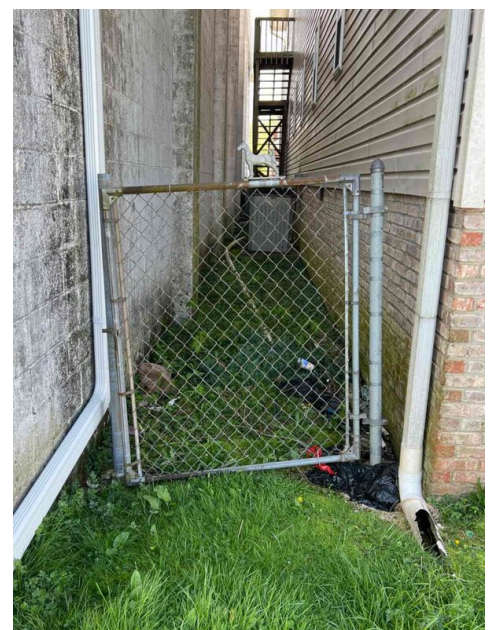
The property is used for commercial purposes. Tri-State Smart Home Solutions LLC is not a licensed commercial property inspector. The customer has been made aware that we are not licensed commercial inspectors and that the generated report can not be used for purposes requiring a licensed commercial inspector. The report can only be used for the personal information of the customer.

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General

### **RECOMMEND SECURING SPACE BETWEEN BUILDINGS**

Recommend fully securing the area between the two buildings. It is evident that this area is used by unwanted guests and there are many disposed of items in this area.



Between Buildings, Recommend Securing

## 2: EXTERIOR

		IN	NI	NP	D
2.1	Walkways, Patios & Driveways	X			X
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.3	Roof Drainage Systems	X			X
2.4	Siding, Flashing & Trim	X			X
2.5	Eaves, Soffits & Fascia	X			
2.6	Decks, Balconies, Porches & Steps	X			X
2.7	Power Service	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

#### Siding, Flashing & Trim: Siding

##### Material

Vinyl

### Observations

2.1.1 Walkways, Patios & Driveways

 Medium - Needs Attention

#### **PARKING LOT - DETERIORATION**

At the rear of the parking lot, the concrete is deteriorated and cracking.

##### Recommendation

Contact a qualified driveway contractor.



Parking Lot Deterioration

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

Medium - Needs Attention

**NEGATIVE GRADING**

The area between the buildings is sloping toward this building. This is causing rainwater to drain into the crawlspace. (There is also a downspout draining to this area)

Recommendation

Contact a qualified landscaping contractor



Negative Grading Between Buildings



2.3.1 Roof Drainage Systems

Medium - Needs Attention

**GUTTER AND DOWNSPOUT ITEMS**

See pictures for specific gutter and downspout items identified.

Properly functioning gutters, downspouts, and underground drain piping carry water away from the foundation and protect landscaping, and water intrusion, and reduce the likelihood of foundation issues.

Recommendation

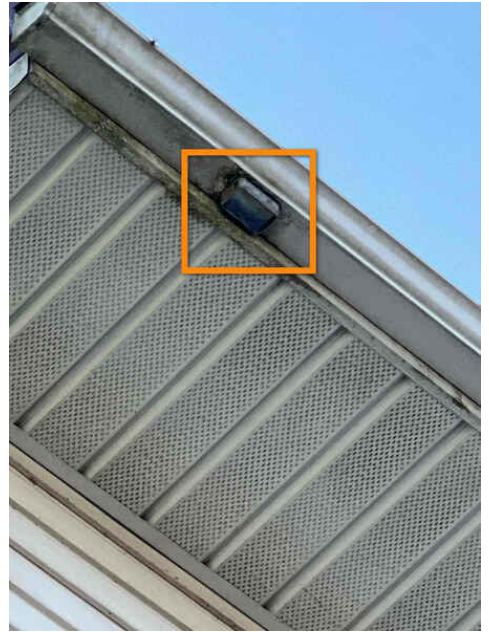
Contact a qualified gutter contractor



Downspout Drains on Ground Between Buildings



Rear Downspout Drains Near Building



Downspouts Missing, Left Side of Building (x2)



Left Side of Building, Downspout Missing



Left Side of Building, Downspout Missing



Front Porch, Downspout Drains on Ground



Front Porch, Downspout Drains on Ground

2.4.1 Siding, Flashing & Trim

Medium - Needs Attention

**SIDING ITEMS**

The following items were observed with the siding. See pictures for description and location.

Recommendation

Contact a qualified siding specialist.



Left Side of Building, Missing Siding



2.6.1 Decks, Balconies, Porches & Steps

 High - Safety Hazard

**SIDE AND REAR WOODEN STEPS - AGING**

The normal life expectancy of an exposed wooden deck/steps is 15 to 25 years if properly maintained. The side and rear steps on the building appear to be beyond 25 years old and have not been well maintained. They are showing signs of general deterioration, wood rot, insect damage, etc.

Recommend further evaluation by a licensed and qualified deck contractor to determine whether repair or replacement is appropriate. Use with caution until this evaluation and their recommendations are complete.

Recommendation

Contact a qualified deck contractor.



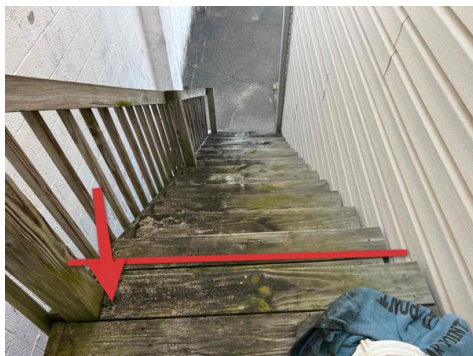
Side Steps, Nearing End of Life



Side Steps, Nearing End of Life



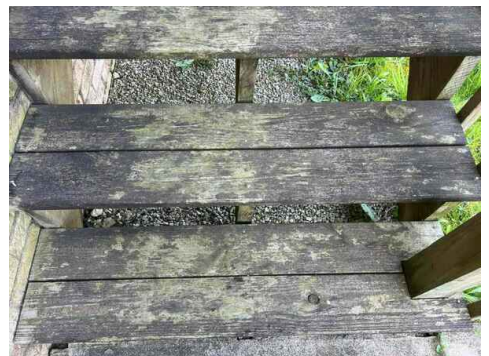
Side Steps, Nearing End of Life



Side Steps, Nearing End of Life



Rear Steps, Nearing End of Life



Rear Steps, Nearing End of Life

2.6.2 Decks, Balconies, Porches & Steps

 High - Safety Hazard

**HAND RAILING UNSAFE - NOT SECURE**

EXTERIOR

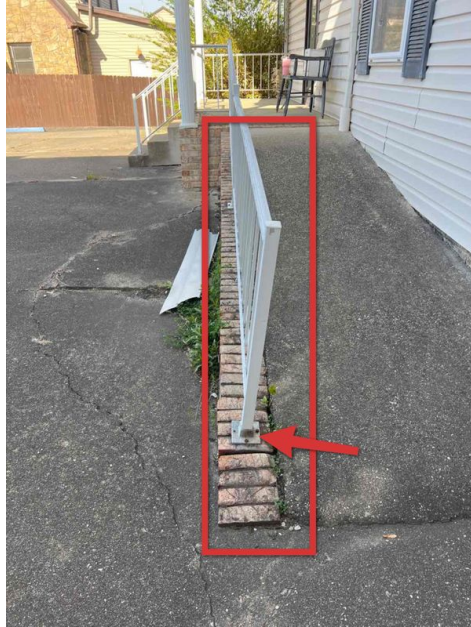
The safety handrailing identified in the pictures is not secure and may not support the weight of a person if they fell against it. Use with caution until this is corrected.

Recommendation

Contact a qualified professional.



Front Steps, Handrail Not Secure



Front Ramp Handrail, Not Secure



2.6.3 Decks, Balconies, Porches & Steps

 Medium - Needs Attention

**SIDE STEPS - MATERIAL AND CONSTRUCTION ITEMS**

The steps on the right side of the building are in need of attention. They need repairs or potential replacement.

The following items were identified with these steps:

- 1) They are unstable and no longer level
- 2) Several of the support posts are starting to rot at the bottom
- 3) The steps are supported by 4x4 posts. The upper landing is 20 feet off of the ground. This height exceeds the recommended height for 4x4 posts.

Recommend engaging a qualified deck construction contractor to evaluate further. Use these steps with caution, if necessary, with caution until made safe for use by a qualified professional.

Recommendation

Contact a qualified professional.



Side Steps, 4x4 Posts in Use



Side Steps 20 Feet Tall, Height Exceeds 4x4 Post Height Recommendations



Side Steps, Rotting Post - Example



Side Steps, Rotting Post - Example



Side Steps, Rotting Post - Example

2.6.4 Decks, Balconies, Porches & Steps

 High - Safety Hazard

**SAFETY RAIL HEIGHT**

The handrail/ safety rail on the front porch, porch steps, and ramp are too low. The current railings are 32" tall. For commercial applications, the recommended minimum height is 42".

Recommendation

Contact a qualified professional.



Front Porch Floor Height 30" Plus



Front Porch Railing Height,  
Recommend 42"

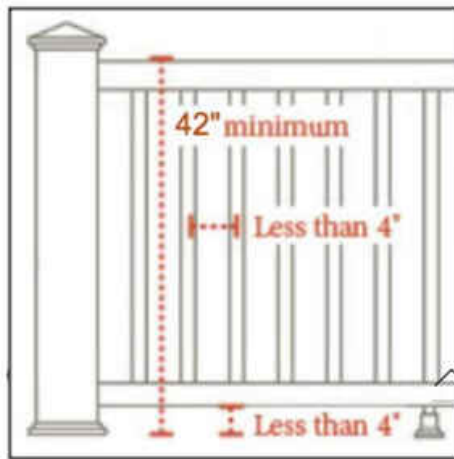
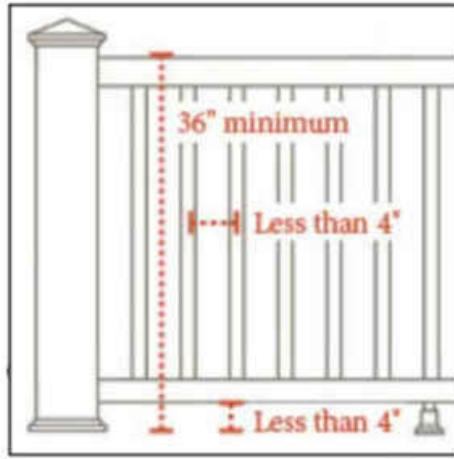


Front Porch Railing Height,  
Recommend 42"





Front Porch Railing Height, Recommend 42"



Top Figure Residential, Bottom Figure Commercial

### 3: ROOF

		IN	NI	NP	D
3.1	Roof Structure	X			
3.2	Coverings	X			
3.3	Flashing	X			
3.4	Skylights, Chimneys		X	X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

#### Roof Inspection Method

Drone



## 4: KITCHEN

		IN	NI	NP	D
4.1	Counter Tops & Cabinets	X			
4.2	Dishwasher		X	X	
4.3	Disposal		X	X	
4.4	Range/Oven/Cooktop	X			
4.5	Built-in Microwave		X	X	
4.6	Refrigerator	X			

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## 5: INTERIOR

		IN	NI	NP	D
5.1	Exterior Doors	X			X
5.2	Interior Doors	X			
5.3	Windows	X			
5.4	Flooring	X			
5.5	Walls	X			
5.6	Ceilings	X			
5.7	Exhaust Systems	X			
5.8	Fireplace		X	X	
5.9	Steps, Stairways & Railings	X			

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## Observations

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5.1.1 Exterior Doors

Medium - Needs Attention

**EXTERIOR DOOR ITEMS**

The rear door to the building could not be opened without potential damage to the deadbolt. The deadbolt does not open and close smoothly.

Recommendation

Contact a qualified door repair/installation contractor.



Rear Door, Deadbolt Issues

5.5.1 Walls

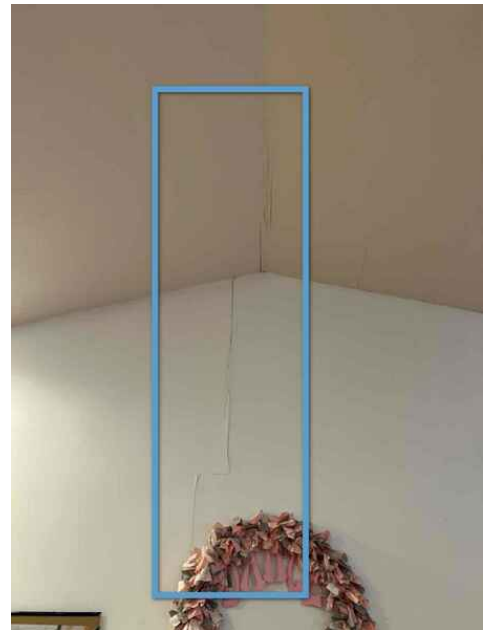
Low - Info/Cosmetic

**WALL ITEMS**

In the dance hall area, there are wall and ceiling cracks in one area. There is no visible evidence of any structural concerns with these cracks. Recommend repairing and monitoring for future cracking.


Recommendation

Contact a qualified drywall contractor.



2nd Floor Dance Hall, Ceiling/ Wall Cracks

5.6.1 Ceilings

 Low - Info/Cosmetic

**CEILING ITEMS**

There are ceiling stains in several locations. Some of the more prevalent areas are in the pictures below. All readily accessible stains were tested with a moisture meter, they were all dry at the time of the inspection.

Recommendation

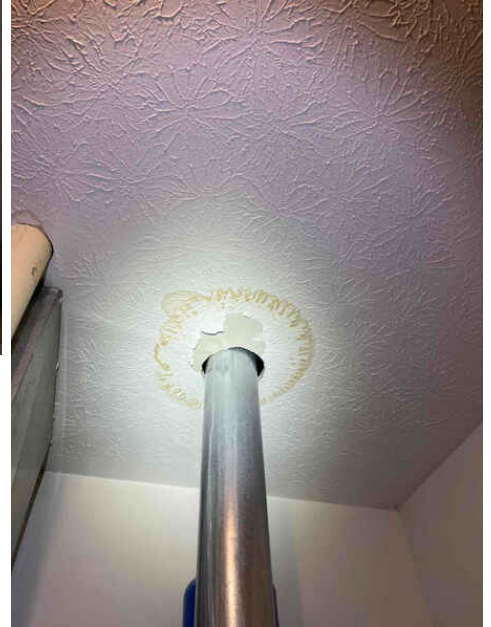
Contact a qualified drywall contractor.



Center Lab, Ceiling Stain (Mold), Dry When Tested



Right Utility Room, Ceiling Stains, Dry When Tested



Left Utility Room, Ceiling Stains, Dry When Tested

## 6: HVAC SYSTEMS

		IN	NI	NP	D
6.1	Heating Equipment - Right Unit	X			
6.2	Heating Equipment - Left Unit	X			X
6.3	Cooling Equipment 1	X			
6.4	Cooling Equipment 2	X			
6.5	Normal Operating Controls	X			
6.6	Presence of Installed Heat Source in Each Room	X			
6.7	HVAC Distribution Systems	X			
6.8	Heating & Cooling Temperatures	X			

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### Information

**Heating Equipment - Right Unit:**  
Brand  
Bryant

**Heating Equipment - Right Unit:**  
Heat Type  
Forced Air, Gas/Propane

**Heating Equipment - Right Unit:**  
Furnace Age  
2014

**Heating Equipment - Left Unit:**  
Brand

**Heating Equipment - Left Unit:**  
Heat Type

**Heating Equipment - Left Unit:**  
Furnace Age



Trane	Forced Air, Gas/Propane	1996
<b>Cooling Equipment 1: Brand</b> Trane	<b>Cooling Equipment 1: Cooling Type</b> Central Air	<b>Cooling Equipment 1: Air Conditioner Age</b> 1996
<b>Cooling Equipment 2: Brand</b> Carrier	<b>Cooling Equipment 2: Cooling Type</b> Central Air	<b>Cooling Equipment 2: Air Conditioner Age</b> 2014
<b>Normal Operating Controls: Thermostat Location</b> Hallway	<b>Heating &amp; Cooling Temperatures: HVAC Temperatures</b> Heating Temp OK	

## Observations

### 6.2.1 Heating Equipment - Left Unit

#### **FURNACE NEARING END OF LIFE**

 Medium - Needs Attention

The furnace was manufactured in 1996, making it 27 years old.

The normal life expectancy for a furnace is 15-20 years.

It is the buyer's discretion to proactively engage a qualified professional to evaluate the unit or accept the risk and wait until the unit shows signs of failing before having it evaluated or replaced.

#### Recommendation

Contact a qualified HVAC professional.

### 6.3.1 Cooling Equipment 1

#### **COOLING EQUIPMENT NEAR END OF LIFE**

 Medium - Needs Attention

#### COOLING EQUIPMENT

The central air conditioner was manufactured in 1996, making it 27 years old.

The normal life expectancy for a central air conditioner is 15-20 years.

It is the buyer's discretion to proactively engage a qualified professional to evaluate the unit or accept the risk and wait until the unit shows signs of failing before having it evaluated or replaced.

#### Recommendation

Contact a qualified HVAC professional.

# 7: ELECTRICAL

		IN	NI	NP	D
7.1	Electrical Panels	X			
7.2	Branch Wiring	X			
7.3	Lighting	X			
7.4	GFCI Protection	X			X
7.5	Smoke Alarms & CO Detectors	X			X

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## Information

**Electrical Panels:** Electrical Panel Information    **Branch Wiring:** Branch Wiring Method

200 Amp, Sub-Panel Outside (AC Unit), Office    Partially Visible, Romex

## Limitations

Smoke Alarms & CO Detectors

### **FIRE SAFETY - COMMERCIAL BUILDING**

Recommend engaging the fire marshall that has jurisdiction in the area the building is located to ensure all appropriate fire and carbon monoxide safety equipment is installed and working properly for your specific use and application of the building.

## Observations

7.4.1 GFCI Protection

 High - Safety Hazard

**GFCI PROTECTION MISSING**

**There is no GFCI protection in any location in the building.**

GFCI protection is recommended for all receptacles that can be reached when standing outdoors on dirt, grass, etc, and when standing on concrete such as in garages, outbuildings, basements, etc.

In addition, all interior receptacles within 5 1/2 feet of a water source such as a sink, bathtub, washtub, etc inside the house including the kitchen, bathrooms, laundry rooms, wet bars, etc.

In this house, GFCI protection is not present in the locations identified in the pictures. (Representative/ Sample Pictures)

Recommendation

Contact a qualified electrical contractor.



Example Bathroom - GFCI Protection Missing - All Bathrooms



Example Bathroom - GFCI Protection Missing - All Bathrooms



2nd Floor Kitchen Area - GFCI Protection Missing



Crawlspace, GFCI Protection Missing



# 8: PLUMBING

		IN	NI	NP	D
8.1	Hot Water Systems - Right Unit	X			X
8.2	Hot Water Systems - Left Unit	X			X
8.3	Main Water Shut-off Device	X			
8.4	Fuel System & Shut-off Device	X			
8.5	Drain, Waste, & Vent Systems	X			
8.6	Water Supply, Distribution Systems & Fixtures	X			
8.7	Plumbing Fixtures, Toilets, Tubs, Sinks	X			
8.8	Sump Pump	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### Water Source

Public

### Hot Water Systems - Right Unit:

#### Water Heater Information

Gas/Propane, Utility Room

### Hot Water Systems - Right Unit:

#### Brand

Lochinvar

### Hot Water Systems - Right Unit:

#### Capacity

40 Gallon

### Hot Water Systems - Right Unit:

#### Age

1996

### Hot Water Systems - Left Unit:

#### Water Heater Information

Gas/Propane, Utility Room

### Hot Water Systems - Left Unit:

#### Brand

Lochinvar

### Hot Water Systems - Left Unit:

#### Capacity

40 Gallon

### Hot Water Systems - Left Unit:

#### Age

1996

### Main Water Shut-off Device:

#### Location

Crawlspace

### Fuel System & Shut-off Device:

#### Location

Outside

### Drain, Waste, & Vent Systems:

#### Drain System Material

Partially Visible, PVC, Iron

### Water Supply, Distribution

#### Systems & Fixtures: Water Supply

#### & Distribution Material

Partially Visible, Copper

### Sump Pump: Location

Crawlspace

## Observations

8.1.1 Hot Water Systems - Right Unit

### NEARING END OF LIFE

 Medium - Needs Attention

The water heater was manufactured in 1996, making it 27 years old.

The normal life expectancy for a water heater is 12-15 years.

It is the buyer's discretion to proactively engage a qualified professional to evaluate the unit or accept the risk and wait until the unit shows signs of failing before having it evaluated or replaced.

#### Recommendation

Contact a qualified plumbing contractor.

8.1.2 Hot Water Systems - Right Unit

Medium - Needs Attention

**WATER HEATER CORROSION**

Corrosion was noted on the exterior of the hot water tank. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



Right Hot Water Tank, Corrosion

8.2.1 Hot Water Systems - Left Unit

Medium - Needs Attention

**NEARING END OF LIFE**

The water heater was manufactured in 1996, making it 27 years old.

The normal life expectancy for a water heater is 12-15 years.

It is the buyer's discretion to proactively engage a qualified professional to evaluate the unit or accept the risk and wait until the unit shows signs of failing before having it evaluated or replaced.

Recommendation

Contact a qualified plumbing contractor.

8.5.1 Drain, Waste, & Vent Systems

Medium - Needs Attention

**PAST LEAKING DRAIN PIPES**

The drain piping identified in the pictures shows evidence of having leaked in the past. The pipes were dry at the time of the inspection. However, they do not appear to have been repaired and may leak again. Recommend a qualified and licensed plumber further evaluate and repair. (Representative/ Sample Pictures)

Recommendation

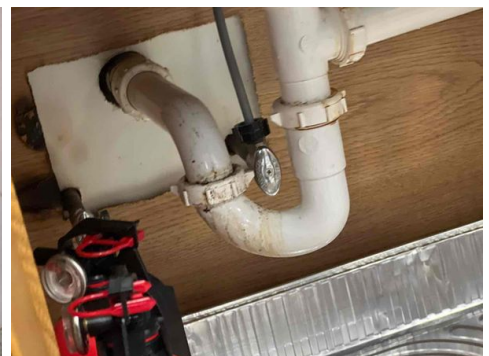
Contact a qualified plumbing contractor.



Left Hall Bathroom



Lobby Bathroom



Kitchen

8.8.1 Sump Pump

 Medium - Needs Attention

**INOPERABLE**

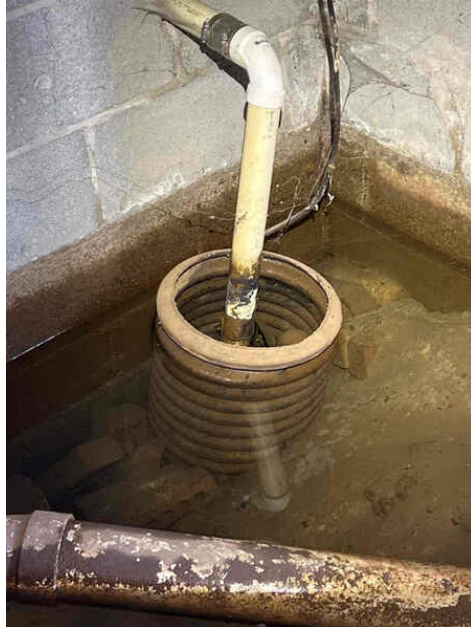
The sump pump in the crawlspace is not working. This is leading to an extensive amount of water in the crawlspace. In addition, the discharge of the sump pump is immediately outside the building. This will cause some of the water to return to the crawlspace, defeating its purpose.

Recommendation

Contact a qualified plumbing contractor.



Old Sump Pump Present



Sump Pump, Not Working



Left Side of Building, Sump Pump Discharge Pipe

## 9: ATTIC

		IN	NI	NP	D
9.1	Attic General	X			
9.2	Attic Insulation	X			
9.3	Attic Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

**Attic General: Attic Inspection**

**Method**

Entered & Traversed

**Attic Insulation: Insulation**

**Information**

Partially Visible, >8", Fiberglass, Batt

### Observations



9.1.1 Attic General

 High - Safety Hazard

**ATTIC STAIRS - UNSAFE**

ATTIC ACCESS

The stairs to the attic do not function correctly and are unsafe to use. Recommend engaging a qualified professional to further evaluate and repair. Use with caution until repairs are made.

Recommendation

Contact a qualified professional.



Attic Stairs Damaged, Use With Caution    Attic Stairs Damaged, Use With Caution

## 10: CRAWLSPACE

		IN	NI	NP	D
10.1	General	X			X
10.2	Floor Structure	X			X
10.3	Foundation	X			
10.4	Insulation - Crawlspace Ceiling		X	X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

**General: Crawlspace - Inspection**

**Method**

Crawlspace

Entered Crawlspace, Partially Visible

**Floor Structure: Material**

Wood Floor Joists, Wood Beams, Partially Visible

Representative/ Sample Pictures

**Floor Structure: Sub-floor**

Plank, Partially Visible

**Foundation: Material**

Foundation of House

Partially Visible, Masonry Block

### Observations

10.1.1 General

Medium - Needs Attention

### CRAWLSPACE ITEMS

#### CRAWLSPACE

High moisture levels are present in the crawlspace. The moisture is due to the following:

- **Water Intrusion** - Due to the negative grading, gutter, and downspout items identified in this report, water enters the crawlspace. The soil is wet in most areas and the inside of the concrete foundation walls are also wet in some areas.
- **Inadequate Crawlspace Ventilation** - Recommend opening all crawlspace vents and leaving them open all year.

All of these conditions lead to high moisture which can lead to mold, wood rot, and rusting of the metal items located in the crawlspace.

Recommend resolving these items and any additional items in this report that are causing water to enter the crawlspace.

#### Recommendation

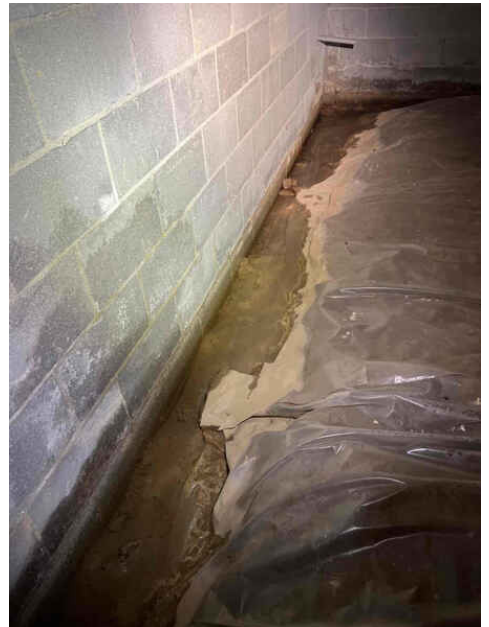
Contact a qualified waterproofing contractor



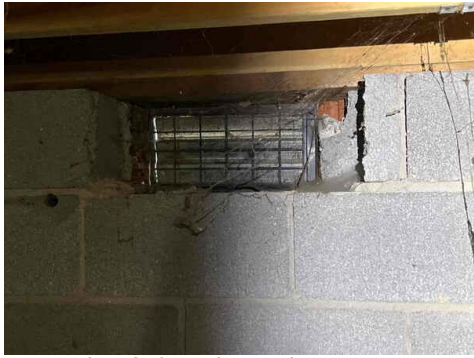
Crawlspace - Example of Standing Water



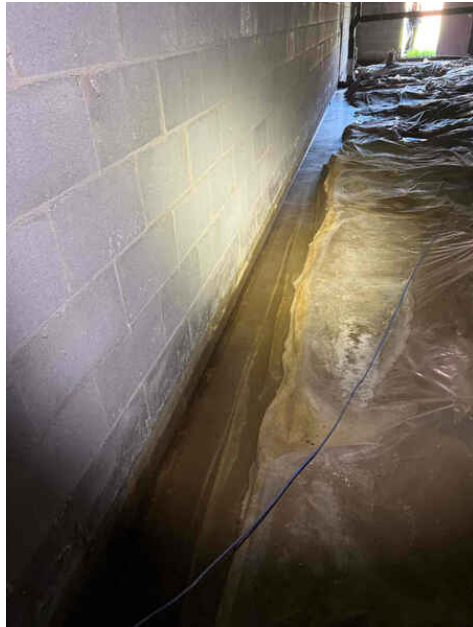
Example of Moisture Thru Block, From Downspouts and Negative Grading



Crawlspace - Example of Standing Water



Example of Closed Crawlspace Vent



Crawlspace - Example of Standing Water



Crawlspace, Muddy Conditions, High Moisture

10.2.1 Floor Structure

 Medium - Needs Attention

**FLOOR STRUCTURE ITEMS**

In the crawlspace, some of the floor structure support pillars are standing in water. This can cause the settling of these pillars over time with the weight of the building upon them. Resolving the water intrusion issues and drying out the crawlspace is the best course of action to stabilize these pillars and reduce the likelihood of future foundation or floor structure issues.

Recommendation

Contact a qualified professional.



Example - Crawlspace Floor Support Pillar, Standing in Water

# 11: OTHER POTENTIAL ITEMS

## Information

**Potential Mold Present**

There is evidence of fungal growth in the form of potential mold in the sample areas identified in the pictures.



**The only way to know if it is mold is to have the substance tested by a lab.**

This information is being provided as a courtesy to the customer. A complete mold inspection was not conducted and no testing was conducted, it was not in the scope of the services purchased by the customer. Tri-State Smart Home Solutions LLC offers mold inspection services, mold testing services, and indoor air quality testing. The customer would need to contract separately and at an additional cost for these services to be performed.

(Representative/ Sample Pictures)



Potential Mold - Inside Example



Potential Mold - Inside Example



Potential Mold - Inside Example



Potential Mold - Inside Example



Potential Mold - Crawlspace Example



Potential Mold - Crawlspace Example



Potential Mold - Crawlspace Example



### Potential Pests Present

There is evidence of potential wood-destroying insects (WDI) in one location, the lobby window. There is a potential that this is from carpenter ants.



Lobby Window, Potential WDI



Lobby Window, Potential WDI

## 12: COSMETIC & MAINTENANCE ITEMS

### Information

#### Cosmetic, Maintenance & FYI Items

The pictures identify cosmetic or maintenance items. By definition, these items do not rise to the level of being a material defect defined as either a safety hazard or a defect that could significantly affect the value of the property. In some cases, the pictures and information are provided as an "FYI" to the buyer.

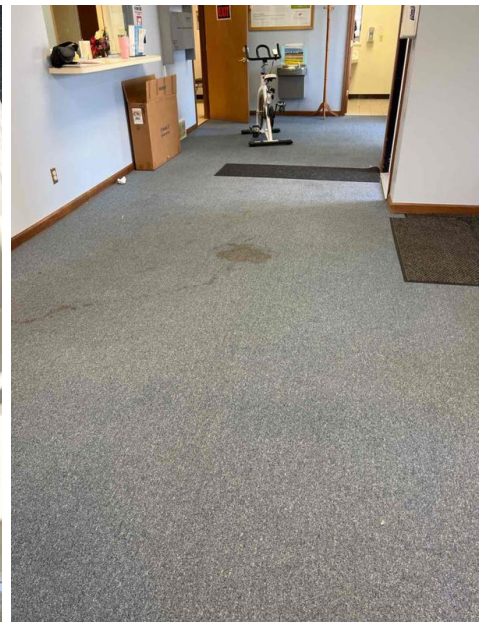
See picture labels for locations and descriptions. (Representative/ Sample Pictures)



Front of Building, Both Windows Have Torn Screens



Front Porch, Concrete Deterioration



Lobby Carpet Needs Cleaning



Reception Area, Carpet Needs Cleaning



Left Hallway, Ceiling Tile Missing (Below Left Furnace)



Below Left Furnace, Ceiling and Wall Damage from Water



Dr Office Door Damage

## 13: REFERENCE PICTURES

### Information

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#### Exterior Reference Pictures





Front of Building



Right Side of Building



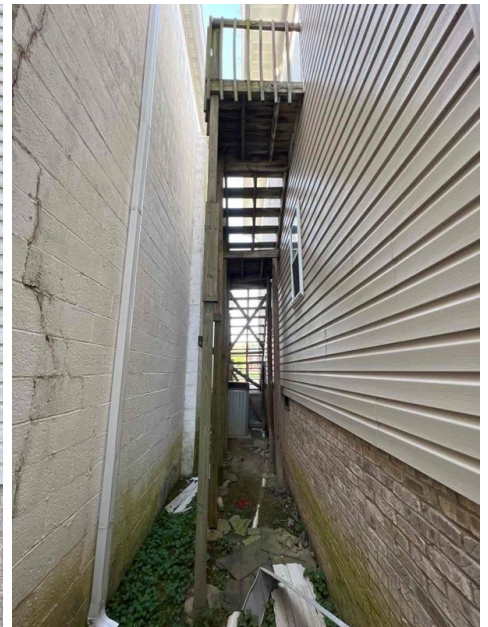
Left Side of Building



Rear of Building



Right Side of Building



Exterior Stairs



Rear Exterior Stepd



Rear Exterior Steps



### Roof Reference Pictures

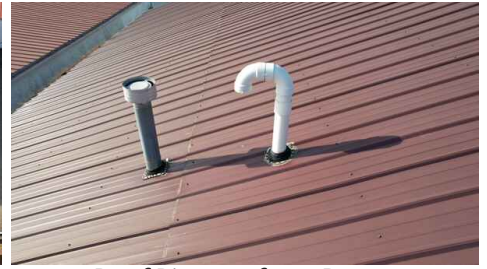
The roof was inspected using a drone. The roof was walked upon if the drone inspection indicated an issue that needed an up-close inspection.



Debris in Gutters, Recommend Cleaning



Roof Pictures from Drone



Roof Pictures from Drone



Roof Pictures from Drone



Roof Pictures from Drone



Roof Pictures from Drone



Roof Pictures from Drone



Bonus Pictures!



Bonus Pictures!



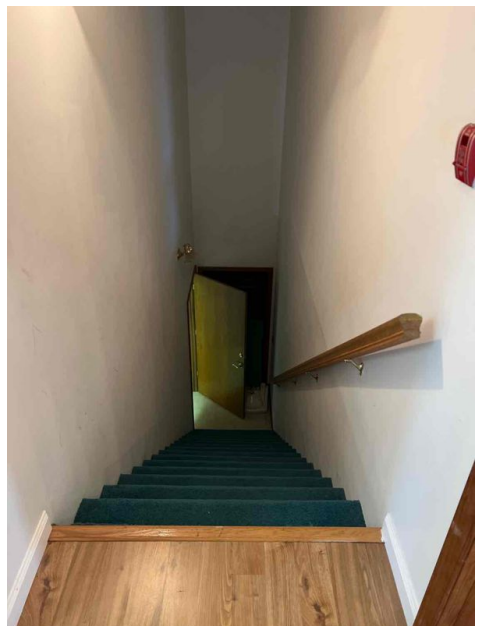
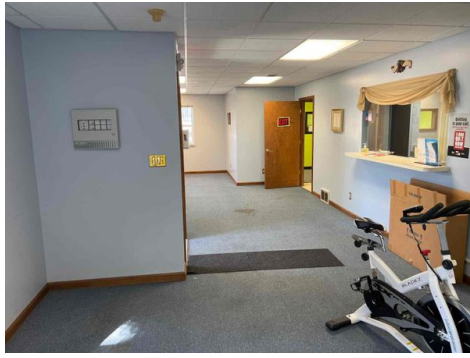
Bonus Pictures!



Bonus Pictures!

### Interior Reference Pictures



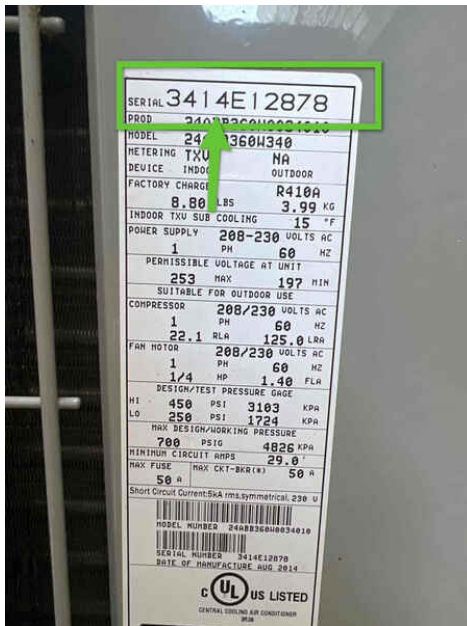




HVAC Reference Pictures



#2 Air Conditioning Unit - Right Unit

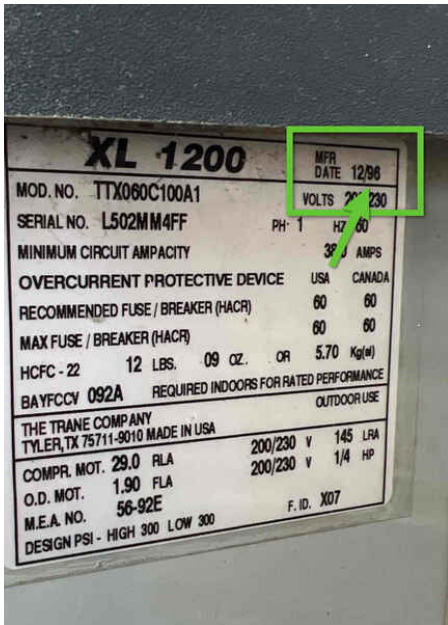


#2 Air Conditioning Unit Age, 2014 (Right Unit)



#1 Air Conditioning Unit - Left Unit





#1 Air Conditioning Unit Age, 1996 - Left Unit



2nd Floor, Front Hallway - Right Unit



Thermostat, Left Hallway



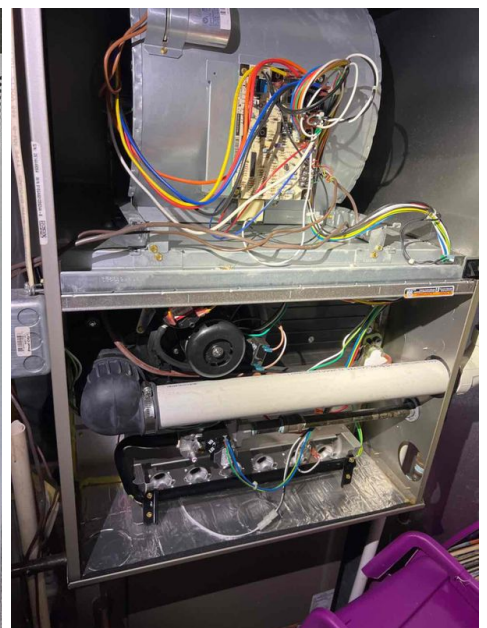
Right Unit, Heat Temperature



Right Hallway, Thermostat



Right Side Unit, Heating Temperature





2nd Floor Furnace - Right Unit

Right Furnace Age, 2014

Right Furnace



Left Furnace

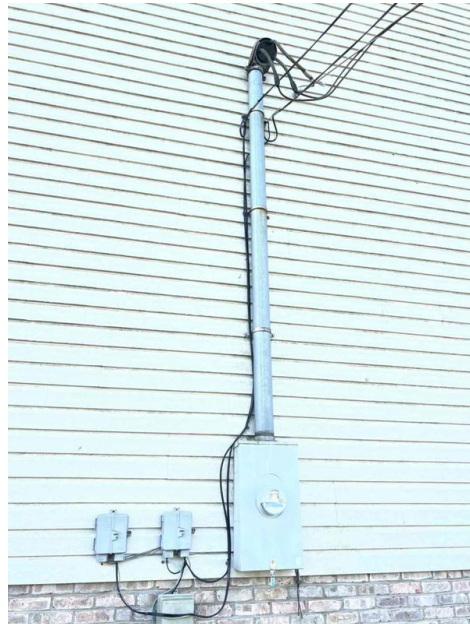


Left Furnace Age, 1996

Electrical Reference Pictures



Power Service Entrance Cables



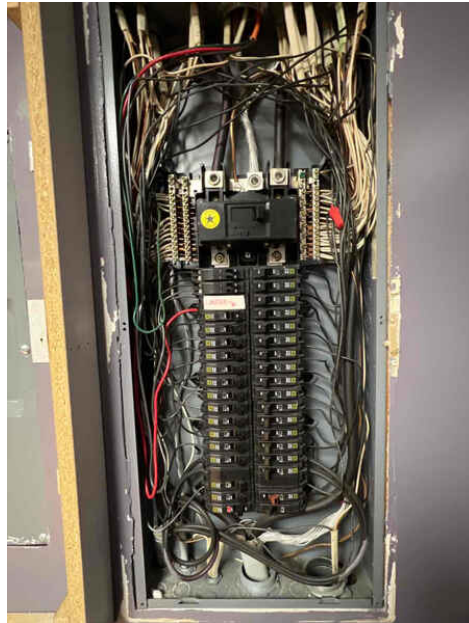
Power Service Entrance Cables



Main Electrical Panels



Main Electrical Panels



Main Electrical Panel

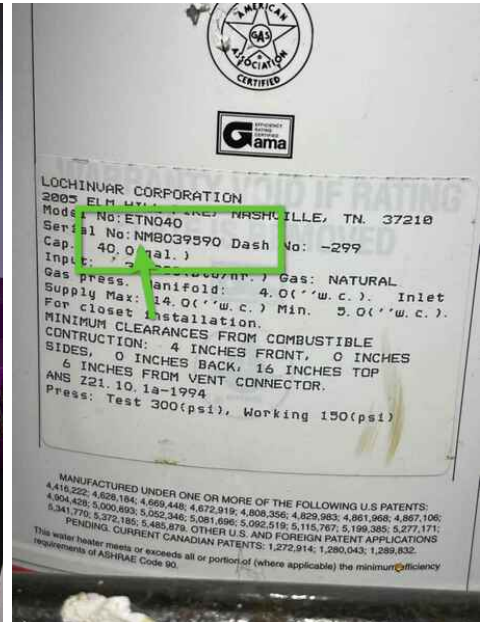
Plumbing Reference Pictures



Main Gas Shutoff, Left Side of Building



Right Side Hot Water Tank



Right Side Hot Water Tank Age, 1996





Left Side Hot Water Tank



Left Side Hot Water Tank Age, 1996

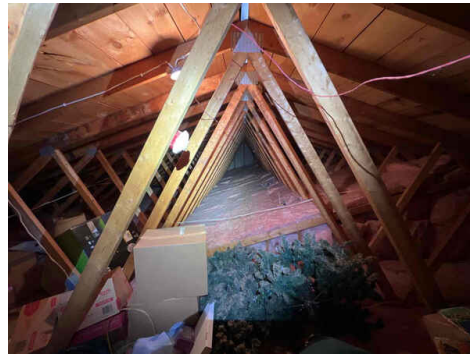


Main Water Shutoff Valve, Crawlspace

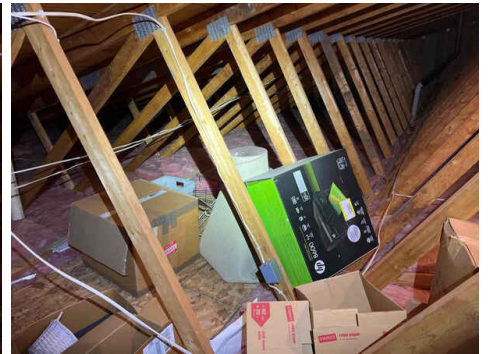
Attic Reference Pictures



Attic Example



Attic Example



Attic Example



Attic Insulation Example

Crawlspace Reference Pictures



Crawlspace Example



Crawlspace Example



Crawlspace Example