

Property Address: 21251 S. Lakeshore Blvd., Euclid, OH 44123

2025-Dec-22



Category	Description	Suggested repair response [Do, Allocate, No]	Comments: Contractor / agent	Comments: Inspector
Category 1: Lots and Grounds	3. Defective Steps/Stoops: Concrete & Brick Veneer - The bottom step of the front stoop has a riser height of approx. 12." Per current residential standards a step riser should not exceed 7 3/4" in height.	Do	on POS. Seller to provide violation clear	I recommend correction of this issue by a qualified contractor. This should be done to prevent fall hazards.
Category 2: Roofing System	5. Approximate Age: 3-5 Years	Allocate		
Category 2: Roofing System	12. Marginal Chimney: Brick - The chimney is structurally sound; however, minor mortar repairs (tuck pointing) are needed, especially along the upper sections of the chimney.	Do		I recommend that this is done to prevent water from making its way behind the brick which can lead to damage.
Category 3: Exterior	4. Defective Entry Doors: Wood - The side entry door lacks an exterior light fixture. Per current residential standards all exterior entry doors must have a light fixture mounted near the door.	Do		I recommend further evaluation and correction of this issue by a licensed electrician.
Category 3: Exterior	5. Defective Windows: Vinyl Double Hung - The home has newer vinyl double-hung replacement windows installed; however, several units were observed to have failed thermal seals, as evidenced by visible condensation or fogging between the panes. This condition reduces energy efficiency and clarity. A qualified window contractor or glazing professional should further evaluate all windows and perform correction or replacement of all problematic units as needed.	Do		
Category 3: Exterior	9. Defective Exterior Electric Outlets: None Present - The home lacks an exterior electrical receptacle. Current residential standards require at least one exterior GFCI-protected outlet.	Do		I recommend the addition of an outlet to meet this standard.
Category 3: Exterior	10. Marginal Hose Bibs: Gate -	No		I recommend upgrading the exterior hose bibs to modern frost proof bibs. This work should be performed by a licensed plumber.

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Category 4: Garage	4. Defective Door Opener: Mechanized - The overhead garage door opener responded to controls at the time of inspection; however, photoelectric safety sensors were not properly installed, and the garage door was disconnected, which limited complete operational testing. A qualified garage door contractor should install photoelectric sensors, reconnect the door, and confirm proper operation of the system prior to closing.	Do		
Category 4: Garage	6. Acceptable Roof: Asphalt Shingle - At the time of inspection, the garage roof was largely snow covered, which limited a complete visual assessment. However, snow was cleared in two representative areas, and the roofing installation observed in those locations was consistent with that of the main dwelling and appeared to be in good condition. Based on visible materials, installation characteristics, and overall condition, the garage roof covering is estimated to be approximately 3-5 years of age. Concealed conditions may exist in areas that were not visible due to snow cover.	Allocate		
Category 4: Garage	14. Defective Downspouts: Aluminum - The downspouts lack proper extensions. I recommend that extensions/leaders are added so that the downspouts extend at least 6' from the home.	Do		This should be done to ensure that water is properly shed away from the home's foundation.
Category 5: Air Conditioning	1. Not Inspected A/C System Operation: Not Inspected - When outside ambient air temperatures are below 60 degrees running the exterior air conditioning unit can damage the compressor. For this reason I was unable to test/inspect the unit.	No		I recommend that you inquire with the seller to ensure the unit was operational during the last cooling season.
Category 5: Air Conditioning	5. Area Served: Whole Home Approximate Age: 19 Years	Allocate		

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Category 7: Heating System	1. Marginal Heating System Operation: Functional at the Time of Inspection – The furnace operated normally at the time of inspection; however, a notable accumulation of dust and debris was observed within both the burner and blower compartments. This condition suggests the unit has not been cleaned or serviced in some time. Recommend a full cleaning and servicing by a licensed HVAC contractor to ensure proper performance and longevity.	Do		
Category 7: Heating System	4. Area Served: Whole Home Approximate Age: 5 Years	Allocate		
Category 7: Heating System	7. Defective Blower Fan/Filter: Direct Drive with Disposable Filter –	Do		I recommend replacing the furnace filter. This should be done as a routine maintenance item going forward.
Category 7: Heating System	8. Marginal Distribution: Metal Duct – The tape material found on sections of the basement ductwork appears to be an asbestos containing material.	Do		
Category 7: Heating System	12. Not Inspected Humidifier: April-Aire – Due to the time it would take to fully evaluate the functionality of a whole home humidifier it is impossible to fully inspect the unit during a point in time inspection.	No		
Category 8: Plumbing Service	1. Defective Service Line: Copper – At the time of inspection, the home’s water supply was shut off and the main supply line was disconnected, as the plumbing system had been winterized. As a result, the water supply system could not be operated or fully evaluated. Prior to closing, a licensed plumbing contractor should reconnect the main water supply, restore service, and verify proper operation of the water distribution system, including confirming the absence of leaks or related deficiencies once the system is returned to normal service.	No	Eric completed inspection and no issue	

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Category 8: Plumbing Service	4. Marginal Drain Pipes: PVC and Cast Iron – Initial signs of corrosion and pitting were observed at the cast iron kitchen drain stack. While no active leakage was noted at the time of inspection, this condition can indicate age-related deterioration. The affected piping should be monitored, and further evaluation or repair should be performed by a licensed plumbing contractor as needed.	Do		
Category 8: Plumbing Service	7. Defective Gas Service Lines: Black Pipe – The gas supply line serving the basement laundry area was not properly secured. While no active leakage was noted at the time of inspection, the piping should be adequately supported to reduce the risk of movement or damage. Correction should be performed by a licensed plumbing or HVAC contractor as appropriate.	Do		
Category 9: Hot Water Tank	1. Not Inspected Water Heater Operation: Could Not Inspect Due to No Water/Natural Gas Supply – The water heater could not be inspected or operated at the time of inspection due to the absence of both water and natural gas supply to the unit. As a result, the condition and functionality of the water heater could not be fully evaluated. Once utilities are restored, the unit should be operated and verified for proper function by a licensed plumbing contractor prior to closing.	No	Eric completed inspection and no issue	
Category 9: Hot Water Tank	4. Approximate Age: 5 Years Area Served: Whole Home	Allocate		
Category 9: Hot Water Tank	6. Defective Water Lines: Flexible – The water heater’s water supply lines are flexible connectors which have been installed in close proximity to the unit’s flue pipe. Due to the high temperatures the flue pipe can reach,	Do		I recommend replacement with solid copper piping to prevent potential issues. This work should be performed by a licensed plumber.

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Category 10: General Plumbing Findings	1. Defective Finding Location: 1st Level Bathroom – An S-trap configuration was observed at the first-level bathroom vanity. This type of trap is prone to siphoning, which can allow sewer gases to enter the living space. The drain configuration should be corrected by a licensed plumbing contractor to provide a proper trap arrangement and ensure reliable drainage.	No		
Category 10: General Plumbing Findings	2. Marginal Finding Location: Basement Bathroom – The basement bathroom shower stall lacked a functional showerhead and had no active plumbing supply at the time of inspection. If use is desired, a licensed plumbing contractor should restore the water supply, install a proper showerhead, and verify normal operation prior to closing.	No		
Category 10: General Plumbing Findings	3. Defective Finding Location: Basement Laundry Area – The standpipe drain serving the clothes washing machine was not properly installed. This condition may affect proper drainage and could contribute to leakage or overflow. Correction should be performed by a licensed plumbing contractor to ensure proper installation and reliable operation.	Do		
Category 11: Electrical Service	3. Defective 120 VAC Branch Circuits: Copper – The wall switches intended to control the ceiling fan/light fixtures in the kitchen and the first-level rear left bedroom did not operate the fixtures at the time of inspection. The switches appear to be battery-powered, and proper voltage was detected at the fixtures. Further evaluation and correction should be performed by a qualified electrician to restore normal operation.	Do		

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Category 11: Electrical Service	5. Defective Conductor Type: A Mix of Knob-and-Tube and Non-metallic Sheathed Cable – The home has a mix of newer non-metallic sheathed conductors and ungrounded circuits which are serviced by knob-and-tube (KNT) wiring. While the presence of KNT wiring is not problematic on its own, it is considered to be an antiquated wiring system. The best practice would be to remove the KNT and rewire those circuits with modern romex-style wiring; however, this is not always cost effective, and with the electrical upgrades which have already been performed, it may not be necessary.	No		
Category 14: Interior	1. Marginal Finding Location: Basement and 2nd Level – The 9” x 9” floor tiles installed in the basement and 2nd level storage closet appear to be an asbestos containing material. Lab testing would be the only way to confirm whether or not this material is asbestos containing. The material will not pose a health concern unless the materials are disturbed/damaged and the asbestos fibers become airborne. The basement tiles are in generally good condition, however, damaged sections were noted inside the second level storage closet.	Do		
Category 14: Interior	2. Marginal Finding Location: Basement Foundation Walls – Signs of residual moisture intrusion (efflorescence) were noted along the visible sections of the basement foundation walls. Typically this level of moisture can be managed by maintaining the home’s gutters and downspouts as well as maintaining proper soil grading at the exterior foundation walls. Proper soil grading should be a 6” drop for every 10’ away from the home. The walls have also been coated in a moisture controlling paint which is not uncommon for a foundation of this age and material. It is recommended that you also maintain this paint coating to help reduce residual moisture.	Do		

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Category 16: Attic	10. Defective Bathroom Fan Venting: Electric Fan - The 1st floor bathroom's exhaust fan is venting directly into the attic space. This can allow excessive moisture into the attic space which can lead to issues with mold/mildew. I recommend improvements are made so that this fan vents directly to the home's exterior.	Do		
Category 18: Appliances	Purchase Fridge and Stove	Do		
Category 18: Appliances	2. Not Inspected Clothes Washer and Dryer: Present But Not Fully Installed	No	there is almost always a spot in the glass block windows when they are replaced. I checked pictures but, have none of that window. I will be sure a vent location is provided for tenant.	
Category 19: Smoke and Carbon Monoxide Detectors	1. Defective Smoke Detectors: Battery Operated - Smoke detectors were observed to be installed in appropriate locations; however, one or more units were "chirping" at the time of inspection, which typically indicates a low battery or end-of-life condition. The affected detector(s) should be serviced or replaced as needed to ensure proper operation.	Do		
Category 19: Smoke and Carbon Monoxide Detectors	2. Defective CO Detectors: Battery Operated - Carbon monoxide (CO) detection was observed at the first level only. Additional CO detectors are recommended in the basement and at the second level to provide more complete coverage. Installation should be performed in accordance with manufacturer instructions and current safety standards.	Do		

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City Violations	Seller to provide violation clear	No		