

Summary



 Safety



 Repair



 Monitor



 Inspectify Flag

Repair Estimate







\$5,300 - \$8,000

Property Information


Home Type:	Single Family
Year Built:	1854
Roof Type:	Asphalt
Roof Age:	15 To 25 Years Old
Construction Type:	Wood Frame
Heating Energy Source:	Gas
Heating Type:	Forced Air Furnace
Electrical Branch Wiring:	Romex
Panel Rating:	100 Amp

Deficiencies




Roof

Severity	Details	Images	Remedy	Estimate
 Repair	Recommend installing rain cap & screen		Install a spark/rain cap	\$320 - \$480
 Repair	The downspout was missing a section(s). Repair/replacement recommended		Add/attach downspouts to existing gutters	\$100 - \$150
 Repair	Gutters on only a portion of the house,	 	Replace section(s) of gutters	\$400 - \$600





Basement, Foundation, Crawlspace & Structure







Severity	Details	Images	Remedy	Estimate
 Repair	Foundation walls were showing efflorescence and dried moisture stains. This should be considered common for basements in this climate that do not have a waterproofing system. Maintaining a proper soil pitch at the exterior perimeter of the foundation, as well as keeping the gutters & drain tiles clean will give rainwater its best opportunity to move away from the foundation. Informational item		Clean efflorescence, consider sealing, and evaluating where moistue is coming from	\$360 - \$540





Exterior







Severity	Details	Images	Remedy	Estimate
 Repair	Siding had some damage, recommend repairing/replacing damaged sections. -flaking paint at the siding is in need of scraping and painting maintenance	 	Paint exterior section(s)	\$1,200 - \$1,800



Doors, Windows & Interior

Severity	Details	Images	Remedy	Estimate
<div> Repair</div>	Handrail missing, potential safety issue. Recommend installing handrail. -damaged treads at the basement stairs were in need of repairs/replacement		Railing needs to be installed	\$400 - \$600
<div> Monitor</div>	Caulk or grouting recommended in tub area		Caulk shower enclosure	\$120 - \$180



Severity	Details	Images	Remedy	Estimate
<div> Monitor</div>	Aulk or grouting recommended in tub area		Caulk shower enclosure	\$40 - \$60
<div> Repair</div>	Window at the bedroom does not stay open. Repair(s)/replacement recommended for safety considerations		Replace window hardware	\$200 - \$300
<div> Repair</div>	The interior window was not functional. Repairs/replacement recommended		Repair or replace sash springs	\$200 - \$300

Severity	Details	Images	Remedy	Estimate
 Repair	Toilet bowl is loose recommend repair		Re-attach toilet and caulk at base	\$240 - \$360
 Repair	<p>3899 e. 99th st, cleveland , oh 44105 page 18</p> <p>photos main gas shutoff/meter water heater #1 n/a</p> <p>general brand name: rheem serial #: capacity: 40 gal approx. Age: 2 years type x gas electric oil lp other: combustion air venting present x yes no n/a seismic restraints needed x yes no n/a relief valve x yes no extension proper: x yes no missing recommend repair improper material vent pipe n/a x satisfactory pitch proper improper rusted recommend repair condition x satisfactory marginal poor comments -the water heater was missing a drip tube at the relief valve. Replacement recommended for safety considerations. -the water heater exhaust pipe is damaged and has holes. Repairs/replacement recommended. Photos water heater information tag -the water heater was missing a drip tube at the relief valve. Replacement recommended for safety considerations. -the water heater exhaust pipe is damaged and has holes. Repairs/replacement recommended. This confidential report is prepared exclusively for rocketoffr llc © 2021 the home detective 3899 e. 99th st, cleveland , oh 44105 page 18 photos main gas shutoff/meter water heater #1 n/a general brand name: rheem serial #: capacity: 40 gal approx. Age: 2 years type x gas electric oil lp other: combustion air venting present x yes no n/a seismic restraints needed x yes no n/a relief valve x yes no extension proper: x yes no missing recommend repair improper material vent pipe n/a x satisfactory pitch proper improper rusted recommend repair condition x satisfactory marginal poor comments -the water heater was missing a drip tube at the relief valve. Replacement recommended for safety considerations. -the water heater exhaust pipe is damaged and has holes. Repairs/replacement recommended. Photos water heater information tag -the water heater was missing a</p>		Install water heater discharge pipe	\$100 - \$150



Severity	Details	Images	Remedy	Estimate
 Repair	Drain is leaking - recommend repair and/or replacement		Replace flex drain	\$140 - \$210
 Repair	He water heater exhaust pipe is damaged and has holes. Repairs/replacement recommended		Repair or install water heater flue	\$100 - \$150
 Monitor	The bathroom sink drain showed sign of back-up, recommend repair		Clear clogged drain	\$160 - \$240

Severity	Details	Images	Remedy	Estimate
 Repair	Toilet bowl is loose recommend repair		Re-attach toilet and caulk at base	\$240 - \$360


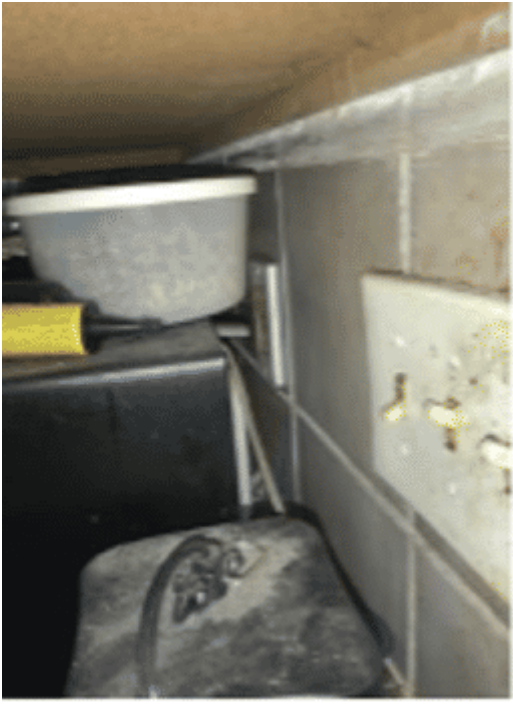
Built-In Appliance

Severity	Details	Images	Remedy	Estimate
 Repair	He dishwasher was not functional at the time of the inspection. Further review from a qualified handyman is recommended		Repair or replace dishwasher	\$440 - \$660

Attic, Insulation & Ventilation

Severity	Details	Images	Remedy	Estimate
 Repair	Recommend venting exhaust fan to exterior to allow the moist air from the shower/bath to vent to the exterior, opposed to the attic which can cause mold like growths. Repairs recommended for safety considerations		Extend vent to terminate outside	\$440 - \$660

Electrical

Severity	Details	Images	Remedy	Estimate
 Repair	Ground-fault outlet was not operating properly, won't trip recommend replacing for safety considerations		Replace GFCI	\$100 - \$150