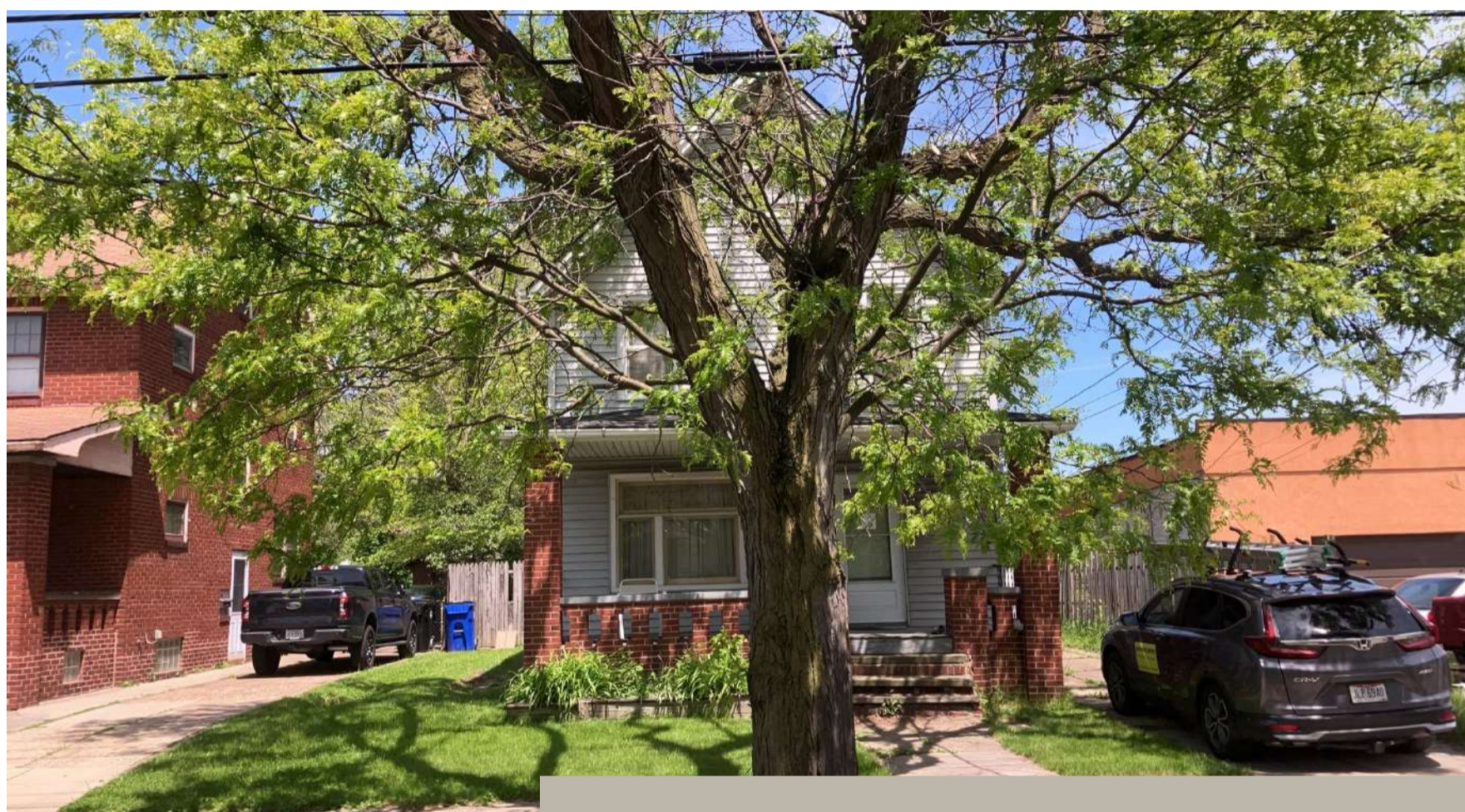















# 11732 Triskett Rd Cleveland, Ohio 44111

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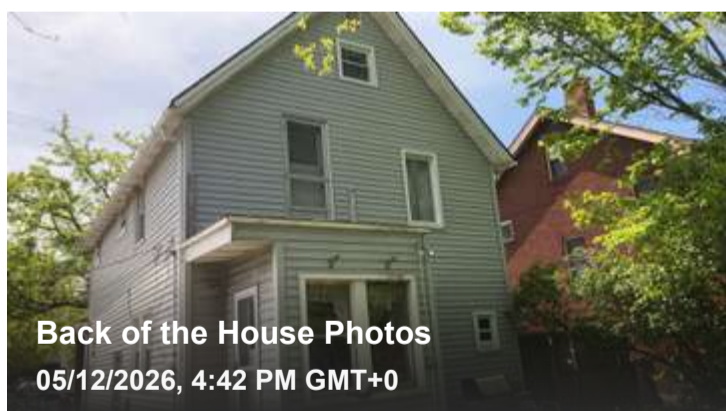
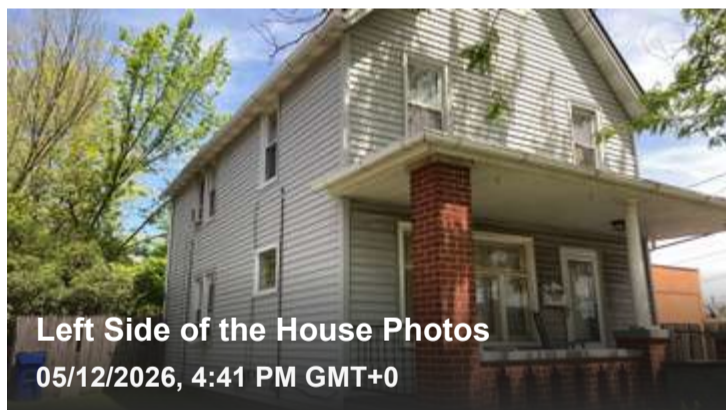
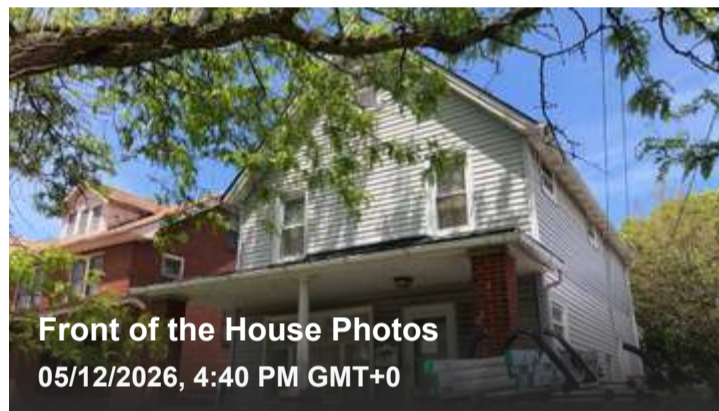
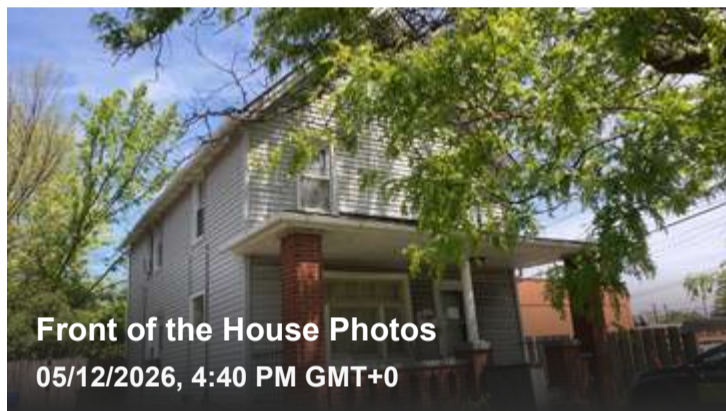
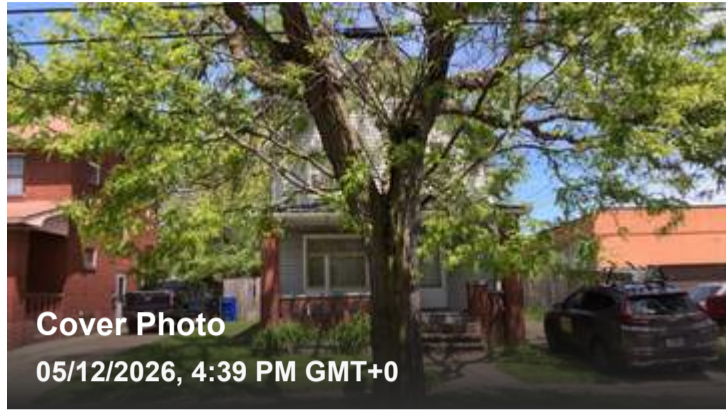
Client	<b>Josh Usher</b>
Type	<b>Major System Plus Report</b>
Scheduled	<b>May 12, 2026, 12:00 PM EDT</b>
Completed	<b>May 12, 2026, 1:16 PM EDT</b>

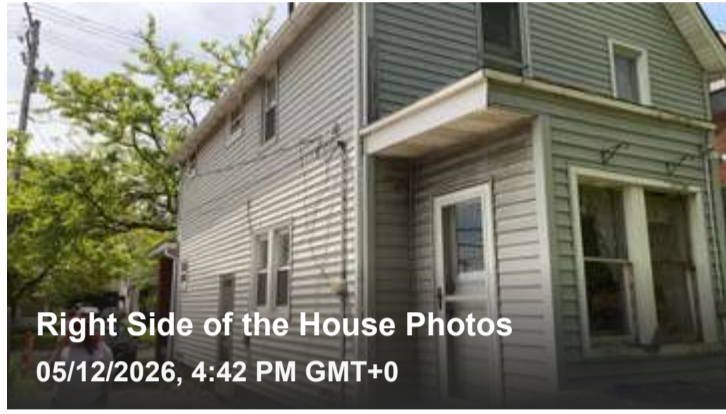
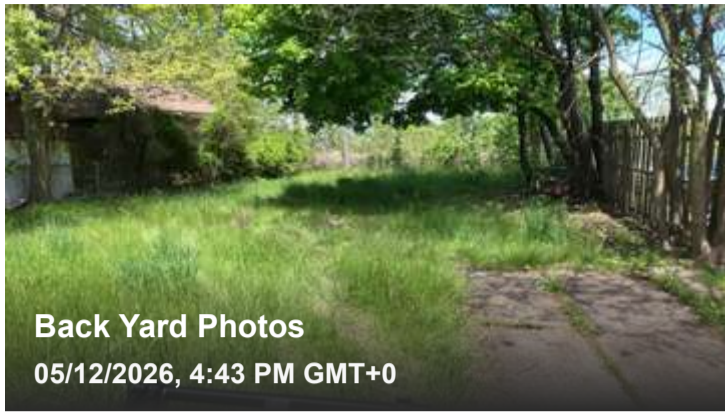
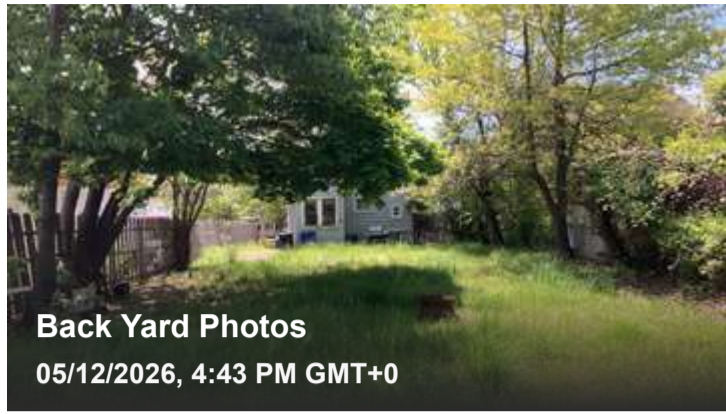
 **5 repair**
 **2 monitor**
 **6 limitation**

System	Subsystem	Issues identified
Roof	Coverings	 <u>Tree Overhanging the Roof</u>
Structural	Foundation	 <u>Damaged Brick Mortar</u>
		 <u>Minor Foundation Cracks</u>
	Unfinished Basement	 <u>Basement Walls &amp; Ceilings in Poor Condition</u>
Plumbing	Drainage	 <u>Damaged Cast Iron Drain Line</u>
	Water Heater	 <u>Missing Expansion Tank for Water Heater</u>
		 <u>Missing Water Heater Drip Pan</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Main Panel Wiring Type: No Access</u>
		 <u>Main Panel Amperage Rating: Not Present</u>
		 <u>Electrical Main Panel Condition: No Access</u>
	Branch Wiring	 <u>Inadequate Workspace at Panelboard</u>
	Smoke / Carbon Monoxide Detectors	 <u>Smoke Detector Type: Not Present</u>
		 <u>Carbon Monoxide Detector Type: Not Present</u>

## Home Inspection Details

## Home Inspection Details photos / videos





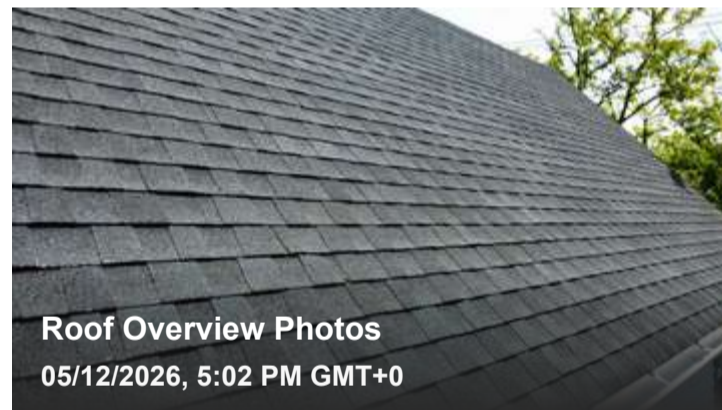
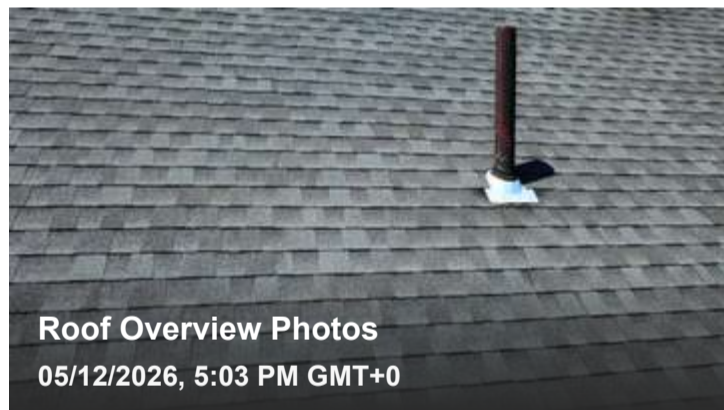
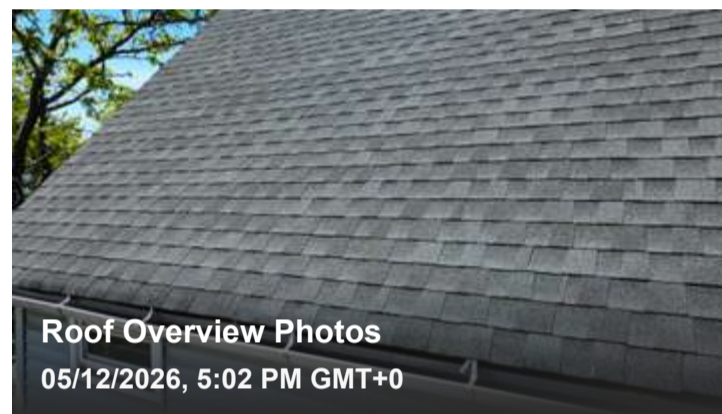
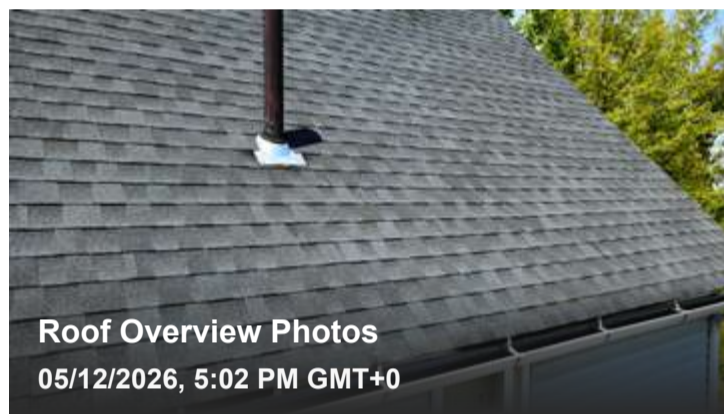
Roof  1 Issue

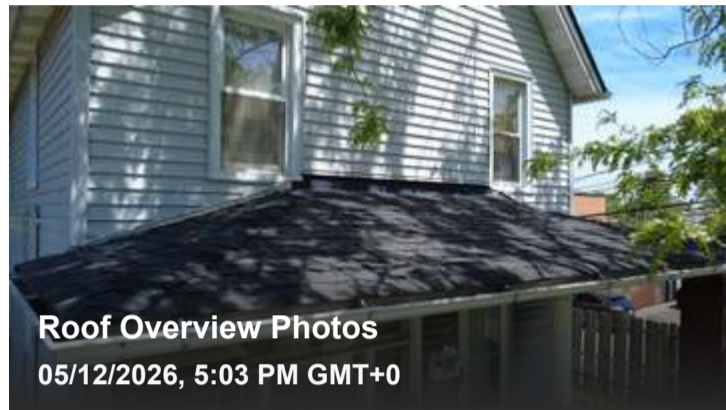
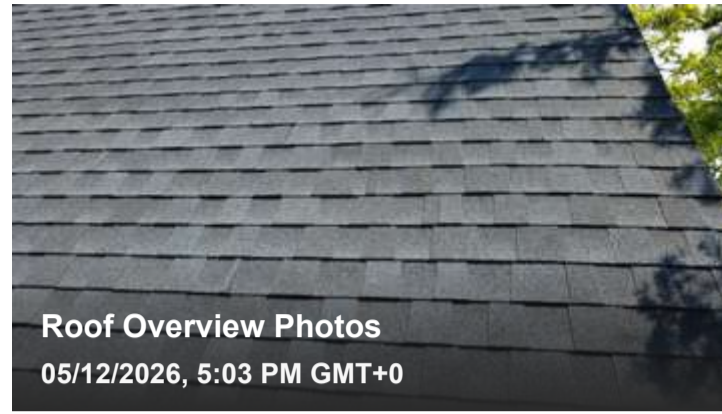
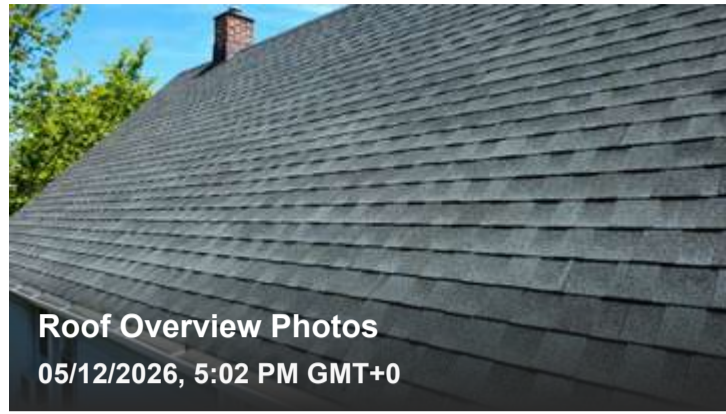
General  No issues

Roof Inspection Method

**Drone**

### General photos / videos





## Coverings 🕒 1 Issue

Roof Covering Material(s)

**Asphalt**

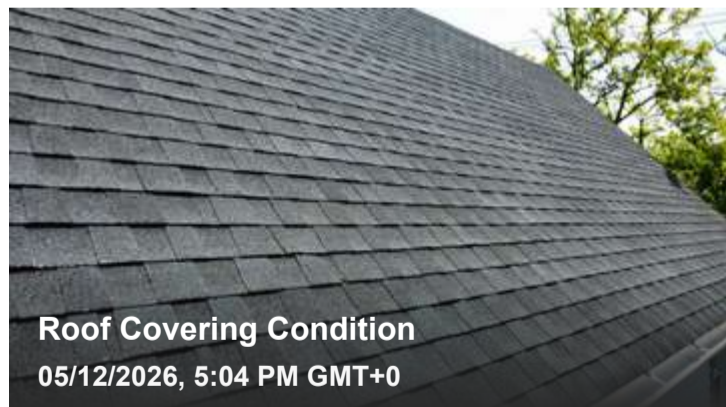
Roof Covering Condition

**Good (Cosmetic Issues Only)**

Roof Layers

**1 layers**

### Coverings photos / videos



 **Repair deficiency**

### Tree Overhanging the Roof

One or more tree branches(s) are overhanging the roof. Recommend repairs or replacing by a qualified professional.

Coverings photos / videos

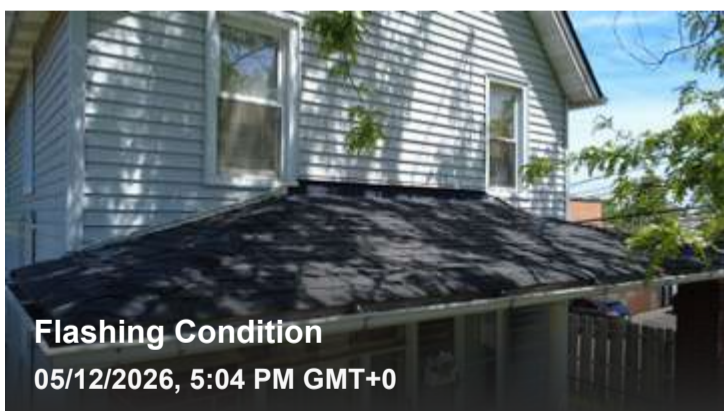
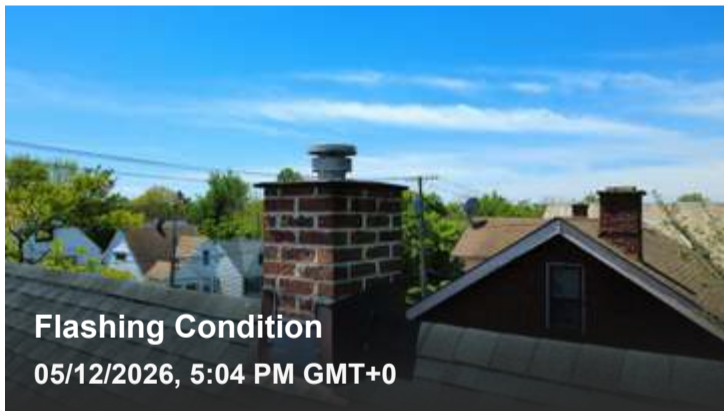


Flashing  No issues

Flashing Condition

**Good (Cosmetic Issues Only)**

Flashing photos / videos



**Chimneys** ✓ **No issues**

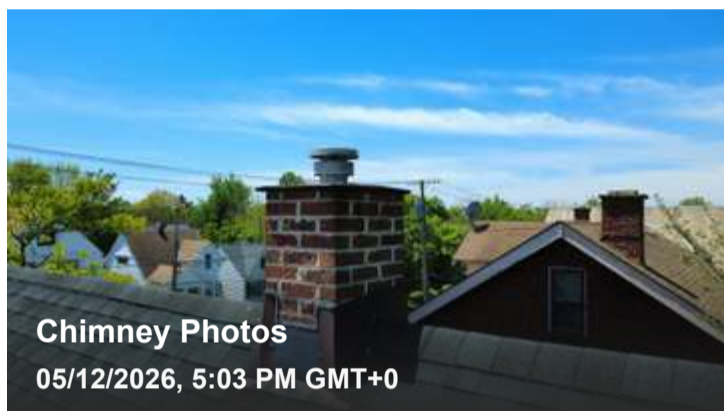
Chimney Condition

**Good (Cosmetic Issues Only)**

Chimney Cap

**No Cap Needed**

Chimneys photos / videos



**Vents**  Not present

**Skylights**  Not present

# Structural 🔍 3 Issues

## Foundation 🔍 2 Issues

Foundation Type

**Block, Brick, Poured Concrete**

Foundation Condition

**Fair (Some Repairs)**

### Foundation photos / videos



### Repair deficiency

#### Damaged Brick Mortar

The mortar is cracked / damaged in one or more areas. Recommend repairs or replacing by a qualified professional.

### Foundation photos / videos



 Monitor deficiency

### Minor Foundation Cracks

One or more areas of the foundation have minor cracking. Recommend repairs or replacing by a qualified professional.

#### Foundation photos / videos



**Crawl Space**  Not present

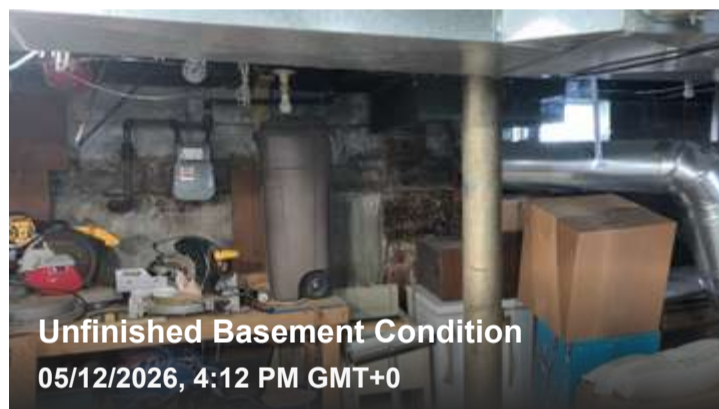
**Finished Basement**  Not present

**Unfinished Basement**  1 Issue

Unfinished Basement Condition

**Fair (Some Repairs)**

### Unfinished Basement photos / videos



 **Repair deficiency**

### Basement Walls & Ceilings in Poor Condition

The basement walls & ceilings are in poor condition. Recommend repairs or replacing by a qualified professional.

Unfinished Basement photos / videos



# HVAC

Heating ✓ No issues

Heating System Type(s)

**Forced Air**

Heating Energy Source

**Gas**

Heating Equipment Condition

**Good (Cosmetic Issues Only)**

Heating System Appliance Tag Photo

## Furnace/Air Handler

 Beta Feature

Recall status

**No**

Manufacture date

**May 2000**

Expected life

**20 years**

Model number

**58PAV090-14**

Brand

**Carrier**

Age

**26.04 years**

Estimated remaining life

**0 years**

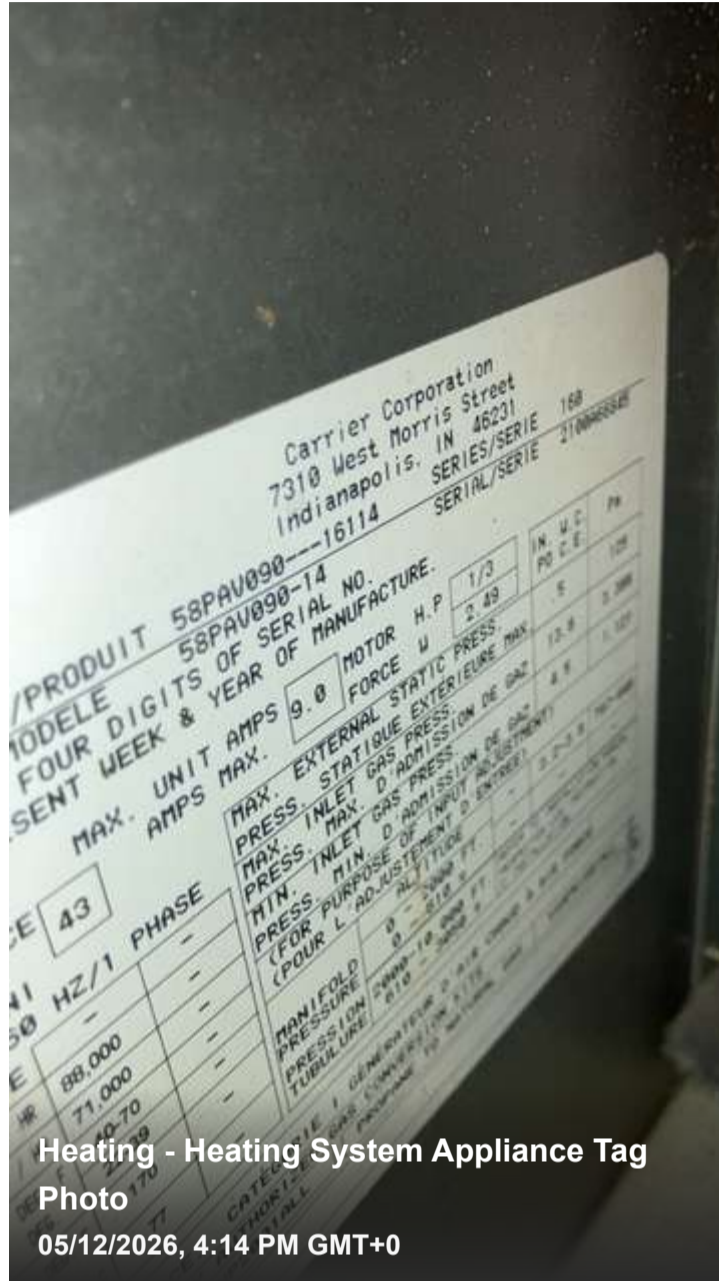
Serial number

**2100A66143**

Heating photos / videos



Heating - Heating System Appliance Tag  
Photo  
05/12/2026, 4:13 PM GMT+0



Heating - Heating System Appliance Tag  
Photo  
05/12/2026, 4:14 PM GMT+0

Cooling  Not present

# Plumbing 🔍 3 Issues

## Main Water Supply ✓ No issues

Water Source

**Public**

Water Pressure

**60 psi**

Water Shut-off Observed

**Yes**

Water Shut-off Location

**Basement**

### Main Water Supply photos / videos



**Drainage**  **1 Issue**

Drainage System Condition

**Fair (Some Repairs)**

Main Drain Material(s)

**Iron**

Drainage photos / videos



 **Monitor deficiency**

**Damaged Cast Iron Drain Line**

The cast iron drain lines may be damaged. Recommend repairs or replacing by a qualified professional.

Drainage photos / videos



**Water Supply, Distribution Systems, and Fixtures**

✓ No issues

Supply Material(s)

**Copper**

Supply Plumbing Condition

**Good (Cosmetic Issues Only)**

Water Supply, Distribution Systems, and Fixtures photos /

videos



# Water Heater 2 Issues

Water Heater Brand

**Rheem**

Water Heater Capacity

**40 gallons**

Water Heater Location

**Basement**

Water Heater Condition

**Fair (Some Repairs)**

Water Heater Appliance Tag Photo

## Water Heater - Gas

 Beta Feature

Recall status

**No**

Manufacture date

**December 2019**

Expected life

**10 years**

Model number

**XG40T06EC36U1**

Brand

**Rheem**

Age

**6.45 years**

Estimated remaining life

**3.55 years**

Serial number

**A491910635**

## Water Heater photos / videos



 **Repair deficiency**

### Missing Expansion Tank for Water Heater

There is no expansion tank for the water heater. Recommend repairs or replacing by a qualified professional.

## Water Heater photos / videos



 **Repair deficiency**

### Missing Water Heater Drip Pan

There is no drip pan under the water heater. Recommend repairs or replacing by a qualified professional.

Water Heater photos / videos



Sewer  No issues

Sewer Type

**Public**

Sewer photos / videos

# Electrical 🔍 6 Issues

## Service Entrance Conductors ✓ No issues

Electrical Service Type

**Overhead**

Service Entrance Conductors photos / videos



## Electrical Panels, Grounding, Main Overcurrent Device



3 Issues

Electrical Main Panel Brand

**General Electric**

Main Panel Location

**Basement**

Main Panel Wiring Type

**No Access**

Main Panel Amperage Rating

**Not Present**

Electrical Main Panel Condition

**No Access**

Electrical Panels, Grounding, Main Overcurrent Device  
photos / videos



---

**⚠️ Limitation**

---

**Main Panel Wiring Type: No Access**

I cannot access the object / room. No workspace at panel

Limitation photos / videos

---

**⚠️ Limitation**

---

**Main Panel Amperage Rating: Not Present**

The object / room is not present. No main shutoff

Limitation photos / videos

---

**⚠️ Limitation**

---

**Electrical Main Panel Condition: No Access**

I cannot access the object / room.

Limitation photos / videos

---

**Branch Wiring** **🚫 Cannot inspect**

---

**⚠️ Limitation**

---

**Inadequate Workspace at Panelboard**

I observed inadequate workspace at the panelboard. A clear working space for accessing all of the electrical equipment is needed. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment.

---

Limitation photos / videos

## Smoke / Carbon Monoxide Detectors 🔍 2 Issues

Smoke Detector Type

**Not Present**

Carbon Monoxide Detector Type

**Not Present**

Smoke / Carbon Monoxide Detectors photos / videos

---

**⚠️ Limitation**

---

### **Smoke Detector Type: Not Present**

The object / room is not present.

Limitation photos / videos

---

**⚠️ Limitation**

---

### **Carbon Monoxide Detector Type: Not Present**

The object / room is not present.

Limitation photos / videos

# Interior

Interior Walkthrough ✓ No issues

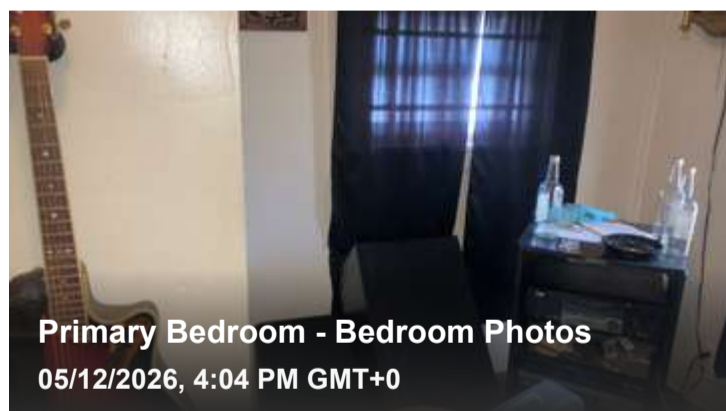
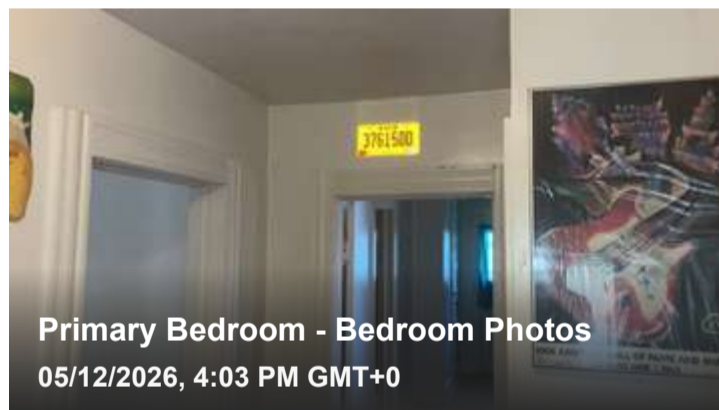
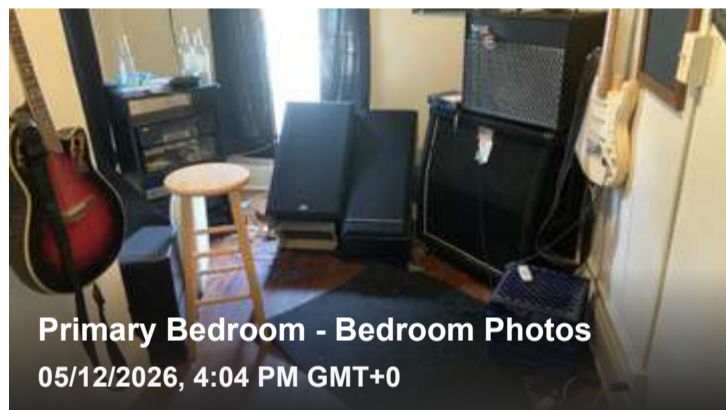
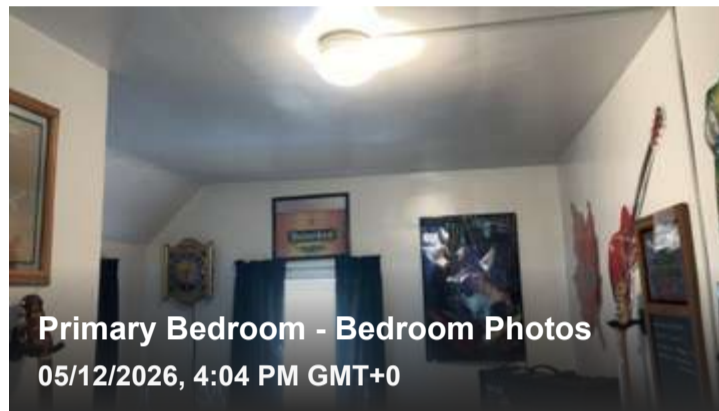
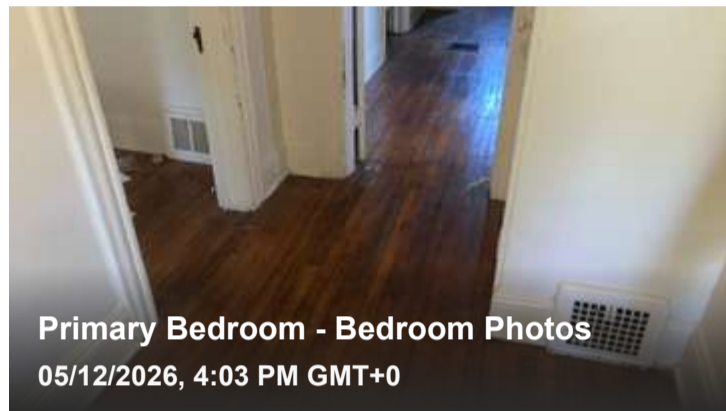
## Interior Walkthrough photos / videos



# Bedrooms

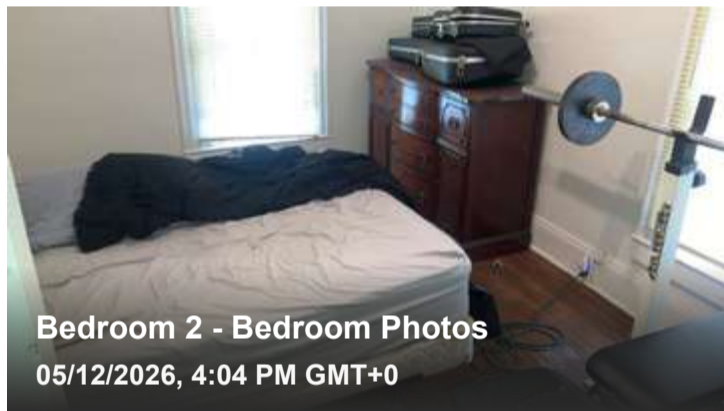
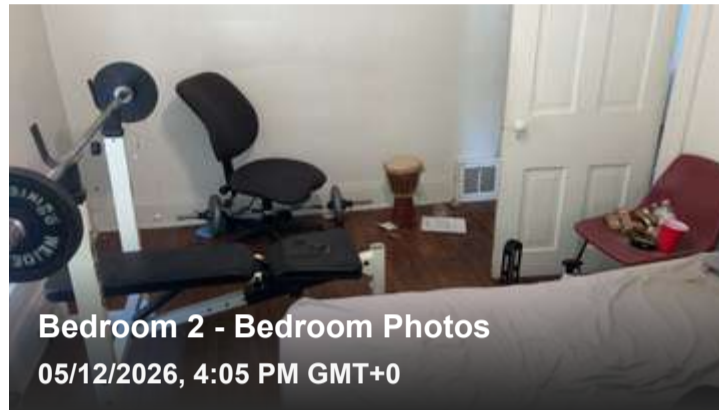
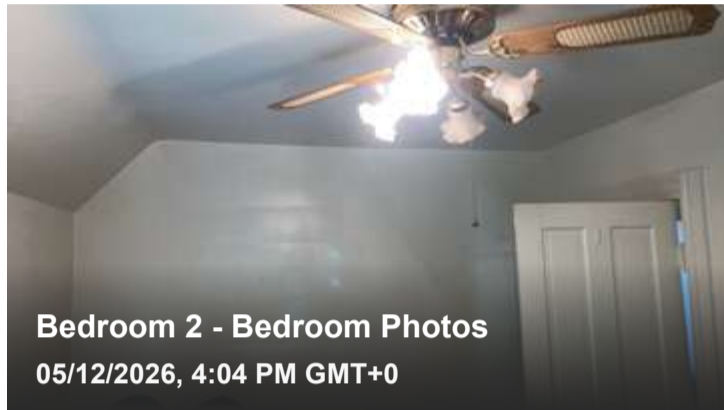
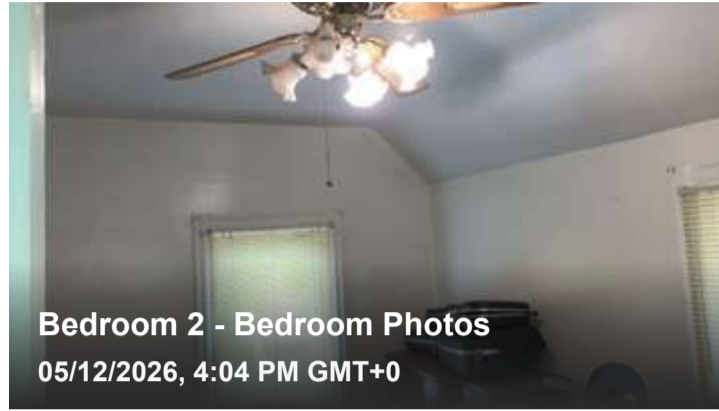
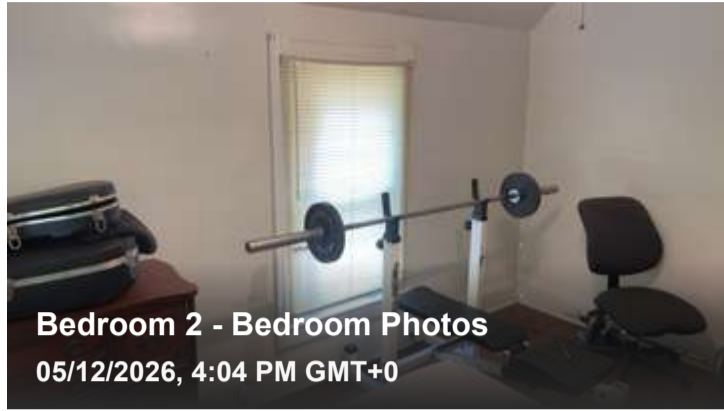
**Primary Bedroom** ✓ No issues

## Primary Bedroom photos / videos



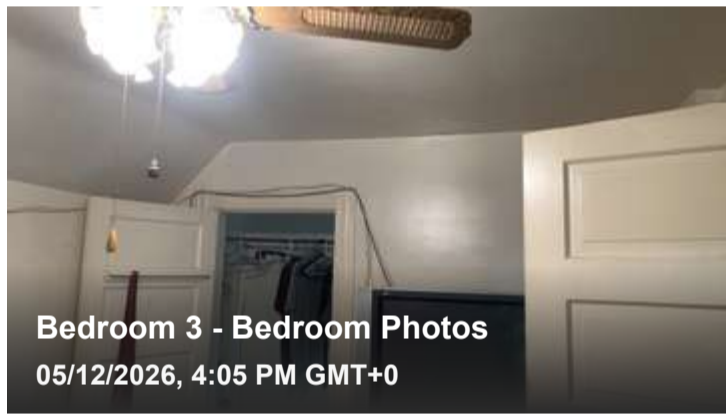
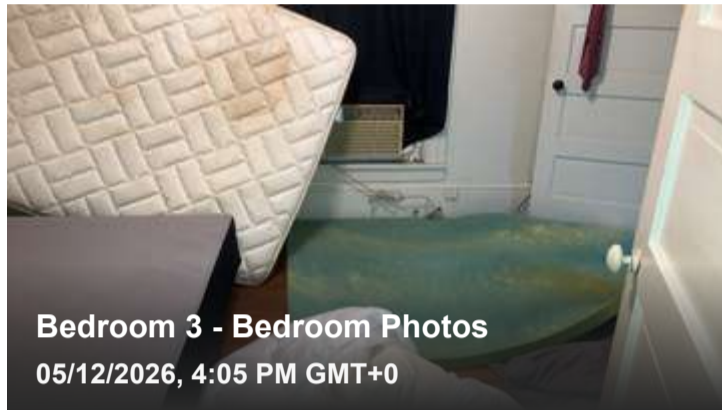
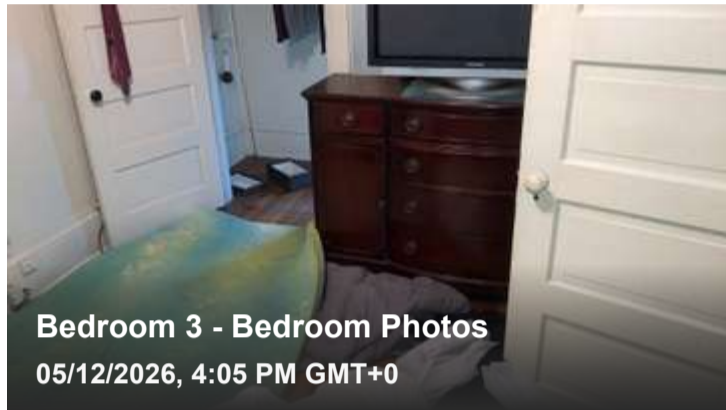
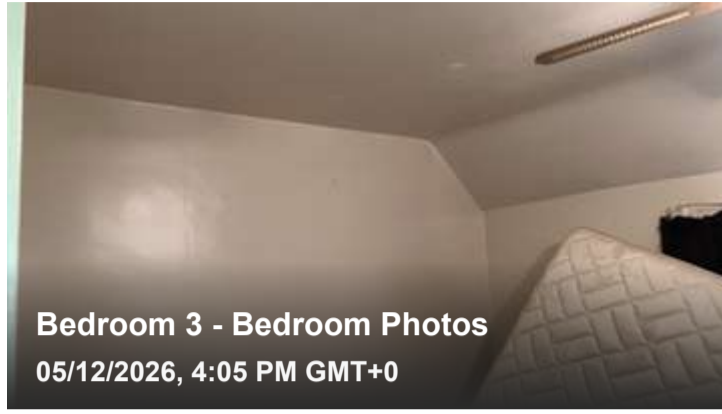
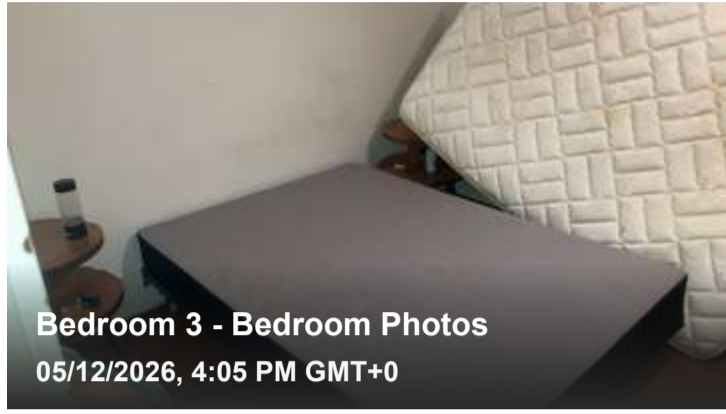
**Bedroom 2** ✓ No issues

## Bedroom 2 photos / videos



**Bedroom 3**  **No issues**

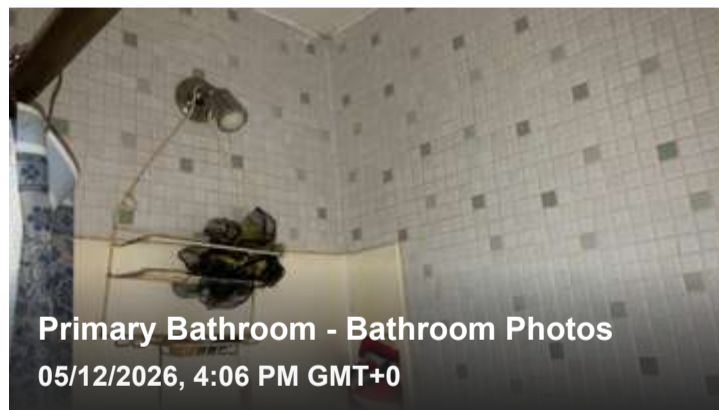
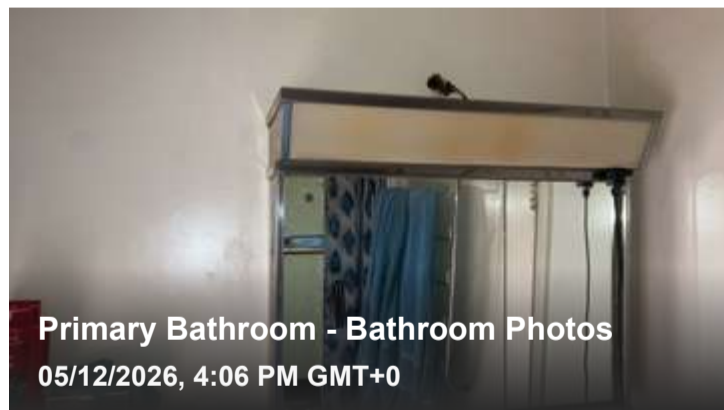
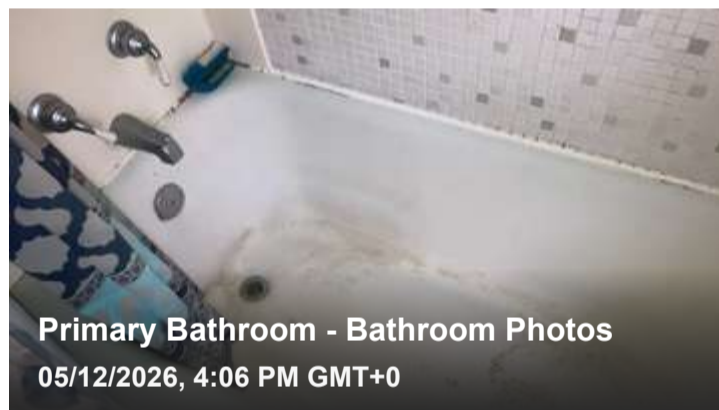
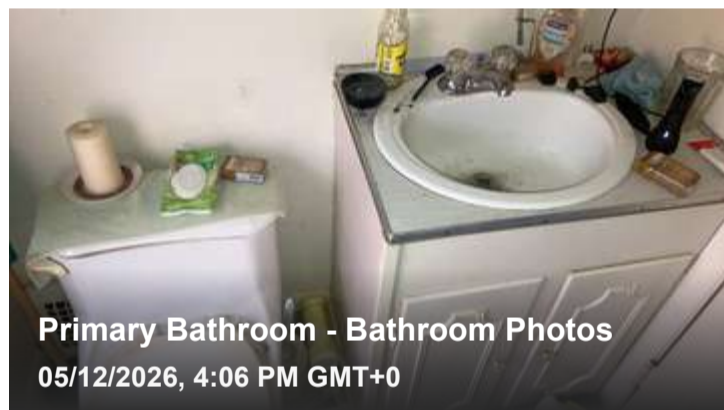
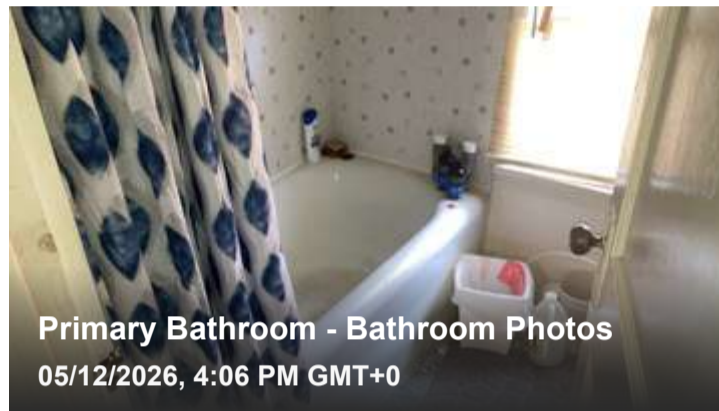
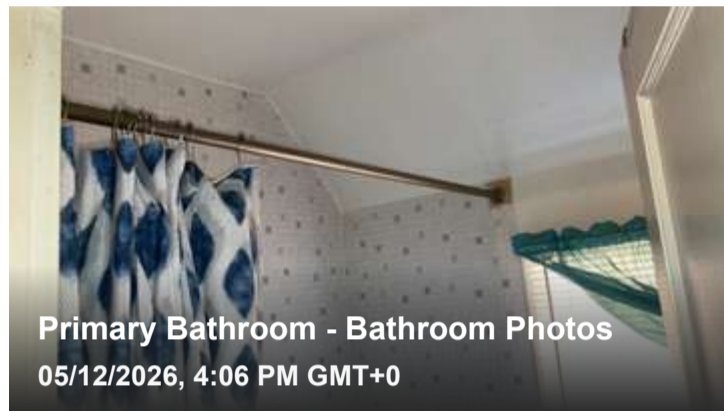
Bedroom 3 photos / videos



# Bathrooms

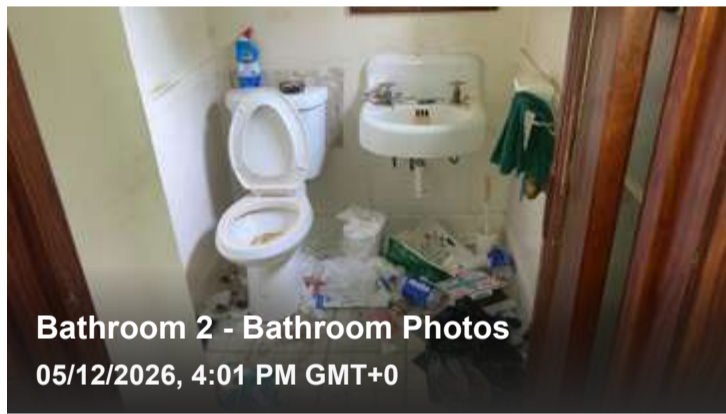
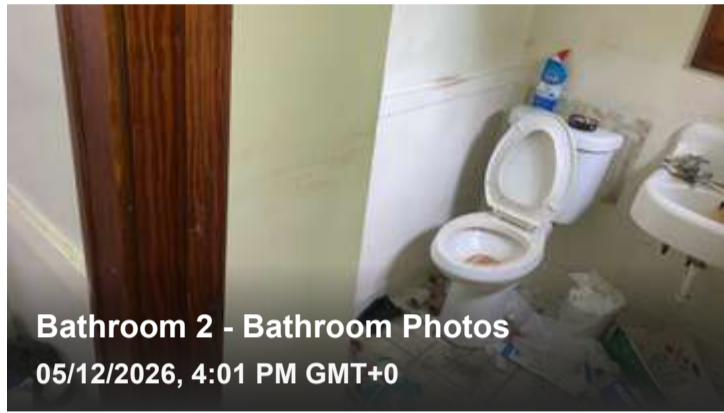
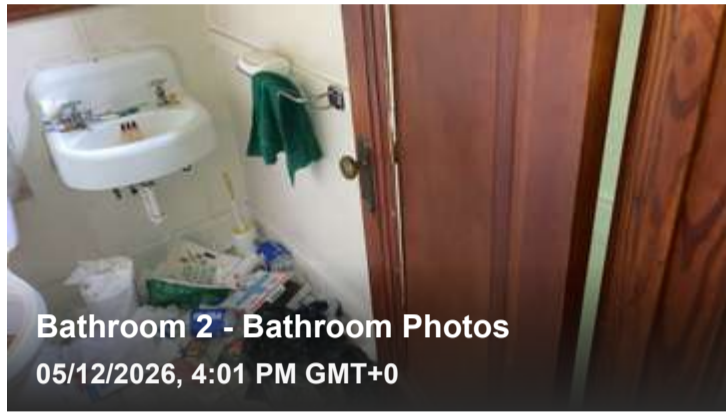
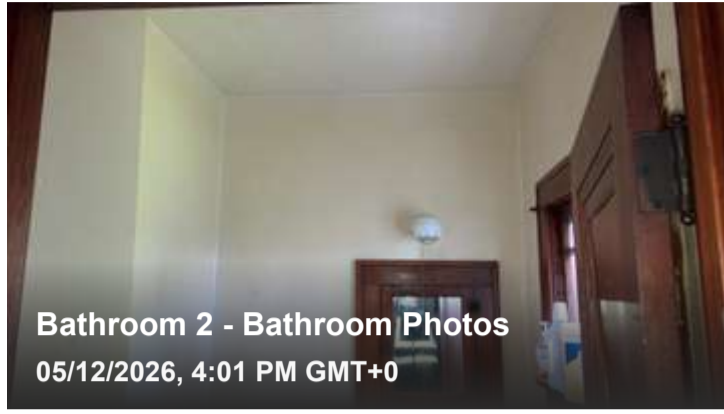
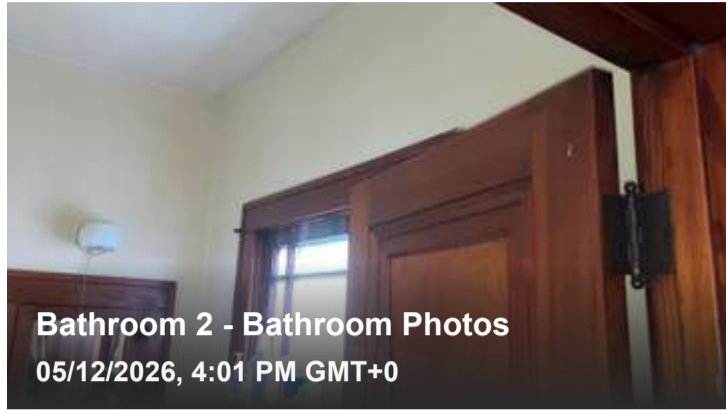
**Primary Bathroom** ✓ No issues

## Primary Bathroom photos / videos



**Bathroom 2** ✓ No issues

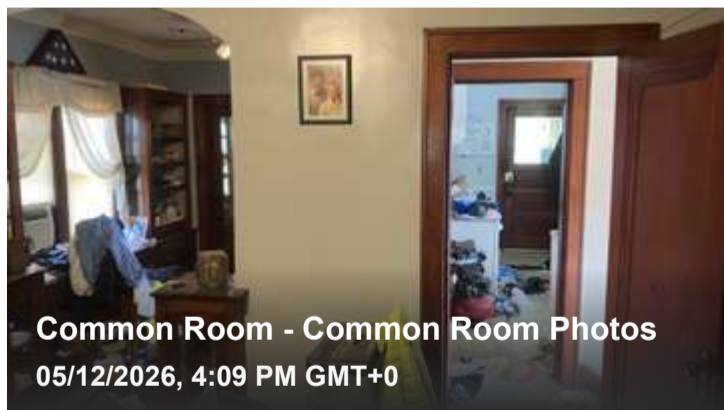
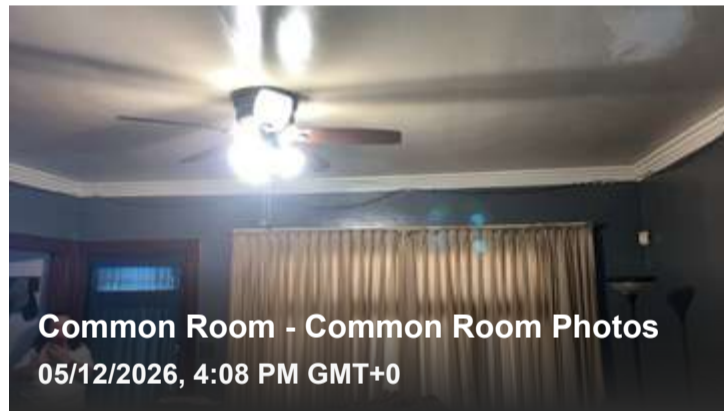
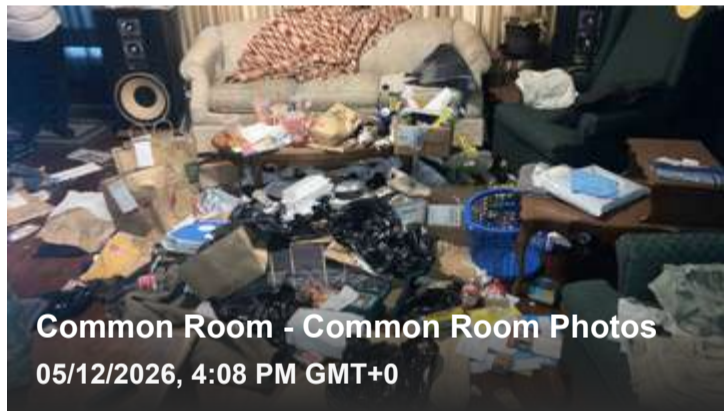
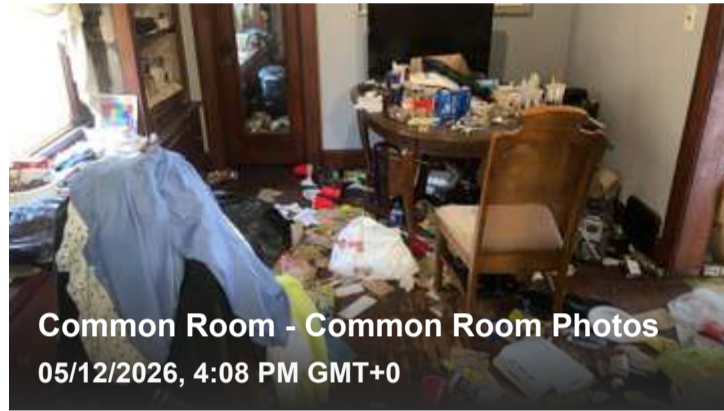
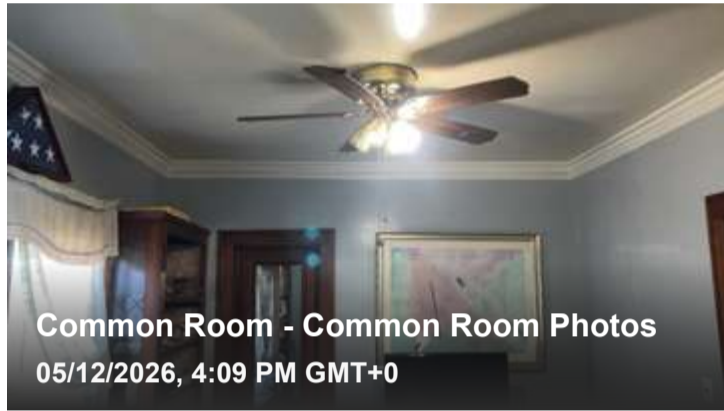
## Bathroom 2 photos / videos



# Common Rooms

Common Room ✓ No issues

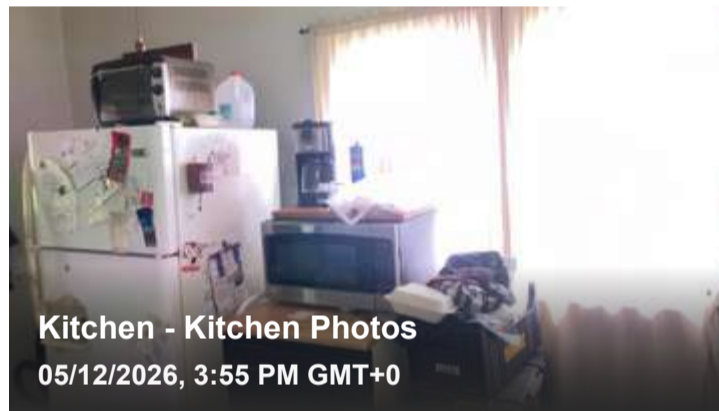
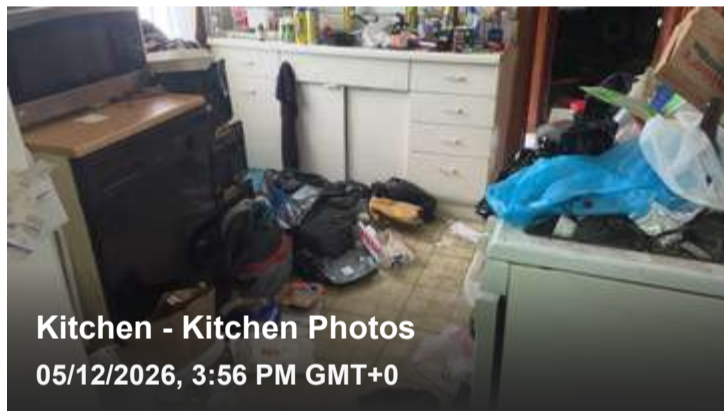
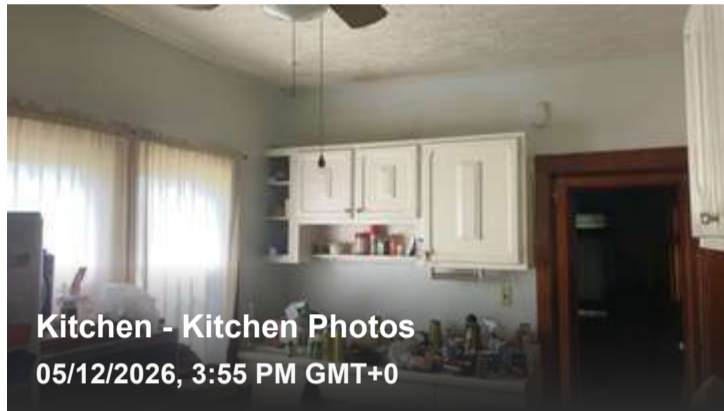
## Common Room photos / videos



# Kitchen

✓ No issues

## Kitchen photos / videos



# Dishwasher ✓ No issues

Dishwasher Appliance Tag Photo

**Dishwasher**

Recall status  
**No**

Expected life  
**12 years**

Brand  
**Kenmore**

Estimated remaining life  
**0 years**

Manufacture date  
**September 1995**

Model number  
**665.1765995**

Age  
**30.71 years**

Serial number  
**FE3703802**

Beta Feature

Dishwasher photos / videos



Dishwasher - Dishwasher Appliance Tag Photo  
05/12/2026, 3:57 PM GMT+0



Dishwasher - Dishwasher Appliance Tag Photo  
05/12/2026, 3:57 PM GMT+0

Refrigerator ✓ No issues

Refrigerator Appliance Tag Photo

Beta Feature

## Refrigerator

<p>Recall status <b>No</b></p> <p>Expected life <b>15 years</b></p> <p>Brand <b>Frigidaire</b></p> <p>Estimated remaining life <b>0 years</b></p>	<p>Manufacture date <b>March 2010</b></p> <p>Model number <b>FRT18HS6JW4</b></p> <p>Age <b>16.21 years</b></p> <p>Serial number <b>BA01306882</b></p>
---	---

## Refrigerator photos / videos



Refrigerator - Refrigerator Appliance Tag Photo  
05/12/2026, 3:58 PM GMT+0



Refrigerator - Refrigerator Appliance Tag Photo  
05/12/2026, 3:58 PM GMT+0

Range ✓ No issues

Range Appliance Tag Photo

### Range / Stove / Oven

 Beta Feature

Recall status  
**No**

Manufacture date  
**August 2002**

Expected life  
**15 years**

Model number  
**362.75502000**

Brand  
**Kenmore**

Age  
**23.79 years**

Estimated remaining life  
**0 years**

Serial number  
**OS232821P**

Range photos / videos



Range - Range Appliance Tag Photo  
05/12/2026, 3:59 PM GMT+0



Range - Range Appliance Tag Photo  
05/12/2026, 3:59 PM GMT+0

**Cooktop**  Not present

**Wall Oven**  Not present

**Microwave**  Not present

# GoToScan

✓ No issues

GoToScan Floor Plan

**Yes**

## GoToScan photos / videos



Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client's request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client's request.