

1449 E 172nd St

Cleveland, Ohio 44110



Client	Max Bowman
Type	Major Systems Plus Report -
Scheduled	June 6, 2026, 10:30 AM EDT
Completed	June 6, 2026, 11:44 AM EDT

 3 safety

 10 repair

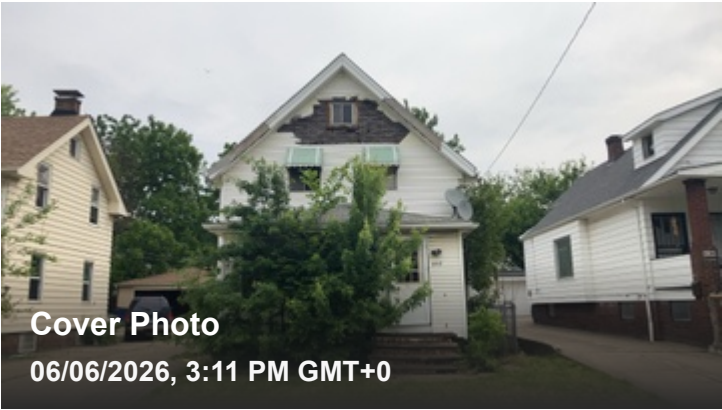
 2 monitor

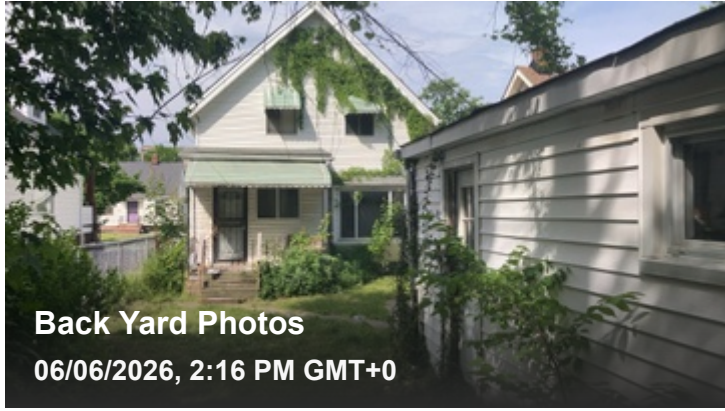
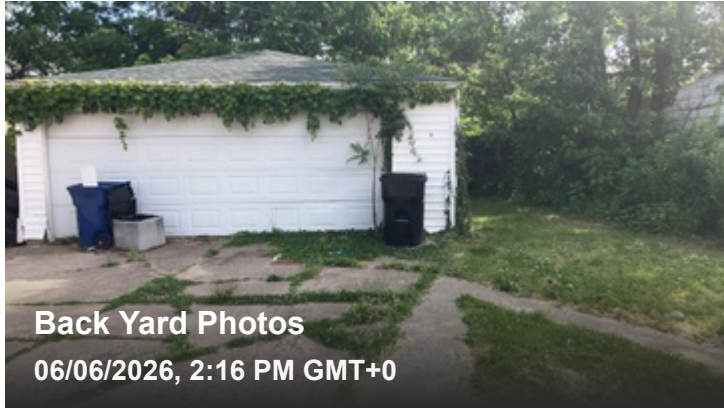
 9 limitation

System	Subsystem	Issues identified
Roof	Coverings	 <u>Tree Overhanging the Roof</u>
		 <u>Satellite Dish Bracket(s)</u>
		 <u>Moss Growth on Shingles</u>
	Chimneys	 <u>Missing Chimney Cap</u>
		 <u>Missing Chimney Cap</u>
	Vents	 <u>Vent Material Type: Not Present</u>
Structural	Foundation	 <u>Vent Condition: Not Present</u>
		 <u>Water Intrusion in Walls</u>
		 <u>Foundation in Poor Condition</u>
	Unfinished Basement	 <u>Minor Foundation Cracks</u>
		 <u>Mold-Like Substance on Walls</u>
HVAC	Heating	 <u>Inoperable Heating System</u>
Plumbing	Main Water Supply	 <u>Water Pressure: No Access</u>
	Drainage	 <u>Damaged Cast Iron Drain Line</u>
	Water Supply, Distribution Systems, and Fixtures	 <u>No Water to Property.</u>
		 <u>Supply Material(s): Not Present</u>
		 <u>Missing Electrical Panel Cover</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Knob and Tube Wiring in Branch Circuits</u>
		 <u>Electrical Main Panel Brand: No Access</u>
		 <u>Smoke Detector Type: Not Present</u>
	Smoke / Carbon Monoxide Detectors	 <u>Carbon Monoxide Detector Type: Not Present</u>
		 <u>Cooktop Appliance Tag Photo: No Access</u>
Kitchen	Cooktop	 <u>Inoperable Burners</u>
	Wall Oven	 <u>Wall Oven Appliance Tag Photo: No Access</u>

Home Inspection Details

Home Inspection Details photos / videos





Roof

7 Issues

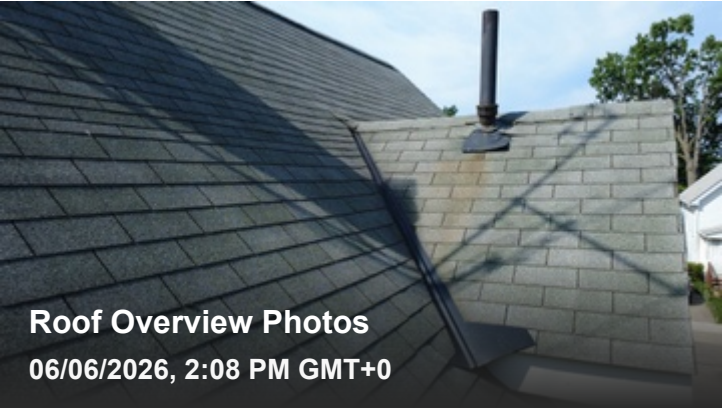
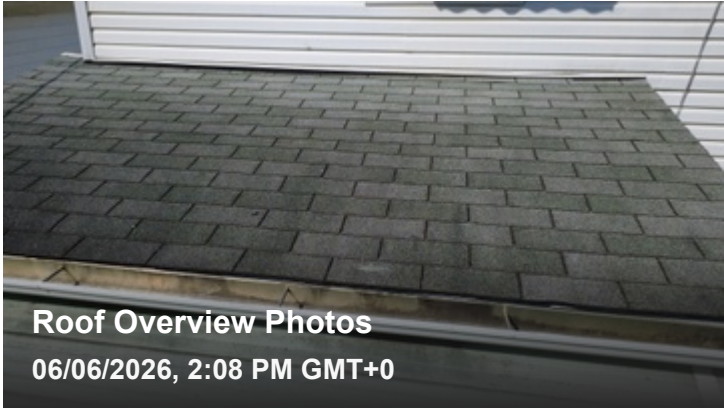
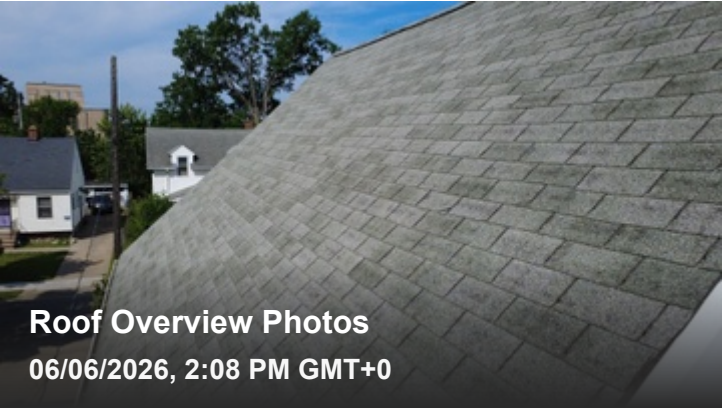
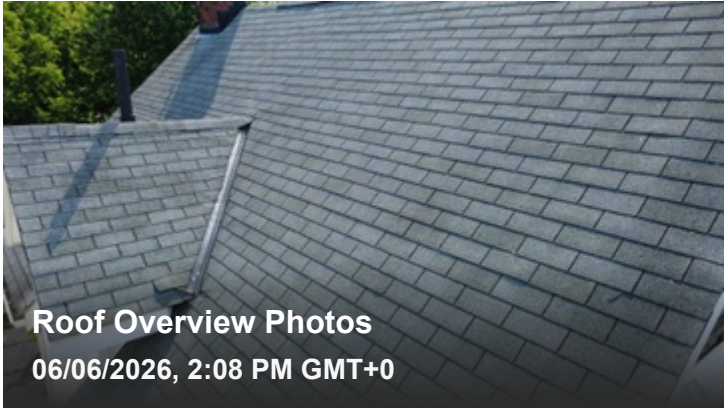
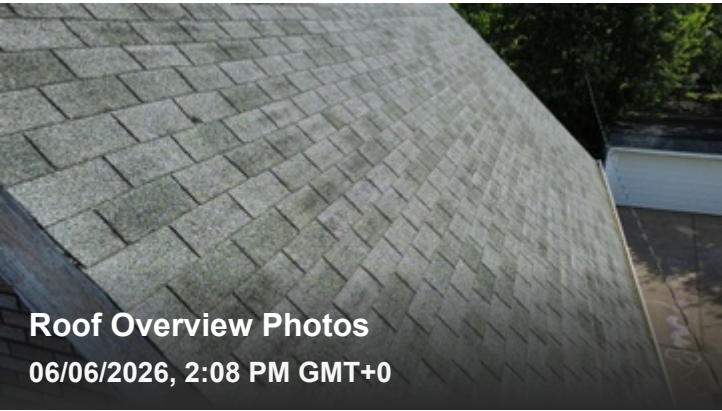
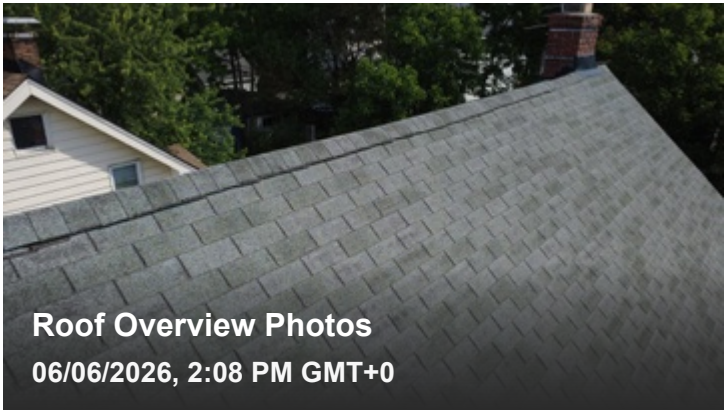
General

No issues

Roof Inspection Method

Drone

General photos / videos



Coverings

 3 Issues

Roof Covering Material(s)

Asphalt

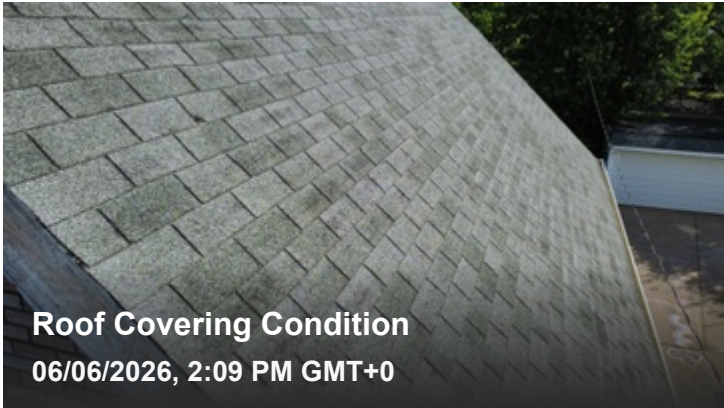
Roof Covering Condition

Fair (Some Repairs)

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



 Repair deficiency

Satellite Dish Bracket(s)

Satellite dish brackets installed over roof covering materials. Recommend repairs or replacing by a qualified professional.

Coverings photos / videos



 **Repair deficiency**

Moss Growth on Shingles

There is moss, algae or vegetation growth on the shingles. Recommend repairs or replacing by a qualified professional.

Coverings photos / videos

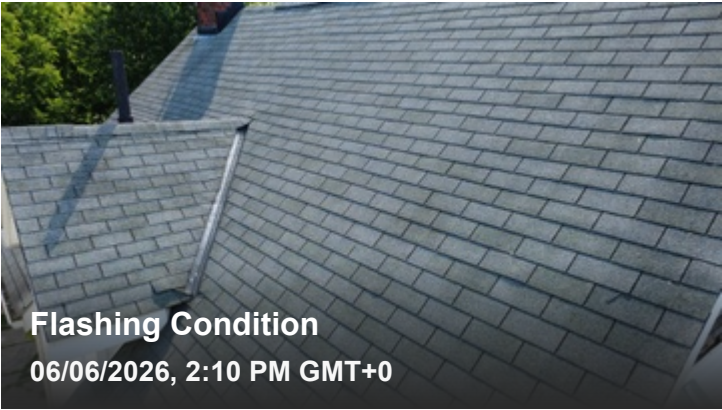


Flashing  **No issues**

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos

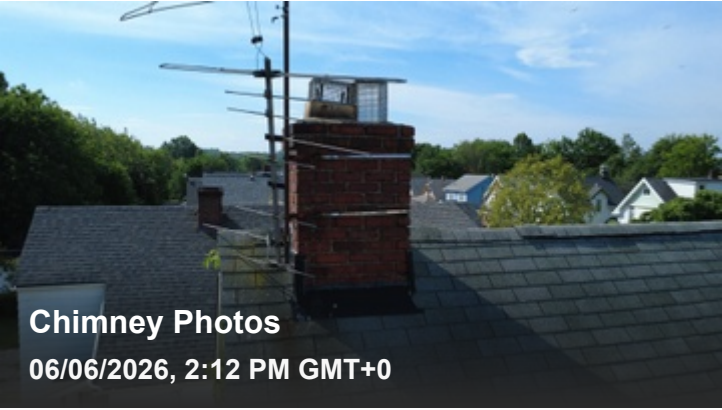
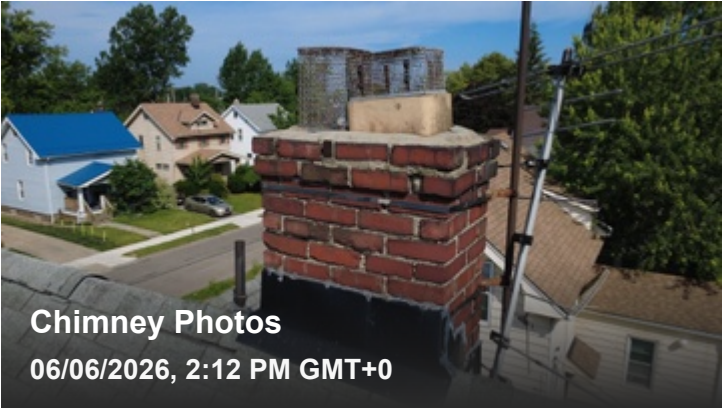


Chimneys 🕒 2 Issues

Chimney Condition
Fair (Some Repairs)

Chimney Cap
Cap Needed

Chimneys photos / videos



 **Repair deficiency**

Missing Chimney Cap

The chimney cap is missing. Recommend repairs or replacing by a qualified professional.

Chimneys photos / videos



 **Repair deficiency**

Missing Chimney Cap

The chimney cap is missing. Recommend repairs or replacing by a qualified professional.

Chimneys photos / videos



Vents 2 Issues

Vent Material Type

Not Present

Vent Condition

Not Present

Vents photos / videos

⚠

Limitation

Vent Material Type: Not Present

The object / room is not present.

Limitation photos / videos

⚠

Limitation

Vent Condition: Not Present

The object / room is not present.

Limitation photos / videos

Skylights

🚫

Not present

Structural

 4 Issues

Foundation

 3 Issues

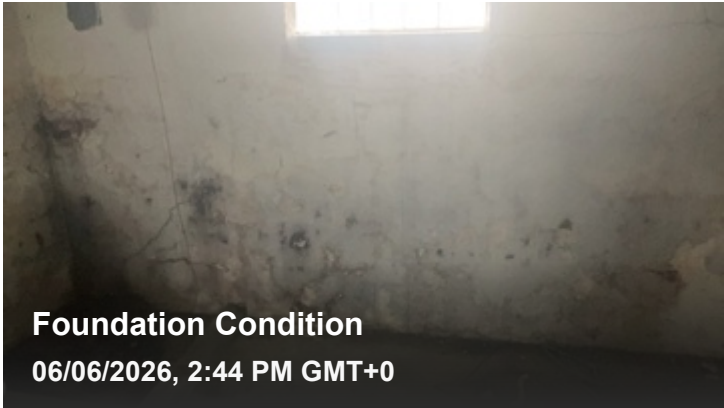
Foundation Type

Brick

Foundation Condition

Poor (Significant Repairs)

Foundation photos / videos



 Safety deficiency

Water Intrusion in Walls

The wall structure showed signs of water intrusion. Recommend repairs or replacing by a qualified professional.

Foundation photos / videos

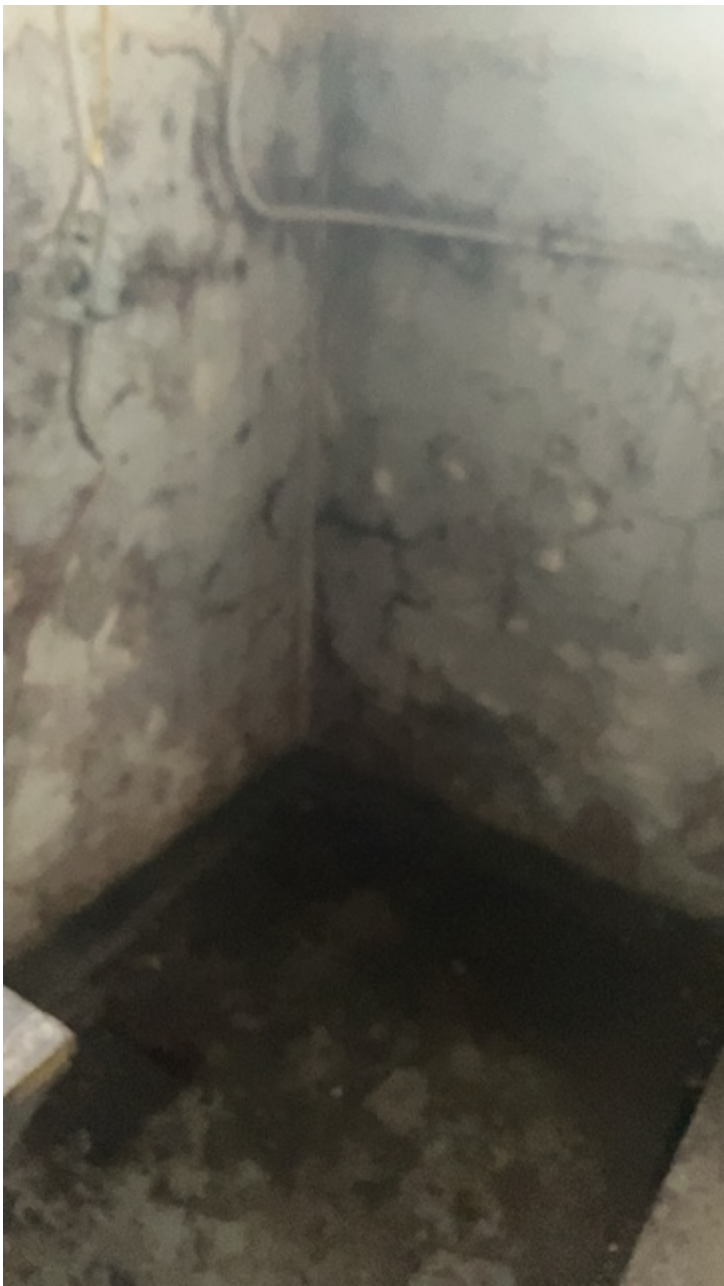


 **Repair deficiency**

Foundation in Poor Condition

The foundation is in poor condition. 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

Poor (Significant Repairs)

Unfinished Basement photos / videos



 **Repair deficiency**

Mold-Like Substance on Walls

There is a mold-like substance on one or more areas of the wall(s). Recommend repairs or replacing by a qualified professional.

Unfinished Basement photos / videos



HVAC

 1 Issue

Heating

 1 Issue

Heating System Type(s)

Forced Air

Heating Energy Source

Gas

Heating Equipment Condition

Poor (Significant Repairs)

Heating System Appliance Tag Photo

Furnace/Air Handler

Recall status

No

Expected life

20 years

Brand

Ducane

Estimated remaining life

4.48 years

Manufacture date

December 2010

Model number

MPGA100B4B

Age

15.52 years

Serial number

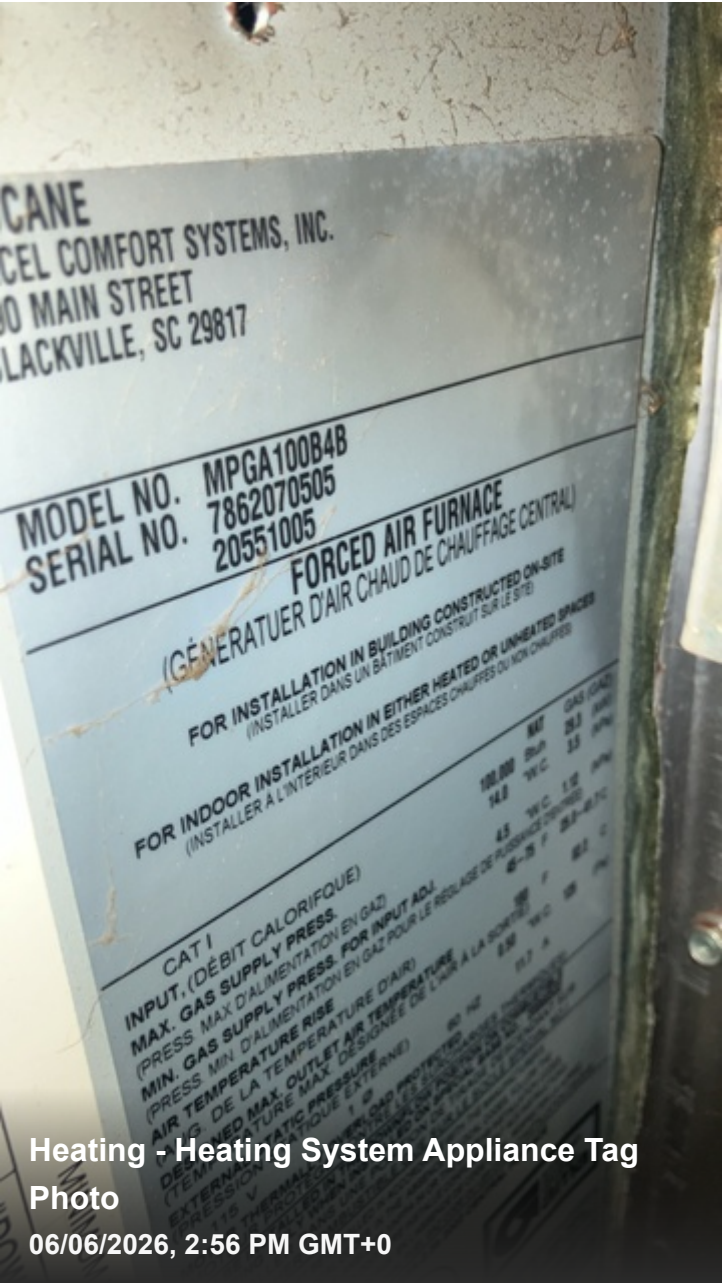
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 Beta Feature

Heating photos / videos



Heating - Heating System Appliance Tag Photo
06/06/2026, 2:53 PM GMT+0



Heating - Heating System Appliance Tag Photo
06/06/2026, 2:56 PM GMT+0

 **Repair deficiency**

Inoperable Heating System

The furnace / boiler / heater is inoperable. Recommend repairs or replacing by a qualified professional.

Heating photos / videos



Cooling  Not present

Plumbing

 4 Issues

Main Water Supply

 1 Issue

Water Source

Public

Water Pressure

No Access

Water Shut-off Observed

Yes

Water Shut-off Location

Basement

Main Water Supply photos / videos



⚠️ Limitation

Water Pressure: No Access

I cannot access the object / room.

Limitation photos / videos

Drainage **🕒 1 Issue**

Drainage System Condition

Poor (Significant 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



2 Issues

Supply Material(s)

Not Present

Supply Plumbing Condition

Poor (Significant Repairs)

Note

Piping has been ripped out

Water Supply, Distribution Systems, and Fixtures photos / videos



Supply Plumbing Condition
06/06/2026, 2:50 PM GMT+0



Supply Plumbing Condition
06/06/2026, 2:49 PM GMT+0

 **Repair deficiency**

No Water to Property

The property does not currently have running water. Recommend repairs or replacing by a qualified professional.

Water Supply, Distribution Systems, and Fixtures photos /

videos



 Limitation

Supply Material(s): Not Present

The object / room is not present.

Limitation photos / videos

Water Heater  Not present

Sewer

✓ No issues

Sewer Type

Public

Sewer photos / videos

Electrical

 5 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

No Access

Main Panel Location

Basement

Main Panel Wiring Type

Copper

Main Panel Amperage Rating

50

Electrical Main Panel Condition

Poor (Significant Repairs)

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos



Safety deficiency

Missing Electrical Panel Cover

The electrical panel dead front is missing. Recommend repairs or replacing by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



 **Safety deficiency**

Knob and Tube Wiring in Branch Circuits

There is knob and tube wiring present. Recommend repairs or replacing by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



 Limitation

Electrical Main Panel Brand: No Access

I cannot access the object / room.

Limitation photos / videos

Branch Wiring  No issues

Branch Wiring Material(s)

Copper

Branch Wiring 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

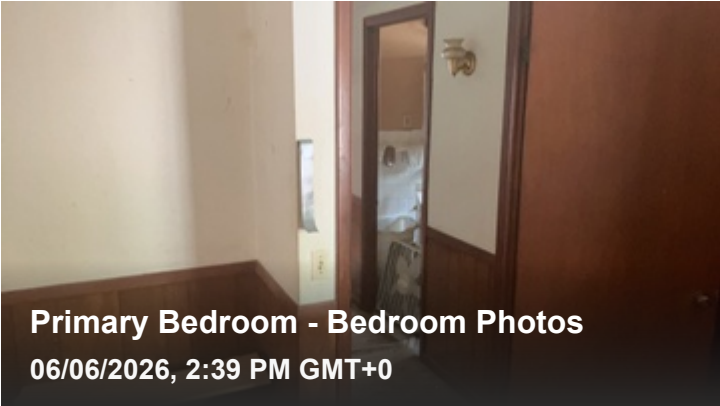
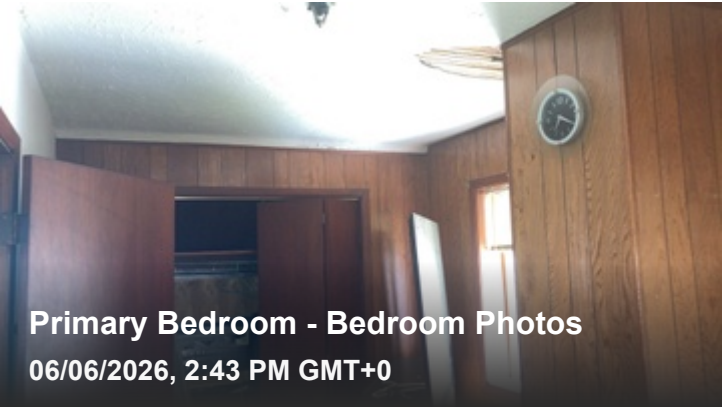
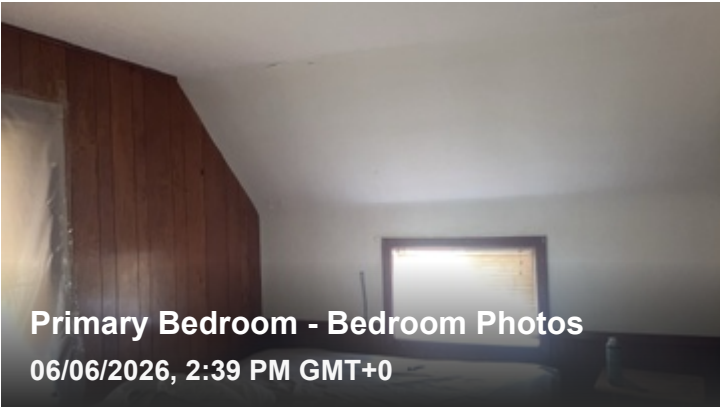
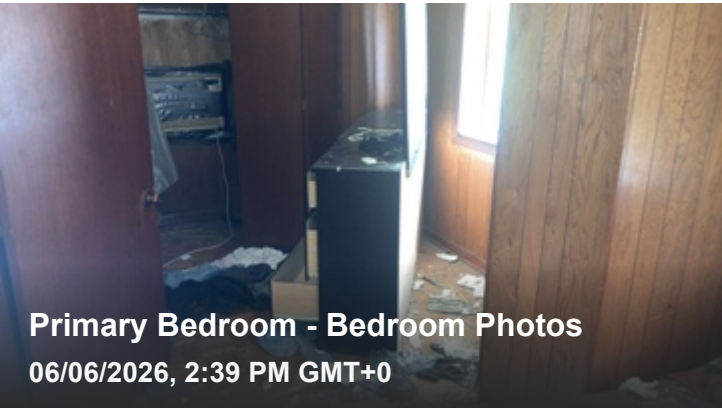
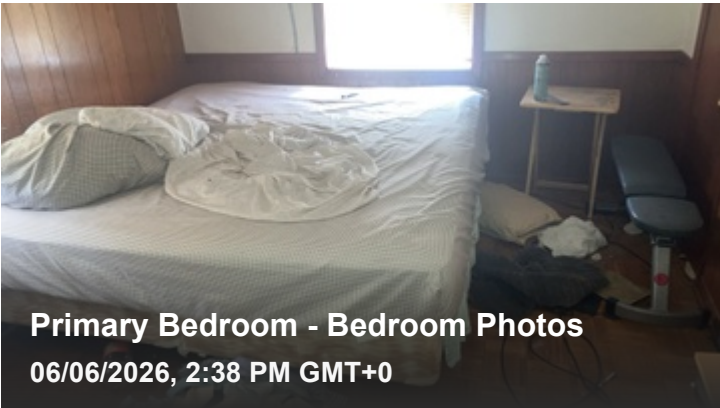
Interior Walkthrough photos / videos



Bedrooms

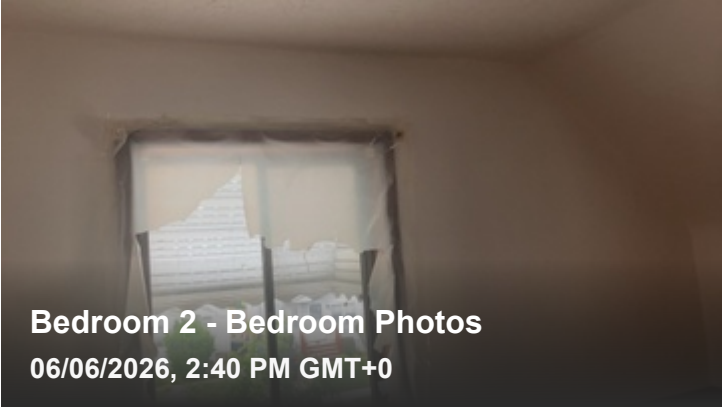
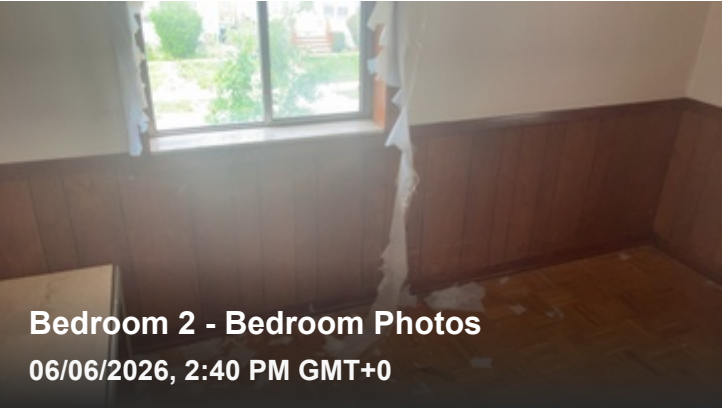
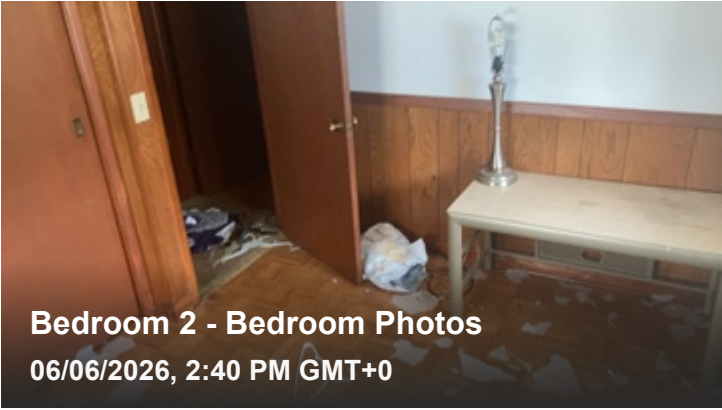
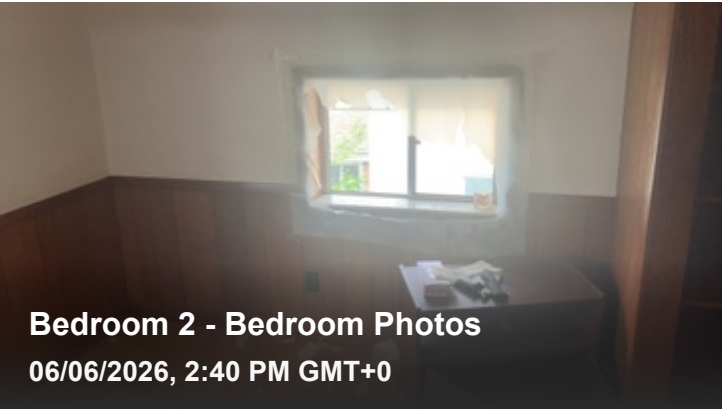
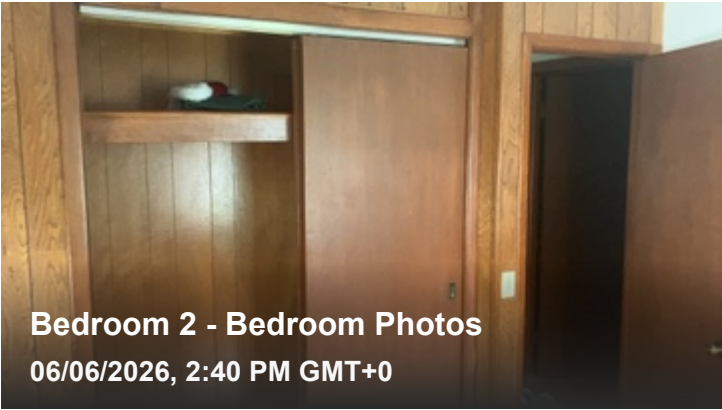
Primary Bedroom ✓ No issues

Primary Bedroom photos / videos



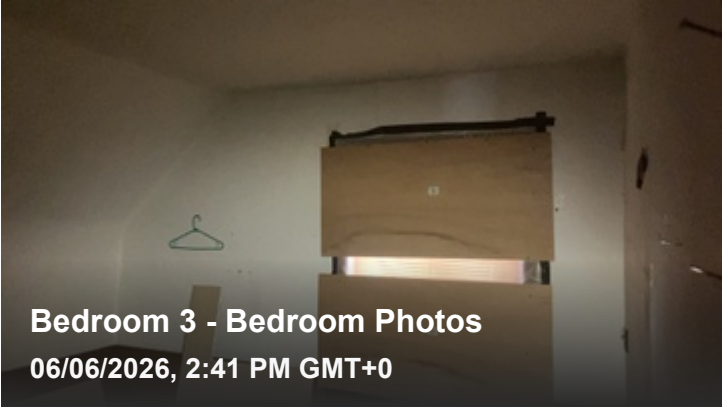
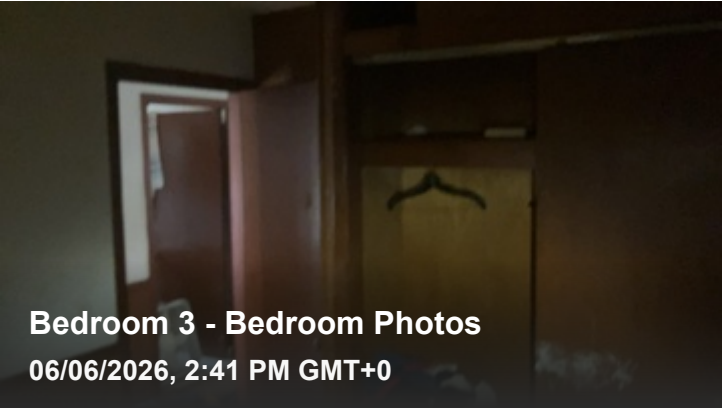
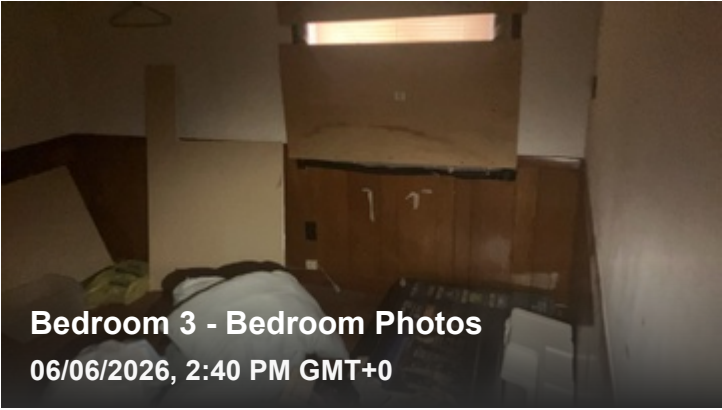
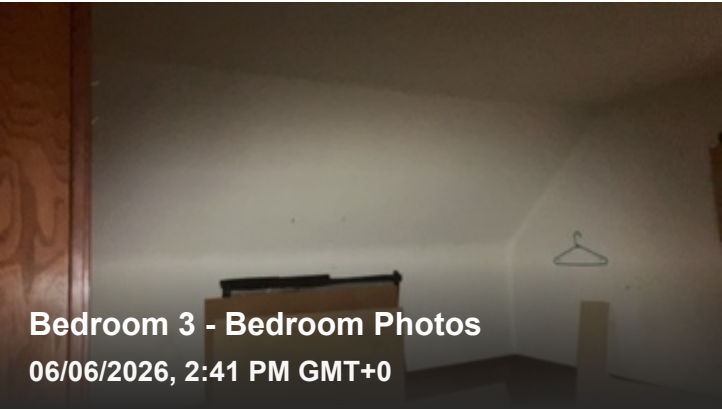
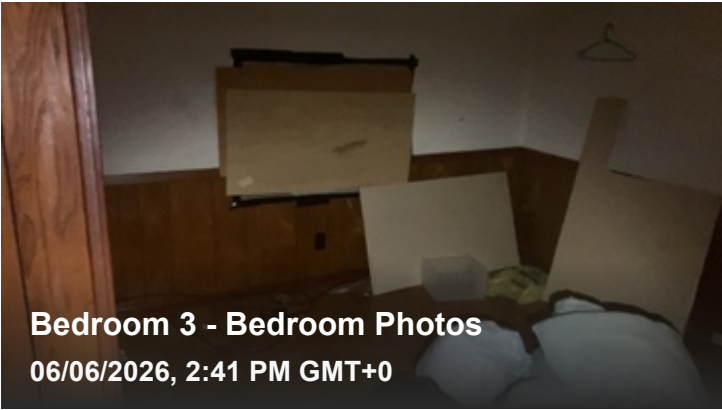
Bedroom 2 ✓ No issues

Bedroom 2 photos / videos



Bedroom 3 ✓ No issues

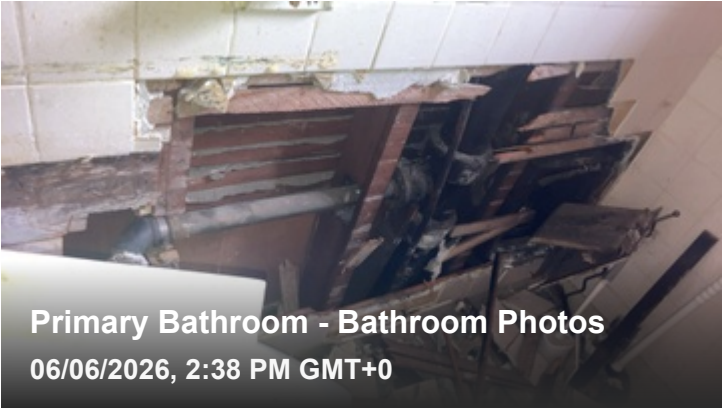
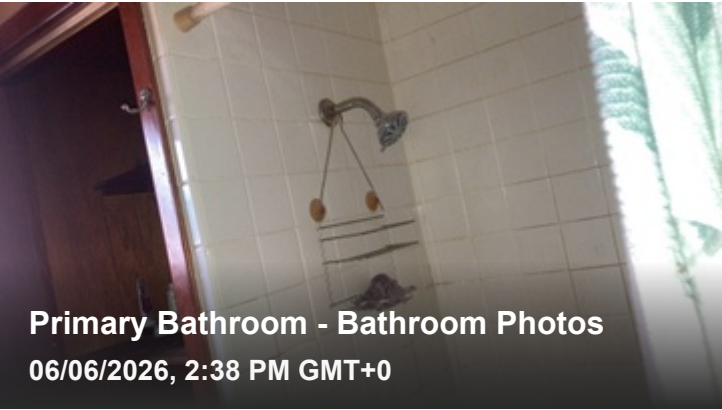
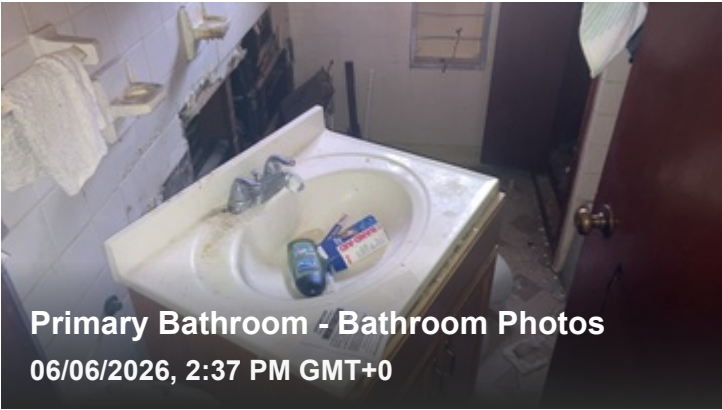
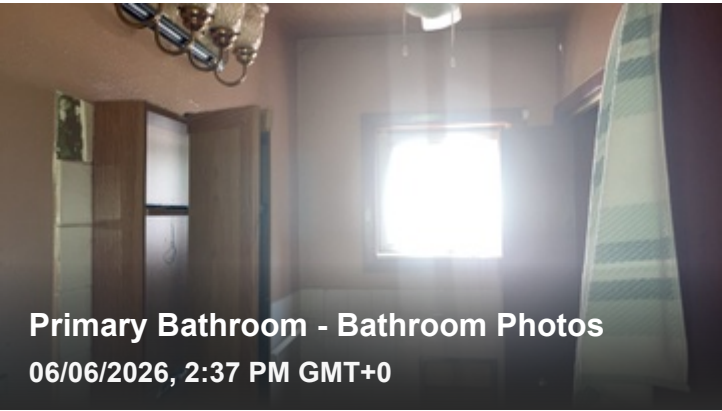
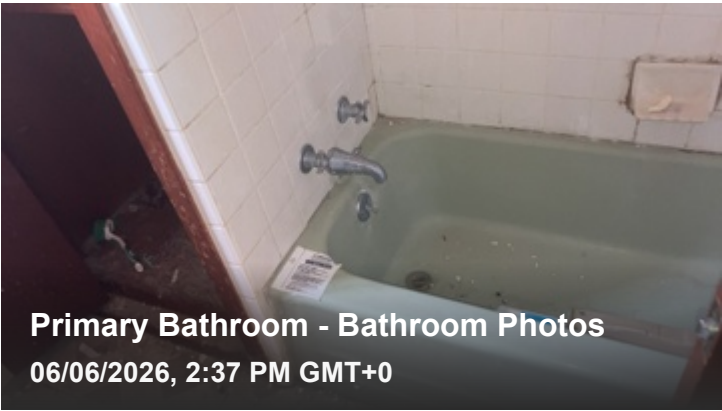
Bedroom 3 photos / videos



Bathrooms

Primary Bathroom ✓ No issues

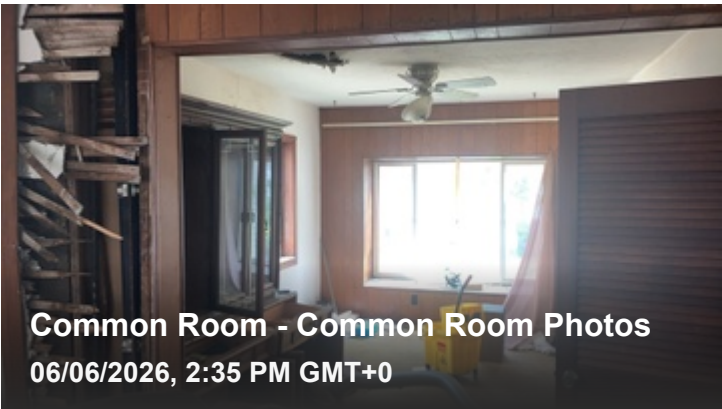
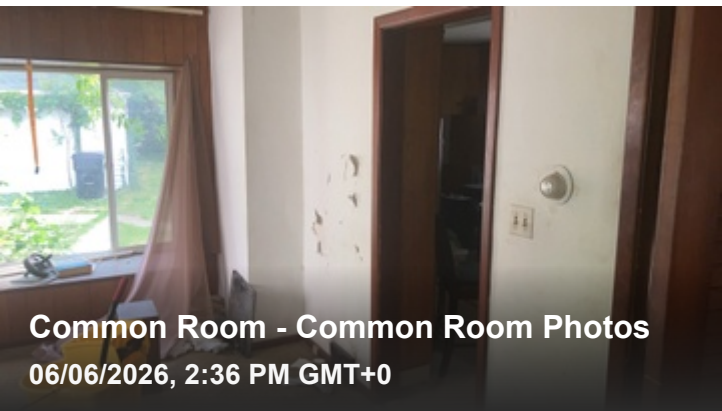
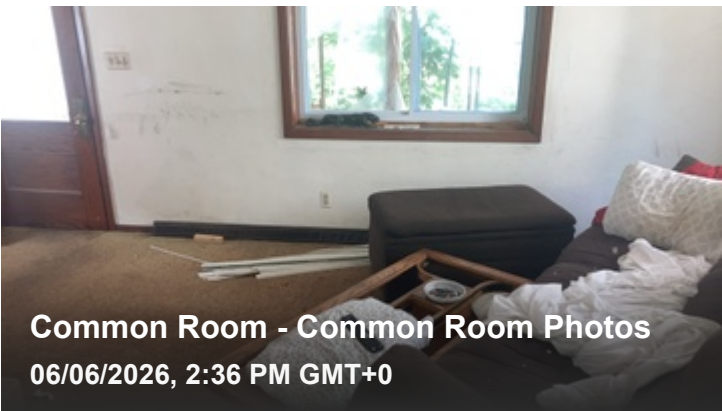
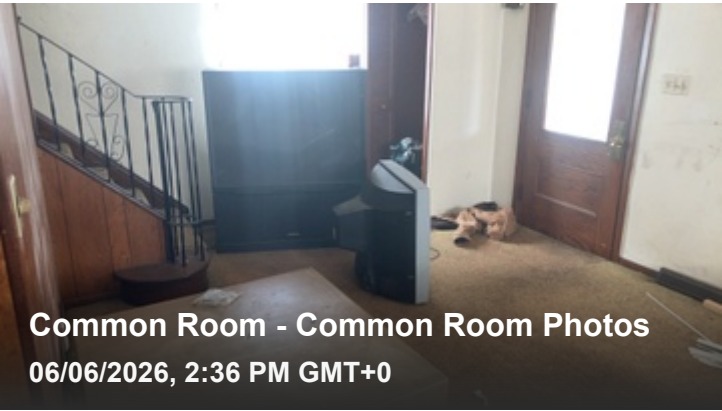
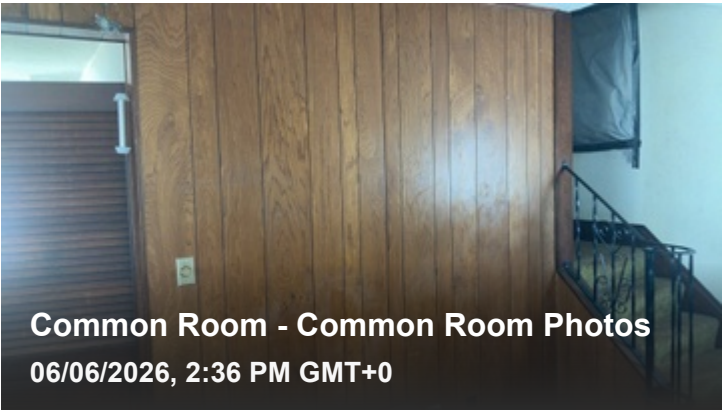
Primary Bathroom photos / videos



Common Rooms

Common Room ✓ No issues

Common Room photos / videos



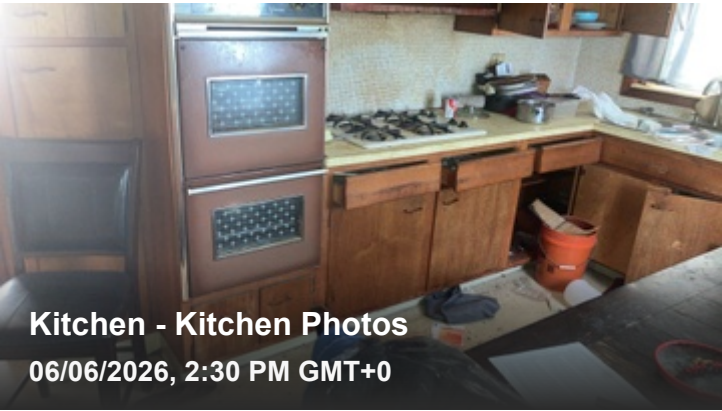
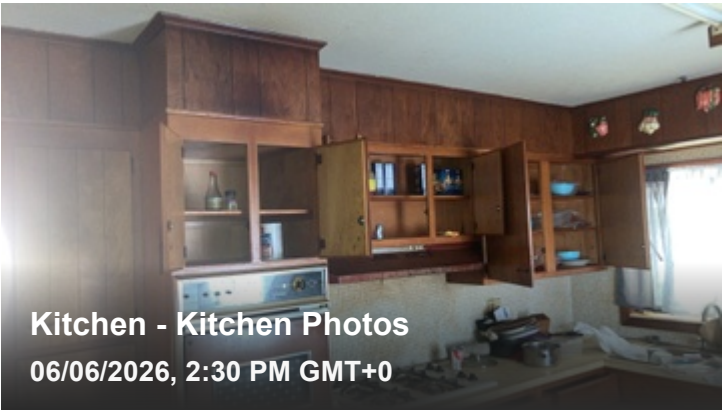
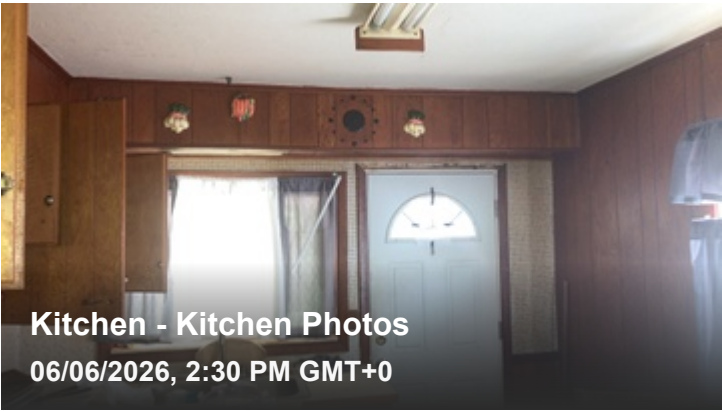
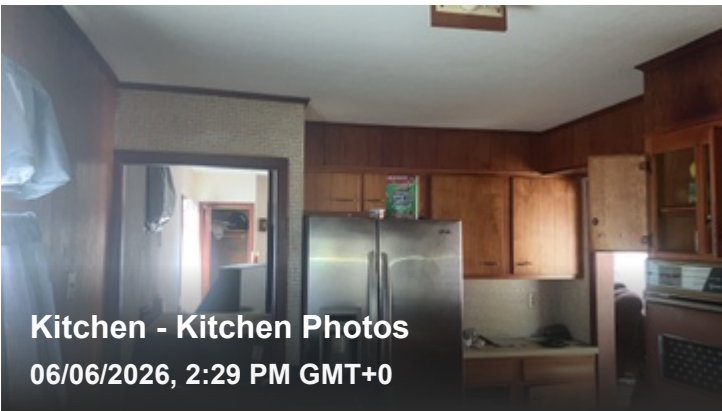
Kitchen

3 Issues

✓

No issues

Kitchen photos / videos



Dishwasher

Not present

Refrigerator

✓ No issues

Refrigerator Appliance Tag Photo

Refrigerator

Beta Feature

Recall status
No

Expected life
13 years

Brand
LG

Estimated remaining life
0 years

Manufacture date
August 2012

Model number
LSC27925ST

Age
13.85 years

Serial number
208MRVB0Y743

Refrigerator photos / videos



Refrigerator - Refrigerator Appliance Tag Photo
06/06/2026, 2:32 PM GMT+0



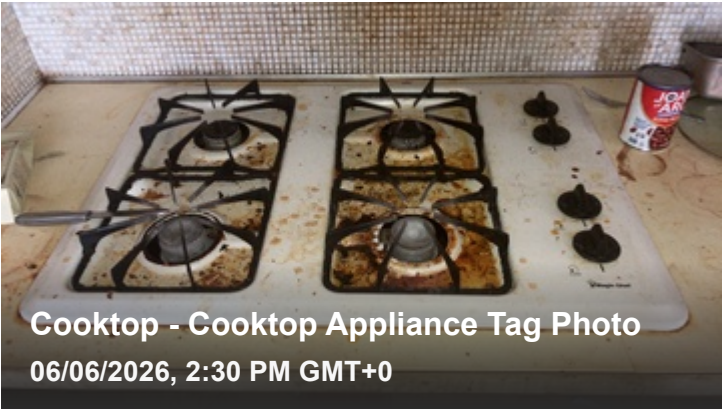
Refrigerator - Refrigerator Appliance Tag Photo
06/06/2026, 2:34 PM GMT+0

Range Not present

Cooktop 2 Issues

Cooktop Appliance Tag Photo
No Access

Cooktop photos / videos



Cooktop - Cooktop Appliance Tag Photo
06/06/2026, 2:30 PM GMT+0

 **Repair deficiency**

Inoperable Burners

One or more burners are not turning on or are inoperable. Recommend repairs or replacing by a qualified professional.

Cooktop photos / videos



 Limitation

Cooktop Appliance Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Wall Oven 1 Issue

Wall Oven Appliance Tag Photo

No Access

Wall Oven photos / videos



 Limitation

Wall Oven Appliance Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Microwave  Not present



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.