

922 Peckham St

Akron, Ohio 44320



Client	Mark Goodwin
Type	Major Systems Plus Report - 922 Peckham St
Scheduled	October 15, 2026, 10:30 AM EDT
Completed	October 15, 2026, 11:15 AM EDT

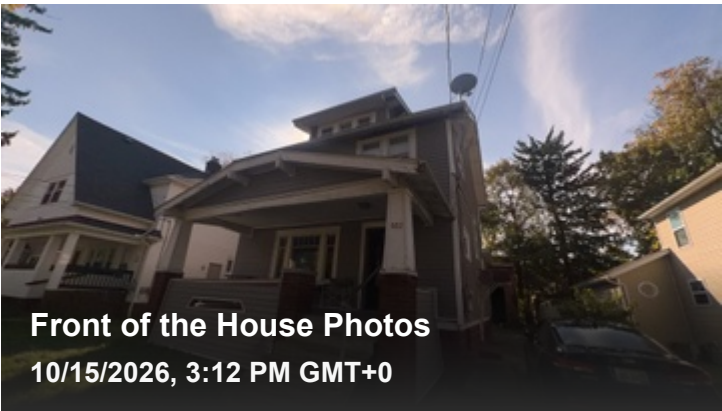
 3 repair

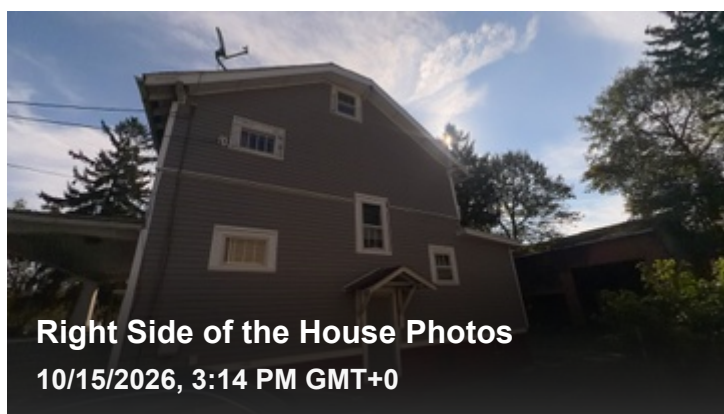
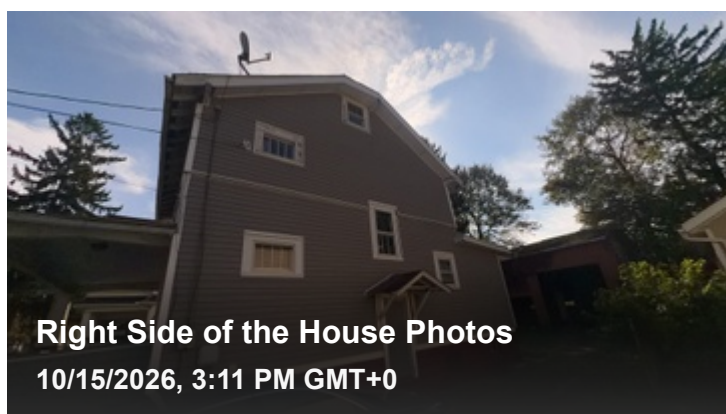
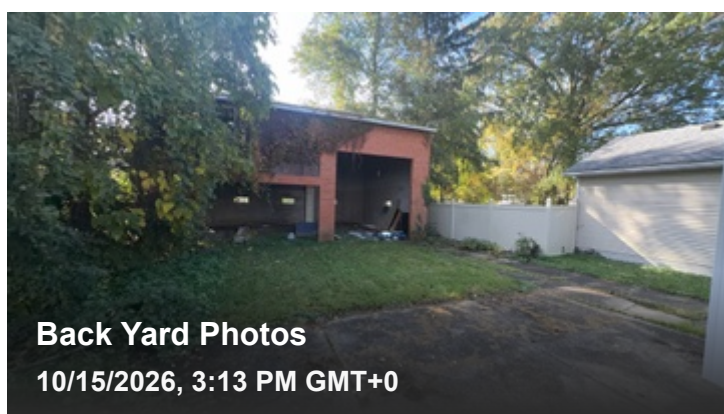
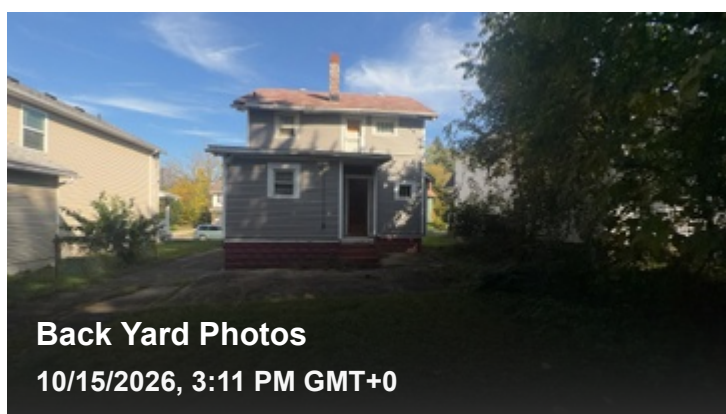
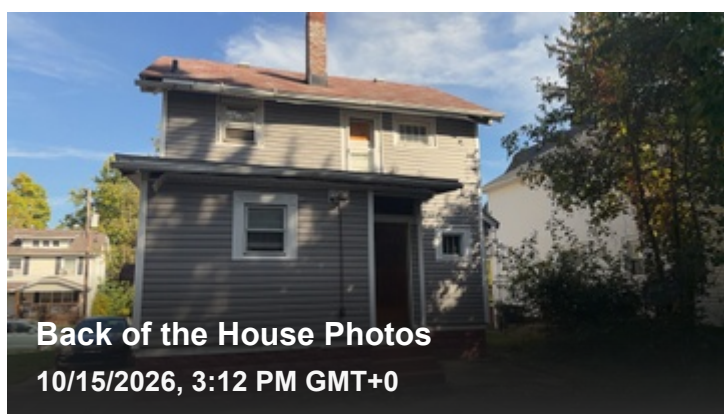
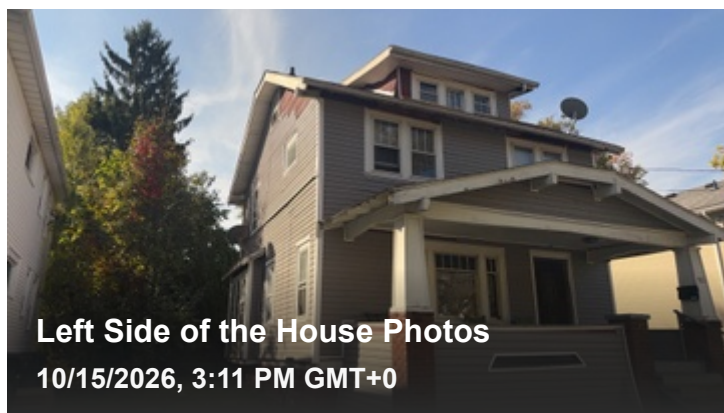
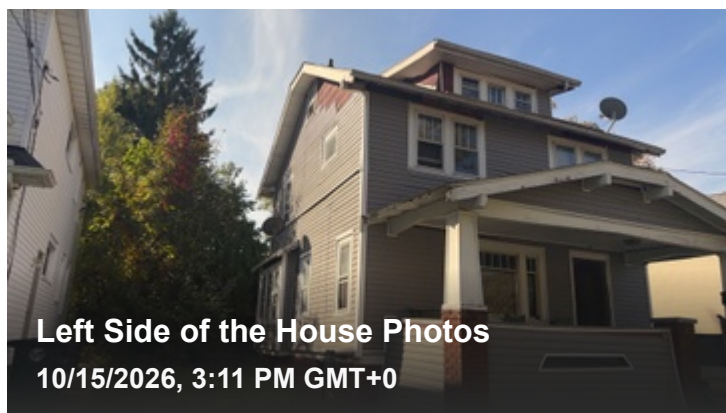
 4 limitation

System	Subsystem	Issues identified
Roof	General	 <u>Roof Height Prevented Walking the Roof</u>
	Coverings	 <u>Roof Shingles Nearing End of Life</u>
	Chimneys	 <u>Deteriorated Brick Mortar</u>
Plumbing	Main Water Supply	 <u>Missing Shut-off Valve</u>
		 <u>Water Pressure: No Access</u>
		 <u>Water Shut-off Location: Not Present</u>
Electrical	Smoke / Carbon Monoxide Detectors	 <u>Carbon Monoxide Detector Type: Not Present</u>

Home Inspection Details

Home Inspection Details photos / videos





Roof

 3 Issues

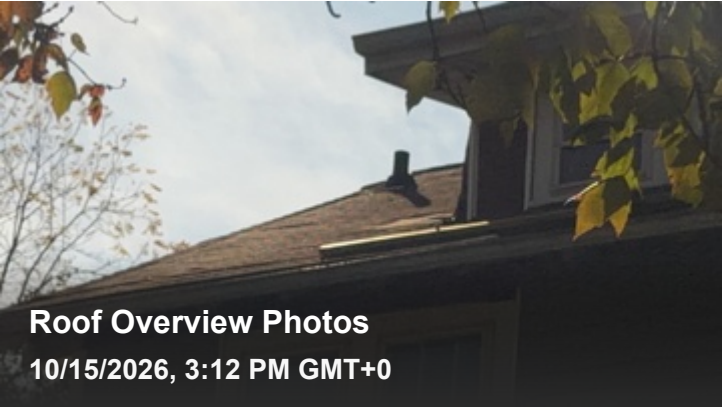
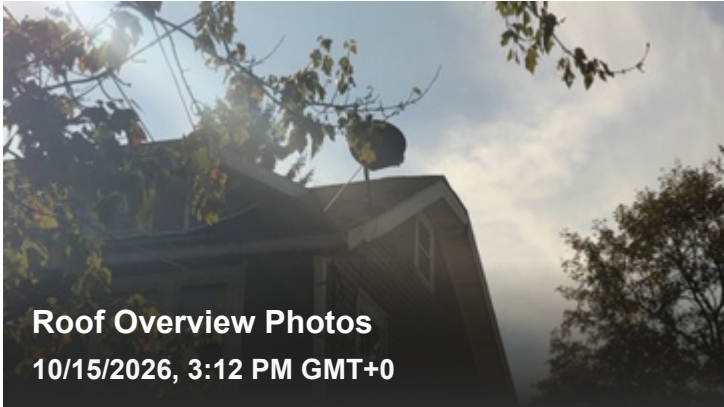
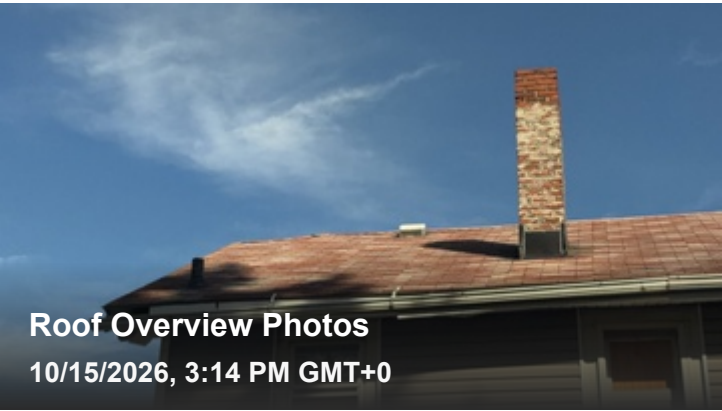
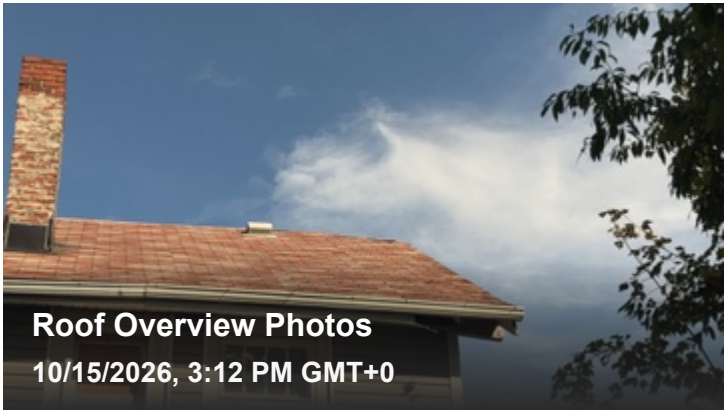
General

 1 Issue

Roof Inspection Method

Viewed from Roof Level

General photos / videos



 Limitation

Roof Height Prevented Walking the Roof

The roof was too high to safely walk upon the surface. Some areas of the roof were not fully visible during the inspection.

Limitation photos / videos

Coverings

 1 Issue

Roof Covering Material(s)

Asphalt

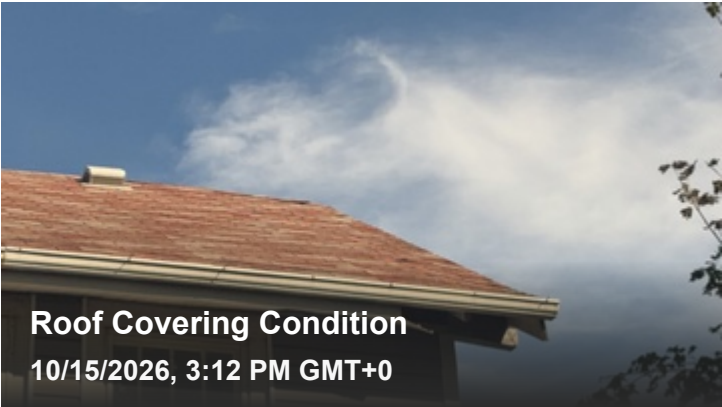
Roof Covering Condition

Fair (Some Repairs)

Roof Layers

1 layers

Coverings photos / videos



 Repair deficiency

Roof Shingles Nearing End of Life

The roof shingles are nearing their end of life.

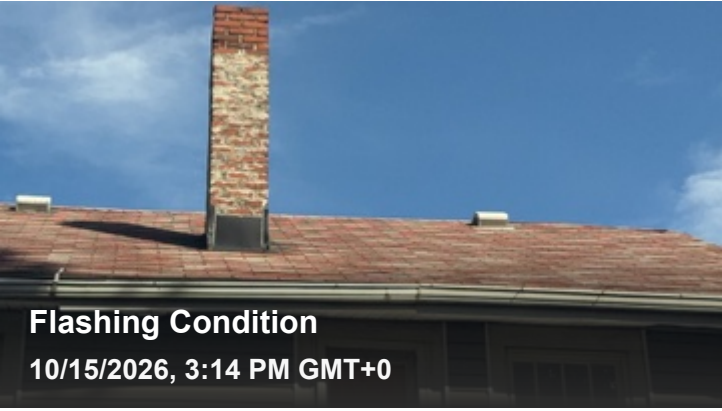
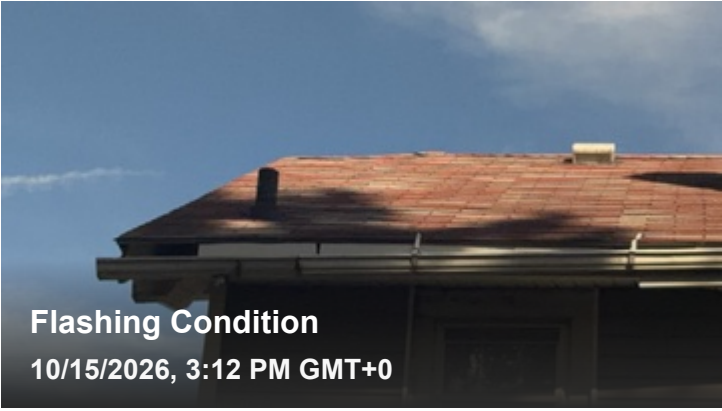
Coverings photos / videos



Flashing ✓ No issues

Flashing Condition
Good (Cosmetic Issues Only)

Flashing photos / videos



Chimneys

 1 Issue

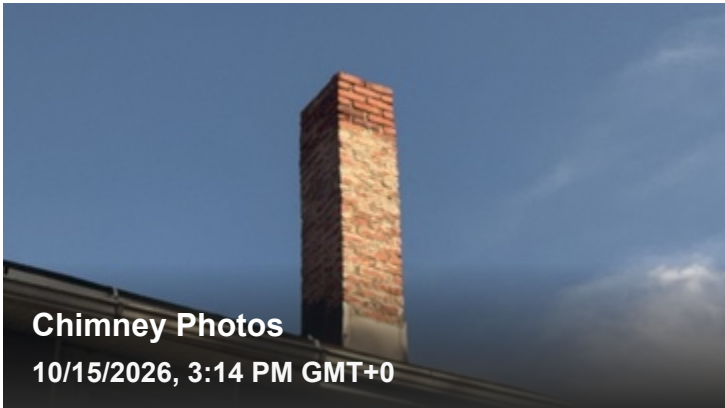
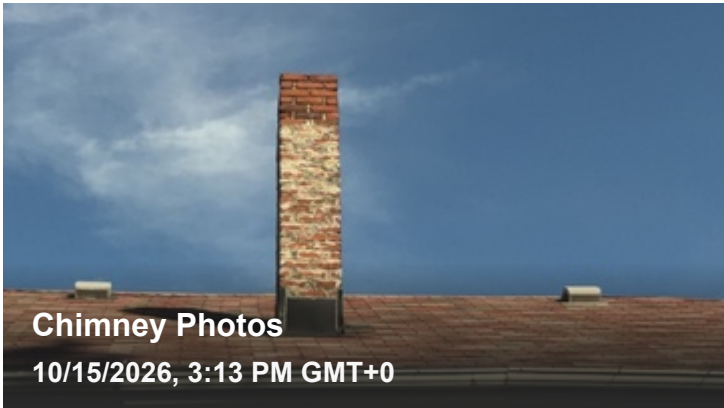
Chimney Condition

Fair (Some Repairs)

Chimney Cap

No Cap Needed

Chimneys photos / videos



 **Repair deficiency**

Deteriorated Brick Mortar

The mortar between the chimney bricks is deteriorated / damaged.

Chimneys photos / videos



Vents ✓ No issues

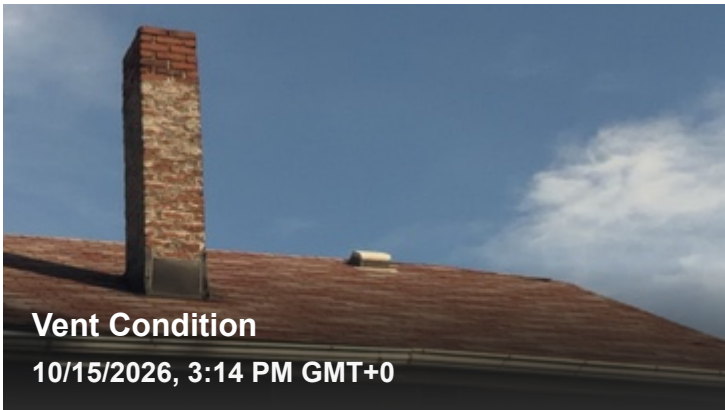
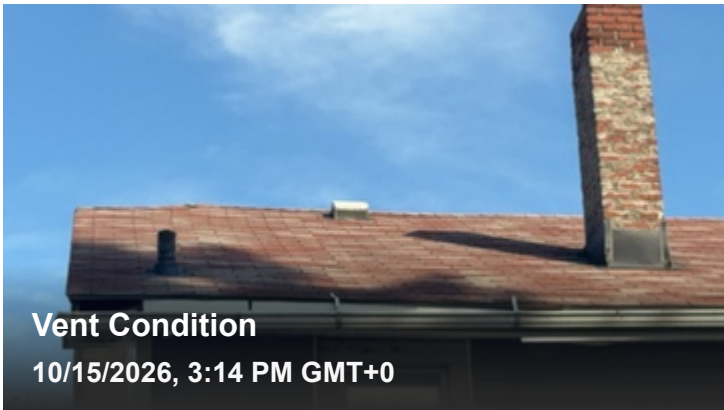
Vent Material Type

Steel

Vent Condition

Good (Cosmetic Issues Only)

Vents photos / videos



Skylights ✗ Not present

Structural

Foundation ✓ No issues

Foundation Type

Block

Foundation Condition

Good (Cosmetic Issues Only)

Foundation photos / videos



Crawl Space 🚫 Not present

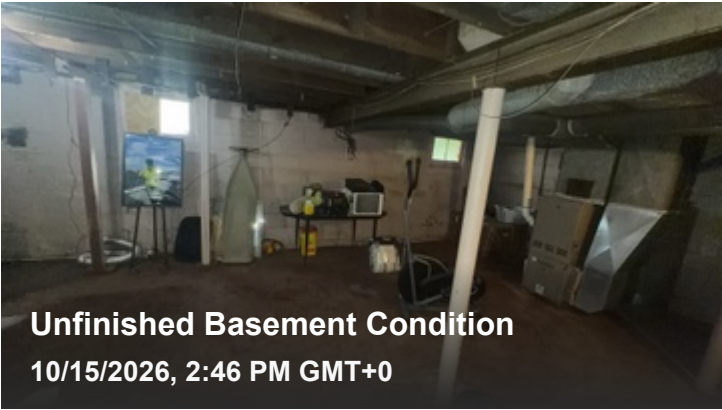
Finished Basement 🚫 Not present

Unfinished Basement ✓ No issues

Unfinished Basement Condition

Good (Cosmetic Issues Only)

Unfinished Basement photos / videos



HVAC

Heating ✓ No issues

Heating System Type(s)

Gas-Fired Heat

Heating Energy Source

Gas

Heating Equipment Condition

Great (No Repairs)

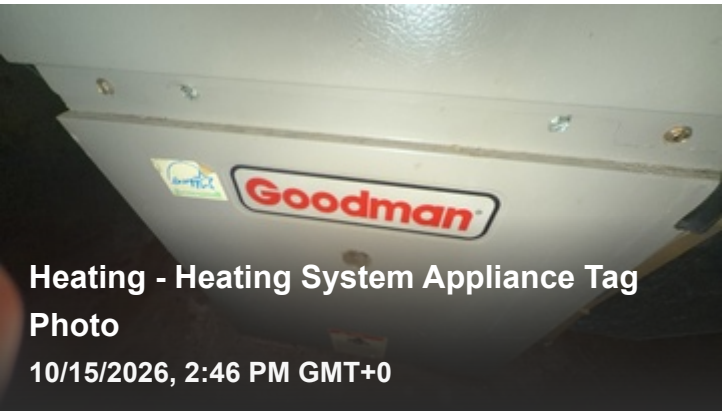
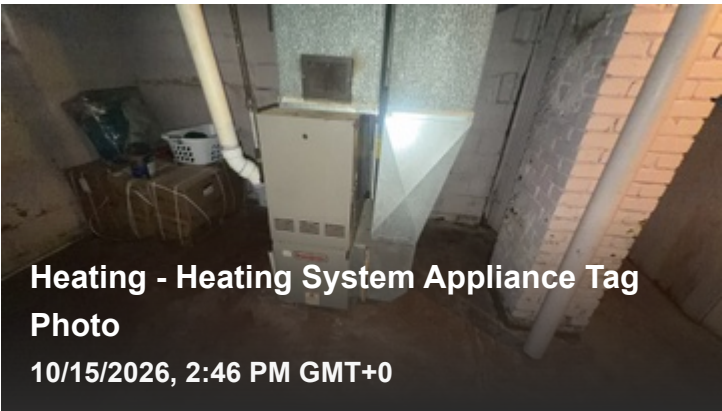
Heating System Appliance Tag Photo

Furnace/Air Handler not found

Unable to retrieve appliance data from the model / serial number photo.

Beta Feature

Heating photos / videos



Cooling ✗ Not present

Plumbing

 3 Issues

Main Water Supply

 3 Issues

Water Source

Public

Water Pressure

No Access

Water Shut-off Observed

No

Water Shut-off Location

Not Present

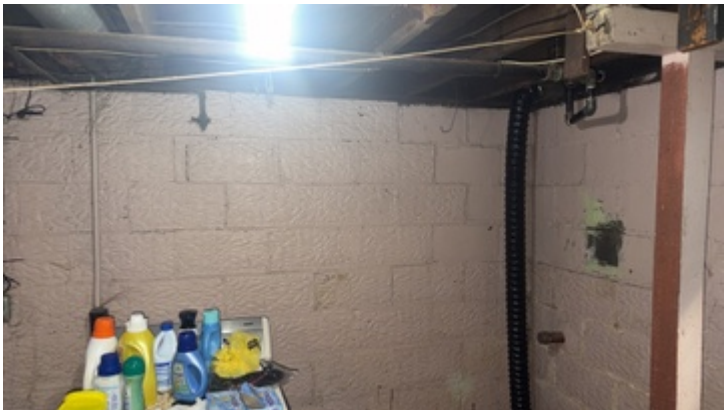
Main Water Supply photos / videos

 Repair deficiency

Missing Shut-off Valve

The main water shut-off valve is missing.

Main Water Supply photos / videos



 Limitation



Water Pressure: No Access

I cannot access the object / room.

Limitation photos / videos

 **Limitation**



Water Shut-off Location: Not Present

The object / room is not present.

Limitation photos / videos

Drainage  **No issues**

Drainage System Condition

Good (Cosmetic Issues Only)

Main Drain Material(s)

Copper

Drainage photos / videos



Water Supply, Distribution Systems, and Fixtures ✓ No issues

Supply Material(s)

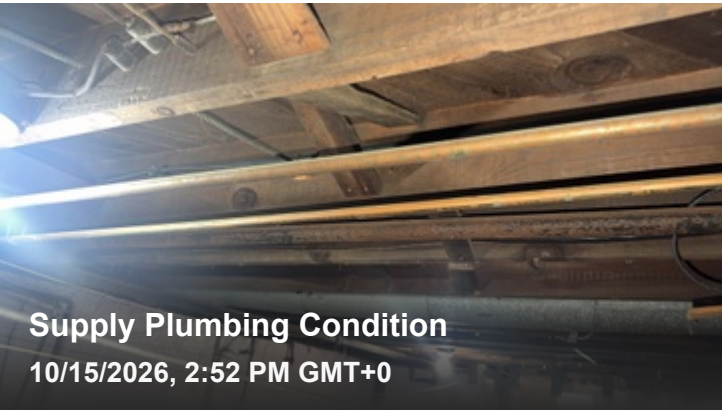
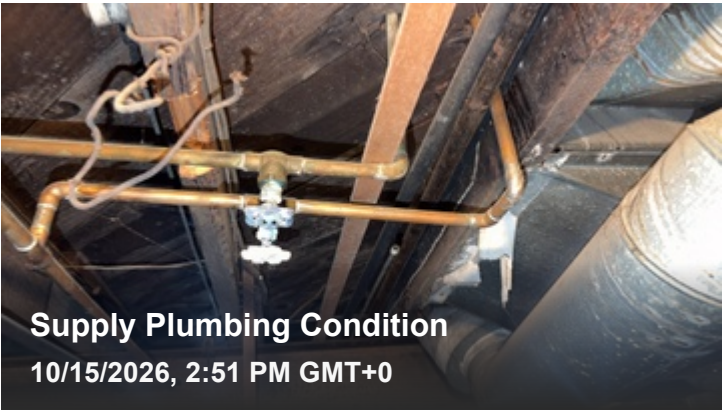
Copper

Supply Plumbing Condition

Good (Cosmetic Issues Only)

Water Supply, Distribution Systems, and Fixtures photos /

videos



Water Heater ✓ No issues

Water Heater Brand

Rheem

Water Heater Capacity

40 gallons

Water Heater Location

Basement

Water Heater Condition

Great (No Repairs)

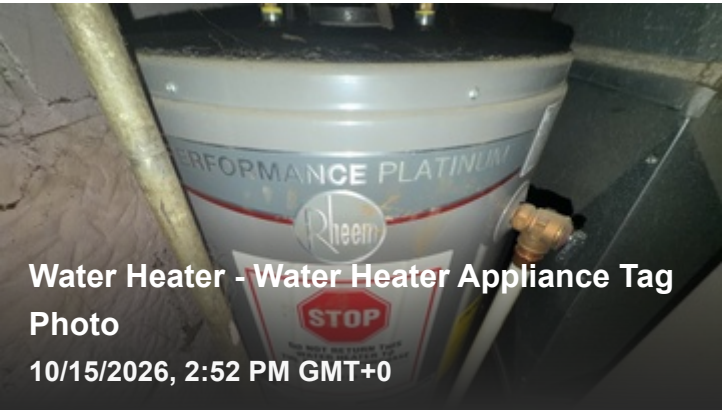
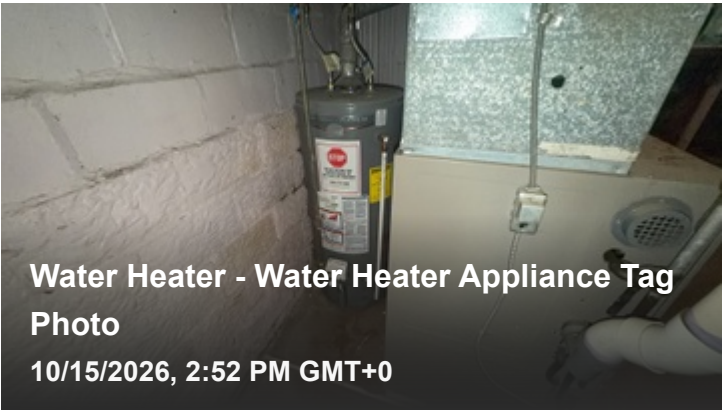
Water Heater Appliance Tag Photo

Water Heater - Gas not found

Unable to retrieve appliance data from the model / serial number photo.

Beta Feature

Water Heater photos / videos



Sewer

✓

No issues

Sewer Type

Public

Sewer photos / videos

Electrical

 1 Issue

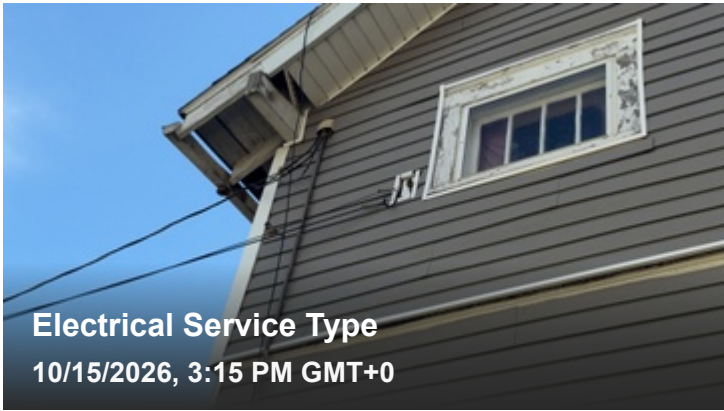
Service Entrance Conductors

 No issues

Electrical Service Type

Overhead

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 No issues

Electrical Main Panel Brand

Square D

Main Panel Location

Basement

Main Panel Wiring Type

Romex

Main Panel Amperage Rating

100

Electrical Main Panel Condition

Great (No Repairs)

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



Branch Wiring ✓ No issues

Branch Wiring Material(s)

Copper

Branch Wiring photos / videos

Smoke / Carbon Monoxide Detectors 🔍 1 Issue

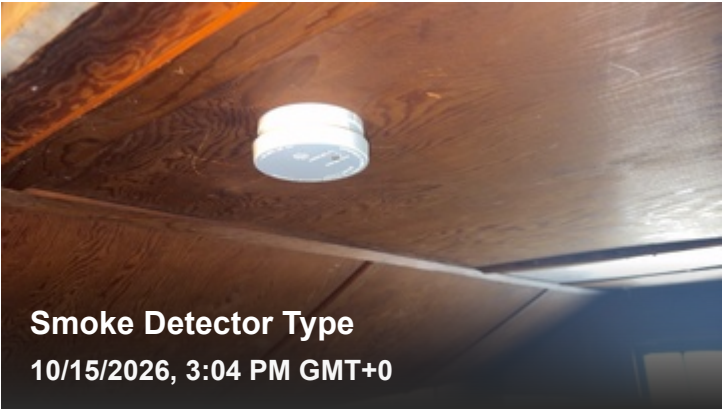
Smoke Detector Type

Battery Operated

Carbon Monoxide Detector Type

Not Present

Smoke / Carbon Monoxide Detectors photos / videos



 Limitation

Carbon Monoxide Detector Type: Not Present

The object / room is not present.

Limitation photos / videos

Interior

Interior Walkthrough ✓ No issues

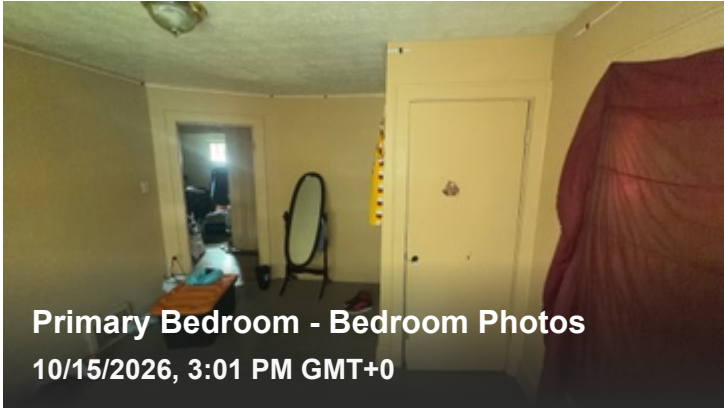
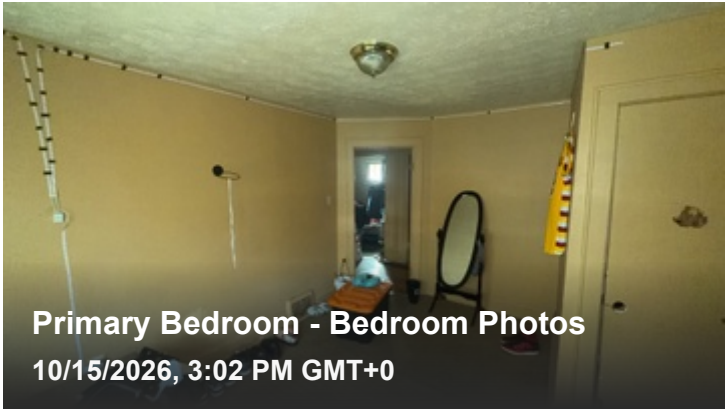
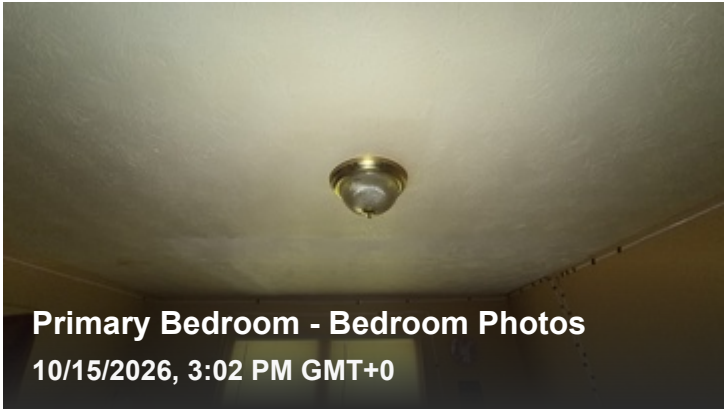
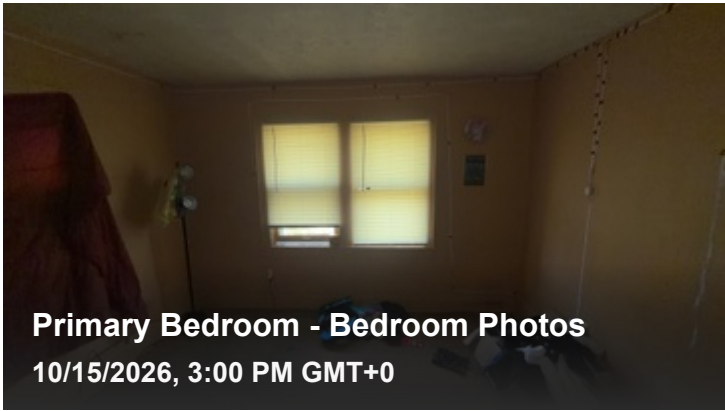
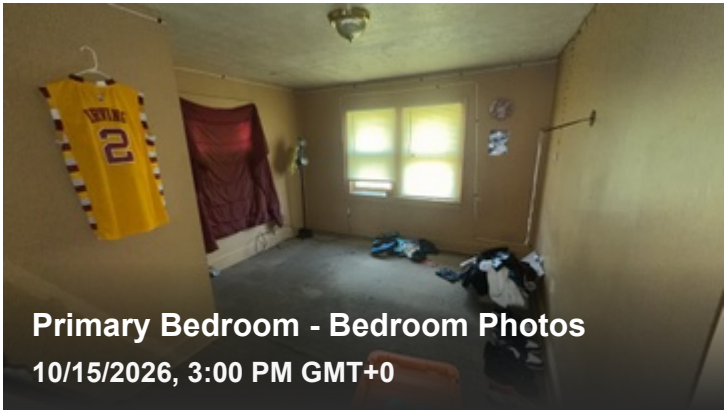
Interior Walkthrough photos / videos



Bedrooms

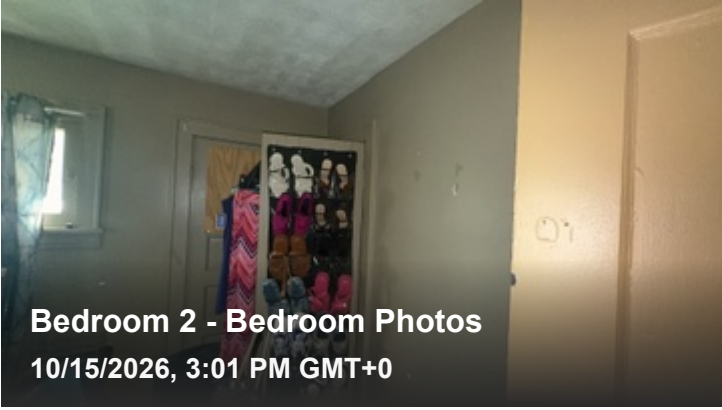
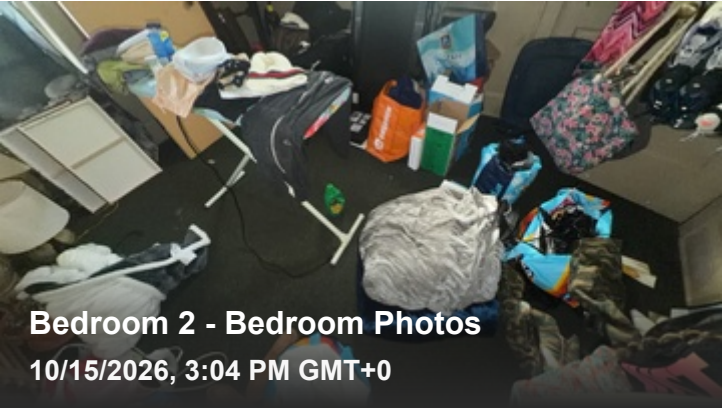
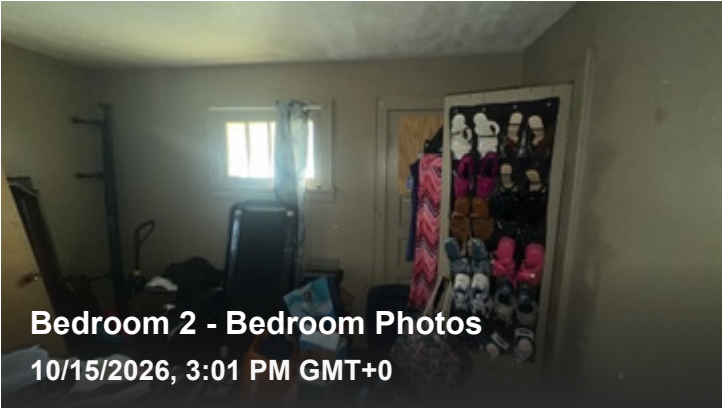
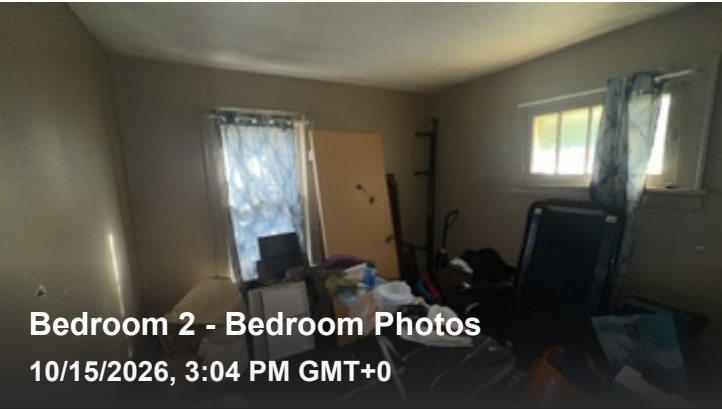
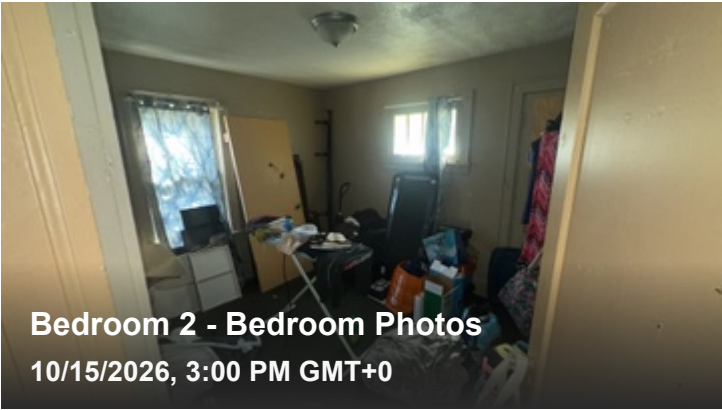
Primary Bedroom ✓ No issues

Primary Bedroom photos / videos



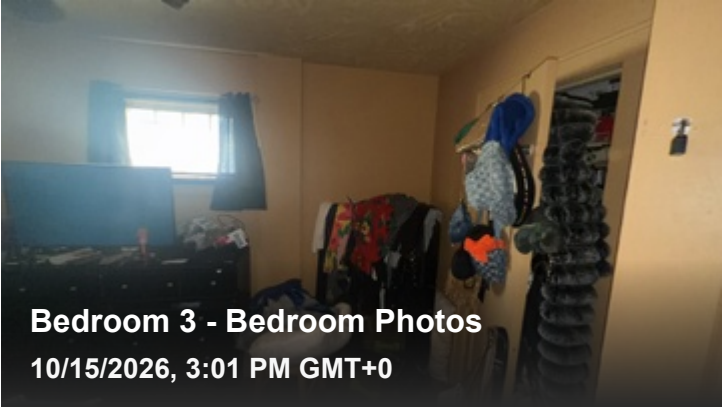
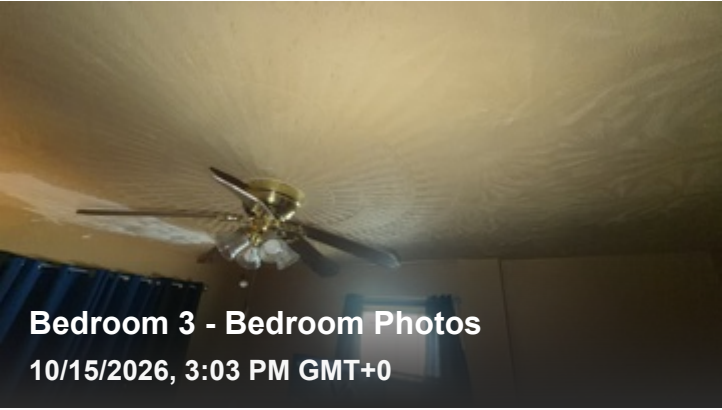
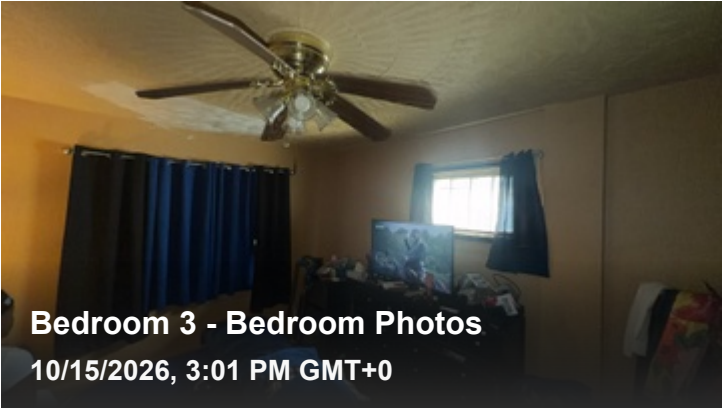
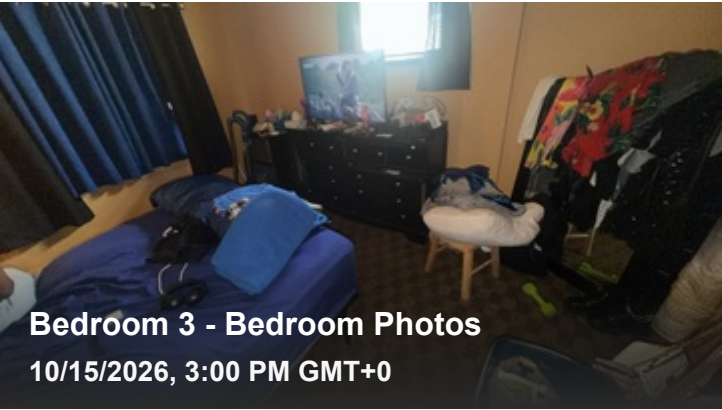
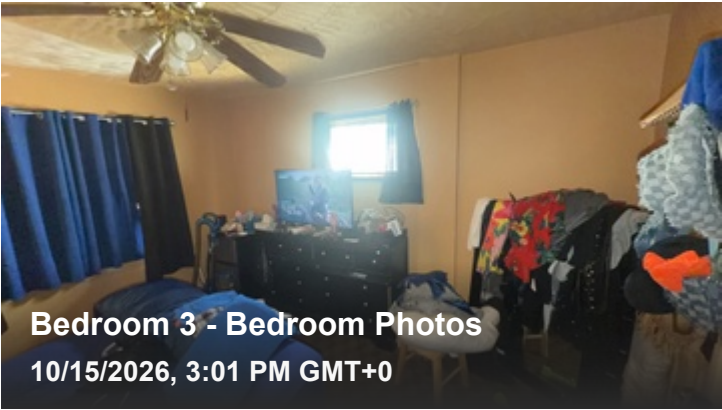
Bedroom 2 ✓ No issues

Bedroom 2 photos / videos



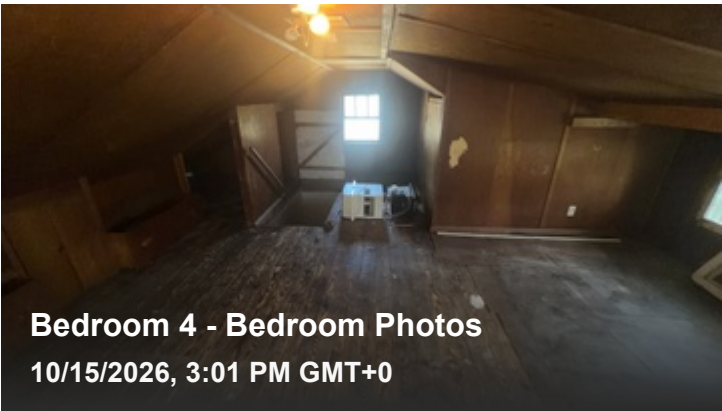
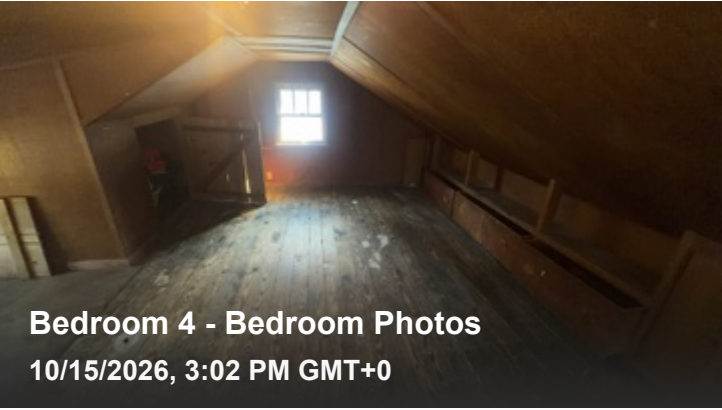
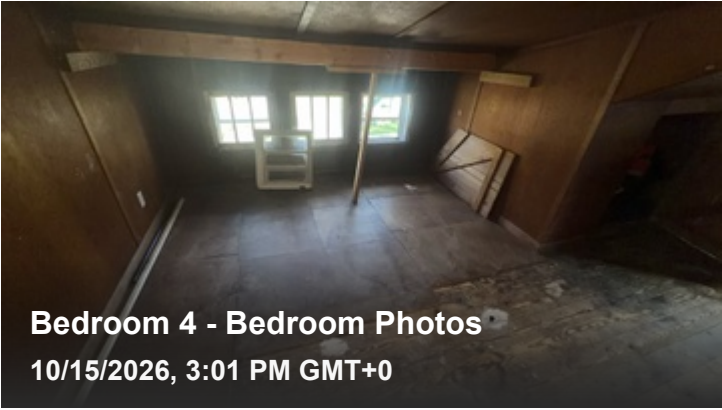
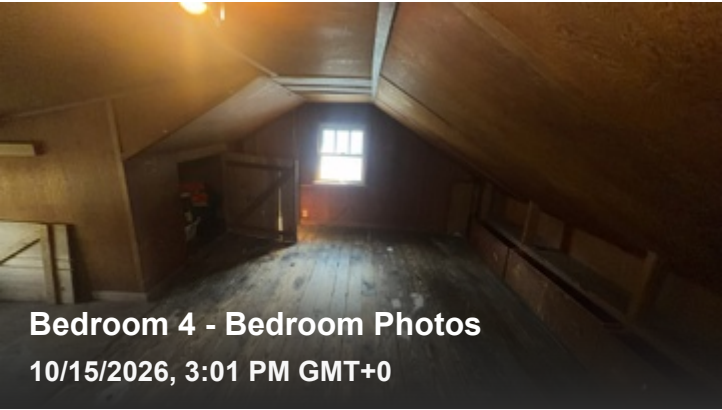
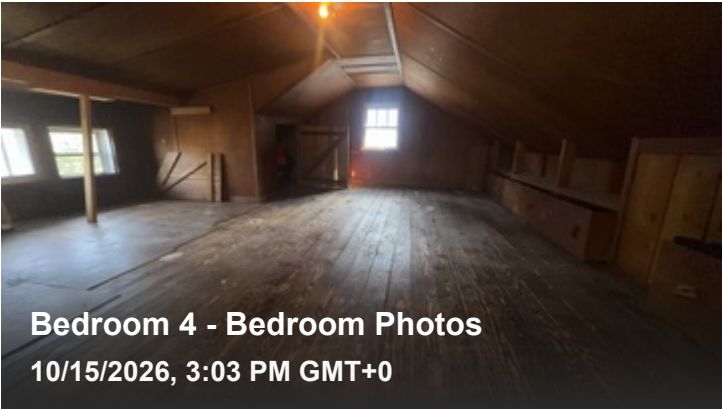
Bedroom 3 ✓ No issues

Bedroom 3 photos / videos



Bedroom 4 ✓ No issues

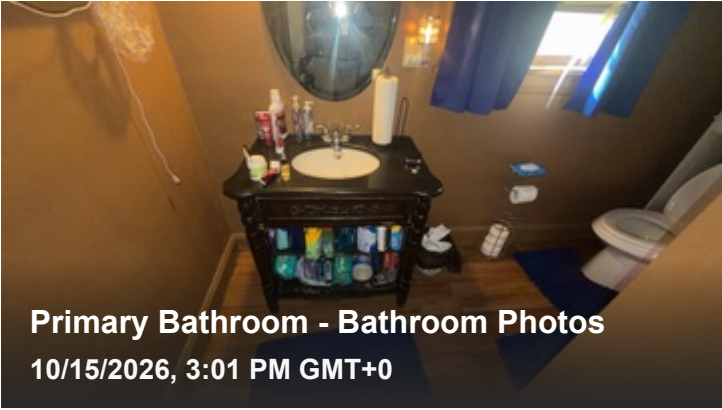
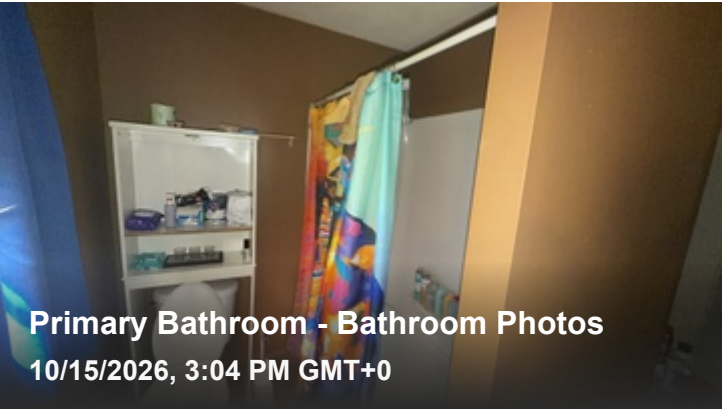
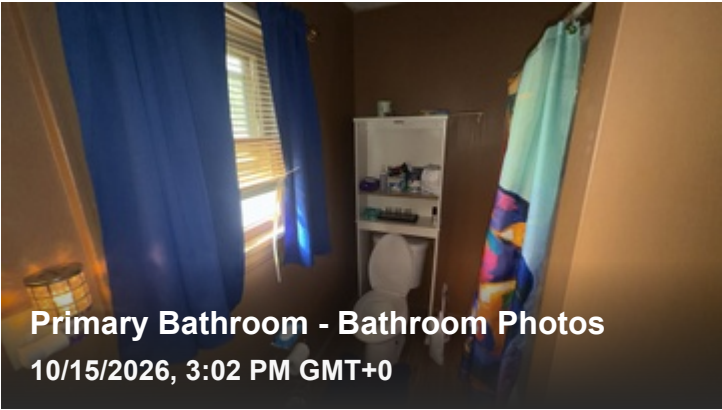
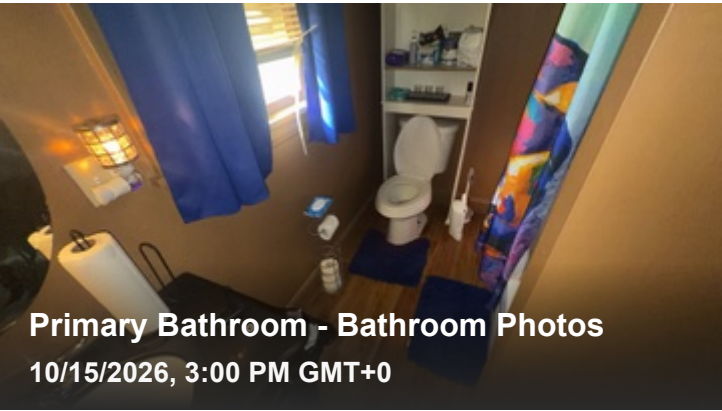
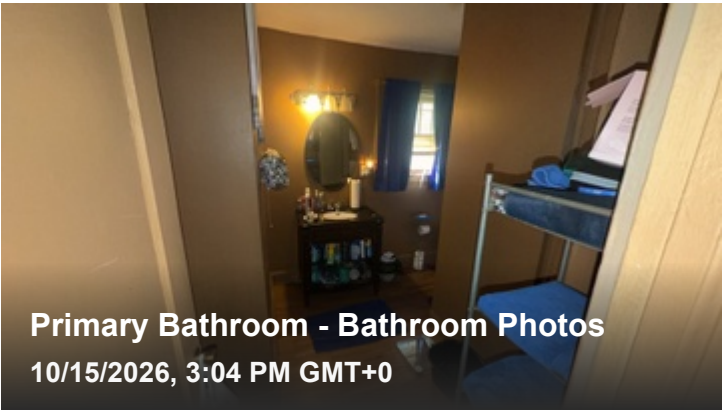
Bedroom 4 photos / videos



Bathrooms

Primary Bathroom ✓ No issues

Primary Bathroom photos / videos



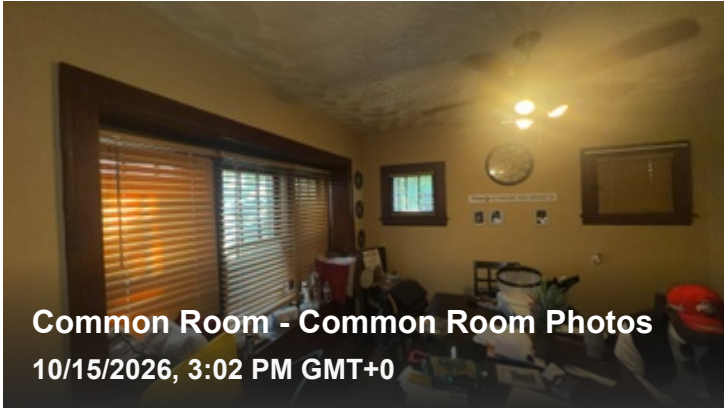
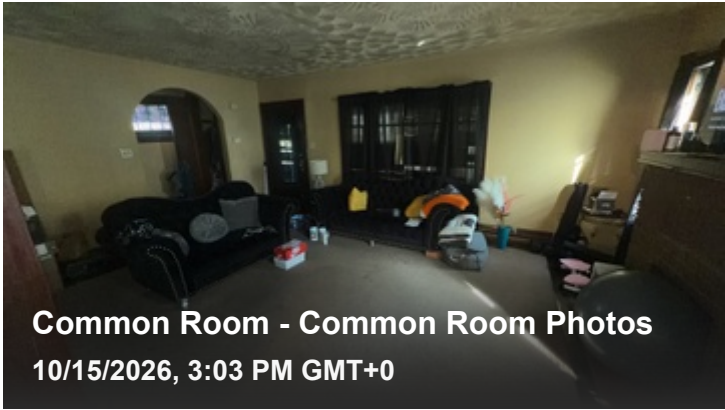
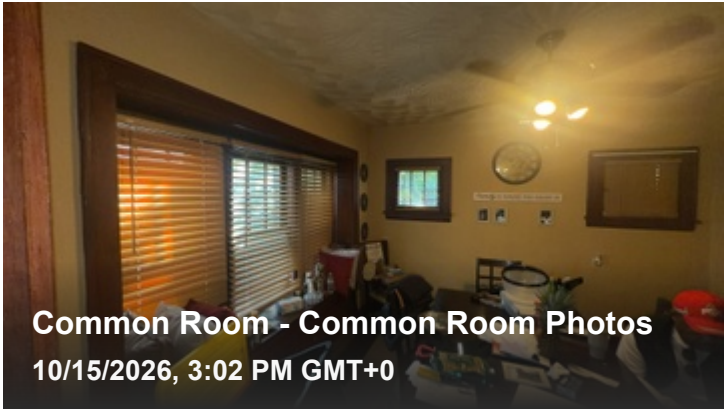
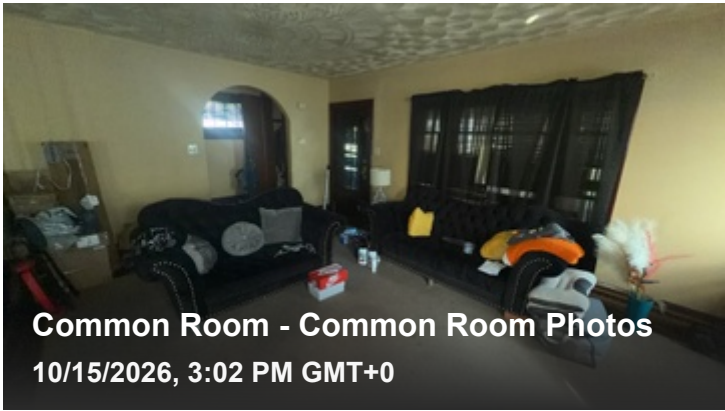
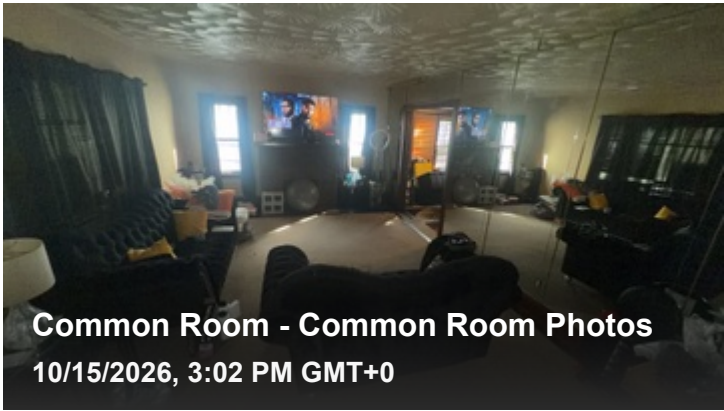
Common Rooms

Common Room

✓

No issues

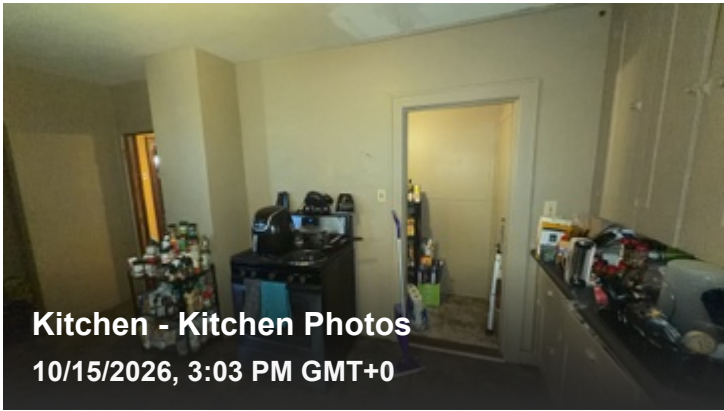
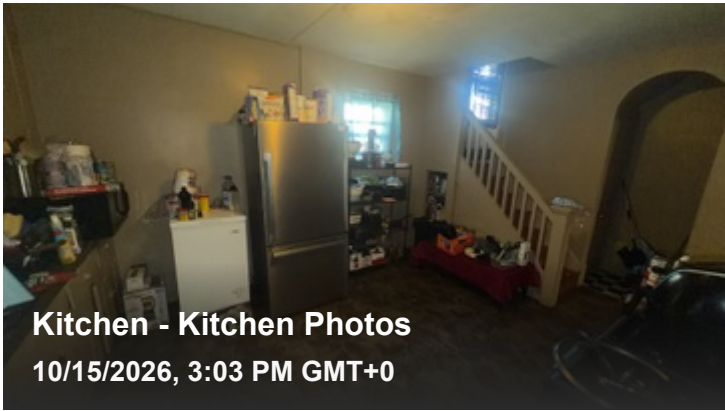
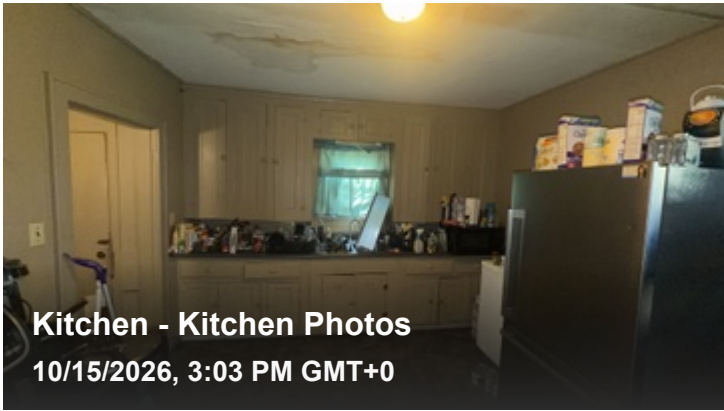
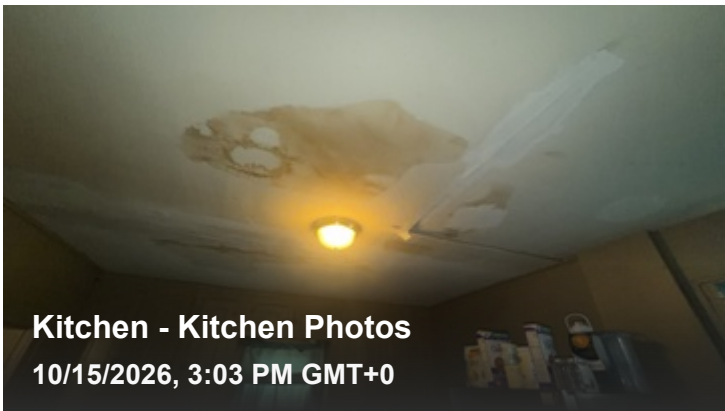
Common Room photos / videos



Kitchen

✓ No issues

Kitchen photos / videos



Dishwasher  Not present

Refrigerator  Not present

Range  Not present

Cooktop  Not present

Wall Oven  Not present

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.

Unless a system, component, fixture, appliance, or other item is specifically included in the scope of work or report, it is deemed excluded at the client’s request, and the contractor makes no representations or warranties whatsoever regarding such items.

Without limiting the foregoing, unless expressly included in the scope of work or accompanying report, the contractor has not evaluated, tested, or performed services related to household appliances, heating, ventilation, and air conditioning systems, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items.

By accepting the services and/or report, the client acknowledges and agrees that any items not specifically included in the scope of work or report are excluded at the client’s request.