



Buckeye Home Inspections
of Northeast Ohio

BUCKEYE HOME INSPECTIONS OF NEO

(440) 969-0591

buckeyeinspectionsofneo@gmail.com

<http://buckeyehomeinspections.com>



REINSPECTION REPORT

1506 Garrett Rd
Jefferson OH 44047

Dave Hayes
JULY 1, 2020



Inspector

Ryan Franklin

InterNACHI Certified and Ohio Licensed
Home Inspector
(440) 969-0591

buckeyeinspectionsofneo@gmail.com



Agent

April Howard

(440) 228-7375

april@assuredrealestateoh.com

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This reinspection was performed to determine the home-owner's eligibility for the Move-In Certified program. Prior defects that required repair/replacement to any major component, or any safety issues that have been addressed, are documented in this report. This seller has complied with the Move-In Certified program and the home will now be marketed as such.

1: INSPECTION DETAILS

Information

Move-In Certified: Move-In Certified



Congrats Dave!

Your home has been determined to be Move-In Certified.

- This does NOT happen to all homes.
- A Move-In Certified home means two major things:
- NO material defects or immediate safety concerns were observed and,
- NO major components of the home were observed to require replacement or repair.
- For more information, please visit <http://www.moveincertified.com/buyers>

2: WOOD DESTROYING ORGANISMS

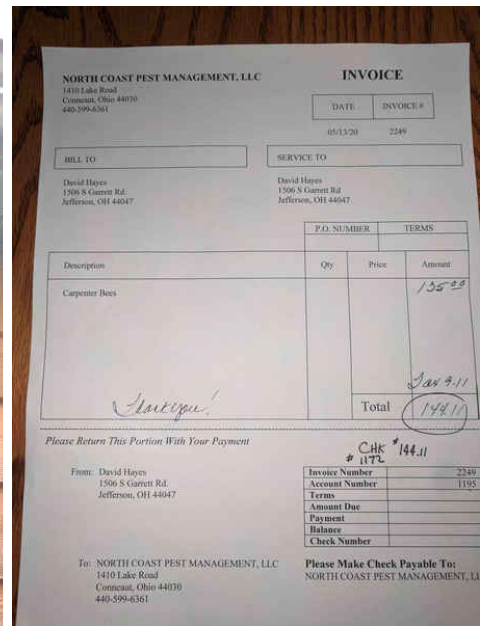
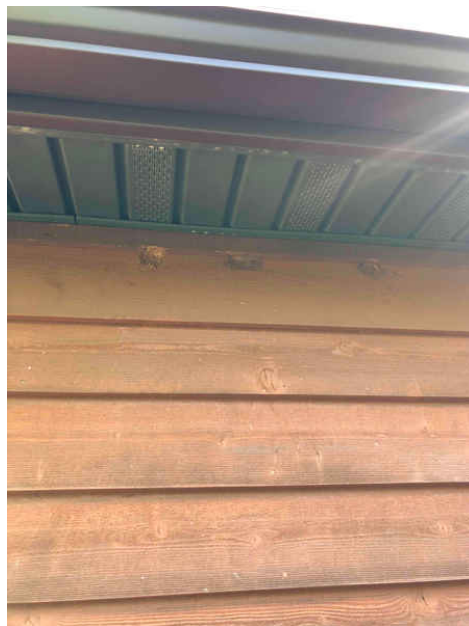
		IN	NI	NP	D
2.1	Observations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Observations: Pesticide Applicator

The carpenter bee damage was corrected and a licensed pesticide applicator applied treatment to exterior of home.



3: SEPTIC SYSTEM

		IN	NI	NP	D
3.1	Condition of Septic System	X			

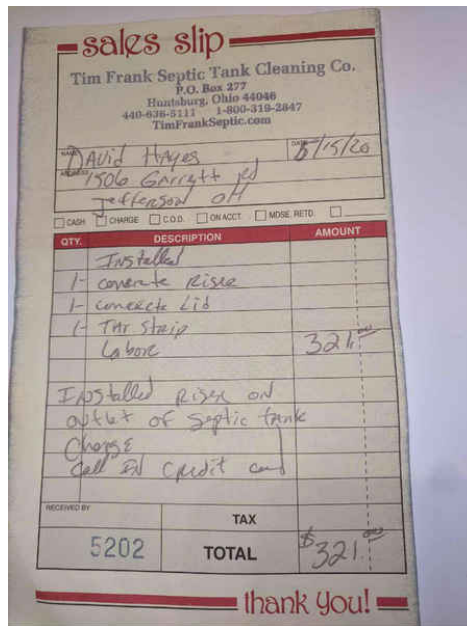
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Condition of Septic System: Condition

Satisfactory

Deterioration of septic tank lid was corrected and a riser was installed.



4: COOLING

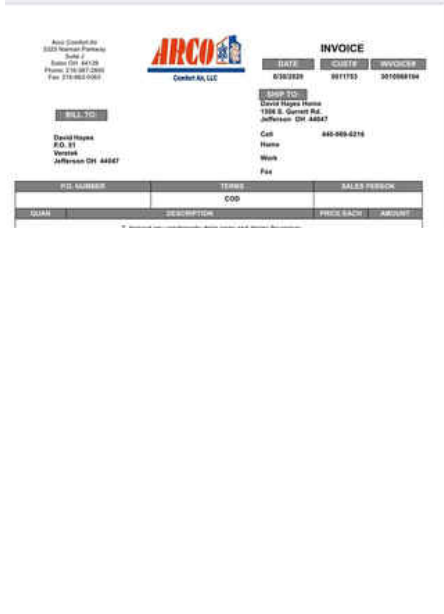
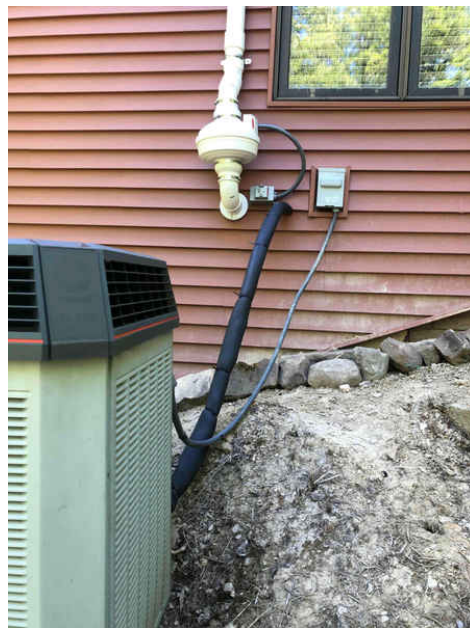
		IN	NI	NP	D
4.1	Cooling System Information	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling System Information: Cooling system serviced

The cooling system was serviced by an HVAC technician. There is no more clicking, and insulation has been replaced.



5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
5.1	Windows	X			
5.2	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Maintenance

Window maintenance was performed to increase functionality.



Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

Missing smoke detectors were installed.



6: PLUMBING

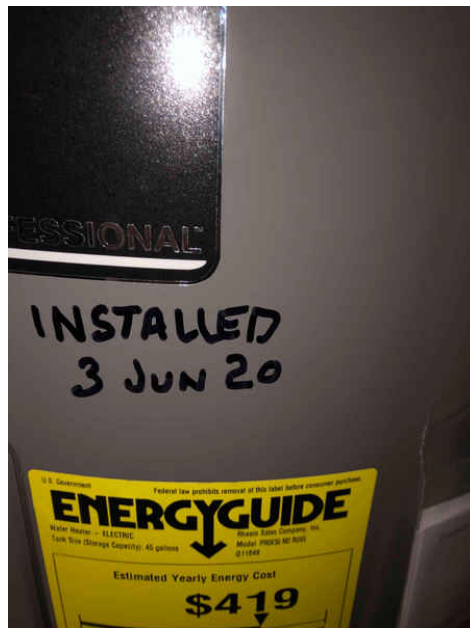
		IN	NI	NP	D
6.1	Hot Water Source	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Hot Water Source: Water Heater Replacement

The water heater was replaced.



7: ELECTRICAL

		IN	NI	NP	D
7.1	Panelboards & Breakers	X			
7.2	GFCIs	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



8: RADON TESTING

	IN	NI	NP	D
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IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Radon Mitigation Installed

After high levels of Radon were detected the home owner installed a mitigation system.

Radon Raiders LLC
 720 Park Harbour Drive
 Youngstown, OH 44512-0000, US
 3307872620

Radon Inspection Report

Test Location: Dave Hayes 1506 Garrett Rd Jefferson, OH 44047 (82351@gmail.com) (440) 969-0216	Test For: Dave Hayes 1506 Garrett Rd Jefferson, OH 44047 (82351@gmail.com) (440) 969-0216	Inspected By: Ryan Franklin 770 Red Oak Lane Geneva, OH 44041 (440) 969-0251 Lic#OH # 971594
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Total: \$1,225.00
 Date: 6/16/2020 10:37 AM (EDT)
 invoice: 419599
 Receipt: 689780718
 Phone: 1 (440) 969-0216
 Type: Credit Sale
 Card: VISA
 Last Four: 9344
 Terminal Id: ***41
 Merchant Id: *****354
 Stan: 15
 Auth Id: 016038
 RRN:
 Mode: CONTACT
 Entry: CHIP READ
 AC: 180F1FAF4F962E4A
 AID: A000000031010
 ARC: 00
 ATC: 0106
 CID:
 IAD:
 FRN:
 TSI:
 TVR: 8080008000
 Val Code:

Test Result: Fail

Overall Average: 5.9 pCi/l	EPA Average: 6.0 pCi/l
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Test Device Details:	Test Site Condition:
Serial Number: 255430013 Model Number: 102EXP Last Calibration: 04/29/2020 Next Calibration: 04/29/2021 Gas Purity: 2.80 Motion Error: No	

Test Summary:	Start:	Stop:	Interval:	Duration:
CRM Location: 06/16/2020 08:49 AM	06/16/2020 08:49 AM	1 hr	48 hr	

*First 4 hrs of data excluded	Min:	Max:	Average:	Measurement Units:
Radon Concentration:	2.1	10.4	6.0	pCi/l

