



## Hermiller Home Inspections



### **Confidential Home Inspection Report**

625 N 7th St  
Upper Sandusky, OH, 43351

Inspection ID: WMS Realty 7th Street  
Date: 03/15/2019

By

**Kris Hermiller**

**Hermiller Home Inspections**

517 Monroe Ave  
Findlay, OH, 45840  
419-722-0994

hermillerinspections@gmail.com

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# Hermiller Home Inspections Job Order

15-Mar-19

Order date

WMS Realty 7th Street

Job ID

Unit Price	Description
\$300.00	Home Inspection

Unit Price	Description

## Client information

WMS Realty

Name

Home Phone

625 N 7th St Upper Sandusky OH 43351

Address

Work Phone

Upper Sandusky OH 43351

City

State

ZIP code

Email

## Job information

03/15/2019

Date

Lockbox

625 N 7th St

Address

Upper Sandusky, OH, 43351

City

State

ZIP code

Special Instructions

Buyer's agent

Phone:

Phone: Other

Seller's agent

Phone:

Phone: Other

Notes:

**517 Monroe Ave  
Findlay, OH, 45840  
Office Phone: 419-722-0994**

**Job ID:** WMS Realty 7th Street

Name	WMS Realty		
Address	625 N 7th St		
City	Upper Sandusky	State OH	ZIP 43351
Phone			

Thank you. I appreciate your business!


# Hermiller Home Inspections

## General Information

WMS Realty 7th Street

### Building Description

Inspector: Kris Hermiller

Attribute	Description / Type	Address / Comments
Age (approx.)	<u>70 Years</u>	<u>625 N 7th St</u>
Area (approx.)	<u>1,588 Sq. Ft.</u>	<u>Upper Sandusky, OH, 43351</u>
		<u>Date of Inspection: 03/15/2019</u>
Building Type	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> See comments	
Construction	<input checked="" type="checkbox"/> Wood frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Frame, stucco <input type="checkbox"/> See comments	

### Additional Building Description/ Comments

Age and area information obtained from: Public records

### Client and Real Estate Agents Information

Client Name	<u>WMS Realty</u>
Address	<u>625 N 7th St Upper Sandusky OH 43351</u>
Phone(s), e-mail	<u></u>
Buyer's agent	<u></u>
Phone(s), e-mail	<u></u>
Seller's agent	<u></u>
Phone(s), e-mail	<u></u>

### Notes/ Special Instructions

### Weather at the Time of the Inspection

Temperature	Start Time	General Weather Conditions
<u>40 Degrees</u>	<u>9AM</u>	<u>Cloudy</u>



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Report Identification: WMS Realty 7th Street

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

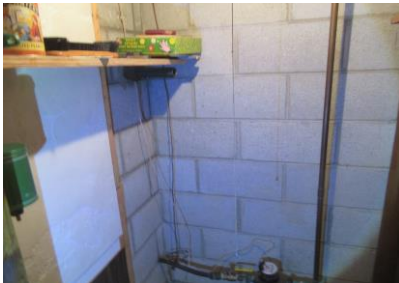
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### A. Foundations

*Type of Foundation(s):* Concrete block basement

*Comments:*

Some of the basement is finished so there are only certain areas the concrete block could be seen. The block that could be seen has no major cracks and is straight. There is some signs of water seepage especially in the back corner. There may be possible fungal growth and this can be tested for mold if there is a mold allergy. The basement does have two dehumidifiers and keeping the humidity between 35 and 50% is best to help keep occupants healthier.

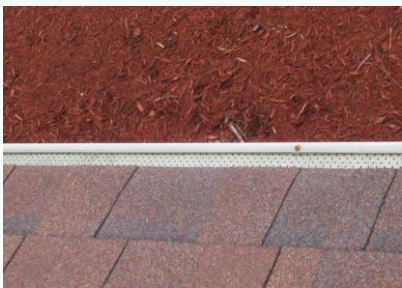


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### B. Grading and Drainage

*Comments:*

The gutters all have leaf guards on them to keep them clear. The front gutter only has one downspout and the back has two downspouts. One 2x3 downspout will drain 600 square feet of roof and one 3x4 downspout will drain 1200 square feet of roof. With only one downspout in the front a bigger downspout would help a lot for the hard rains. The downspouts all run into underground pipes.



### C. Roof Covering Materials

*Types of Roof Covering: Architectural Asphalt Shingles*

*Viewed from: Roof*

*Comments:*

The shingles are sealed down and have most of their protective stone on them. The pipe flashings all look good. The roof is vented by some hat vents and one power roof vent on the back side of the roof. In the attic there is a small area of moisture on the wood at the chimney. I did not find any crack in the chimney flashing, only in the chimney cap. I did not see a full and fast leak, only what appears to be water seeping in and this may need looked at and sealed.






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## D. Roof Structures and Attics

*Viewed from: Attic*

*Approximate Average Depth of Insulation: 5 inches*

*Comments:*

The attic does have some insulation. The attic is vented and the soffit vents are not plugged by insulation. There is some moisture on the wood around the chimney. I did not find a fast leak, only what I would say is some water seeping into the attic area. There is a wire junction in the attic above the garage door opener that should have an electrical junction box added for the junction.


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## E. Walls (Interior and Exterior)

*Comments:*

The soffit is loose and hanging down some above the front door. On the back there is a vine that is growing up onto the roof and into the back awning.




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## H. Windows

### *Comments:*

The windows on the main floor are all vinyl frame with LowE coated double pane insulated glass. One of the basement window wells has no cover and there is a hose coming out of it that runs into the mulch.


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## J. Fireplaces and Chimneys

### *Comments:*

The home has two gas fireplaces, one on the main level and one in the basement. I could not get the ignitor to light in either fireplace and they could be serviced. The chimney is brick and concrete and has a cap on the middle flu. The concrete chimney cap does have some small cracks in it that should be sealed or caulked to keep water out of the cracks and making them worse.



## L. Other

*Comments:*

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## II. ELECTRICAL SYSTEMS

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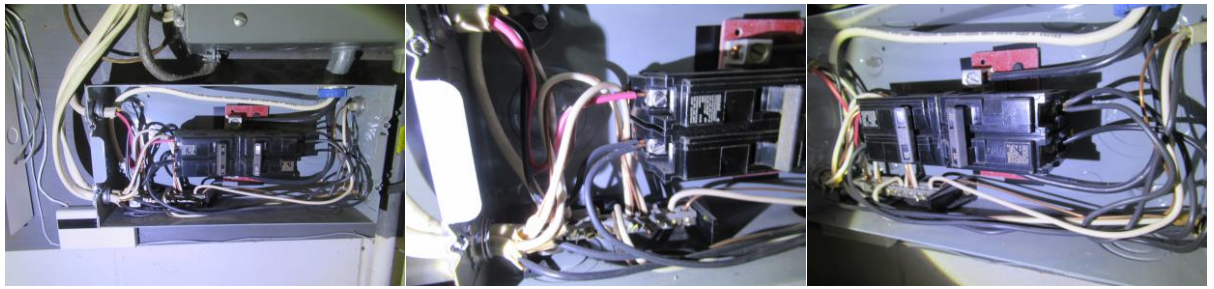
### A. Service Entrance and Panels

*Comments:*

Home has a 100amp service with a 100amp Federal Pacific pull fused main service panel. 100amp is the minimum service a home should have. The service wire does run through a tree between the home and the street. This could cause some issues during high wind. The home has a 100amp Federal Pacific Stab Lock circuit breaker service panel after the fused pull. The stab lock breakers have had trouble in the past. You can still order aftermarket breakers to fit these panels but it is getting increasingly harder and more expensive to get these breakers. Some insurance companies consider these breakers to be a hazard. There is a 60amp Gould subpanel under the service panel and it has two breakers which are both double tapped (two wires on one breaker) that should be split up. I would consider a new service panel and I would also consider possibly upgrading to a 200amp system.





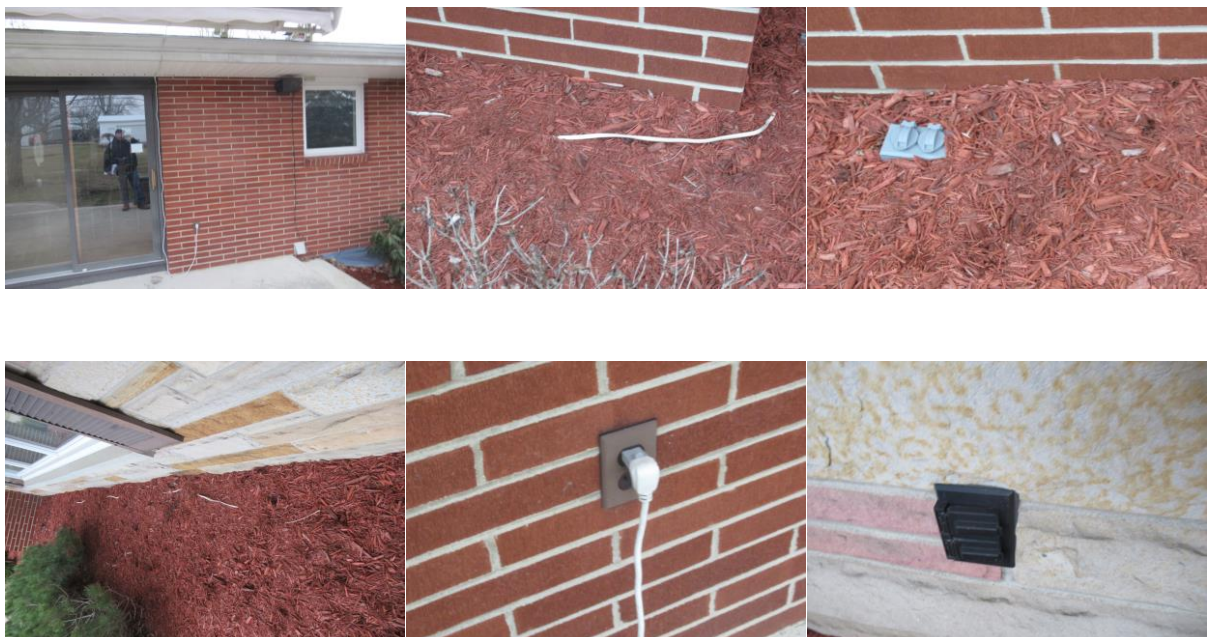

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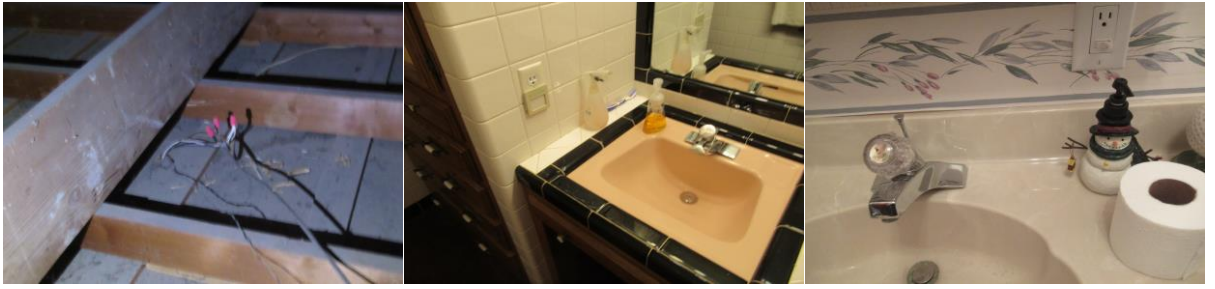
## B. Branch Circuits, Connected Devices and Fixtures

*Type of wiring: NM Cable and Fabric Wiring*

*Comments:*

The back awning has an extension cord on the exterior. Permanent fixtures should be direct wired in and not be powered by an extension cord. The front outlets in the mulch are all powered by an extension cord that runs in the mulch and into an exterior outlet. Extension cords should only be temporary and this should be upgraded to permanent wiring in conduit for the exterior front outlets. There are no GFCI (Ground Fault Circuit Interrupter) protected outlets in the kitchen, bathrooms, or exterior areas. About half of the outlets are grounded and half are open ground. Three prong cords should only be plugged into grounded outlets and two prong cords can be plugged into all of them. In the attic above the garage door opener there is a wire junction that should have an electrical box put in and joined properly.





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## III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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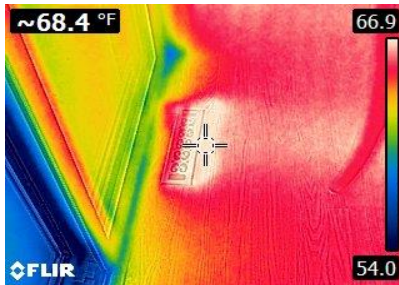
### A. Heating Equipment

*Type of Systems: Forced Air Furnace*

*Energy sources: Natural Gas*

*Comments:*

The high efficient Lennox furnace is dated at 2006. The thermal imaging showed heat coming out of the vents indication the furnace is operational. The furnace is clean inside and the air filter is clean. There is a humidifier on the furnace. These work well to add humidity to the heat. They do need serviced as when the furnace is not used the filter in the humidifier can get mold growth. All HVAC equipment does need serviced at least once a year.



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### B. Cooling Equipment

*Type of Systems: Split System Condenser*

*Comments:*



The Lennox Condenser is date at 2006. The condenser is on a pad and the exterior pipe is insulated. I did not run the A/C due to when the outside temperature is below 65 degrees running the A/C can damage the condenser.



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## IV. PLUMBING SYSTEM

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### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of Water Meter: In the front closet in the basement*

*Location of main water supply valve: In the front closet of the basement*

*Comments:*

Most of the water fixtures do have good pressure. The exterior water spigot on the back has a handle that will not turn. There is some corrosion on the master bath tub spout. The back full bath spout does not have full water pressure when turned on indicating there is some corrosion in the spout. The basement sink by the laundry did not come on.

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### B. Drains, Wastes, and Vents

*Comments:*

The bathroom sink drains slowly in the half bath. The kitchen sink has an S-trap. Newer homes have P-style traps and most of the traps on this home are P-style. S-style traps are not used anymore due to on rare occasions a vacuum can occur and suck all of the water out of the trap allowing sewer gas to come up through. The back full bath sink has a metal trap with a little corrosion. The basement floor drain is corroded. The drain lines are copper and I found no leaks in the drains at this time.



### C. Water Heating Equipment

*Energy sources: Natural Gas*

*Capacity: 40 Gallon*

*Comments:*

The Reliance water heater is dated at 2008. The water heater is operational. There is a lot of corrosion on the shut off valve above the water heater and that valve should be replaced.



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**E. Other**

*Comments:*

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## V. MISC.

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### F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

The master bathroom vent is not operational and needs repaired or replaced.

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### G. Garage Door Operators

*Comments:*

The garage door opener and safety beam are operational.



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*Comments:*

The home has working smoke and carbon monoxide alarms.