



Hermiller Home Inspections



Confidential Home Inspection Report

5343 State Route 95
Mount Gilead, OH, 43338

Inspection ID: WMS Realty Mount Gilead
Date: 04/20/2019

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

20-Apr-19

Order date

WMS Realty Mount Gilead

Job ID

Unit Price	Description
\$300.00	Home Inspection

Unit Price	Description

Client information

WMS Realty

Name

Home Phone

5343 State Route 95 Mount Gilead OH 43338

Address

Work Phone

Mount Gilead OH 43338

City State ZIP code

Email

Job information

04/20/2019

Date

Lockbox

5343 State Route 95

Address

Mount Gilead, OH, 43338

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 Mount Gilead

Customer

Order Date	20-Apr-2019
Job Date	04/20/2019
Invoice Date	
FOB	Not applicable

SubTotal	\$300.00
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Office Use Only

Thank you. I appreciate your business!


Hermiller Home Inspections

General Information

WMS Realty Mount Gilead

Building Description

Inspector: Kris Hermiller

Attribute	Description / Type	Address / Comments
Age (approx.)	<u>20 Years Old</u>	<u>5343 State Route 95</u>
Area (approx.)	<u>2,943 Sq. Ft.</u>	<u>Mount Gilead, OH, 43338</u>
		<u>Date of Inspection: 04/20/2019</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 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>5343 State Route 95 Mount Gilead OH 43338</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>44 Degrees</u>	<u>10AM</u>	<u>Cloudy</u>

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Report Identification: WMS Realty Mount Gilead

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): Poured concrete Basement

Comments:

There are a few minor cracks that have been sealed. The walls are straight and there were no signs of water intrusion. The floor joists all look good and the floor box sills are insulated.



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B. Grading and Drainage

Comments:

The downspouts all run underground. The gutter is all clear except for the front by the tree is clogged and needs cleaned.


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C. Roof Covering Materials

Types of Roof Covering: Architectural Asphalt Shingles

Viewed from: Ladder and Spectroscope

Comments:

The roof shingles are sealed down good and the shingles do have most of their protective stone on them. The roof is ventilated by soffit and ridge vents. The pipe flashing looks ok. There is some moss or lichen growth on the roof in the front under the tree. There is also some branches and twigs on the roof. These should be cleaned off of the roof as they hold moisture. Tree limbs should be trimmed back from the roof as they can damage the shingles in high wind.



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D. Roof Structures and Attics

Viewed from: Attic

Approximate Average Depth of Insulation: 12 inches

Comments:

The attic is insulated well with blown insulation. The bath vents are ducted to the exterior. The soffit ends have panels or strips to keep the insulation from blocking the soffit vents.

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E. Walls (Interior and Exterior)

Comments:

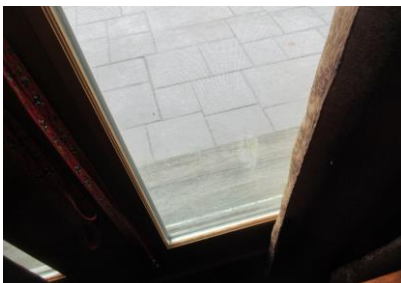
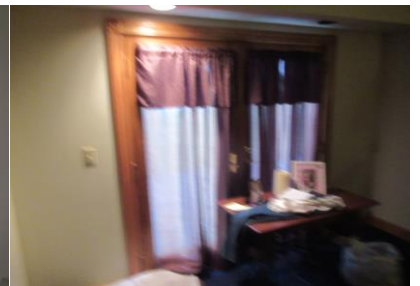
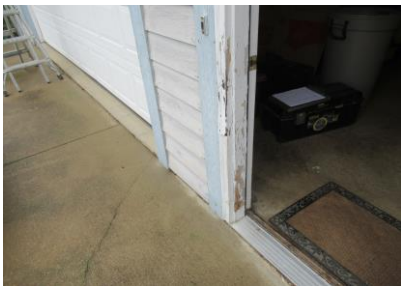
The home has wood siding and there are a few cracked pieces which is normal. All of the wood finish is wearing off and the back of the home has the most wear on the wood finish. The only soft spot in the siding I found was up by the gutter where there is a lot of water run off from the roof, a kickout flashing between the gutter and roof would help this area.


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G. Doors (Interior and Exterior)

Comments:

The exterior door jambs have peeling paint. The two back patio swing doors are sagging in the middle some causing them to be hard to open. This is normal for swinging patio doors. The doors all do have Low E Coated double pane insulated glass. The screen on one of the doors has a bigger size hole.



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H. Windows

Comments:

The windows are double hung style and all have Low E Coated double pane insulated glass. A few of the windows do have small water stain in the corners and on the sash that is probably due to condensation on the window glass. This is normal and I found no soft wood on the windows. The front windows are low to the floor and I did not see a tempered glass symbol in the window. Some locals have codes on low windows having tempered glass and some do not. This can be a safety issue if someone falls into the low window. The original builder or owner would have to be asked if they used tempered glass on these windows if someone needs to know if they are tempered or not.

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J. Fireplaces and Chimneys

Comments:

There is a wood burning stove in the basement. Some insurance companies charge more for wood burning stoves. There is also a wood burning fireplace. The damper is operational. If wood is to be burned in the fireplace it is recommended to have the chimney professionally cleaned. There is some moisture in the damper and in the fireplace. This could be due to there are no caps on the chimney. The top of the chimney has a small crack in the concrete cap and this should be filled or caulked to keep water from penetrating and making the crack worse.


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K. Porches, Balconies, Decks and Carports

Comments:

The front porch railing has peeling paint.


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L. Other

Comments:

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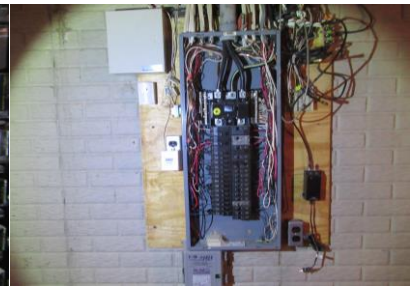
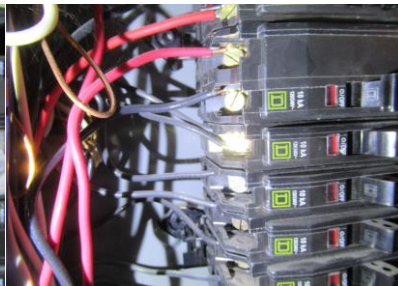
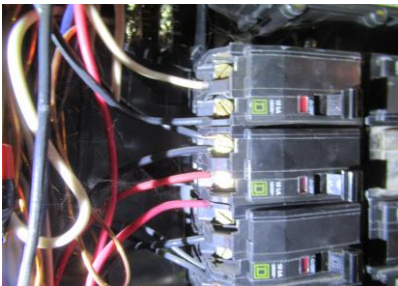
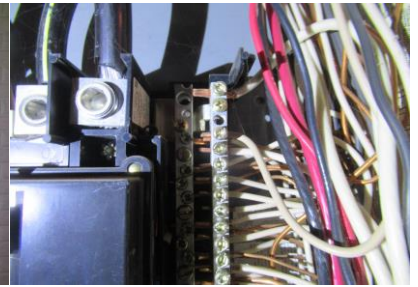
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

The house has a 200amp meter with a 200amp service in the basement. The service panel is a Square D QO type panel. There should be a disconnect within six feet of the panel box between the meter and main service panel. I found no disconnect. The panel has a double tapped (two wires on one screw) neutral and has several double tapped breakers that should all be split up to one screw per wire.



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B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: NM Cable

Comments:

Not all outlets could be tested as there was furniture and items in front of some outlets but all of the outlets that were tested were all grounded. The kitchen and bathrooms have GFCI (Ground Fault Circuit Interrupter) protected outlets but the exterior outlets are not GFCI protected and should be.



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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS



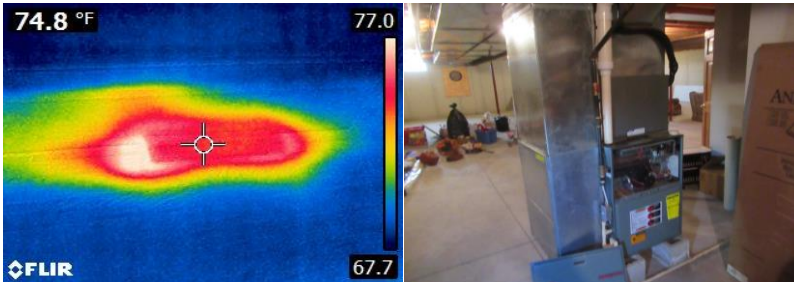
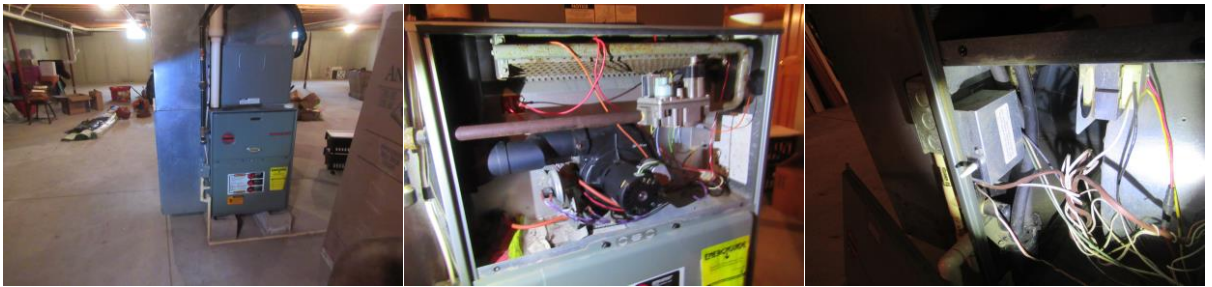
A. Heating Equipment

Type of Systems: Forced Air

Energy sources: Gas

Comments:

The high efficient Ruud furnace is dated at 1998. The furnace is operational and the thermal imaging did show heat coming out of the furnace. I did not find an air filter and in the furnace where there would normally be a filter there was none. There should be an air filter to the furnace. The average life expectancy for furnaces determined by testing is 20 years. All HVAC equipment should be serviced at least once a year.



B. Cooling Equipment

Type of Systems: Split System Condenser

Comments:

The Ruud condenser is dated at 1999. The condenser is on a pad and the exterior line does have some worn insulation. I could not run the air due to the temperature as running the air when it is colder than 65 Degrees outside can damage the condenser. The average life expectancy of most air condenser as determined by testing is about 20 years.



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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of main water supply valve: On the basement wall or the well could be shut off

Comments:

The water fixtures all have good pressure except for the kitchen faucet. This faucet may need cleaned or looked at. I found no leaks in the water lines at the time of inspection. There is no corrosion on the well pressure tank.

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B. Drains, Wastes, and Vents

Comments:

I found no leaks in the plumbing lines or traps at this time.


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C. Water Heating Equipment

Energy sources: Gas

Capacity: One 40 gallons and one 50 gallon

Comments:

The 50 gallon tank is a power vent type water heater and is a Rheem brand that is dated at 1999. The other water heater is insulated with a blanket and the date could not be read. There is no corrosion on the water heaters and they are operational at this time.


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D. Hydro-Massage Therapy Equipment

Comments:

There is a jetted tub. The jets were operational.

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E. Other

Comments:

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V. MISC.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom vents were operational.

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G. Garage Door Operators

Comments:

The opener and safety beams are operational.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

The smoke that I found is operational. The other smoke alarm was missing. There are no carbon monoxide alarms and there should be one by the furnace and one by every sleeping area.

