



Hermiller Home Inspections



Confidential Home Inspection Report

404 N Vance St
Carey, OH, 43316

Inspection ID: WMS Real Estate
Date: 01/09/2019

By

Kris Hermiller

Hermiller Home Inspections

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

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Hermiller Home Inspections Job Order

9-Jan-19

Order date

WMS Real Estate

Job ID

Unit Price	Description
\$300.00	Home Inspection

Unit Price	Description

Client information

WMS Real Estate

Name

419-294-4366

Home Phone

1400 E Wyandot Ave Upper Sandusky OH 43351

Address

Work Phone

Upper Sandusky

OH

43351

City

State

ZIP code

Email

Job information

01/09/2019

Date

Lockbox

404 N Vance St

Address

Carey, OH, 43316

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 Real Estate

Customer

Order Date	9-Jan-2019
Job Date	01/09/2019
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 Real Estate

Building Description

Inspector: Kris Hermiller

Attribute	Description / Type	Address / Comments
Age (approx.)	<u>119 Years</u>	<u>404 N Vance St</u>
Area (approx.)	<u>1,551 Sq. Ft.</u>	<u>Carey, OH, 43316</u>
		<u>Date of Inspection: 01/09/2019</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 Real Estate</u>
Address	<u>1400 E Wyandot Ave Upper Sandusky OH 43351</u>
Phone(s), e-mail	<u>419-294-4366</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>26 Degrees</u>	<u>9AM</u>	<u>Cloudy</u>

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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete block, concrete, and fieldstone basement

Comments:

The outside foundation has some stone with the mortar worn out of the joints. Some of the exterior foundation looks like it has some loose stone. The interior has concrete added on the inside. There is signs that water seeps in through the foundation. There is some paint peeled off on the inside and some water stains on the basement floor.



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B. Grading and Drainage

Comments:

The gutters are clear. The downspouts have extensions on them. One of the downspouts will eject water on to the driveway and could be an icy slippery hazard if it is below freezing. The back downspout extension runs water under the deck but stays next to the home. It should get water away from the home. The upper downspout on the rear is loose and the wind is about to knock it off. There is a working sump pump in the basement but there is no back up or emergency sump pump.

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C. Roof Covering Materials

Types of Roof Covering: Metal Painted Ribbed Roofing, PVC Membrane, and Three Tab Asphalt Shingles

Viewed from: Spectroscope and Ladder

Comments:

The roof did have a snow cover so I did not walk it. I did use the spectroscope and ladder to view the roof. The roof is ventilated by gable vents. The shingles are sealed down and have most of their protective stone on them. The steel roofing shows no signs of corrosion.


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D. Roof Structures and Attics

Viewed from: attic

Approximate Average Depth of Insulation: 12 inches

Comments:

There is a good amount of insulation in the attic. The attic is ventilated by the gable vents. Some of the roof sheathing boards are cracked and some have been replaced. There are some spots that are possible fungal growth. I can test these spots for mold for a lab fee if needed.




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E. Walls (Interior and Exterior)

Comments:

The interior walls have some repaired spots with no paint. There is peeling paint on the walls in the closets but the moisture meter saw no high moisture content at this time. The bathroom walls have possible fungal growth spots and can be tested for mold if needed. The wall has a hole around the shower head. Some of the trim is broken in the bathroom. Some of the insulation has fallen out of the wall cavities into the basement.

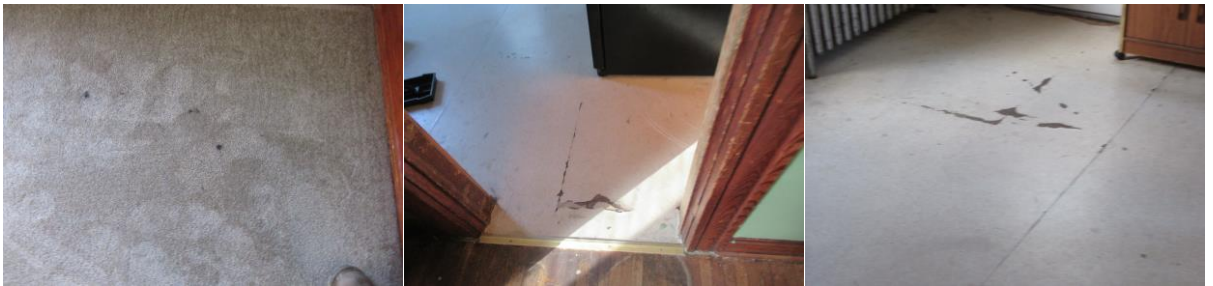




F. Ceilings and Floors

Comments:

The ceiling is cracked in closets and the bathroom. The moisture meter showed no moisture associated with the cracking at this time. The carpet is stained in several areas of the home. The kitchen flooring is cracked and split. The bathroom floor is missing. The floor joists in the basement have places where there is termite and places where there is carpenter ant damage. There have been floor jack posts added to support the floor better where it has sagged. The floors are not level at this time. I would recommend a exterminator do a treatment even though I did not see any live insects because the damage does look recent enough.

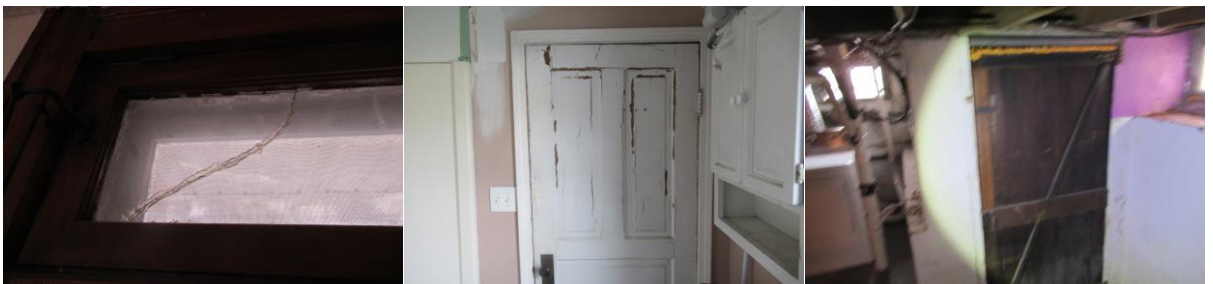



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G. Doors (Interior and Exterior)

Comments:

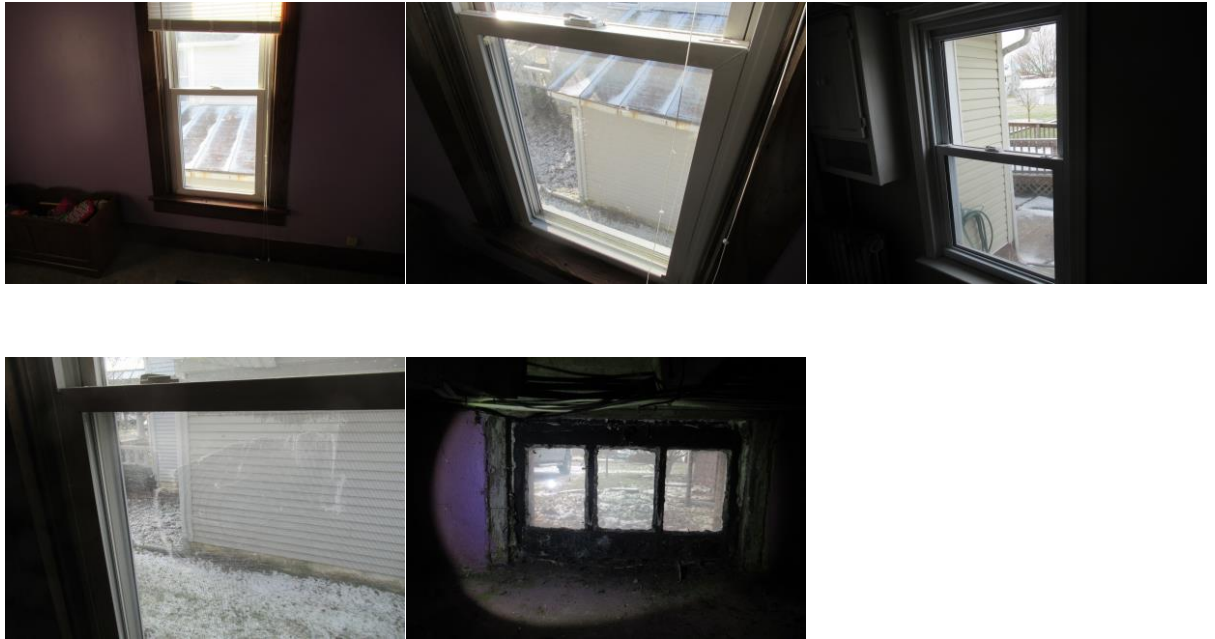
The back basement door has the paint worn off of it. The front doors are wood with single pane glass and the thermal imaging does show cold air coming in these doors. The interior back basement door does loose a lot of heat and you can feel the cold air when by this door. The front storm door closure is missing. The front door to the side does not operate or open. The transom window above the non operating front door is cracked. The upstairs has some missing interior doors on the bedrooms. The bathroom interior door has peeling paint.


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H. Windows

Comments:

All of the windows except for the basement are vinyl double pane insulated glass windows. The basement windows are wood single pane glass. The bathroom window has broken springs making it difficult to slide open or shut. The screens on several windows have holes or are torn.



I. Stairways (Interior and Exterior)

Comments:

The back exterior steps have no railing. The exterior back concrete steps are damaged with crumbling concrete. The interior main stairway has no railing. There is a missing step on the bottom of the main stairway.



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J. Fireplaces and Chimneys

Comments:

There is no fireplace but there is a chimney the water heater and boiler use for exhaust. The top of the chimney has no cap and the brick are loose and falling.

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K. Porches, Balconies, Decks and Carports

Comments:

The back deck has 4x4 post. 4x4 post are not treated as much as 6x6 and will rot off faster.



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L. Other

Comments:

The front sidewalk is cracked and in need of repair. The side sidewalk has been dug up and is now gone.



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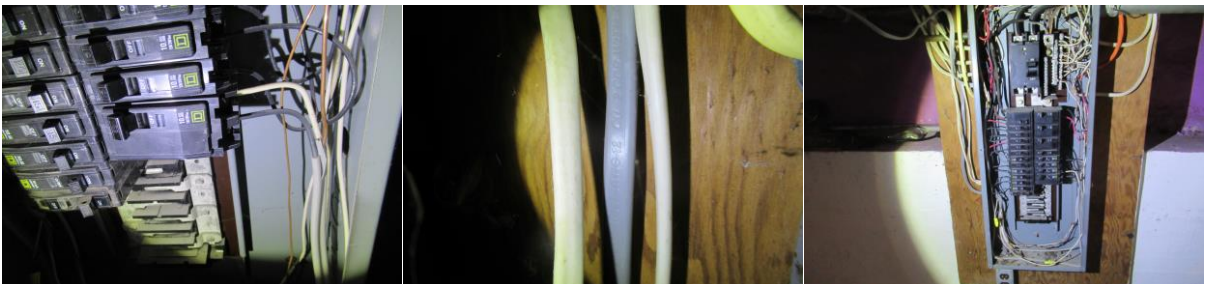
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Home has a 200 amp service with a 200 amp Square D QO Service panel. The electrical pipe that used for the mast is corroded. The service panel has a 60 amp breaker connected to a 12 gage wire. This wire is only rated for 20 amps and needs a 20 amp breaker or a bigger wire. There is no corrosion in the electrical box at this time.



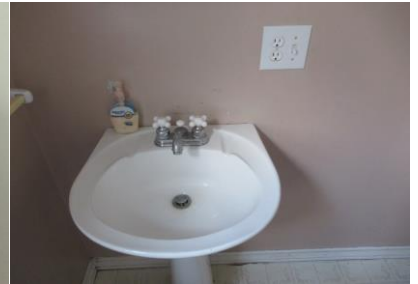
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B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: NM Cable, Fabric wiring, and Knob and Tube

Comments:

The front outdoor light is missing the globe. Most of the outlets are grounded. There are only a couple of upstairs and a couple of outlets downstairs that have open grounds. Only plug three prong cords into grounded outlets. Two prong cords can go into any outlet. There are no GFCI (Ground Fault Circuit Interrupter) protected outlets on the exterior or by the kitchen sink and bathroom sink. In the attic I did find some active knob and tube wiring. Some insurance companies will not insure homes with knob and tube. The dining room has an outlet with no cover. The bathroom light has no cover. One of the switches leading to the basement is in a loose box that needs secured.



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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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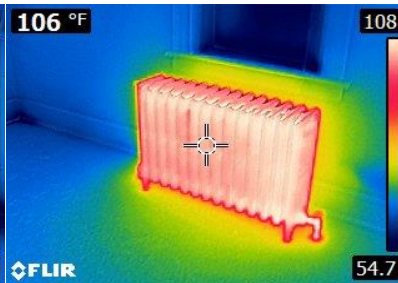
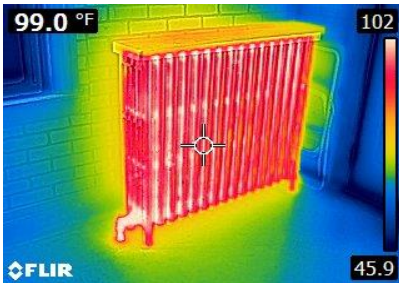
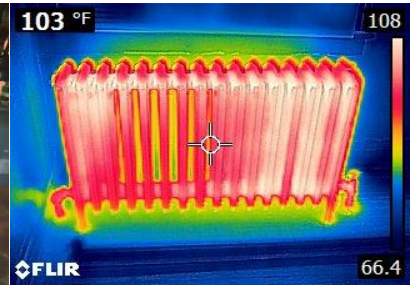
A. Heating Equipment

Type of Systems: Hot water boiler

Energy sources: natural gas

Comments:

The mid efficient Lennox boiler is dated at 2007. The system is operational and the thermal imaging did show hot water in the radiators at this time. There is a cooper pipe that has a lot of corrosion next to the boiler. All HVAC equipment does need serviced at least once a year.



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B. Cooling Equipment

Type of Systems:

Comments:

There is no cooling system on the home.

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C. Duct Systems, Chases, and Vents

Comments:

There is no duct work with the heating coming from a boiler. The upstairs gets heat from the open vents in the floor that allow heat to rise up through the home.



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IV. PLUMBING SYSTEM

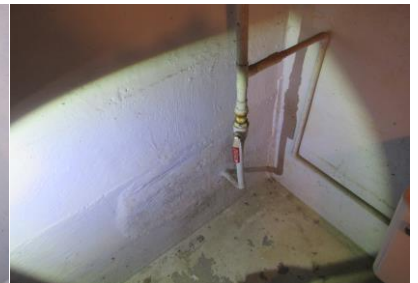
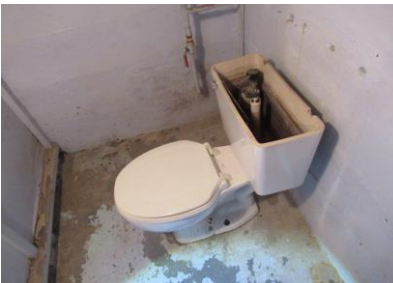
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A. Plumbing Supply, Distribution Systems and Fixtures

Location of main water supply valve: In front of basement by basement toilet

Comments:

The exterior water spigot on the back has the hose hooked up to it yet and the air temperature is below freezing. This could freeze and damage this spigot. I did not find any leaks in the plumbing pipes at this time. The bathroom sink faucet drips. The kitchen sink faucet leaks at the handle and the middle of the faucet. The kitchen sink sprayer also leaks. The basement toilet is missing the tank cover. The main water shut off is at the front of the basement by the basement toilet.



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B. Drains, Wastes, and Vents

Comments:

The traps are S-Traps which are common in older homes but when water is draining a vacuum can occur and eliminate all water from these traps on rare occasions which is why newer homes have P-Traps. I did not find any leaks in the drains at this time. There is no plumbing vent line that is usually required on a homes drain system. There is a air intake that is usually used on manufactured homes but on a home there should be an actual air admittance valve if using it this way. A home should have a vent ran for the plumbing system to operate correctly.

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C. Water Heating Equipment

Energy sources: natural gas

Capacity: 40 gallon

Comments:

The U.S. Craftmaster water heater is dated at 1991. This is an older water heater that would be near the end of its expected life. The water heater is operational at this time. The bottom is corroded and there are some water stains on the basement floor indicating it may be leaking at this time.

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E. Other

Comments:

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V. MISC.

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C. Range Hood and Exhaust Systems

Comments:

A HUD type loam may require a least a ventless type of range hood.

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

Comments:

There is no bathroom fan in this home to take out excess moisture from showering.

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I. Other

Comments:

There are no smoke alarms or carbon monoxide alarms and there should be both for safety.



