

# ROOFING

846 Elgin Cir, Pickerington, OH August 21, 2014

Report No. 1087, v.3

[www.hi-homeinspections.com](http://www.hi-homeinspections.com)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Sloped roofing material: • [Asphalt shingles](#)

## Limitations

Roof inspection limited/prevented by:

- Lack of access (too high/steep)



1. *Wet roof surface hides flaws*

Inspection performed: • From roof edge

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## Description

**Gutter & downspout material:** • [Aluminum](#)

**Downspout discharge:** • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces:** • Brick

**Wall surfaces:** • [Vinyl siding](#)

**Soffit and fascia:** • [Wood](#)

**Driveway:** • Asphalt

**Walkway:** • Concrete • Pavers

## Limitations

**Inspection limited/prevented by:** • Storage • New finishes/paint/trim • Car/storage in garage • Vines/shrubs/trees against wall • Inaccessible wall • Carpet

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### WALLS \ Vinyl siding

**1. Condition:** • Siding Damage:

Siding has minor damage. Any opening should be sealed to prevent water entry

Loose J-Channel

**Implication(s):** possible water to contents

**Location:** Rear Exterior Wall Upper Level

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



2. Siding Damage: Siding has minor damage. An...

## **WALLS \ Brick, stone and concrete**

**2. Condition:** • As is, unfortunately typical of installation in this area the brick veneer has been applied without the benefit of certain best practices; one of these is flashing a thin impervious material placed in mortar joints through air spaces in masonry to prevent water penetration and/or provide water drainage. Flashing should extend to the surface of the exterior wall finish above "All" openings and horizontal transitions. Another is weep holes, these are openings placed in mortar joints of facing material at the level of flashing, to permit the escape of moisture. There were no weep holes or flashing visible in the brick veneer above or below the windows. Absent these details, there is an increased risk of water penetration and damage to the building. Water damage can be difficult to detect without the use of invasive or destructive means that are beyond the scope of this inspection. It is recommended by the Brick Industry Association that weep holes and flashing be installed to allow water or moisture to escape.

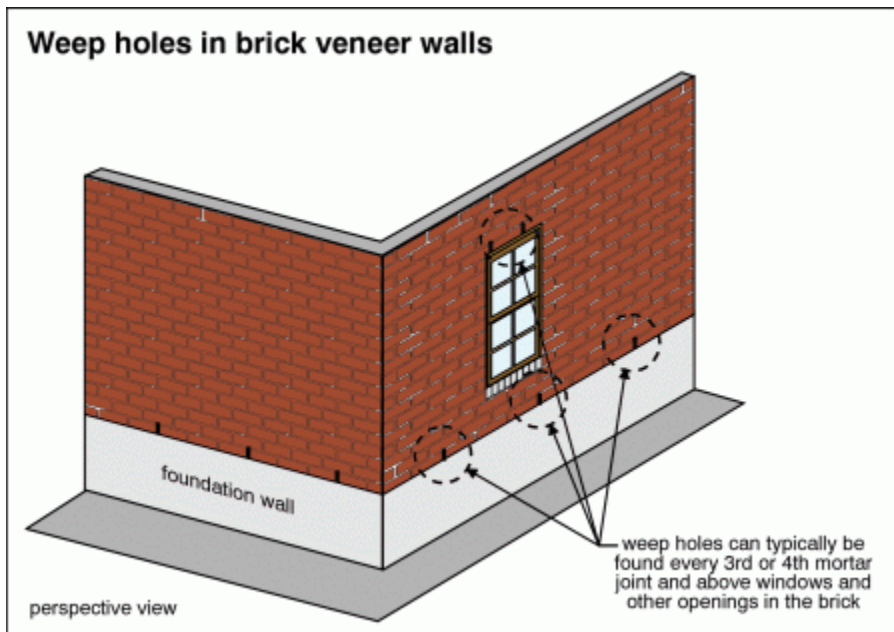
**Implication(s):** Possible water damage to contents

**Location:** Various Throughout Exterior Wall

**Task:** Improve

**Time:** Unpredictable

**Cost:** Depends on work needed



[Click on image to enlarge.](#)



3.

### **EXTERIOR GLASS \ Window wells**

**3. Condition:** • [Missing](#)

Missing window wells throughout exterior improvement needed.

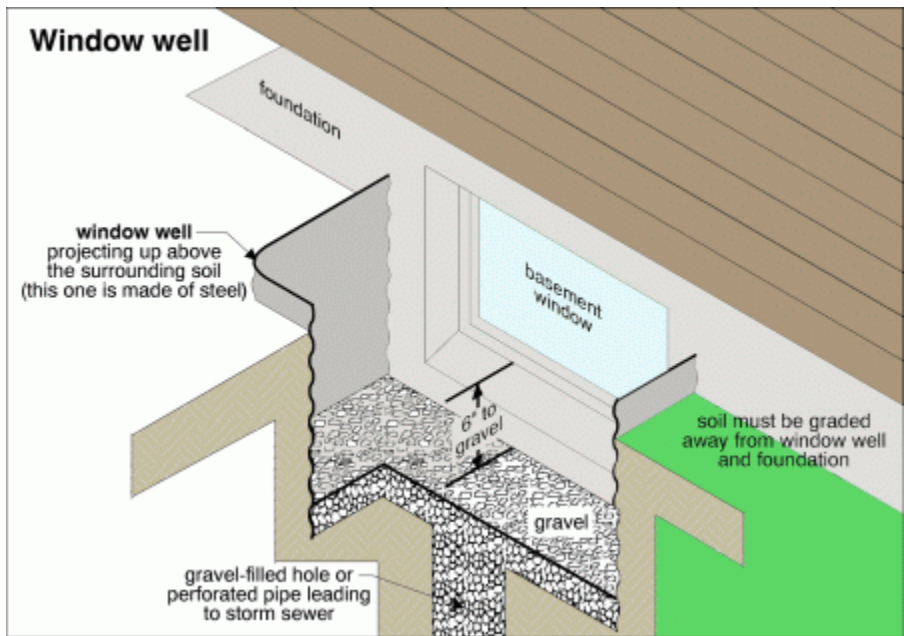
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Various Throughout Exterior

**Task:** Provide

**Time:** Unpredictable

**Cost:** Minor



[Click on image to enlarge.](#)



4. Missing

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

4. Condition: • [Missing](#)

Handrail missing

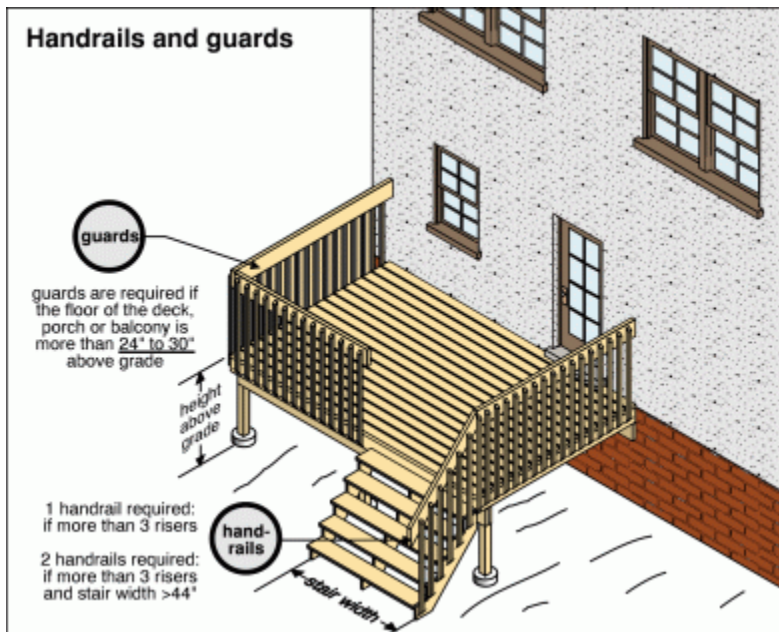
**Implication(s):** Fall hazard

**Location:** Rear Exterior Staircase Deck

**Task:** Provide

**Time:** Safety

**Cost:** Depends on work needed



[Click on image to enlarge.](#)



5. Missing

### LANDSCAPING \ Walkway

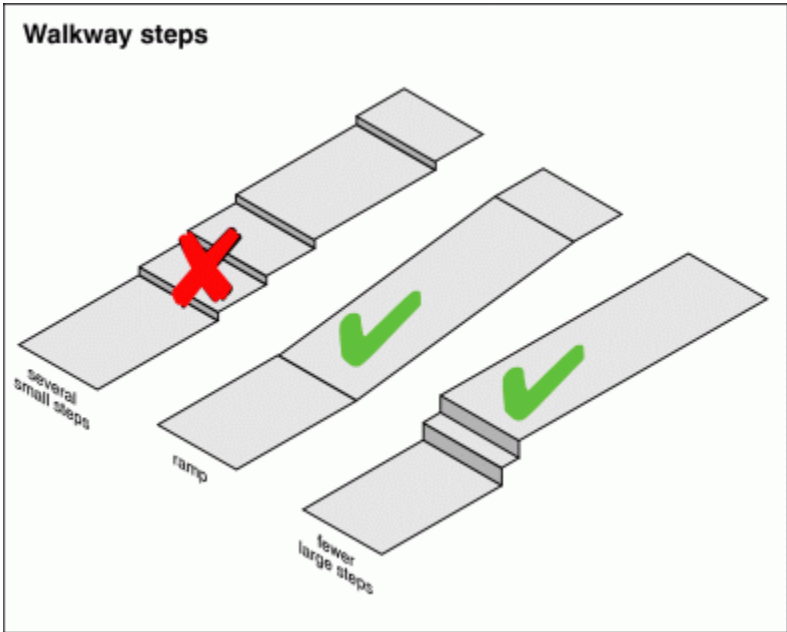
**5. Condition:** • (uneven) The walkways is uneven creating a trip hazard. This condition should be corrected for improved safety.

**Location:** Various Throughout

**Task:** Improve

**Time:** Safety

**Cost:** Depends on work needed



Click on image to enlarge.



6. (uneven) The walkways is uneven creating a...

7. (uneven) The walkways is uneven creating a...

**LANDSCAPING \ General**

**6. Condition:** • [Vines](#)

Vines growing on exterior walls should be kept trimmed away from siding, window trims and the eaves to reduce risk of insect and water damage.

**Implication(s):** Chance of damage to finishes

**Location:** Right Side Exterior Wall

**Task:** Remove

**Time:** Unpredictable



8. Vines

### GARAGE \ Vehicle door operators

7. Condition: • [Fails to auto reverse](#)

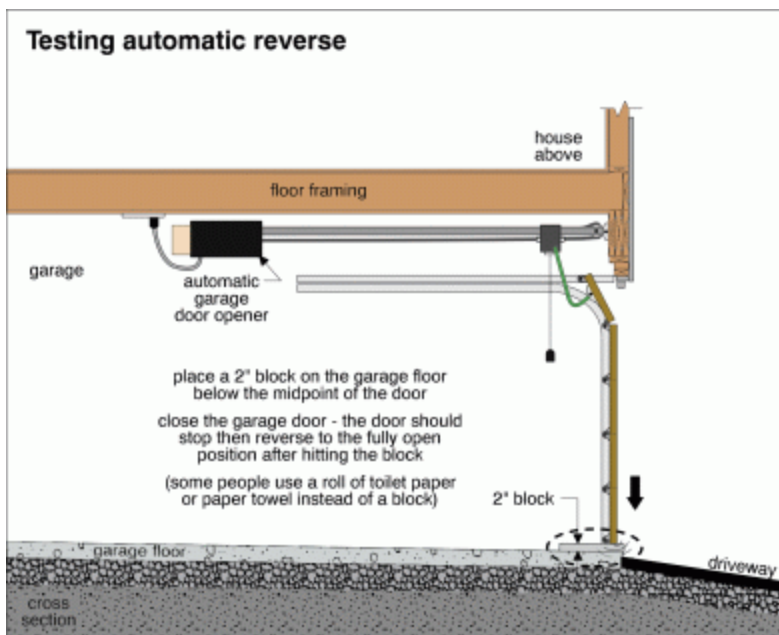
Implication(s): Physical injury

Location: Left Side Garage Door

Task: Provide

Time: Safety

Cost: Minor





# EXTERIOR

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COOLING

INSULATION

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INTERIOR

REFERENCE



9. *Fails to auto reverse*

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COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#) • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Trusses](#)

## Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • Insulation

**Attic/roof space:** • Entered but access was limited

**Crawl space:** • Entered but access was limited

**Percent of foundation not visible:** • 90 %

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report

## Description

**Service entrance cable and location:** • [Underground - not visible](#)

**Service size:**

• [200 Amps \(240 Volts\)](#)



10. 200 Amps (240 Volts)

**Main disconnect/service box rating:** • [200 Amps](#)

## Limitations

**General:** • Exterior lights not tested on photovoltaic sensor requests disclosure!

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**8. Condition:** • Disconnected Box- The disconnect box for the hot tub is drawing too many amps. This buzzing noise or humming sound is usually an indication that the contactors in the device are wearing. I recommend that a licensed electrician review and make repairs as needed.

**Implication(s):** Fire Hazard

**Location:** Exterior Panel Disconnected

**Task:** Repair or replace

**Time:** Safety

**Cost:** Depends on work needed



11.



12.

**9. Condition:** • [Double taps](#)

The main breaker is "Double Taped" to hot wires attached to the same breaker. This panel is not made to connect a second circuit to these lugs. The small wires are not large enough to safely carry the maximum amperage provided by this main breaker. Fires could result in overloading the smaller circuit. Correction as needed by a licensed electrician is recommended.

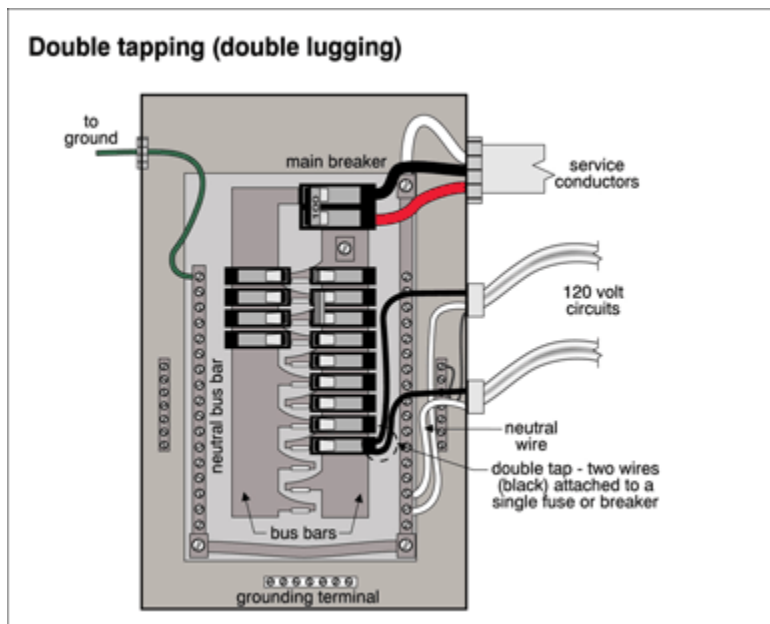
**Implication(s):** Fire hazard

**Location:** Basement Utility Room Panel

**Task:** Correct

**Time:** Safety

**Cost:** Minor



[Click on image to enlarge.](#)



13. Double taps

## SERVICE BOX, GROUNDING AND PANEL \ Panel wires

### 10. Condition: • [Loose connections](#)

All strands should be connected inside main lug from service entry cable neutral. I recommend license electrician make repairs as needed.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Utility Room

**Task:** Correct

**Time:** Safety

**Cost:** Depends on work needed



14. Loose connections

## DISTRIBUTION SYSTEM \ Junction boxes

### 11. Condition: • [Cover loose or missing](#)

Missing covers provide

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Improve

**Time:** Safety

**Cost:** Minor



15. Cover loose or missing

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**12. Condition:** • The Installation of ground fault circuit interrupter (GFCI) outlets is advisable in Bathrooms, Kitchens, Exterior, Basements, and Garages. A (GFCI) outlet offers protection from shock or electrocution. The Ground fault circuit interrupter (GFCI) is Inoperative or missing during this inspection. Exterior GFCI's shall be installed with weather proof housing. The receptacle should be repaired or replaced

**Location:** Right Side First Floor Kitchen

**Task:** Provide

**Time:** Safety

**Cost:** Minor

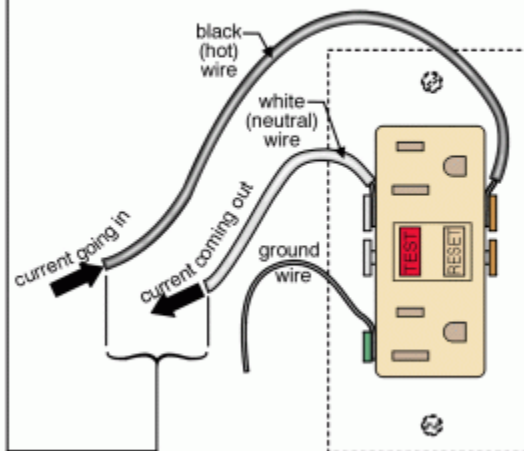
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

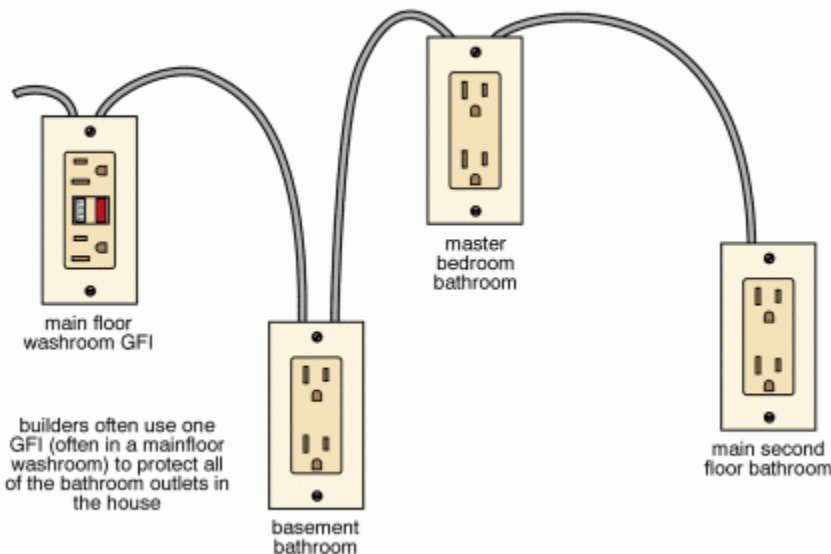
**note:**

if the GFI is in the panel, the entire circuit will be shut down



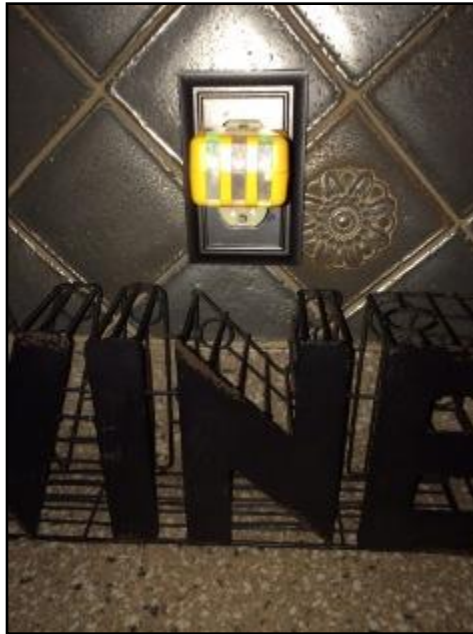
[Click on image to enlarge.](#)

## GFI's can protect ordinary outlets downstream



builders often use one GFI (often in a main floor washroom) to protect all of the bathroom outlets in the house

[Click on image to enlarge.](#)



16. The Installation of ground fault circuit...

### DISTRIBUTION SYSTEM \ Cover plates

13. Condition: • [Missing](#)

Missing or damaged cover plates

**Implication(s):** Electric shock

**Location:** Various Throughout Interior Residence

**Task:** Improve

**Time:** Safety

**Cost:** Minor



17. Missing



18. Missing



## Description

**Fuel/energy source:** • [Gas](#)

**System type:**

• [Furnace](#)



19. Furnace

**Furnace manufacturer:** • Rheem

**Approximate capacity:** • 120,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [9 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Failure probability:** • [Low](#)

**Supply temperature:**

• 105°

# HEATING

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



20. 105°

**Return temperature:**

• 71°



21. 71°

## Limitations

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected

**Heat exchanger:** • Not visible

## Recommendations

### GAS FURNACE \ Ducts, registers and grilles

**14. Condition:** • [Leaky joints](#)

The furnace filter has no mechanical door. When pulling in ambient air at this location particulates may enter on the wrong side of the filter. This condition may also inhibit return air side of system to function improperly and cause excessive buildup on evaporator coil. I recommend that a licensed HVAC professional make any and all repairs as needed

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Basement Utility Room

**Task:** Improve

**Time:** Unpredictable

**Cost:** Minor



22. Leaky joints

## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:**

• Rheem



23. Rheem

**Cooling capacity:** • 3 Tons

**Compressor approximate age:** • 9 years

**Typical life expectancy:** • 10 to 15 years

**Failure probability:** • [Low](#)

**Supply temperature:**

• 60°

# COOLING & HEAT PUMP

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. 60°

**Return temperature:**

• 70°



25. 70°

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### Attic/roof insulation material:

- [Glass fiber](#)



26. Glass fiber

## Limitations

**Inspection prevented by no access to:** • Wall space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

## Description

**Water supply source:** • Public

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:**

• Rheem



27. Rheem

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 4 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:**

• [Low](#)



28. Temp

## Limitations

**General:** • Common fixtures in bathrooms and throughout home

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

## Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

**15. Condition:** • [Rust](#)

Rust from dissimilar metals coupling needed. Its a coupling that acts as an electrical barrier between the two metals. One side is made of copper, the other steel. Between the two sides, there is a non-conducting washer, usually made of plastic. I recommend contacting a licensed plumber to make any and all repairs as needed.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

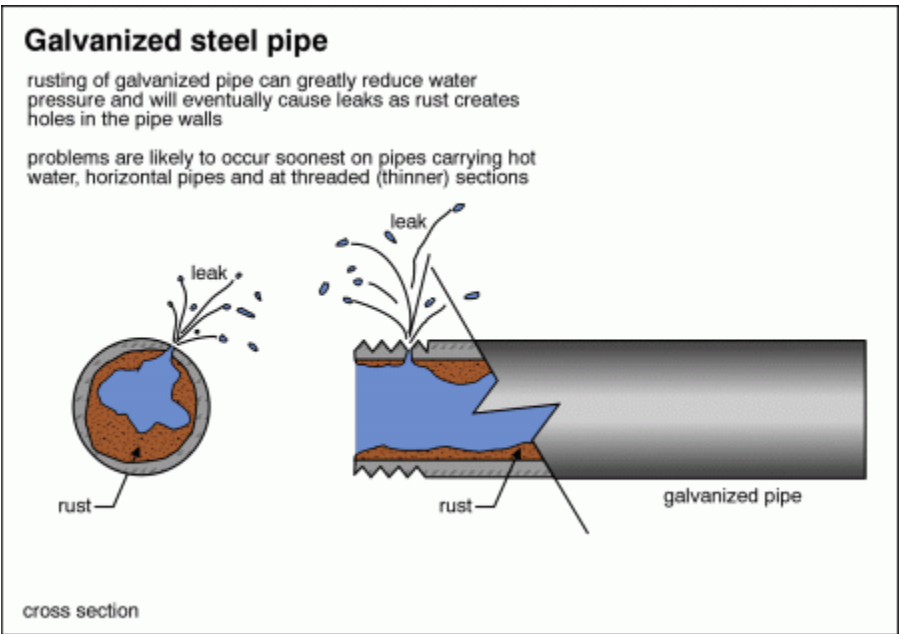
**Location:** Basement Utility Room

**Task:** Correct

**Time:** Unpredictable

**Cost:** Depends on work needed





Click on image to enlarge.



29. Rust

**WATER HEATER - GAS BURNER AND VENTING \ Venting system**

16. Condition: • Rust, dirty, obstructed

Water Heater Fuel leaking at roof collar. There's a chance of water damage to contents if left in this condition there may also be a chance of combustible gases entering the home. I recommend a licensed HVAC professional make any and all repairs as needed.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Attic

**Task:** Repair or replace

**Time:** Unpredictable



30. Rust, dirty, obstructed

## FIXTURES AND FAUCETS \ Toilet

17. Condition: • [Loose](#)

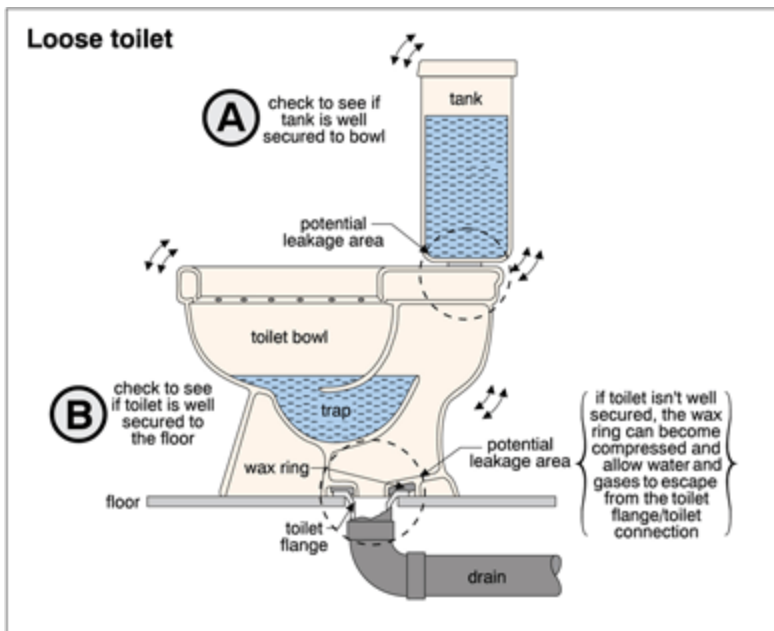
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: First Floor Bathroom Hallway Bathroom

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

# PLUMBING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31. Loose

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR**
- REFERENCE

## Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

## Limitations

Inspection limited/prevented by: • [Carpet](#) • [Storage/furnishings](#) • [New finishes/paint](#)

## Recommendations

### CEILINGS \ General

18. Condition: • [Water damage](#)

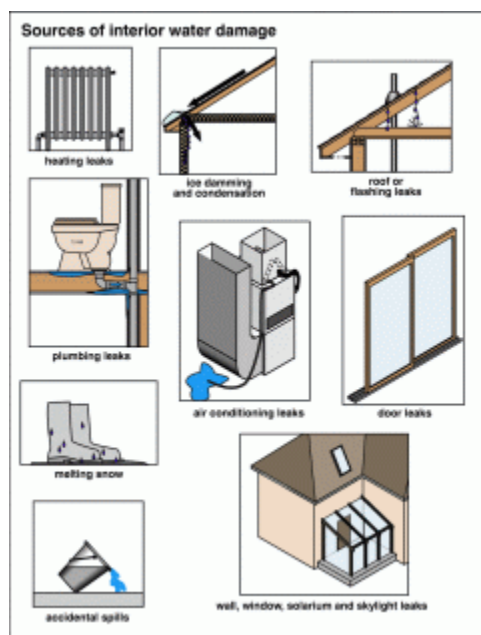
Water damage on the ceiling was found with a " Protometer " moisture meter. The leak is active this inspection is limited, exhaustive or destructive inspections are excluded. Future leaks may be found should be repaired as needed. I recommend contacting a qualified contractor for further evaluation.

**Implication(s):** Cosmetic defects | Chance of movement

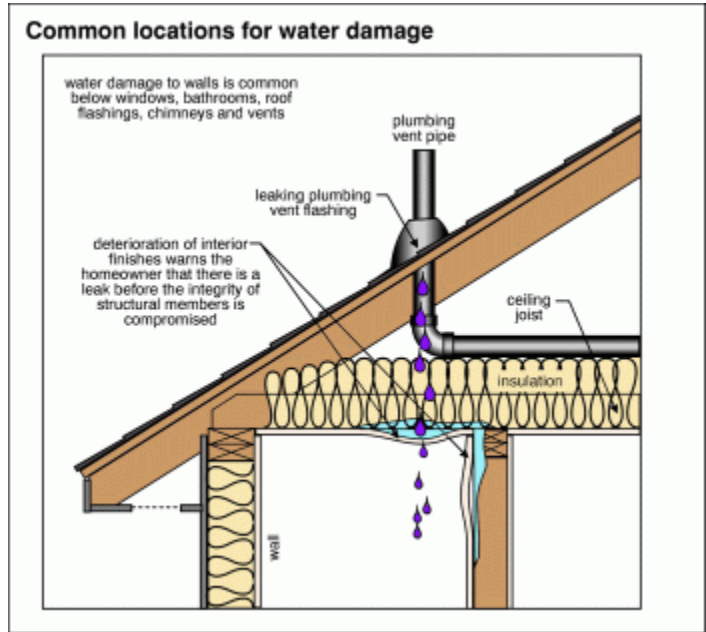
**Location:** Right Side Garage Ceiling

**Task:** Further evaluation

**Time:** Immediate



Click on image to enlarge.



[Click on image to enlarge.](#)



32. Water damage

**DOORS \ Doors and frames**

**19. Condition:** • Missing Door Slab & Hardware

**Location:** Front Bedroom Closet Door

**Task:** Provide

**Time:** Unknown

**Cost:** Minor



33. Missing Door Slab & Hardware

**20. Condition:** • [Damage](#)

Door slab is busted

**Implication(s):** Cosmetic defects

**Location:** Rear Center Hallway Bathroom Bedroom Door

**Task:** Repair or replace

**Time:** Unknown

**Cost:** Minor



34. Damage

**STAIRS \ Guardrails**

**21. Condition:** • [Missing](#)

No handrail improve safety

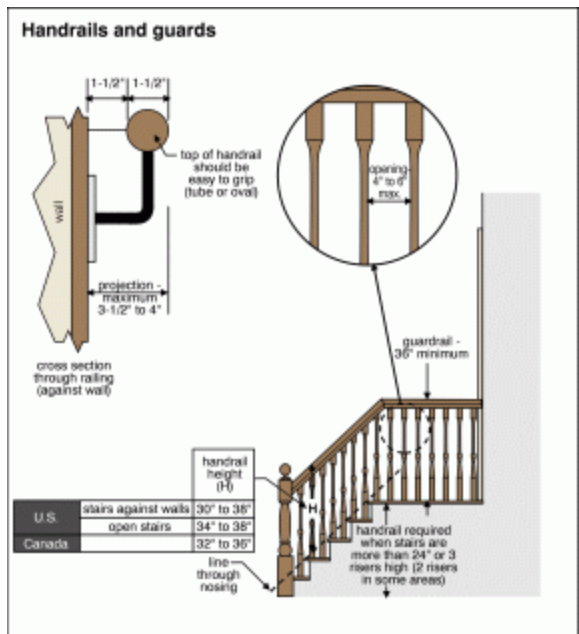
**Implication(s):** Fall hazard

**Location:** Basement Staircase

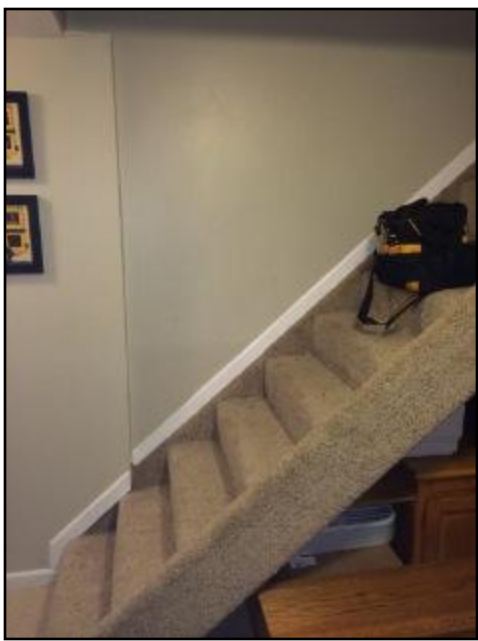
**Task:** Provide

**Time:** Safety

**Cost:** Minor



Click on image to enlarge.



35. Missing

**EXHAUST FANS \ Exhaust duct**

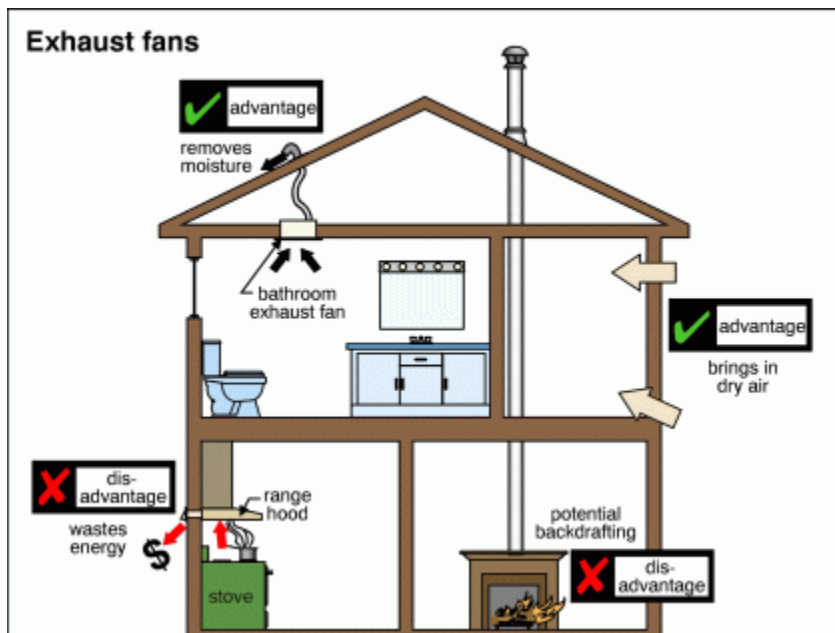
**22. Condition:** • Not Vent to Exterior- The bathroom fan vent is open into the attic. 2000 Mechanical Code; 501.3 Outdoor discharge; The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and which it cannot again be drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

**Location:** Various Throughout Bathroom

**Task:** Further evaluation Request disclosure

**Time:** Unknown

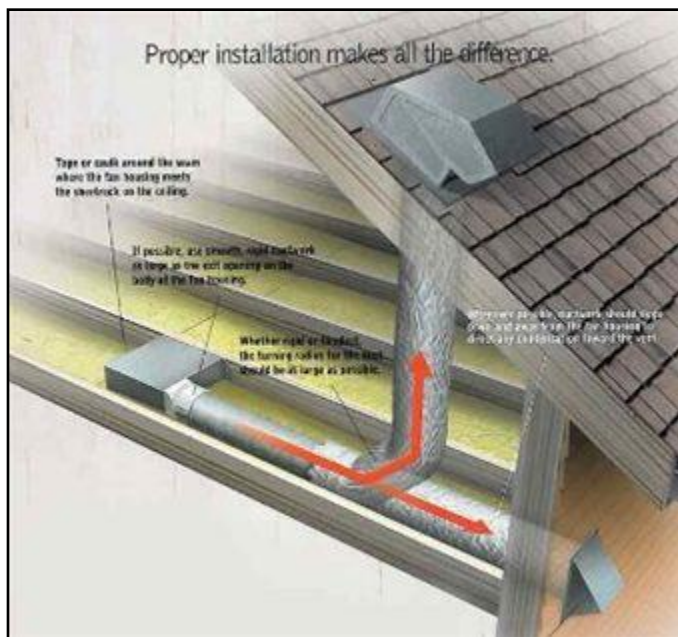
**Cost:** Depends on work needed



Click on image to enlarge.



36. Not Vent to Exterior- The bathroom fan vent...



37. Not Vent to Exterior- The bathroom fan vent...

**APPLIANCES \ Dishwasher**

**23. Condition:** • Backflow prevention missing

**Implication(s):** Contaminated drinking water

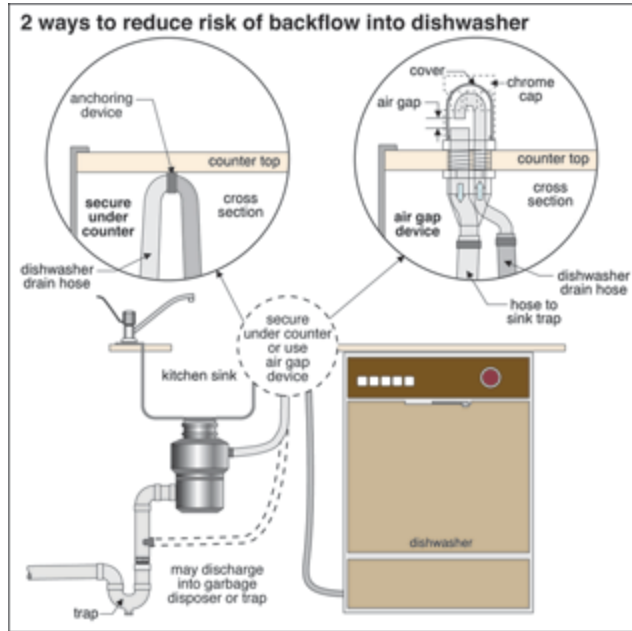
**Location:** First Floor Kitchen

**Task:** Provide

**Time:** Unpredictable



**Cost:** Minor



[Click on image to enlarge.](#)



**38. Backflow prevention missing**

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS