



## Home Inspection Report

Prepared exclusively for  
**Bill Evans**



PROPERTY INSPECTED:  
9427 Creighton Drive  
Powell, OH 43065

Date of Inspection: 05/11/2021

Inspection No. 241387-452

**INSPECTED BY:**

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*Each office is independently owned and operated*

## REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

### 8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

#### 8.2 AC / Heat Pump System(s)

8.2.1 Current unit is past the middle of it's typical life expectancy. Budget to replace when unit fails or is no longer cost effective to repair.2006

#### 8.3 Forced Air Furnace(s)

8.3.1 The furnace is in the middle of its typical service life. The remaining life is unpredictable. Replace the unit when it fails, when repairs are no longer cost-effective, or proactively to prevent a loss of functionality.2006 (**Unfinished Basement 2**)

### 9.0 PLUMBING SYSTEM

#### 9.4 Water Heating Equipment

9.4.1 Both water heaters are passed the middle of its typical service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.2005

- Unfinished basement
- Unfinished Basement 2

#### 9.6 Toilet(s)

9.6.1 The toilet is leaking. Repair or replace it to prevent water damage. (**Basement Half Bathroom**)

## INSPECTION REPORT

### 1.0 PROPERTY AND SITE

#### 1.1 Landscape / Grading

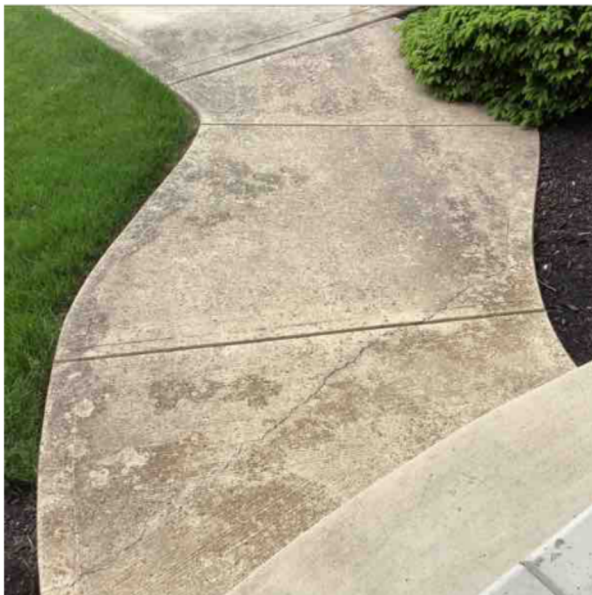
1.1.1 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity. **(Exterior Left)**



#### 1.2 Walkway(s)

☉ Concrete

1.2.1 Typical minor cracks in walkway. No improvements are necessary at this time. **(Exterior Front)**



1.3 Driveway(s)

- ☉ Concrete

1.3.1 The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface. (Exterior Front)



1.4 Patio(s)

1.4.1 All patios on the property were inspected.

1.4.2 . (Exterior Back)



2.0 EXTERIOR

2.1 Foundation Surface

- ☉ Concrete

2.1.1 The foundation is not visible from the outside. (Throughout)

2.2 Wall Surface

- ☉ Hardcoat stucco
- ☉ Brick veneer

2.2.1 Exterior wall surfaces were inspected from ground level.

2.2.2 .

## 2.3 Eaves / Fascia / Soffit

2.3.1 Inspected from ground level.

## 2.4 Windows

2.4.1 Exterior window frames and trim inspected from ground level.

## 2.5 Exterior Doors

2.5.1 Exterior doors were operated and inspected.

## 3.0 ROOFING SYSTEM

### 3.1 Roofing Inspection Method

- ⊙ Inspected from roof edge.
- ⊙ Inspected from ground with binoculars / camera zoom.

### 3.2 Sloped Surface(s)

- ⊙ Asphalt shingles

3.2.1 The roof covering is in the first half of its typical service life. The remaining life is unpredictable. Replace the roofing when it fails, when repairs are no longer cost-effective, or proactively to prevent water damage.

### 3.3 Flashings

- ⊙ Chimney
- ⊙ Plumbing stack
- ⊙ Valley
- ⊙ Wall Flashing

## 4.0 ATTIC

### 4.1 Attic Access

- ⊙ Ceiling Hatch
- ⊙ Wall Hatch

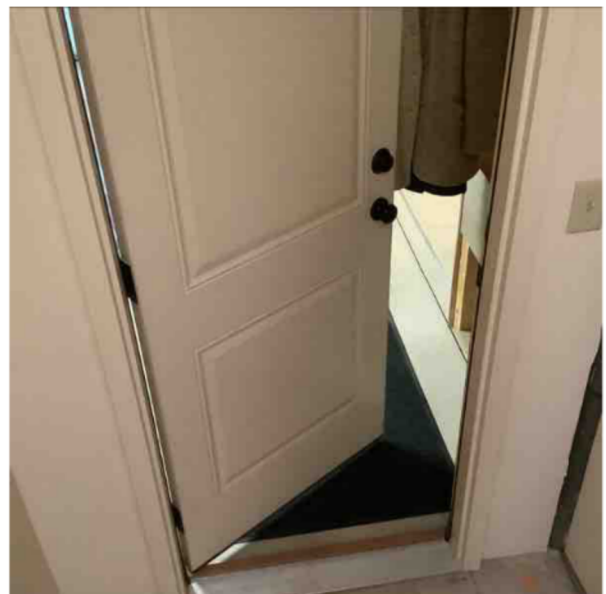
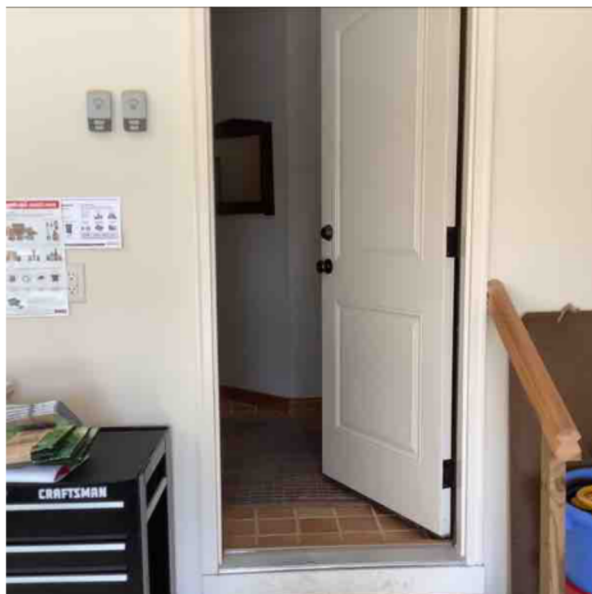
### 4.2 Insulation

- ⊙ Blown-in cellulose

## 5.0 GARAGE / CARPORT

### 5.1 Interior Access Door(s)

5.1.1 The garage access doors do not have an automatic closing mechanism. Recommend installing one for fire/gas barrier safety. **(Garage)**



5.2 **Vehicle Door Opener(s)**

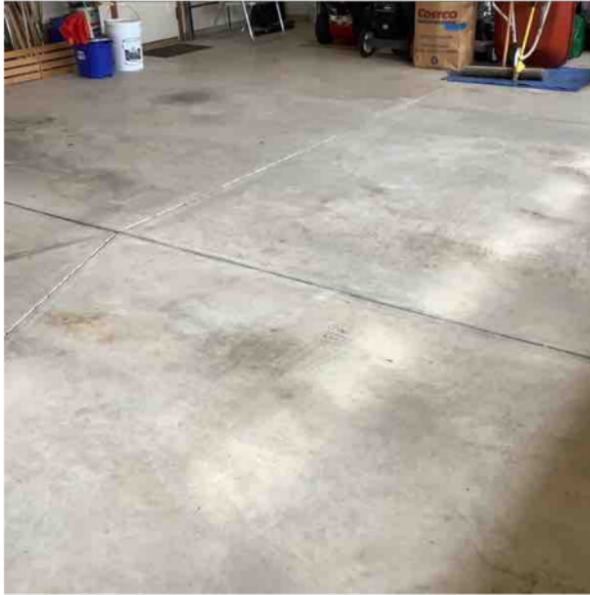
Automatic-chain drive

5.2.1 Both doors are chain driven. **(Garage)**

5.3 **Floor**

Concrete

5.3.1 .



5.4 **Hatch**

5.4.1 The attic hatch is painted shut.



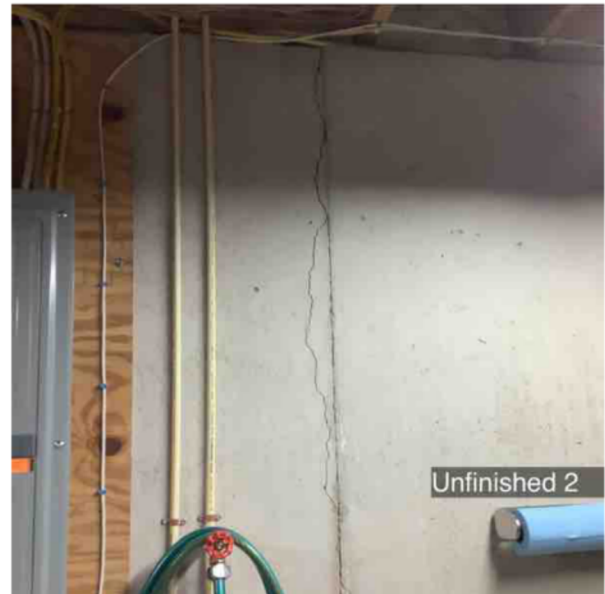
## 6.0 STRUCTURE

### 6.1 Foundation

- ☉ Concrete

6.1.1 Typical minor cracks were noted. No action is considered necessary at this time, however any crack should be monitored for future movement.

- Unfinished basement
- Unfinished Basement 2



### 6.2 Support - Post / Beam / Column

- ☉ Metal beam support
- ☉ Metal support post(s)

### 6.3 Floor Structure

- ☉ Wood - dimensional lumber.

### 6.4 Wall Structure

- ☉ Wood frame

### 6.5 Roof Structure

- ☉ Engineered truss
- ☉ Plywood / OSB roof sheathing.

## 6.6 Ceiling Structure

- ☉ Wood trusses

## 6.7 Basement

- 6.7.1 Concrete

## 6.8 Radon Mitigation System

- 6.8.1 No system installed. Recommend having the house tested for radon and having the proper system installed by a licensed Radon Technician if needed to prevent exposure to any radon related illness.

## 7.0 ELECTRICAL SYSTEM

### 7.1 Service Entrance

- ☉ Electrical service to the home is by underground cables.
- ☉ Service entry conductors are aluminum.

### 7.2 Service Size

- ☉ 150 Amps

### 7.3 Main Disconnect(s)

- ☉ The main electrical disconnect is in the basement.

#### 7.3.1 . (Unfinished Basement 2)





7.4 Distribution Panel(s)

- ⊙ Electrical panel located in basement

7.4.1 . (Unfinished Basement 2)



7.5 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.
- ⊙ Grounded wiring

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 Energy Source(s)

- ⊙ Natural Gas

8.2 AC / Heat Pump System(s)

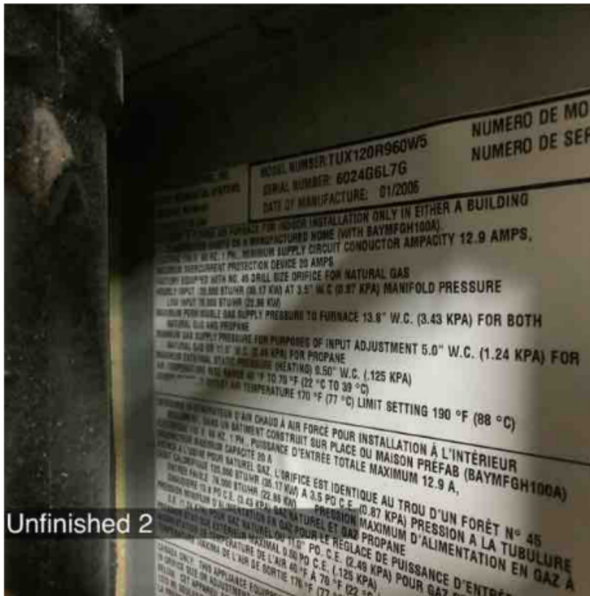
- ⊙ Air Conditioning System

8.2.1 Current unit is past the middle of it's typical life expectancy. Budget to replace when unit fails or is no longer cost effective to repair.2006



8.3 Forced Air Furnace(s)

8.3.1 The furnace is in the middle of its typical service life. The remaining life is unpredictable. Replace the unit when it fails, when repairs are no longer cost-effective, or proactively to prevent a loss of functionality.2006 (Unfinished Basement 2)



Unfinished 2



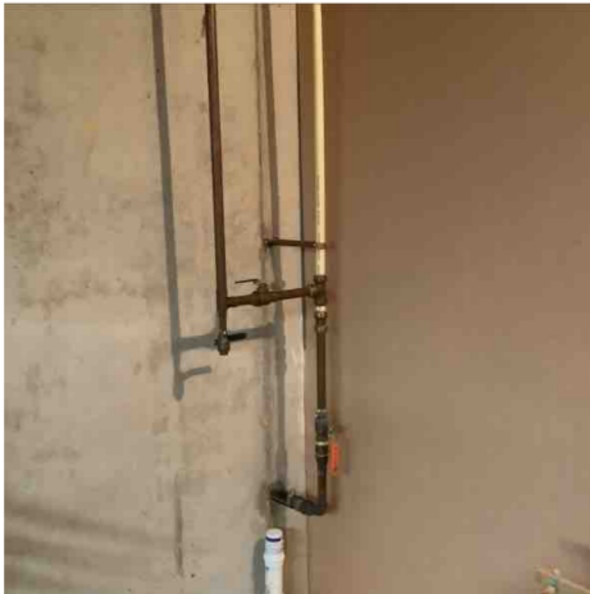
Unfinished 2

9.0 PLUMBING SYSTEM

9.1 Water Main

- ⊙ Water main is plastic pipe.
- ⊙ Main water shut-off valve is in the basement.

9.1.1 .



9.2 Distribution Piping

- ⊙ Interior water supply pipes are plastic.

9.3 Drain, Waste, and Vent Piping

- ⊙ Plastic

### 9.4 Water Heating Equipment

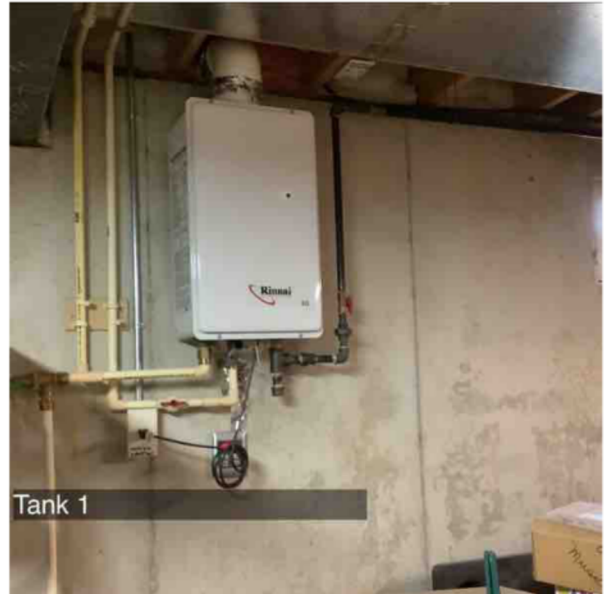
- ⊙ On-demand hot water system (tankless).
- ⊙ Fuel source is natural gas.
- ⊙ Water heater is located in the basement

9.4.1 Both water heaters are passed the middle of its typical service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.2005

- Unfinished basement
- Unfinished Basement 2



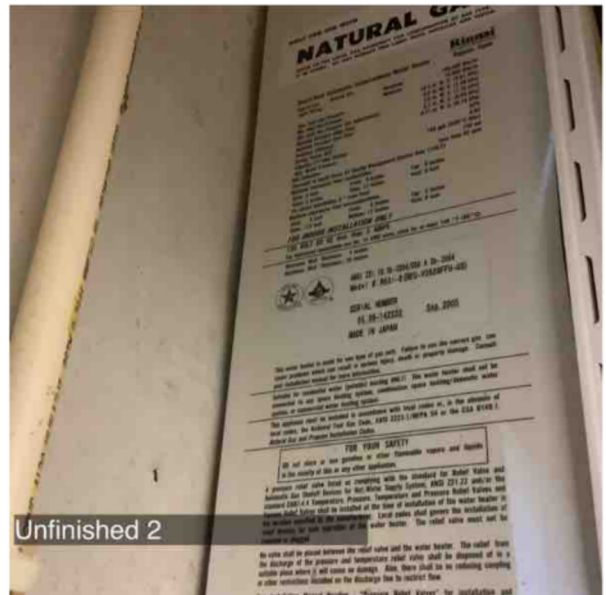
Tank 1



Tank 1



Unfinished 2



Unfinished 2

**9.5 Sink(s)**

9.5.1 The sink shows signs of a previous leak. There was no leak at the time of inspection. Recommend monitoring for future leaks and repaired or replace as needed. (Hallway Bathroom 1st Floor)

**9.6 Toilet(s)**

9.6.1 The toilet is leaking. Repair or replace it to prevent water damage. (Basement Half Bathroom)



**9.7 Tub(s) / Shower(s)**

9.7.1 General grout and caulking repairs are required. This should be done soon to minimize leakage and further damage. **(Master Bathroom)**

**9.8 Sump Pump**

9.8.1 Recommend adding a battery backup to maintain the systems functionality during a power failure.

Tested and operational at the time of inspection. **(Unfinished Basement 2)**



10.0 INTERIOR

10.1 Walls / Ceilings

10.1.1 There is damage to the wall. Recommend having this fixed as needed. (Loft)



10.2 Windows

10.2.1 The window seal is broken. Recommend having this fixed for proper functionality. (Loft)



11.0 FIREPLACE(S)

11.1 Gas Log Set(s)

11.1.1 The gas log set is working to normal on/off function at the time of inspection. (Living Room)



12.0 APPLIANCES

12.1 Refrigerator

12.1.1 The refrigerator is working to normal activity at the time of inspection. The data plate information is shown in the picture below. (Kitchen)



### 12.2 Ranges / Ovens / Cooktops

12.2.1 The range and oven are operating to normal on/off functions at the time of inspection. Data plate information is in the picture below. (Kitchen)



12.2.2 The range and oven are operating to normal on/off functions at the time of inspection. Data plate information is in the picture below. (Kitchen)





12.3 Dishwasher

12.3.1 The dishwasher is working using normal on/off functions at the time of inspection. Data plate information is below. (Kitchen)

