



Nov 26th, 2024

1248 Rees Dr, Sidney, OH 45365

# Home Inspection Report

**PREPARED FOR:**

Derek Grieshop

**INSPECTED BY:**

Daniel Arnett / Home Resource Solutions  
LLC

# Table of Contents

## HOME INSPECTION REPORT

Inspection Details

Definitions

Grounds

Exterior

Roof

Garage

Kitchen

Bathroom

Interior

Laundry

Electrical

Heating/Cooling

Plumbing

Attic

Structure

Referral Partners

Summary

# Inspection Details

## INSPECTOR

**Daniel Arnett** 10 Knollwood Lane, Sidney,  
Home Resource Solutions OHIO 45365  
LLC

Phone (937) 999-3320

Email contact@hrsinspects.com

## CLIENT

**Derek Grieshop**

Phone (567) 644-1476

Email derekg7367@gmail.com

## BUYERS AGENT

**Kloie Rogers**

Phone

Email realtorkloie@gmail.com

## SELLERS AGENT

**Brandon Virgallito**

Phone

Email bvirgallito@vsfdevelopment.com

## ADDITIONAL INFO

📅 Inspection date Nov 26th, 2024

• Others Present None

• Property Occupied Vacant

• Building Type Single Family

• Weather Clear

• Temperature 50 °F




• Water Source City

• Sewage/Disposal City

• Limitations Inspection is limited to a visual inspection of what the inspector is able to see and is not all inclusive, see inspection agreement for more details on limitations and exclusions..

## HOME INSPECTION REPORT

# Definitions

-  **Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Grounds

### 1.1 DRIVEWAY

---

**DESCRIPTION:** Concrete

### 1.2 WALKS

---

**DESCRIPTION:** Concrete

### 1.3 STEPS/STOOPS

---

**DESCRIPTION:** Concrete

### 1.4 GRADING/DRAINAGE

---

**DESCRIPTION:** Flat

### 1.5 FENCES/RETAINING WALLS

---

**DESCRIPTION:** Wood

### 1.6 PORCH/PATIO

---

**DESCRIPTION:** Concrete

## 2. Exterior

### 2.1 TYPE

---

**DESCRIPTION:** Vinyl siding, Brick veneer

**TRIM:** Metal

**COMMENTS:**

Minor siding damage



### 2.2 SOFFITS/FASCIA

---

**DESCRIPTION:** Vinyl

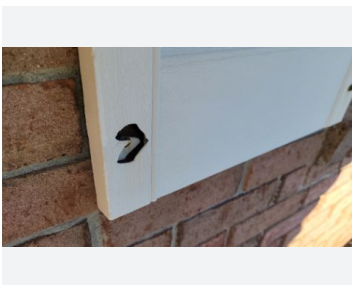
### 2.3 WINDOWS

---

**DESCRIPTION:** Vinyl

**COMMENTS:**

shutter damage



### 2.4 EXTERIOR DOORS

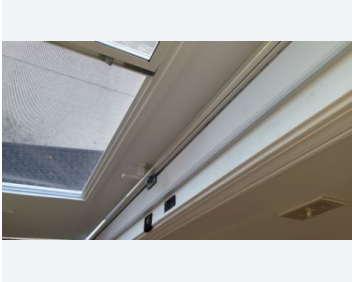
---

**DESCRIPTION:** Metal

**COMMENTS:**

 Recommendation

Damaged storm/screen door, rubs on frame, recommend repair



## 2.5 HOSE BIBS

---

**DESCRIPTION:** Rotary

## 2.6 GAS METER

---

**DESCRIPTION:** Side of house

# 3. Roof

## 3.1 TYPE

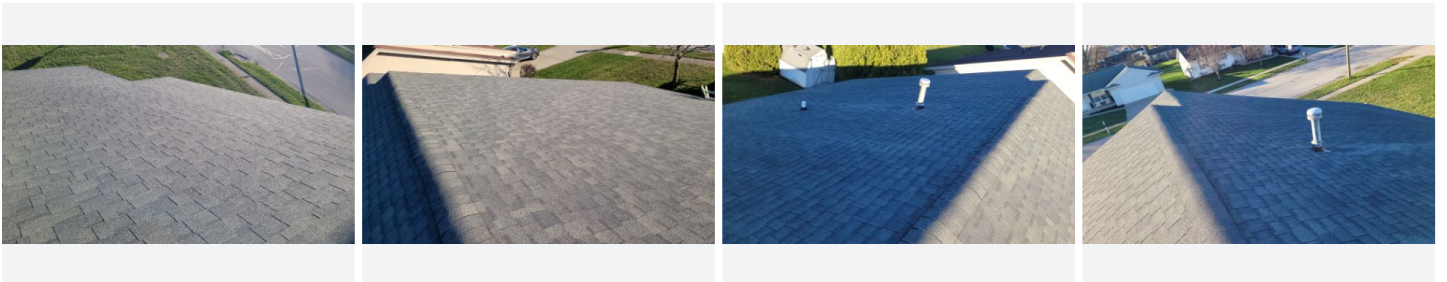
---

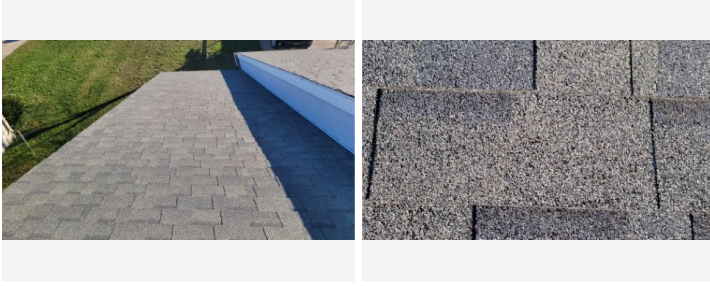
**DESCRIPTION:** Gable

**METHOD OF INSPECTION:** On roof

**MATERIAL:** Asphalt shingle

**MEDIA:**



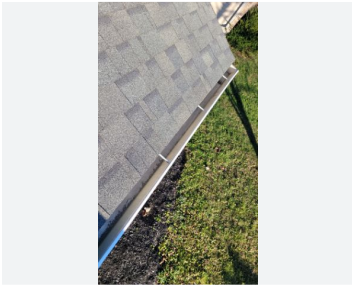


### 3.2 GUTTERS

---

**DESCRIPTION:** Aluminum

**MEDIA:**



### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

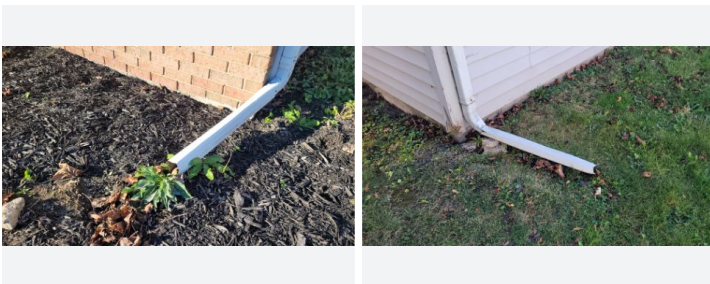
---

**DESCRIPTION:** Aluminum

**COMMENTS:**

 Recommendation

Leader(s) do not extend 6 ft. beyond the foundation perimeter



### 3.4 FLASHING

---

**DESCRIPTION:** Metal

### 3.5 PLUMBING VENTS

---

DESCRIPTION: PVC

## 4. Garage

### 4.1 TYPE

---

DESCRIPTION: Attached

### 4.2 GARAGE DOORS

---

DESCRIPTION: Metal

### 4.3 DOOR OPENER

---

DESCRIPTION: LiftMaster

COMMENTS:

 Recommendation

### 4.4 SERVICE DOORS

---

DESCRIPTION: Metal

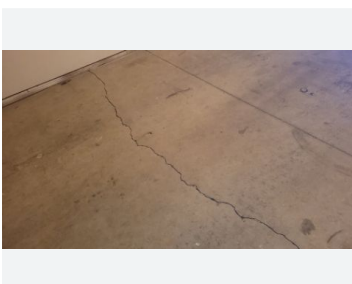
### 4.5 FLOOR/FOUNDATION

---

DESCRIPTION: Poured concrete

COMMENTS:

Minor floor crack(s)



## 4.6 ELECTRICAL

---

**DESCRIPTION:** 110 volts

# 5. Kitchen

## 5.1 ELECTRICAL

---

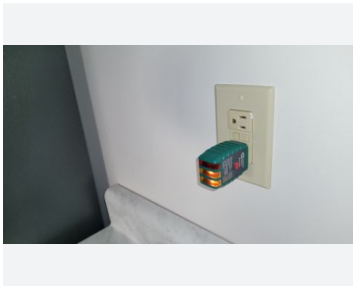
**DESCRIPTION:** 110 volts, GFCI

**COMMENTS:**

 Safety

Replace faulty GFCI outlet

Location - Kitchen



## 5.2 COUNTERTOPS

---

**DESCRIPTION:** Laminate

## 5.3 CABINETS

---

**DESCRIPTION:** Wood

**COMMENTS:**

 Recommendation

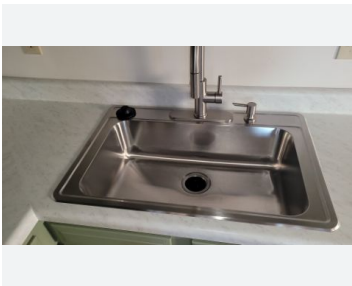


## 5.4 SINK

---

**DESCRIPTION:** Single, Stainless steel

**MEDIA:**



## 5.5 PLUMBING/FIXTURES

---

**DESCRIPTION:** Stainless steel

## 5.6 DISPOSAL

---

**DESCRIPTION:** Glacier

**COMMENTS:**

Appeared functional at the time of the inspection

## 5.7 DISHWASHER

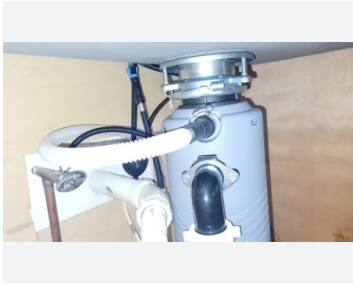
---

**DESCRIPTION:** Frigidaire

**COMMENTS:**

 Recommendation

No air gap in the drain hose. Drain hose should be elevated so that there is an air gap in the hose to prevent backflow and siphoning.



## 5.8 RANGE/OVEN

---

**DESCRIPTION:** Frigidaire

**FUEL SOURCE:** Electric

## 5.9 MICROWAVE

---

**DESCRIPTION:** Frigidaire

## 5.10 REFRIGERATOR

---

**DESCRIPTION:** Frigidaire

# 6. Bathroom

## 6.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

**COMMENTS:**

Light inoperative, may be bad bulb

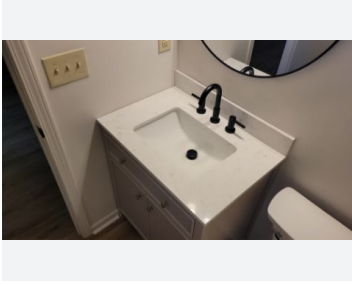


## 6.2 COUNTER/CABINET

---

**DESCRIPTION:** Quartz

**MEDIA:**



### 6.3 SINK/BASIN

---

**DESCRIPTION:** Single

### 6.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Allen & Roth

### 6.5 TOILETS

---

**DESCRIPTION:** Kohler

### 6.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass surround

**COMMENTS:**

tub faucet handle loose, recommend repair



### 6.7 VENTILATION

---

**DESCRIPTION:** Electric fan

## 7. Interior

## 7.1 ELECTRICAL

---

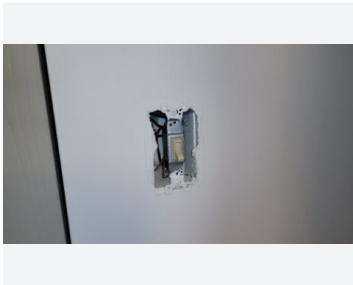
**DESCRIPTION:** 110 volts

**COMMENTS:**



Install missing outlet/switch cover plate(s)

Location - 2nd Bedroom



## 7.2 CEILING

---

**DESCRIPTION:** Texture paint, Drywall

## 7.3 WALLS

---

**DESCRIPTION:** Paint

## 7.4 FLOOR

---

**DESCRIPTION:** Vinyl plank

## 7.5 DOORS

---

**DESCRIPTION:** Hollow wood

## 7.6 WINDOWS

---

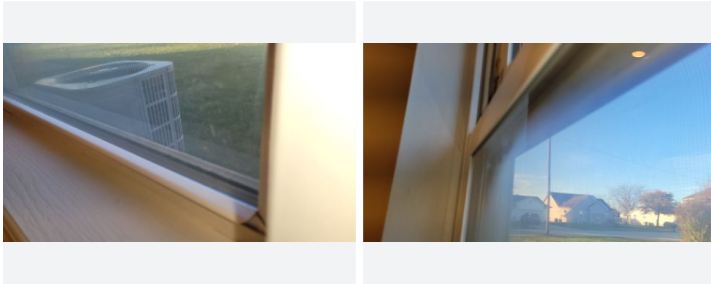
**DESCRIPTION:** Vinyl

**COMMENTS:**

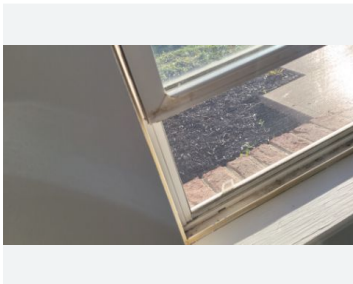


## Window seal broken or damaged

Location - Bedroom



### Recommendation



## 7.7 SMOKE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up

## 7.8 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up

# 8. Laundry

## 8.1 LOCATION

---

**DESCRIPTION:** First floor

## 8.2 DRYER VENT

---

**DESCRIPTION:** Rigid metal

**COMMENTS:**



Recommend cleaning dryer vent



### 8.3 WASHER HOSE BIB

---

**DESCRIPTION:** Ball

### 8.4 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain

### 8.5 ELECTRICAL

---

**DESCRIPTION:** 110 volts, 220 volts

### 8.6 FLOOR DRAIN/PAN

---

**DESCRIPTION:** Not visible

## 9. Electrical

### 9.1 SERVICE

---

**DESCRIPTION:** Aluminum

**SERVICE AMPS AND VOLTS:** 220 VAC

**GROUND:** Plumbing and rod in ground

### 9.2 MAIN PANEL

---

**DESCRIPTION:** Square D

**CAPACITY:** 225 amps

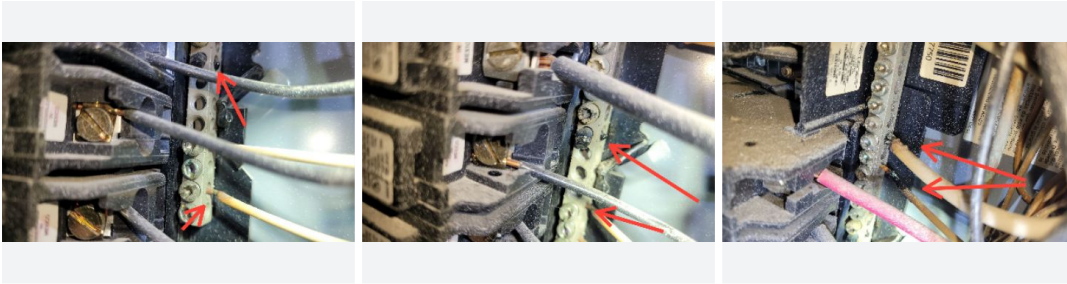
**MEDIA:**



**COMMENTS:**

**Recommendation**

Evidence of overheating circuit recommend evaluation by qualifying electrician  
Location - Garage



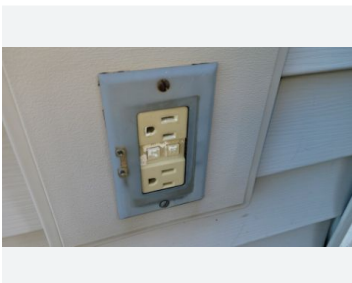
## 9.3 BRANCH CIRCUITS

---

**COMMENTS:**

**Maintenance**

exterior receptacle missing cover, recommend repair



## 9.4 SMOKE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

## 9.5 CARBON MONOXIDE DETECTORS

---

**DESCRIPTION:** Battery operated

# 10. Heating/Cooling

## 10.1 THERMOSTAT(S)

---

**DESCRIPTION:** Programmable

## 10.2 HEATING SYSTEM

---

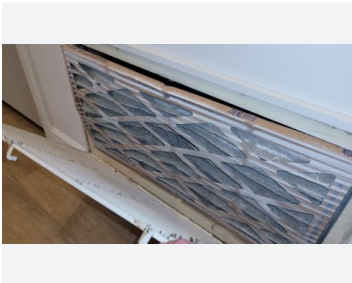
**DESCRIPTION:** Forced air

**FUEL TYPE:** Natural gas

**COMMENTS:**

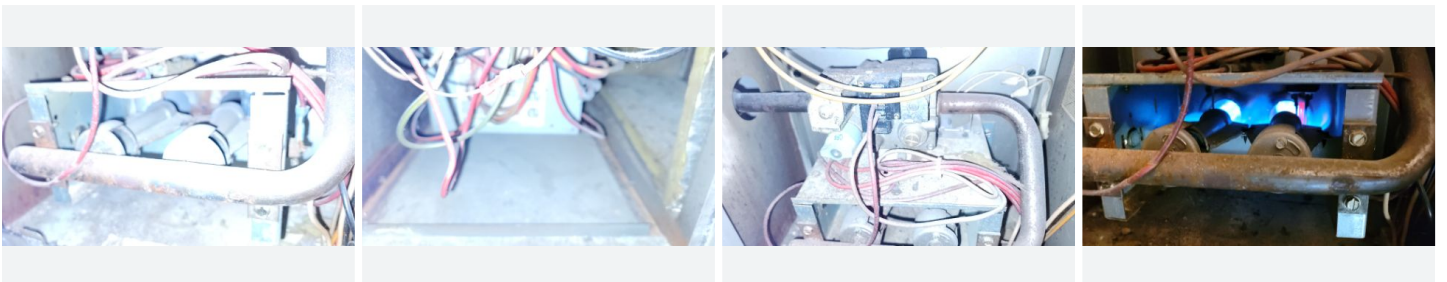
 Maintenance

Filter dirty

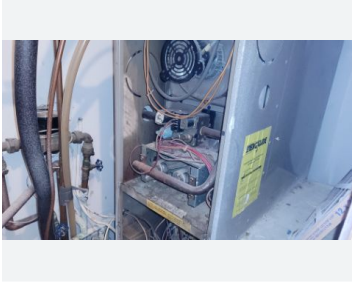


 Recommendation

Service recommended



Furnace nearing the end of its design life



### 10.3 DISTRIBUTION

---

**DESCRIPTION:** Insulated duct

### 10.4 CONTROLS

---

**DESCRIPTION:** Relief valve

### 10.5 COOLING SYSTEM

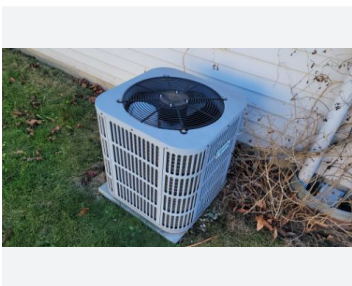
---

**DESCRIPTION:** Central A/C

**NAMEPLATE:**



**MEDIA:**



**COMMENTS:**

Unable to test due to season/exterior temperature

### 10.6 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

## 11. Plumbing

### 11.1 SERVICE LINE

---

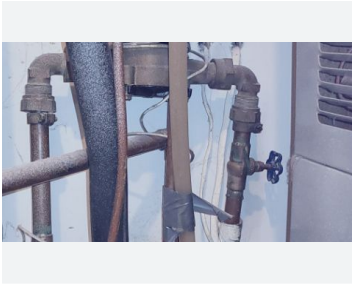
**DESCRIPTION:** Copper

### 11.2 MAIN WATER SHUTOFF

---

**DESCRIPTION:** Utility closet

**MEDIA:**



### 11.3 WATER LINES

---

**DESCRIPTION:** Copper

### 11.4 DRAIN PIPES

---

**DESCRIPTION:** PVC

### 11.5 VENT PIPES

---

**DESCRIPTION:** PVC

### 11.6 FUEL SERVICE LINES

---

**DESCRIPTION:** Cast iron

### 11.7 WATER HEATER

---

**DESCRIPTION:** Tank

**MANUFACTURER:** A.O. Smith

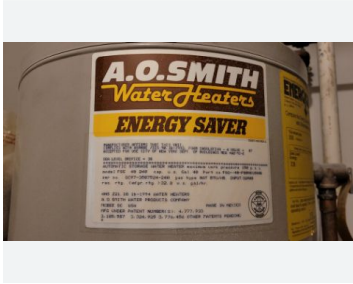
**CAPACITY:** 40 gal

**FUEL:** Natural gas

**LOCATION:** First floor

**INFORMATION:** Mfg. 1997

**NAMEPLATE:**

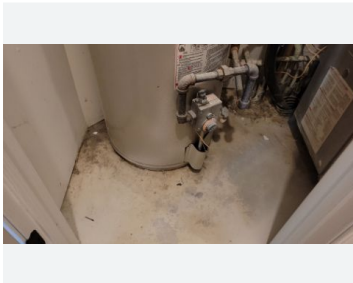


**COMMENTS:**

Water heater is nearing the end of its design life

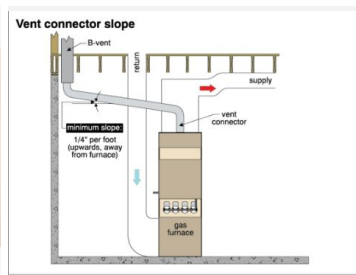
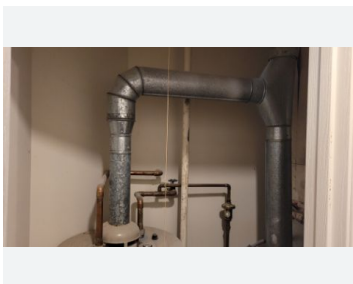
**Recommendation**

No drip pan present. Recommend one be installed.



**Safety**

water heater vent flue slope is inadequate and could prevent gases from escaping, recommend flue be adjusted  
Location - Utility room



## 12. Attic

### 12.1 METHOD OF INSPECTION

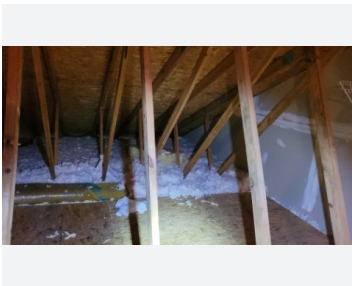
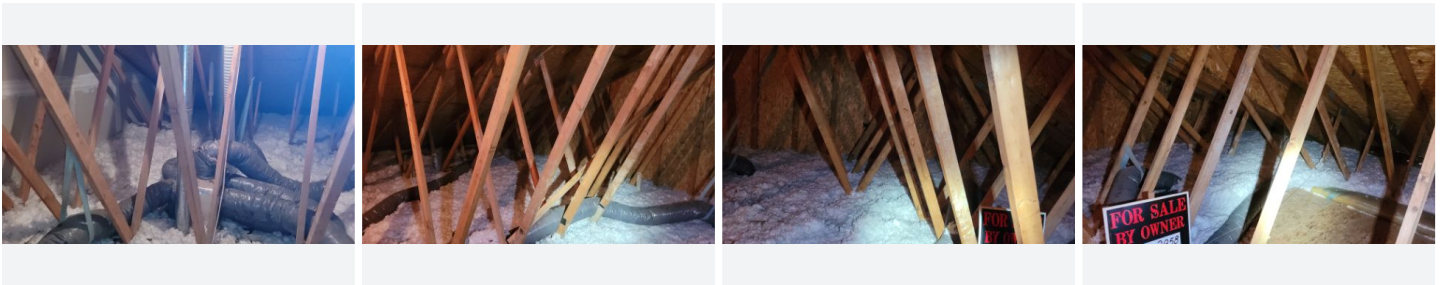
---

**DESCRIPTION:** In the attic

**ATTIC ACCESS:** Pull down ladder

**UNABLE TO INSPECT:** 10%

**MEDIA:**

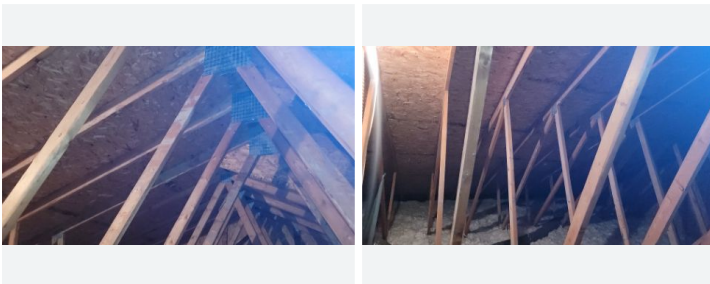


### 12.2 ROOF FRAMING

---

**DESCRIPTION:** Truss

**MEDIA:**



### 12.3 INSULATION

---

**DESCRIPTION:** Blown in


**DEPTH:** 8 inches

## 12.4 VENTILATION

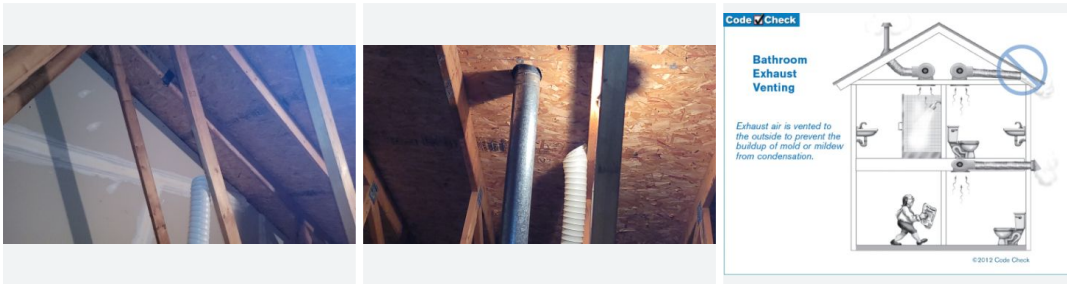
---

**DESCRIPTION:** Ridge, Soffit

**COMMENTS:**

 Recommendation

Bathroom vents into attic, this can add moisture to attic and possible organic growth, recommend bathroom vents be exhausted to exterior



## 12.5 MOISTURE PENETRATION

---

**DESCRIPTION:** None noted

# 13. Structure

## 13.1 TYPE

---

**DESCRIPTION:** Wood frame

## 13.2 FOUNDATION

---

**DESCRIPTION:** Poured slab

## 13.3 BEAMS

---

**DESCRIPTION:** Solid wood

## 13.4 FLOOR/SLAB

---

**DESCRIPTION:** Poured slab

## 13.5 JOISTS/TRUSSES

---

**DESCRIPTION:** 2x6

## 13.6 BEARING WALLS

---

**DESCRIPTION:** Wood frame

## 13.7 SUBFLOOR

---

**DESCRIPTION:** Not visible

# 14. Referral Partners

## 14.1 COMPANIES WE REFER FOR QUALITY SERVICE

---

**INFORMATION:** HVAC

- **Legacy Heating and Cooling (Tipp City)**  
<https://www.legacyhvac.pro/>  
(937) 669-5553
- **Bee Kozy Heating and Cooling (New Lebanon)**  
[beekozyheatingandcooling.com](http://beekozyheatingandcooling.com)

### Roofers

- **Van Martin Roofing, Zack Johnson**  
[ZJohnson@VanMartinRoofing.com](mailto:ZJohnson@VanMartinRoofing.com)  
(937) 637-3910

### Appliance Repair

- **Appliance Repair**
- **A to Z Appliance Repair**  
<https://atoz1.com/>  
(800) 277-5043




### Pest Control

- **Sarah Pierce, Pink Power Pest Control**  
(937) 400-8253  
[www.pinkpow-r.com/pestcontrol](http://www.pinkpow-r.com/pestcontrol)

# Summary

## HOME INSPECTION REPORT

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 complete report*.

-  **Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

## 2. Exterior

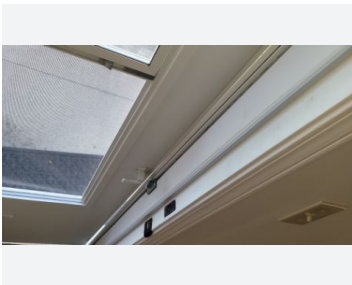
### 2.4 EXTERIOR DOORS

---

#### COMMENTS:

 Recommendation

Damaged storm/screen door, rubs on frame, recommend repair



## 3. Roof

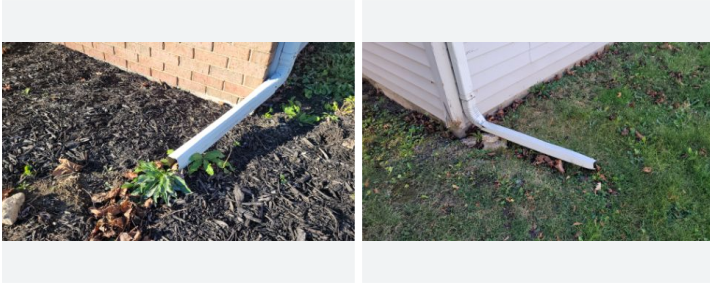
### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

#### COMMENTS:

 Recommendation

Leader(s) do not extend 6 ft. beyond the foundation perimeter



## 4. Garage

### 4.3 DOOR OPENER

---

COMMENTS:

 Recommendation

## 5. Kitchen

### 5.1 ELECTRICAL

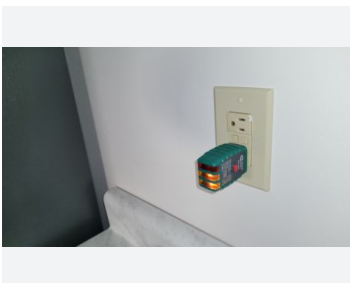
---

COMMENTS:

 Safety

Replace faulty GFCI outlet

Location - Kitchen



### 5.3 CABINETS

---

COMMENTS:

Recommendation



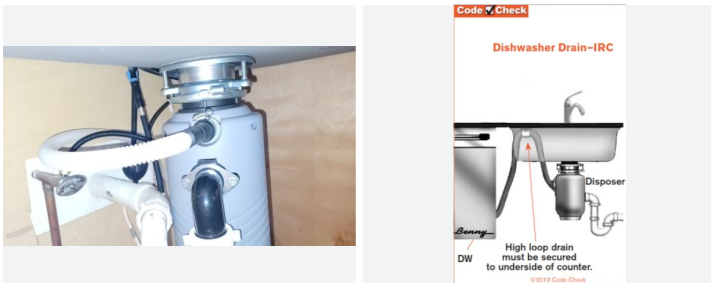
## 5.7 DISHWASHER

---

COMMENTS:

Recommendation

No air gap in the drain hose. Drain hose should be elevated so that there is an air gap in the hose to prevent backflow and siphoning.



## 7. Interior

### 7.1 ELECTRICAL

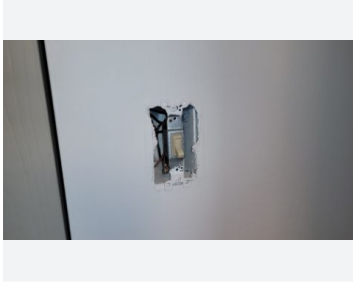
---

COMMENTS:

Safety

Install missing outlet/switch cover plate(s)


Location - 2nd Bedroom



## 7.6 WINDOWS

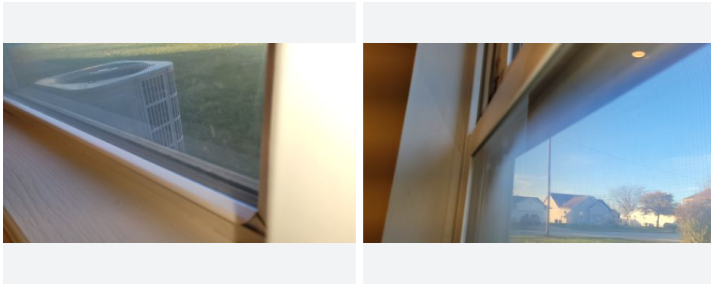
---


### COMMENTS:

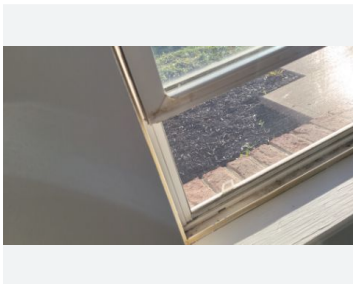
 Recommendation

Window seal broken or damaged

Location - Bedroom



 Recommendation



## 8. Laundry

### 8.2 DRYER VENT

---

### COMMENTS:

**Safety**

Recommend cleaning dryer vent



## 9. Electrical

### 9.2 MAIN PANEL

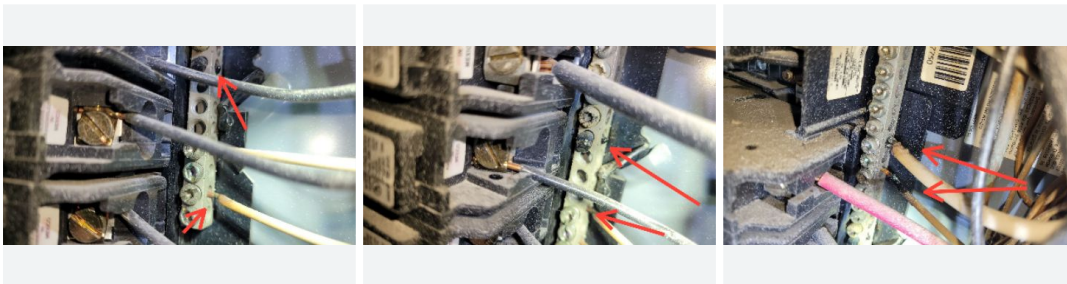
---

**COMMENTS:**

**Recommendation**

Evidence of overheating circuit recommend evaluation by qualifying electrician

Location - Garage



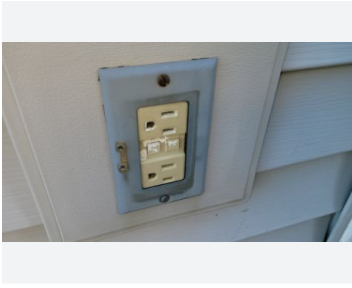
### 9.3 BRANCH CIRCUITS

---

**COMMENTS:**

**Maintenance**

exterior receptacle missing cover, recommend repair



## 10. Heating/Cooling

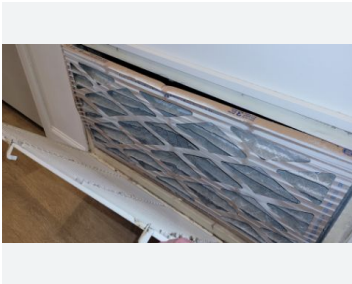
### 10.2 HEATING SYSTEM

---

#### COMMENTS:

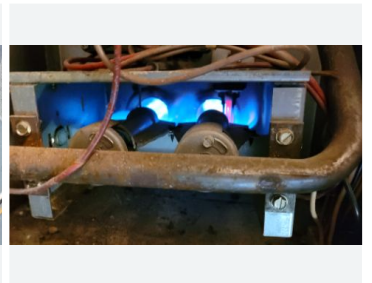
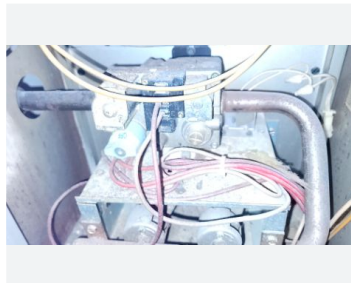
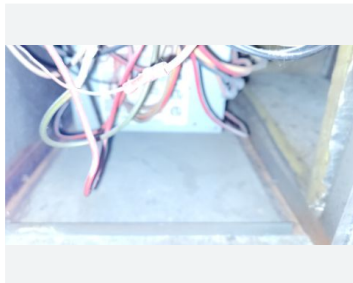
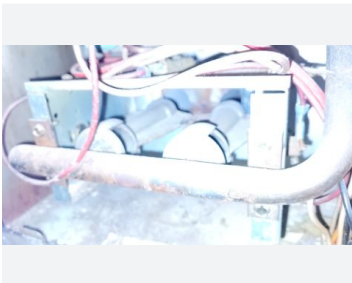
Maintenance

Filter dirty



Recommendation

Service recommended



## 11. Plumbing

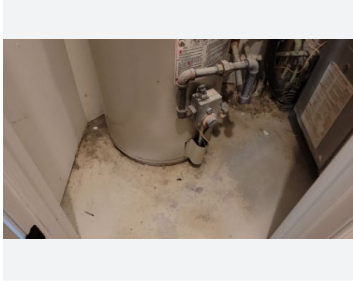
### 11.7 WATER HEATER

---

COMMENTS:

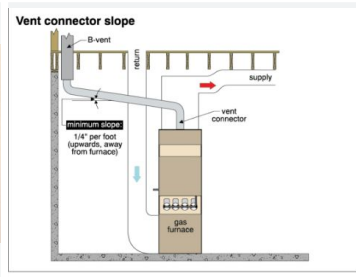
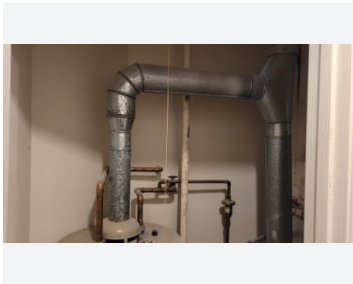
Recommendation

No drip pan present. Recommend one be installed.



Safety

water heater vent flue slope is inadequate and could prevent gases from escaping, recommend flue be adjusted  
Location - Utility room



## 12. Attic

### 12.4 VENTILATION

COMMENTS:

Recommendation

Bathroom vents into attic, this can add moisture to attic and possible organic growth, recommend bathroom vents be exhausted to exterior

