

4/12/24

Additional
information/witness
for our "hearing" on
5/1/24.

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER
AGENT

April 4, 2024

B.O.R. CASE NUMBER: 2023-0037

DENISE & THOMAS HAGEN
1170 GREENBRIAR DR
ROCK CREEK OH 44084

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

May 1, 2024 at 11:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0037 filed for tax year 2023 by DENISE & THOMAS HAGEN and described as follows:

Parcel ID(s):

- 1) 07-021-10-009-21 located at 1170 GREENBRIER DR, the market value is \$356,600. The market value sought is \$200,000.

You or a representative must appear at this hearing or the case will be dismissed.

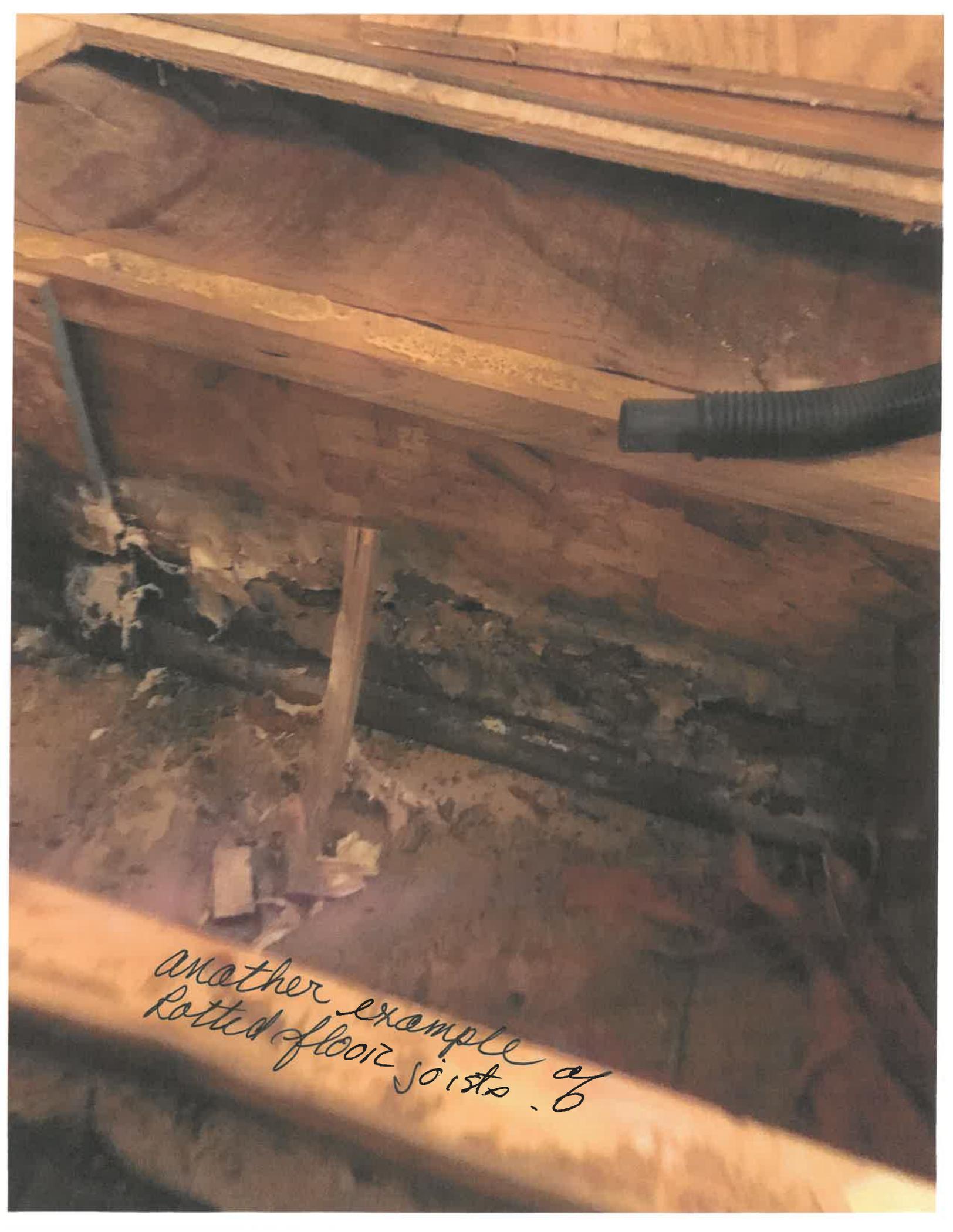
If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision



Rotted floor joists in
Bedroom. floor falling in

* Was hidden
Same in Kitchen, living room,
dining room, foyer, hallway
bathroom, Bedrooms.



Another example of
Rotted floor joists . 6

*Was hidden
Regarding
falling in

Kitchen
needed to be
Gutted
floors falling
in.

wet



floor example
Hidden under Rugs
Laundry Room
Due to water damage
previous pipes
and hot water tank
may have
leaked



Deck to living Room

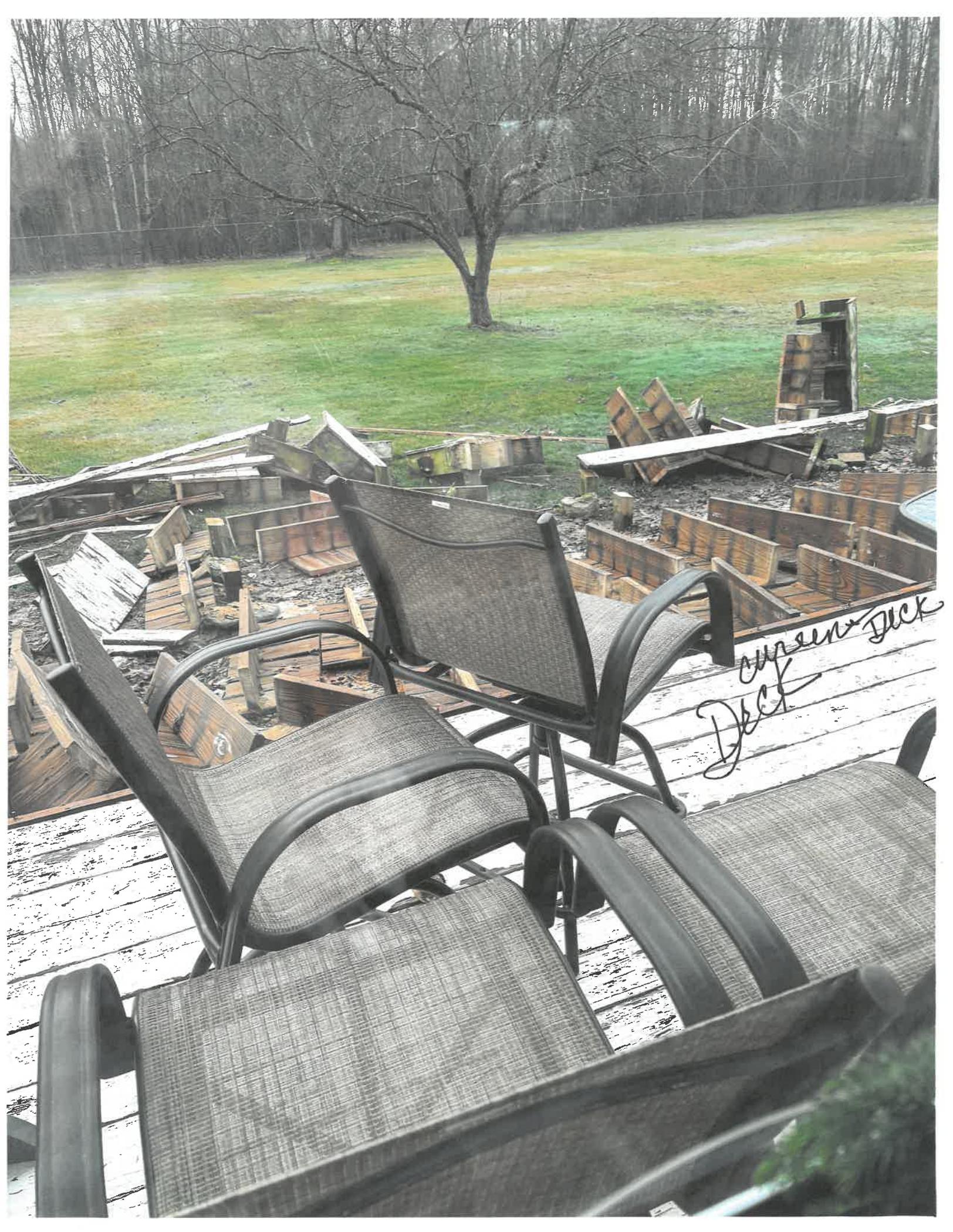
Hole where
we had 4 skunks + 2 possum
Living. Came in through hole under Deck.

Skunks + possum
Living under our living room floor

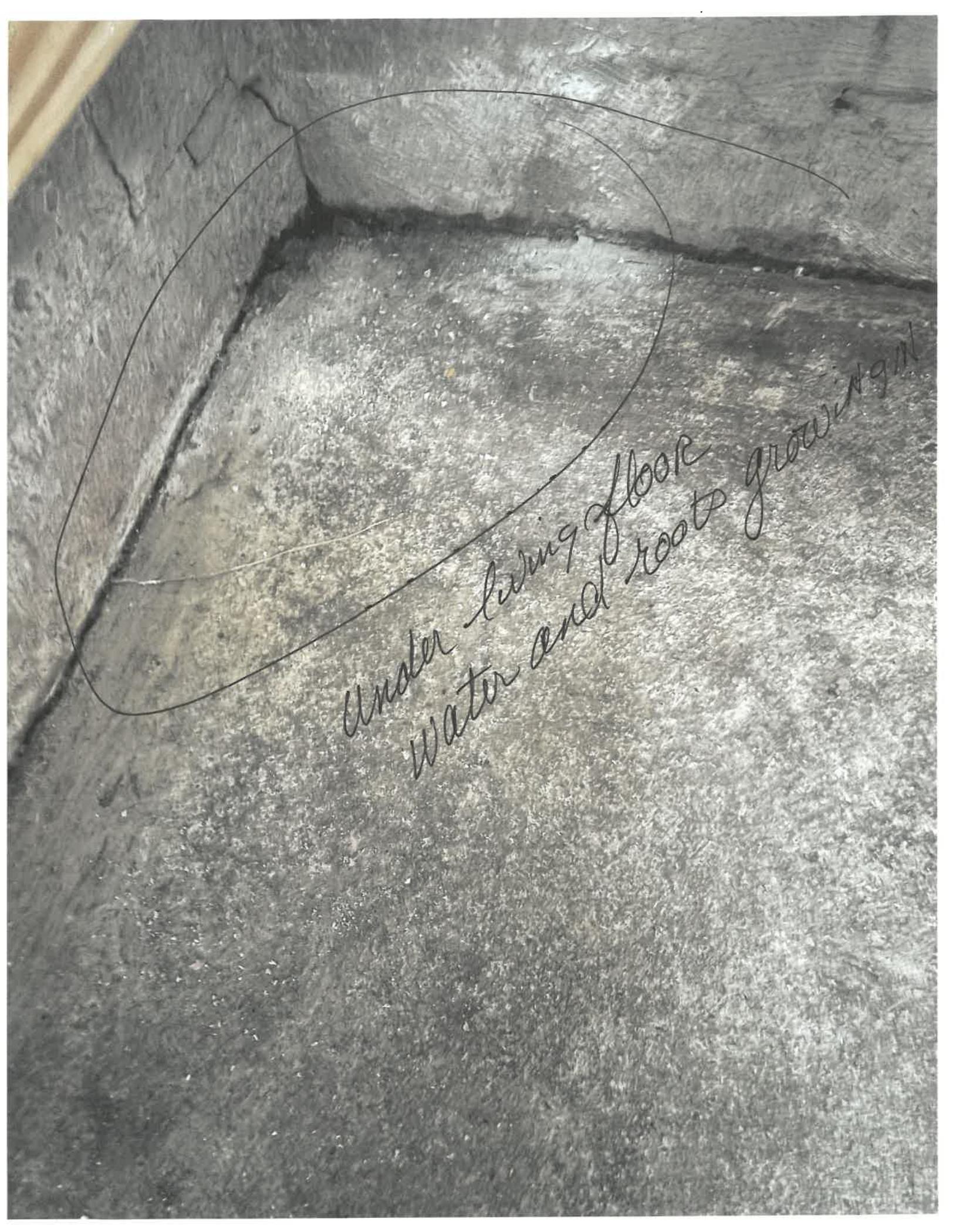
Deck

Needed to remove
Due to falling towards
House

Plus need to
Be able to remove
Drip cap / passthrough



Green Deck
Deck

A photograph of a concrete floor with a hand-drawn circle and handwritten text. The floor is made of grey concrete and shows signs of wear, including a prominent crack running diagonally across the upper left portion. A thin black line is drawn in a circle on the floor, enclosing a rectangular area. Inside this circle, the text "under living floor" is written in a cursive script. Below this, the text "water and roots growing" is also written in a cursive script, following the curve of the circle. The overall lighting is somewhat dim, and the texture of the concrete is clearly visible.

under living floor
water and roots growing

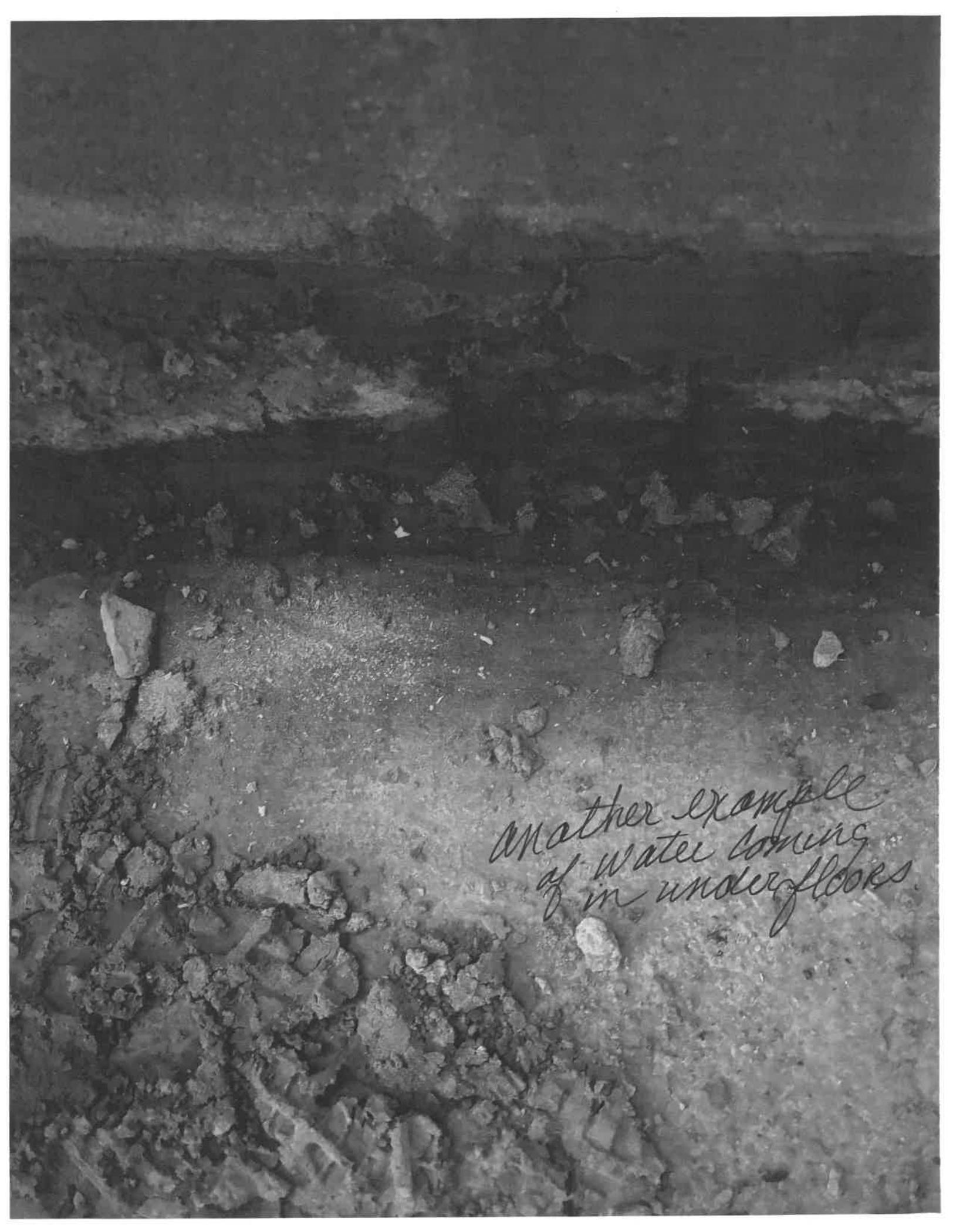


Water coming in under living room floor.

Needs water proofed

Living room floors falling in was hidden

we were total No water leaks



another example
of water coming
in under floors.



Living room gutted floors

example of
current living ROOM
floor

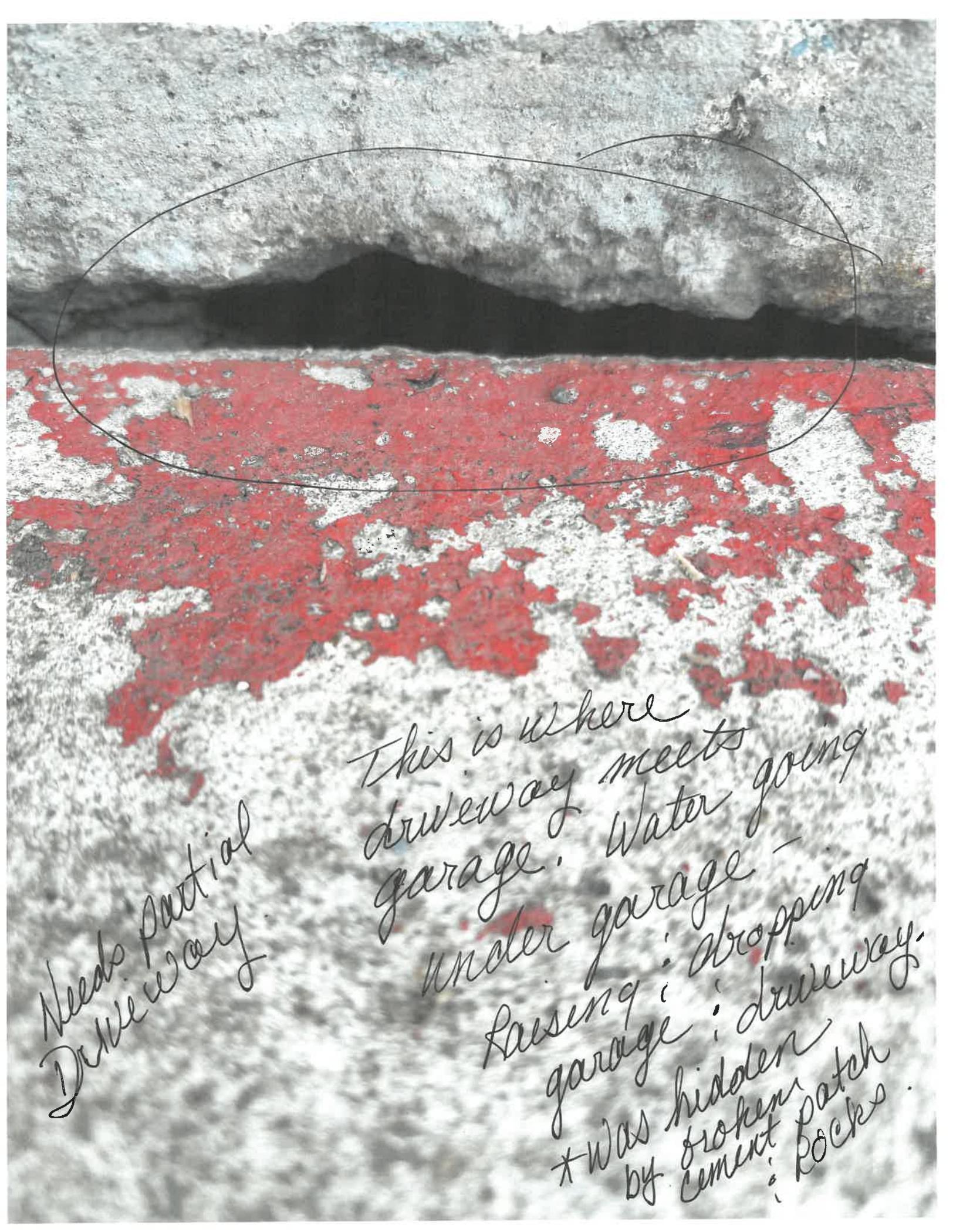




This is our
current "New"
plywood living floor (2017)
- still working on
living room floors

A photograph of a front yard. In the foreground, there is a large area of disturbed earth, gravel, and mulch. A yellow sign is placed on the ground, reading "front yard - Where we needed to dig-up and fix Septic System." To the left of the sign, a white pipe has been broken and is lying on the ground. In the background, there are concrete blocks, a concrete walkway, and some greenery, including a bush with yellow flowers and a small blue dome-shaped object in the distance.

front yard -
Where we
needed to dig-up
and fix Septic
System.



Needs partial
Driveway

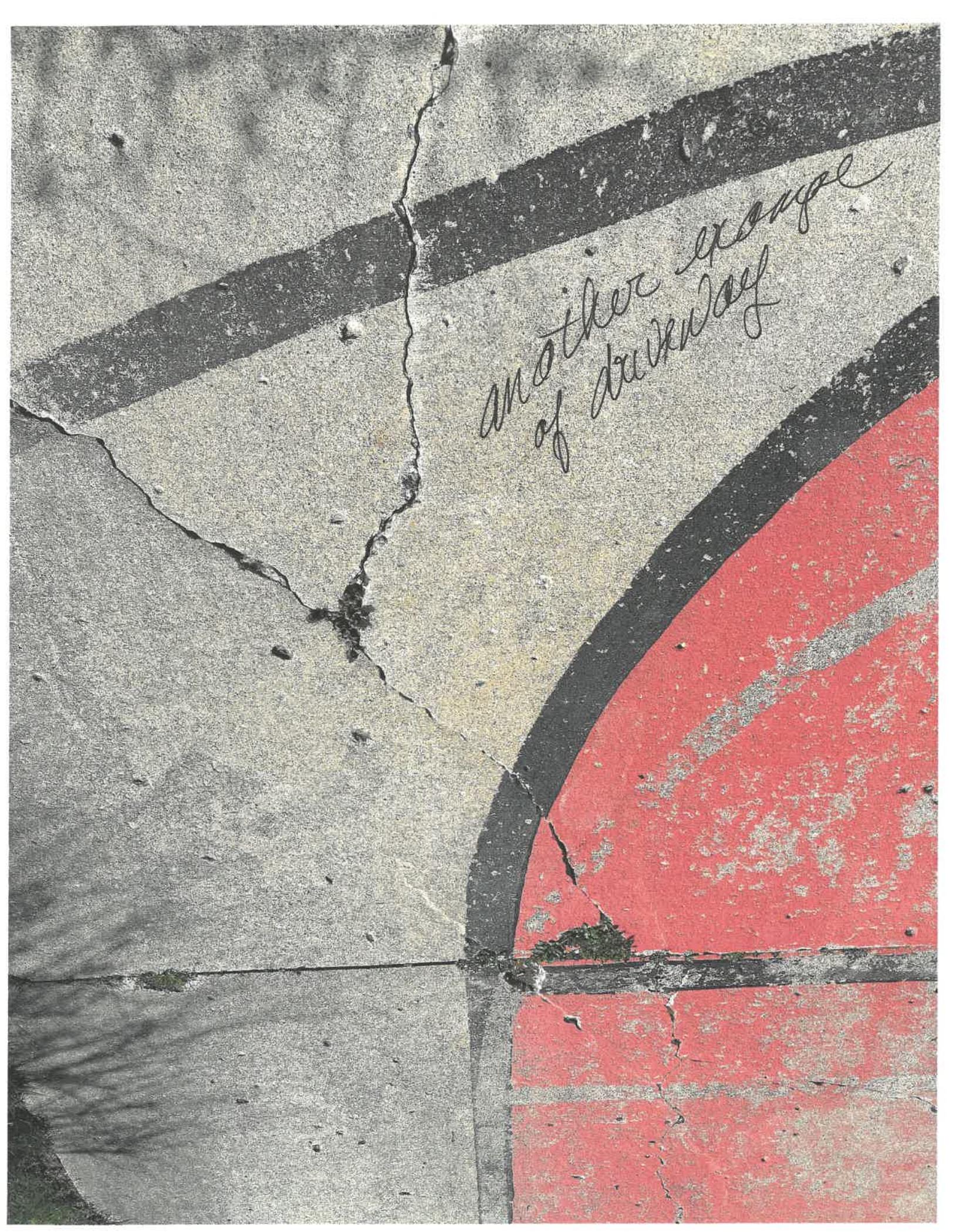
This is where
driveway meets
garage. Water going
under garage -
Raising; dropping
garage; driveway.
* was hidden
by cement patch
& rocks.

Man door
on a car garage

Water going in
garage. Door
was falling

Needed cement pad

* Now needs replaced
with new partial
driveway

A photograph of a concrete wall showing significant damage. A large, jagged crack runs vertically down the left side of the frame. The wall is painted with a red section on the right, which is bordered by a thick black line. The red paint is peeling and cracked. Handwritten text in black ink is visible on the concrete surface.

another example
of damage



yard (side)
example of
standing water
- whole yard
is swampy.

We moved in Aug. 2023
Didn't know



front yard
manse

Example of just one repair cost

Proposal

Page No. _____ of _____ Pages

- Free Estimates
- Fully Insured
- Over 30 Years Experience

W.D.C. CONCRETE, Inc.
 WALLS • FLOORS • DRIVEWAYS
 RESIDENTIAL • COMMERCIAL

WILLIAM CONGER
 5000 Route 193
 Dorset, OH 44032
 440-293-6991
 440-645-8858

PROPOSAL SUBMITTED TO <i>Tom + Denise</i>	PHONE <i>440 479 8106</i>	DATE <i>4/1/24</i>
STREET <i>HAGEN</i>	JOB NAME <i>440-364 0226</i>	
CITY, STATE and ZIP CODE	JOB LOCATION <i>1170 Green briar</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE
	<i>Rock Creek</i>	

We hereby submit specifications and estimates for:

① Back patio
 Dig Down & install 4" base for new Concrete patio, remove old concrete patio install new 4" concrete patio w/ Step at door. 18x46 - 9,000

② Waterproof foundation - Dig down below floor grade Waterproof blocks & install Drains, where applicable Approx 160 Lft. - 8000

③ Remove old Drive in front of garage Doors and replace w/new. 19x39 - 7,000

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: dollars (\$ 24,000)

Payment to be made as follows: *When Completed*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____
 Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: *4/2/24*

Signature *Tom Conger*
 Signature *Denise Hagen*



Your Inspection Report

1170 Greenbriar Dr
Rock Creek, OH 44084

PREPARED FOR:
DENISE HAGEN

INSPECTION DATE:
Monday, June 19, 2023

PREPARED BY:
Ryan Latini, Lic# 2019005810



Professional Real Estate Consultants
2088 Van Oaks Drive
Twinsburg, OH 44087

234 212-9200

prcoho.com
scott@prcohiq.com



Exceeding Expectations... Every Inspection.

SUMMARY

1170 Greenbriar Dr, Rock Creek, OH June 19, 2023

Report No. 7167

prcoho.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • Roofing appeared in overall good condition.

Metal roofing appeared in overall good condition at the time of inspection.

Location: Throughout Roof

Task: Monitor



1. Roofing appeared in overall good condition.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Breakers / fuses too big

Appears the wires powering the 200-amp breaker are undersized. Recommend having a licensed electrician evaluate and make any needed repairs.

Implication(s): Equipment overheating | Fire hazard

Location: Main Panel

Task: Correct

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Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

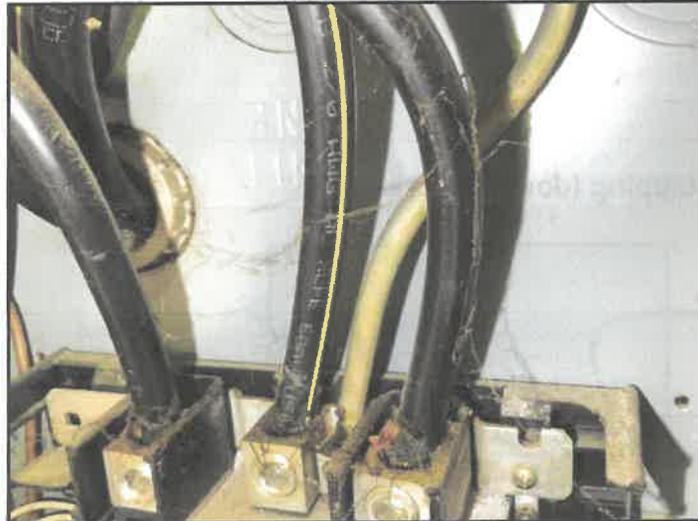


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



2. Not determined

Condition: • Breakers / fuses too big

Appears the wires powering the 50-amp breaker are undersized. Recommend having a licensed electrician evaluate and make any needed repairs.

Implication(s): Equipment overheating | Fire hazard

Location: Garage Panel

Task: Correct

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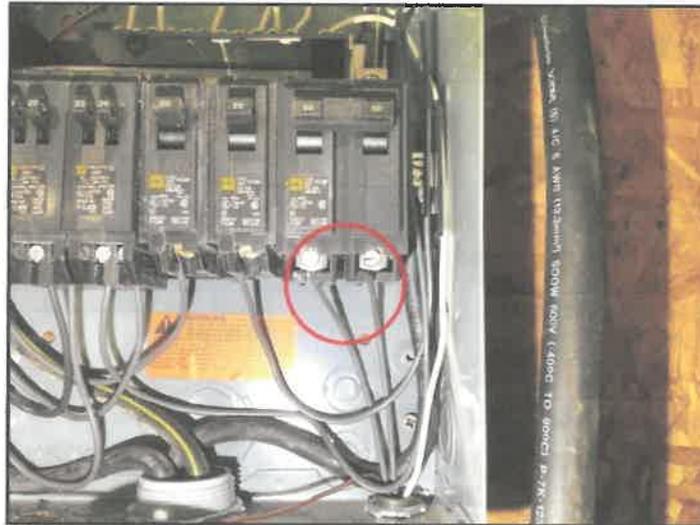
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3. Breakers / fuses too big

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

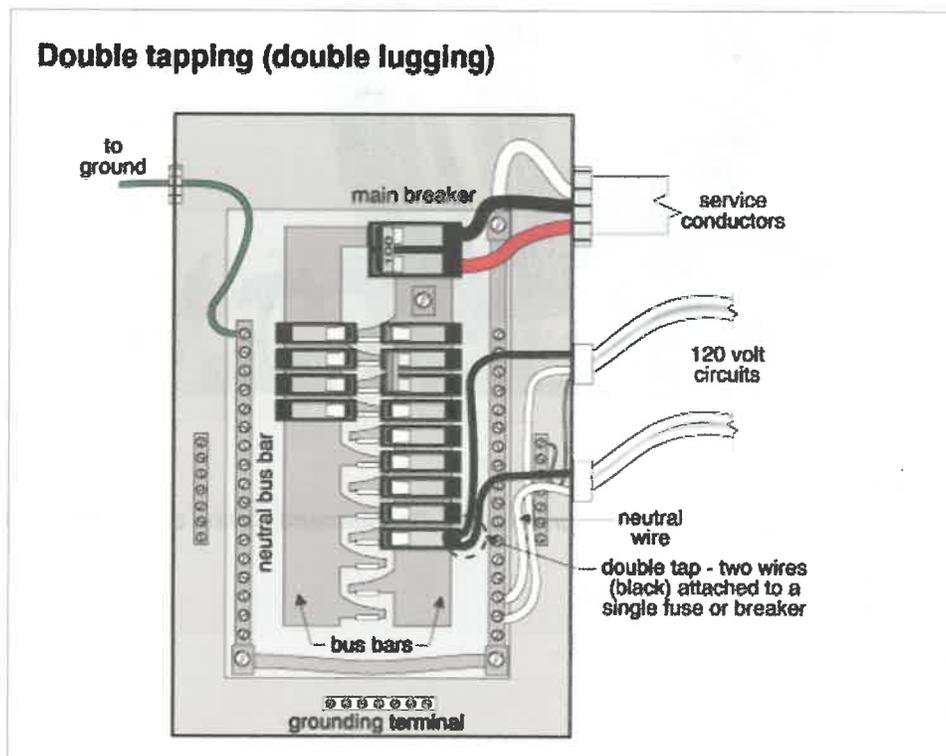
Condition: • Double taps

Recommend having a licensed electrician correct double taps in panel.

Implication(s): Fire hazard

Location: Panel

Task: Correct



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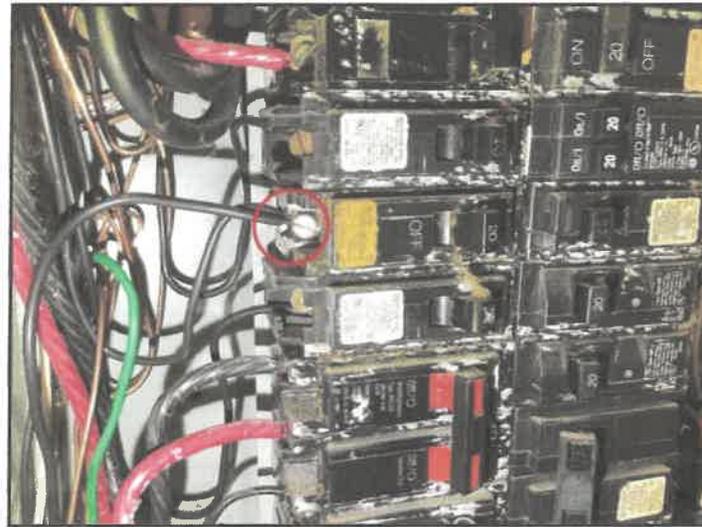
COOLING

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4. Double taps

Condition: • Neutral and ground wires bonded at subpanel

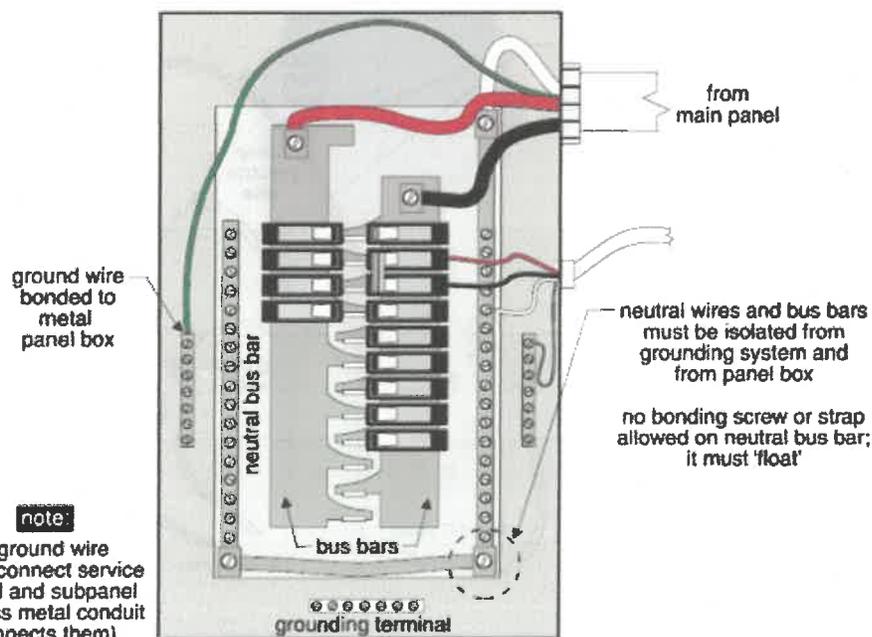
Recommend having a licensed electrician separate neutrals and grounds in the sub-panel and ensure panel is properly bonded.

Implication(s): Electric shock

Location: Sub Panel

Task: Correct

Neutral and ground separated in subpanels



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5. Neutral and ground wires bonded at subpanel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

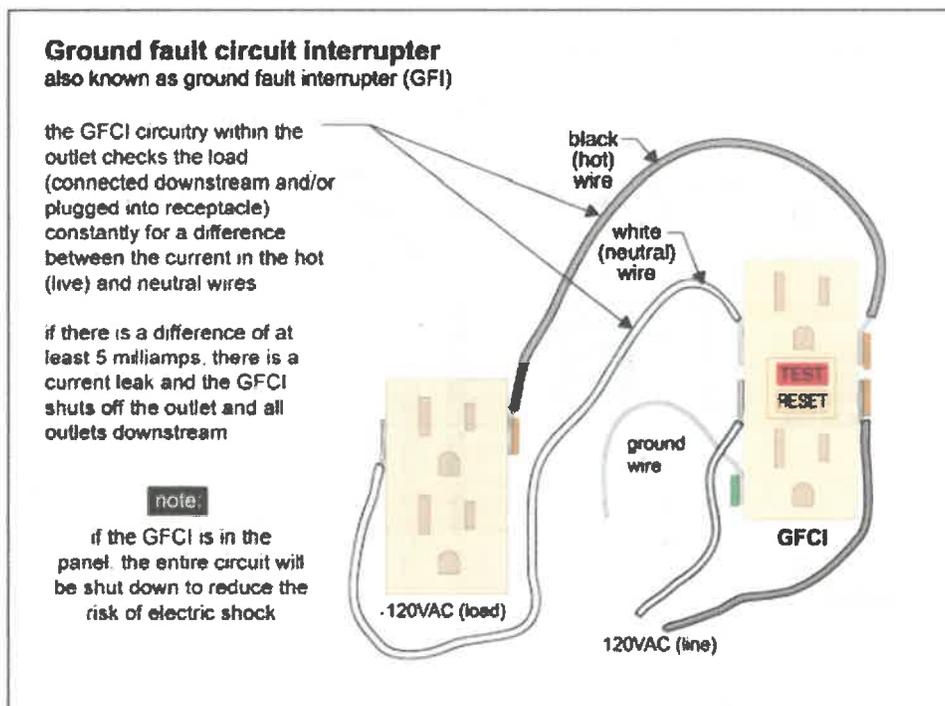
Condition: • GFCI needed

Ensure all Bath / Kitchen / Garage / Exterior outlets are GFCI protected.

Implication(s): Electric shock

Location: Garage / Outgoing building

Task: Correct



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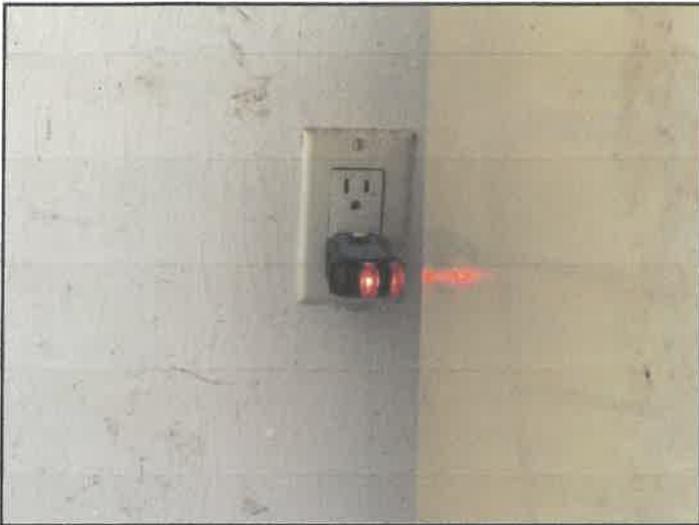
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6. GFCI needed



7. GFCI needed



8. GFCI needed

Condition: • Test faulty on GFCI
GFCI outlet failed to trip and or reset.

Implication(s): Electric shock

Location: Exterior / Deck

Task: Replace

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9. Test faulty on GFCI

Condition: • Reversed polarity

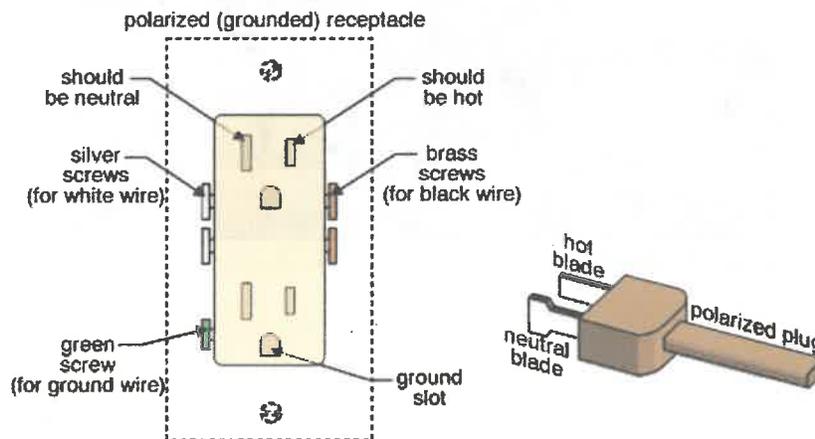
GFCI outlet showed reversed polarity. Recommend having a qualified electrician evaluate and correct.

Implication(s): Electric shock

Location: Exterior

Task: Correct

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

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10. Reversed polarity

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • [Ensure all smoke detectors are in the proper locations and functioning prior to moving in](#)

Implication(s): Life safety hazard

Location: Throughout interior

Task: Ensure detectors are present / functioning

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • [Ensure all CO detectors are in the proper locations and functioning prior to moving in](#)

Implication(s): Life safety hazard

Location: Throughout Interior

Task: Ensure detectors are present / functioning

Heating

OPTIONAL \ Heating

Condition: • 1-year old unit ran as expected at the time of inspection. Recommend servicing per manufactures specification to help prolong the life span.

Location: Basement

Task: Service

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11. No heating recommendations are offered as a...

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

27-year old unit appeared to run as expected at the time of inspection. Unit is beyond the typical life span of 15 years. Recommend having the unit serviced by an HVAC tech to help prolong the life span. Unit may need replaced in the near future.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Service



12. Past life expectancy

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Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Polybutylene](#)

PB supply lines have been the center of class action lawsuits. Pipes are known to leak or fail without warning. It is often recommended to replace entire supply system when found. Recommend having licensed plumber further evaluate and make replacement recommendations.

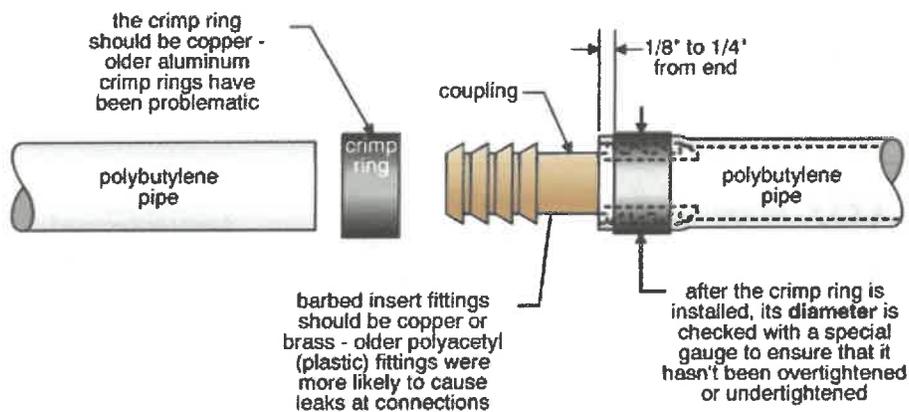
Click on the blue link above for more information. (Only water line i was able to see)

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

Location: Throughout

Task: Further evaluation

Polybutylene pipe - crimp fitting



13. Polybutylene

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FIXTURES AND FAUCETS \ Toilet

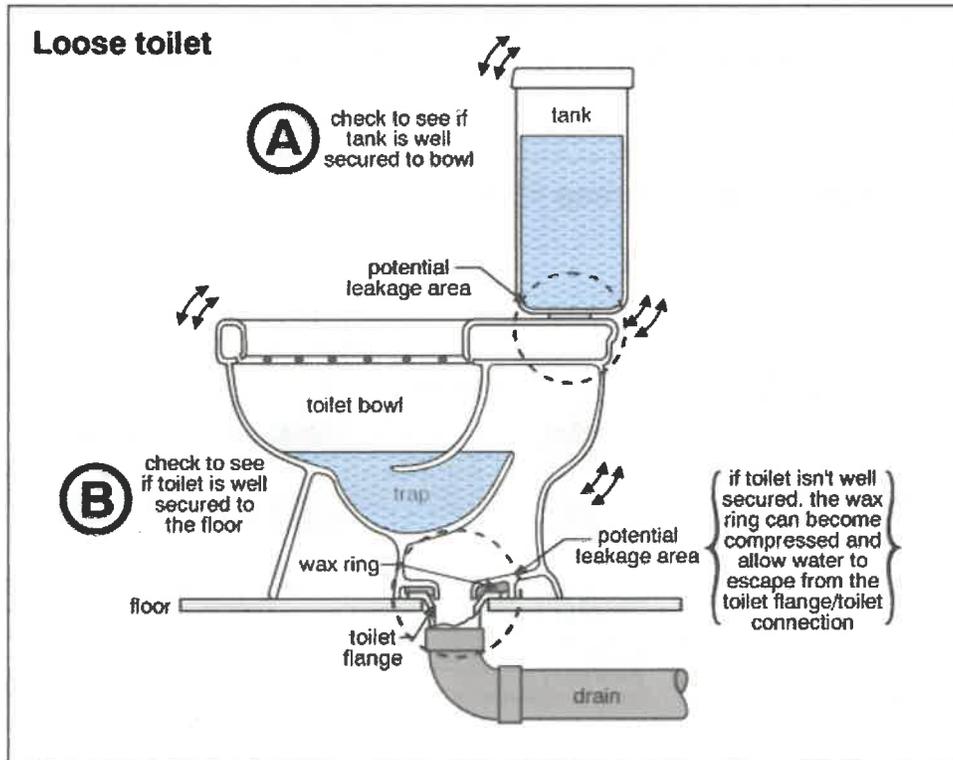
Condition: • [Loose](#)

Both toilets were very loose at the base. Recommend properly securing both toilets to prevent the toilets from leaking.

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

Location: Bathroom

Task: Correct



14. Loose



15. Loose

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Interior

APPLIANCES \ Range

Condition: • Burner inoperative

Implication(s): System inoperative

Location: Kitchen

Task: Repair or replace



16. Burner inoperative

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- Asphalt shingles

Garage



17. *Asphalt shingles*

- [Metal](#)



18. *Metal*



19. *Metal*

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20. Metal



21. Metal



22. Metal

Limitations

Inspection performed: • From roofs edge and ground

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys • Antennas / Satellite Dishes

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.

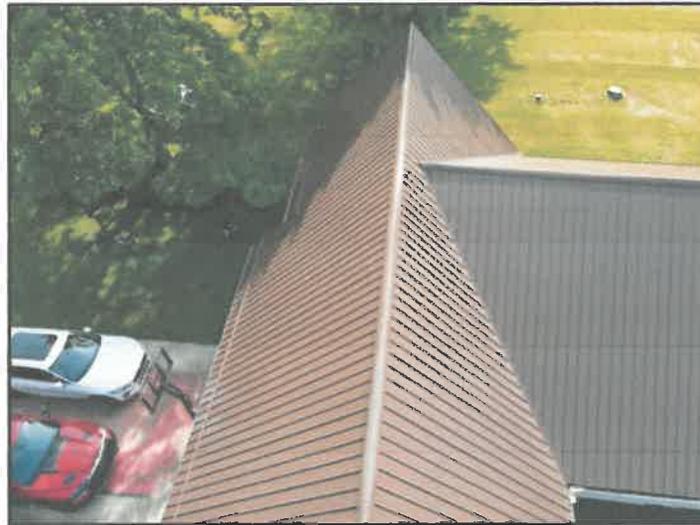
Location: Roof

2. Condition: • Roofing appeared in overall good condition.

Metal roofing appeared in overall good condition at the time of inspection.

Location: Throughout Roof

Task: Monitor



23. Roofing appeared in overall good condition.

SLOPED ROOFING \ Metal

3. Condition: • [Missing, loose or broken pieces](#)

Screws came loose in the trim piece.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair

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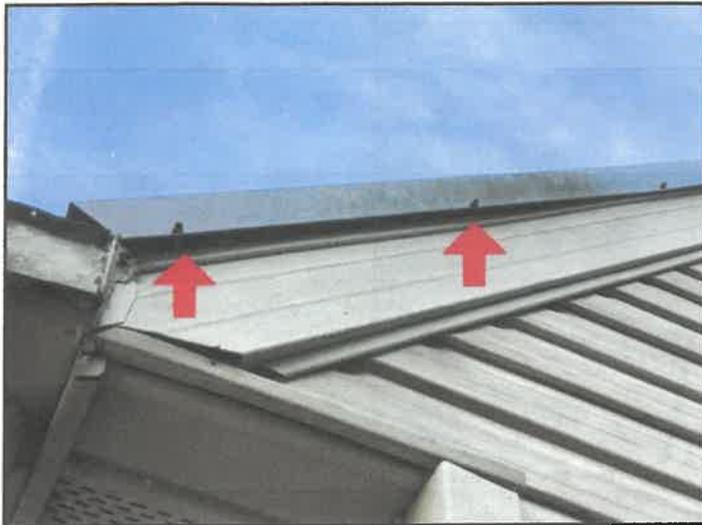
COOLING

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24. Missing, loose or broken pieces



25. Missing, loose or broken pieces

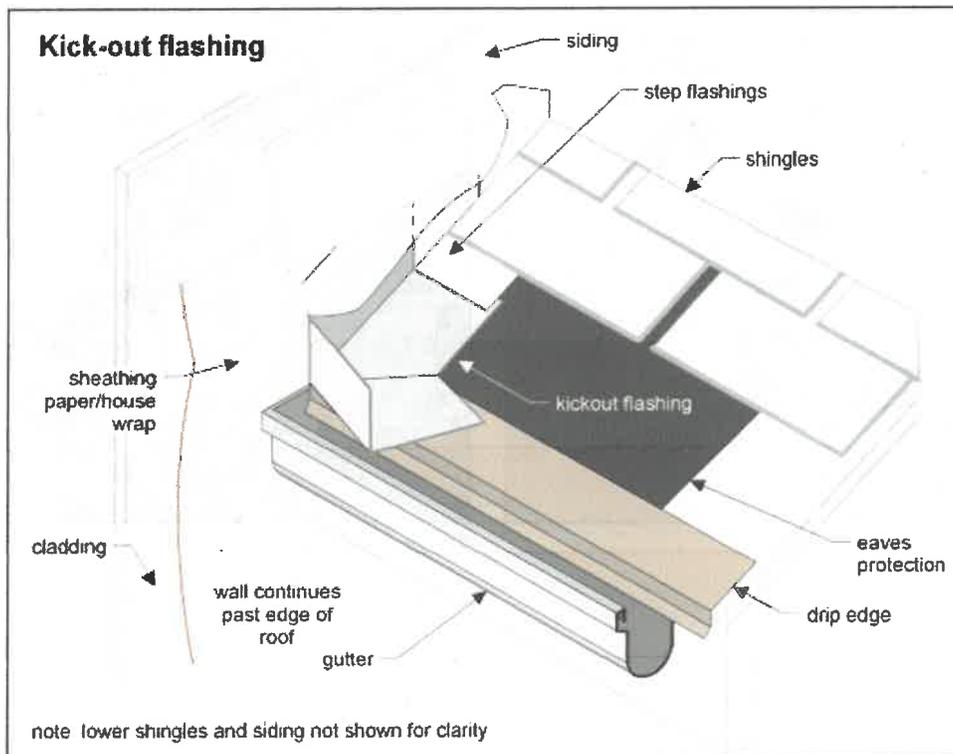
SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

4. Condition: • Kickout flashing - missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Improve



ROOFING

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26. Kickout flashing - missing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

5. Condition: • Inverted boot

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

Location: Roof

Task: Correct



27. Inverted boot



28. Inverted boot

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Description

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

Gutter type: • [Eave mounted](#)

Downspout discharge: • Above and below grade

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Vinyl](#)

Wall surfaces: • [Vinyl siding](#)

Wall surfaces - masonry: • [Block](#)

Driveway / Parking area:

• Concrete



29. Concrete

Walkway: • Concrete

Deck:

• Wood

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30. Wood

Porch:

- Concrete



31. Concrete

Patio:

- Concrete

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prohio.com

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32. Concrete

Fence:

- Chain link



33. Chain link

Garage: • Attached

Limitations

Inspection limited/prevented by:

- Car and or storage in garage

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34. Car and or storage in garage



35. Car and or storage in garage



36. Car and or storage in garage

- Vines/shrubs/trees against wall



37. Car and or storage in garage

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38. Vines/shrubs/trees against wall



39. Vines/shrubs/trees against wall



40. Vines/shrubs/trees against wall



41. Vines/shrubs/trees against wall

No or limited access to:

- Area below steps, deck, porches

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42. Area below steps, deck, porches

Exterior and upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • Replace all damaged screens.

Location: Exterior

Task: Replace



43.



44.

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7. Condition: • Remove hornet's net.

Location: Exterior

Task: Remove



45.

ROOF DRAINAGE \ Gutters

8. Condition: • Loose

Secure loose gutter.

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

Location: Roof

Task: Repair



46. Loose

ROOF DRAINAGE \ Downspouts

9. Condition: • Discharge too close to building

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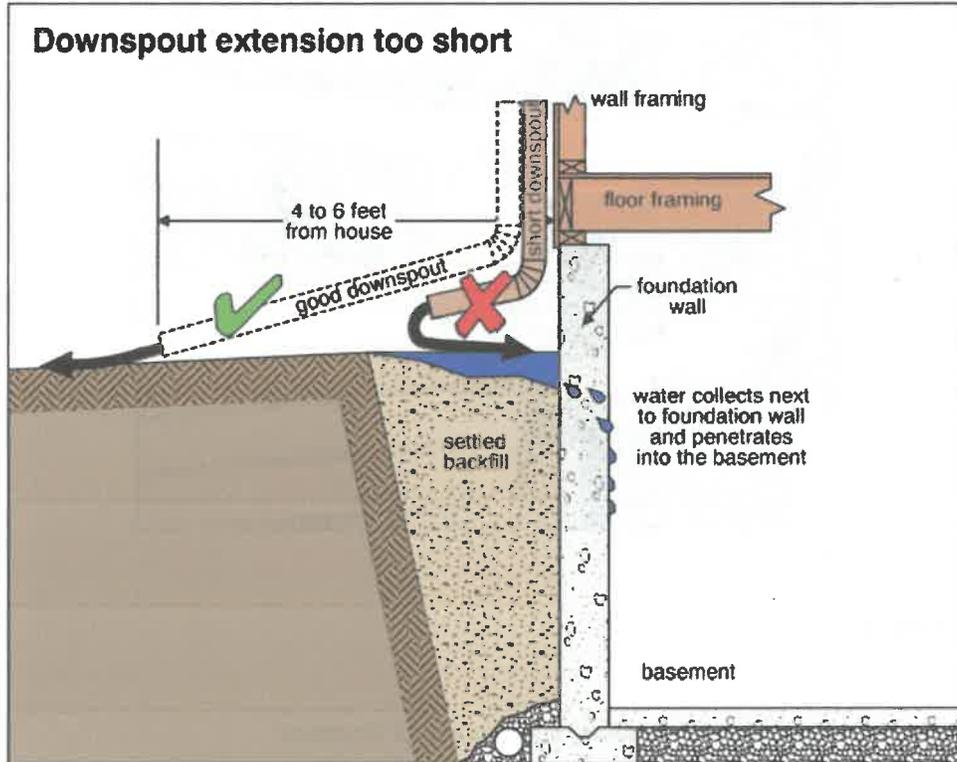
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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: improve



47. Discharge too close to building

10. Condition: • Damaged / Crushed

Implication(s): Clogging / Leakage

Location: Exterior

Task: Replace



48. Damaged / Crushed

11. Condition: • Damaged crock

Repair damaged crock:

Implication(s): Debris entering / clogging drain tile

Location: Exterior

Task: Repair



49. Damaged crock

12. Condition: • Connections loose

Implication(s): Leakage

Location: Exterior

Task: Correct

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50. *Connections loose*

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

13. **Condition:** • Loose or missing pieces

Implication(s): Chance of pests entering building

Location: Exterior

Task: Repair



51. *Loose or missing pieces*

WALLS \ Trim

14. **Condition:** • Loose

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

Location: Exterior

Task: Correct

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52. Loose



53. Loose

WALLS \ Flashings and caulking

15. Condition: • Caulking missing or ineffective
Ensure all openings into buildings are sealed.

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

Location: Exterior

Task: Improve



54. Caulking missing or ineffective

WALLS \ Vinyl siding

16. Condition: • Mechanical damage

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

Location: Exterior

Task: Repair or replace

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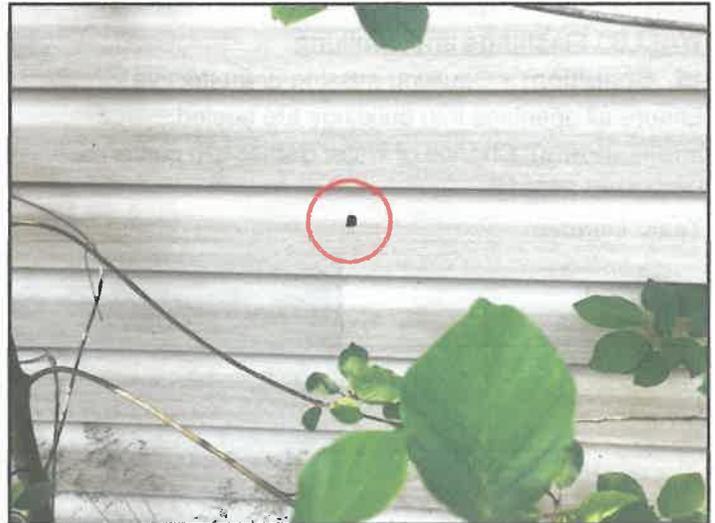
55. Mechanical damage



56. Mechanical damage



57. Mechanical damage



58. Mechanical damage

17. **Condition:** • Siding dirty

Recommend power washing siding.

Implication(s): Accelerated material deterioration

Location: Throughout Exterior

Task: Improve

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59. Siding dirty

EXTERIOR GLASS/WINDOWS \ Storms and screens

18. Condition: • Torn or holes

A few of the screens were torn or had holes in them.

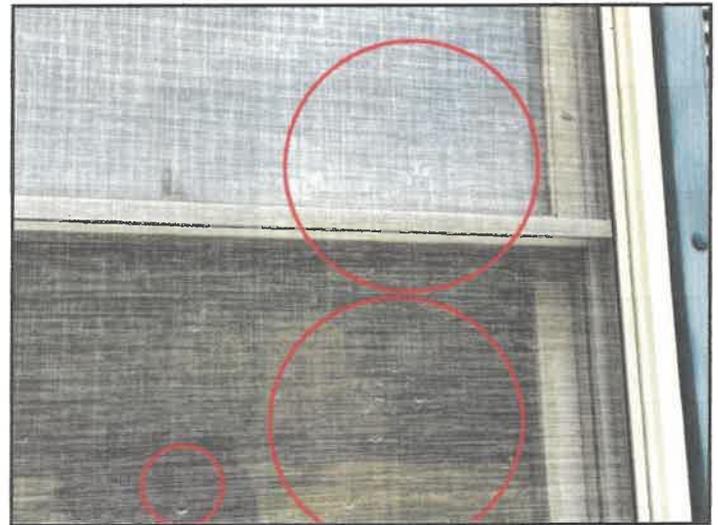
Implication(s): Chance of pests entering building

Location: Exterior

Task: Repair or replace



60. Torn or holes



61. Torn or holes

DOORS \ Doors and frames

19. Condition: • Paint or stain needed

Implication(s): Accelerated material deterioration

Location: Exterior

Task: Improve

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62. *Paint or stain needed*

20. Condition: • Loose or poor fit

Daylight can be seen between door and jamb when closed.

Implication(s): Increased heating and cooling costs / chance of pests entering building

Location: Exterior

Task: Correct



63. *Loose or poor fit*

21. Condition: • Rubbing

Implication(s): Difficult to operate

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Location: Exterior

Task: Repair



64. *Rubbing*

DOORS \ Exterior trim

22. Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: Exterior

Task: Repair or replace



65. *Rot*

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

23. Condition: • Seal or stain decking

Recommend power washing and sealing / staining decking.

Implication(s): Accelerated material deterioration

Location: Exterior

Task: Improve



66. Seal or stain decking



67. Seal or stain decking

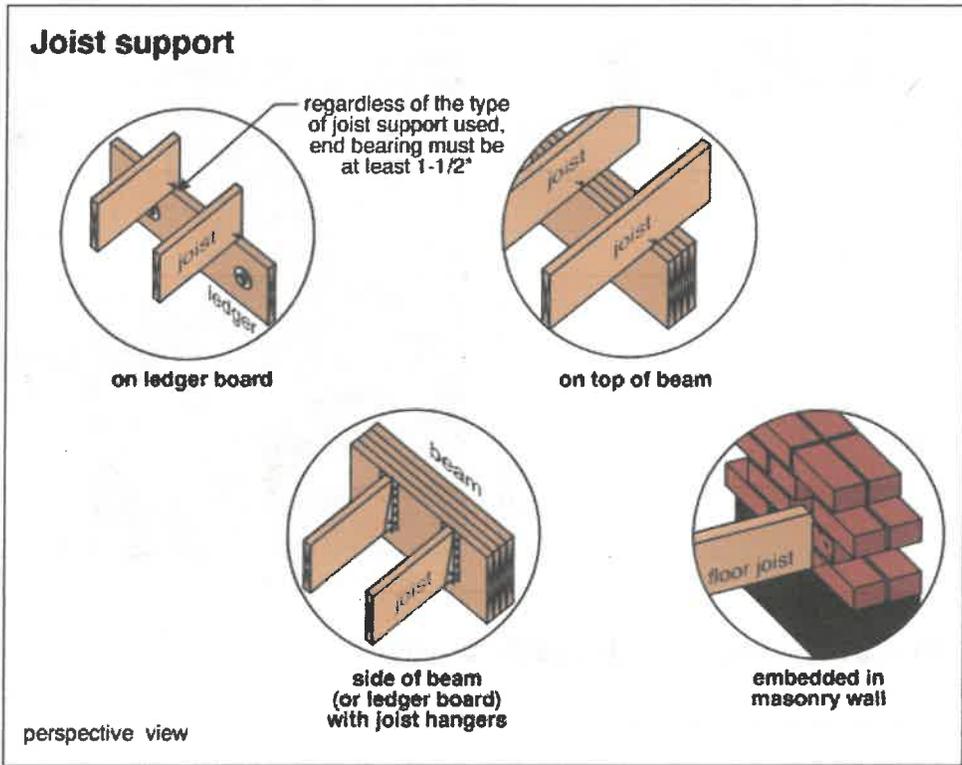
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Ledger boards / Joists

24. Condition: • End bearing inadequate

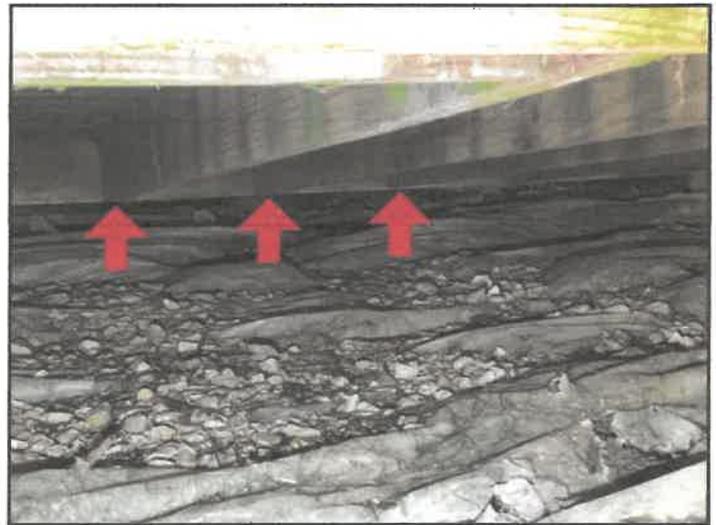
Implication(s): Weakened structure | Chance of movement

Location: Exterior

Task: Correct



68.



69.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

25. Condition: • Sloped or Uneven

Appears the deck has settled and is now sloped towards the home. Recommend monitoring and seek further evaluation if worsens or if desired.

Implication(s): Poor installation / Structural movement

Location: Deck

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Task: Monitor



70. Sloped or Uneven



71. Sloped or Uneven

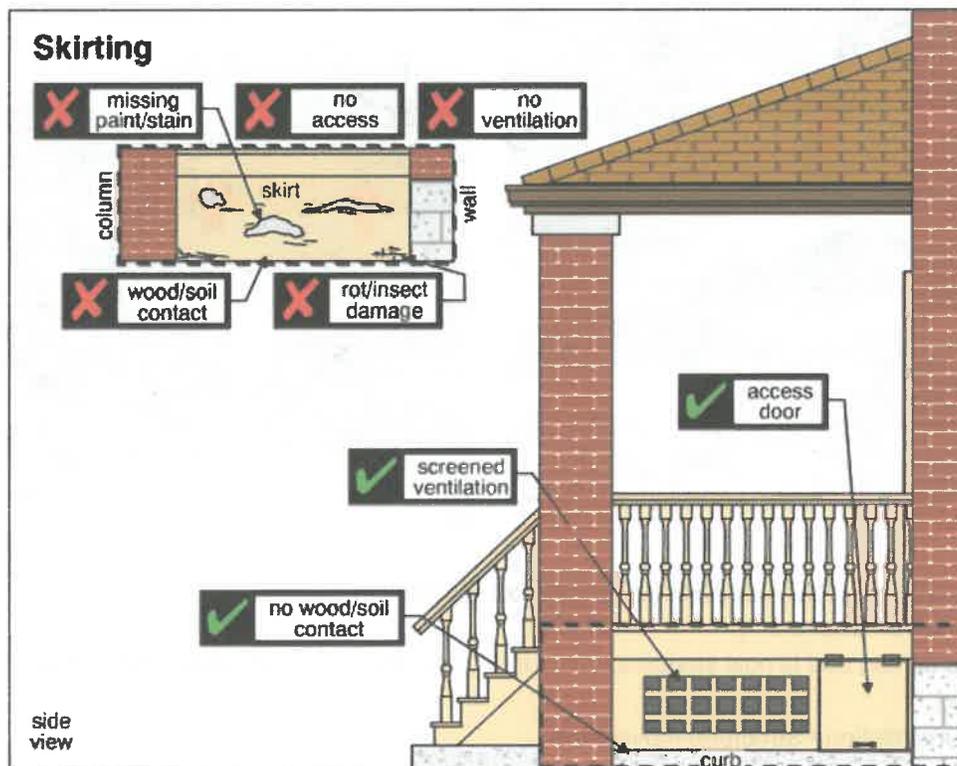
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Skirting

26. Condition: • **Damage**

Implication(s): Chance of pests entering building

Location: Exterior

Task: Repair or replace



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72. Damage



73. Damage

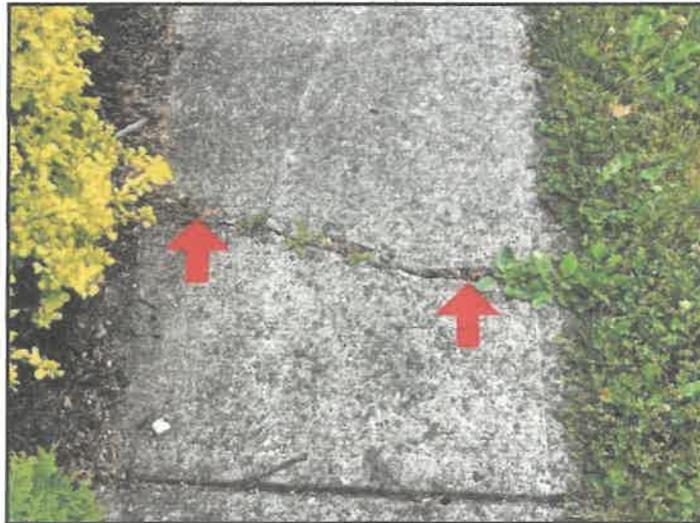
LANDSCAPING \ Walkway

27. **Condition:** • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Exterior

Task: Repair or replace



74. Cracked or damaged surfaces

LANDSCAPING \ Patios

28. **Condition:** • Cracked or damaged surfaces

Porch floor has settled and cracked.

Implication(s): Trip / Fall hazard

Location: Exterior

Task: Repair or replace

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75. Cracked or damaged surfaces

LANDSCAPING \ Driveway / Parking area

29. Condition: • Cracked or damaged surfaces

Implication(s): Accelerated Material Deterioration

Location: Various driveway

Task: Repair or replace



76. Cracked or damaged surfaces



77. Cracked or damaged surfaces

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78. Cracked or damaged surfaces



79. Cracked or damaged surfaces

LANDSCAPING \ Fence

30. Condition: • Gate - difficult to operate

Implication(s): Reduced operability

Location: Exterior

Task: Improve



80. Gate - difficult to operate

GARAGE \ Door into garage from living space (man-door)

31. Condition: • No self-closer

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Garage

Task: Replace

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81. No self-closer

GARAGE \ Vehicle doors

32. Condition: • Missing / Damaged Weatherstripping

Implication(s): Energy loss / Chance of pests entering building

Location: Garage

Task: Repair or replace



82. Missing / Damaged Weatherstripping



83. Missing / Damaged Weatherstripping

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Masonry block](#)

Floor construction: • Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Furnishings / Storage • Insulation

Attic/roof space: • Entered but access was limited

General limitations: • Attic load bearing components concealed by insulation cannot be traversed • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas

Recommendations

FOUNDATIONS \ General notes

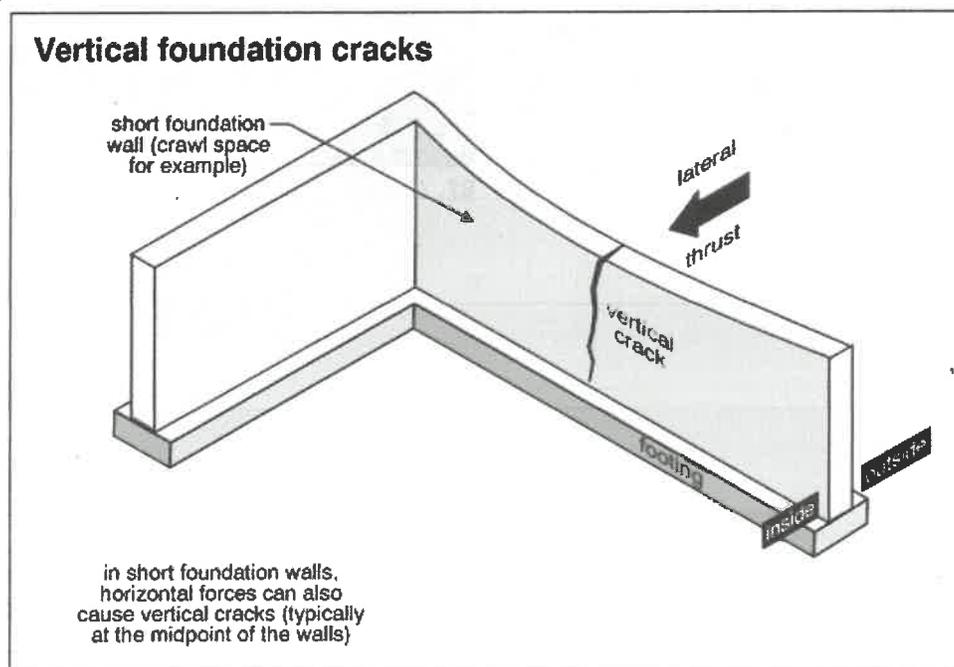
33. Condition: • Cracks

Repair all cracks and monitor for any changes.

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

Location: Basement

Task: Monitor / Repair



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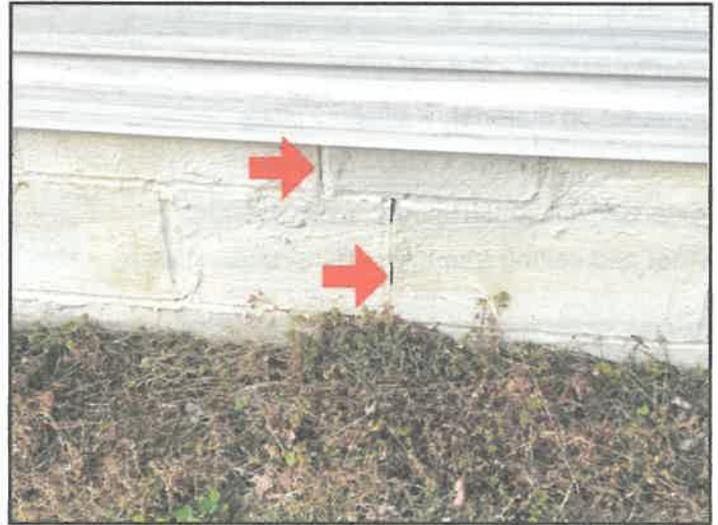
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84. Cracks



85. Cracks



86. Cracks



87. Cracks

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88. Cracks

34. Condition: • Prior repairs

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Monitor



89. Prior repairs



90. Prior repairs

ROOF FRAMING \ Sheathing (roof/attic)

35. Condition: • Water stains

Water stains noted to roof structure in the garage. Area appeared dry at the time of inspection.

Implication(s): Material deterioration / Active roof leak

Location: Garage

Task: Monitor / Repair

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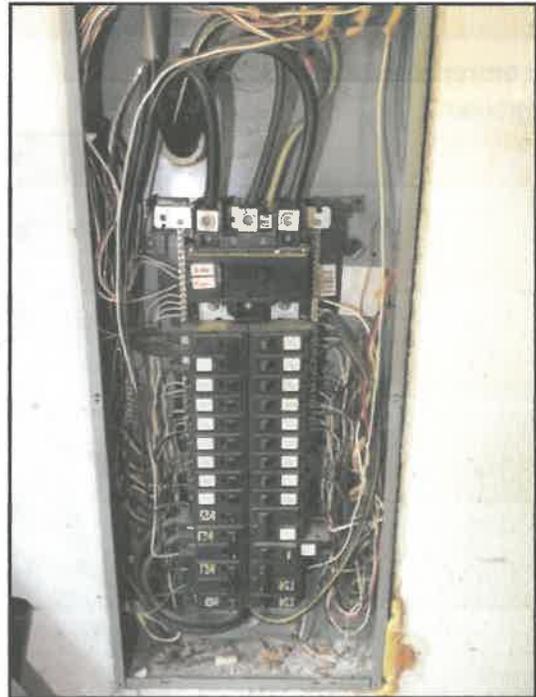
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91. *Water stains*



93. Breakers - garage



94. Breakers - garage

Sub panel type and location:

- [Breakers - garage](#)



95. Breakers - garage

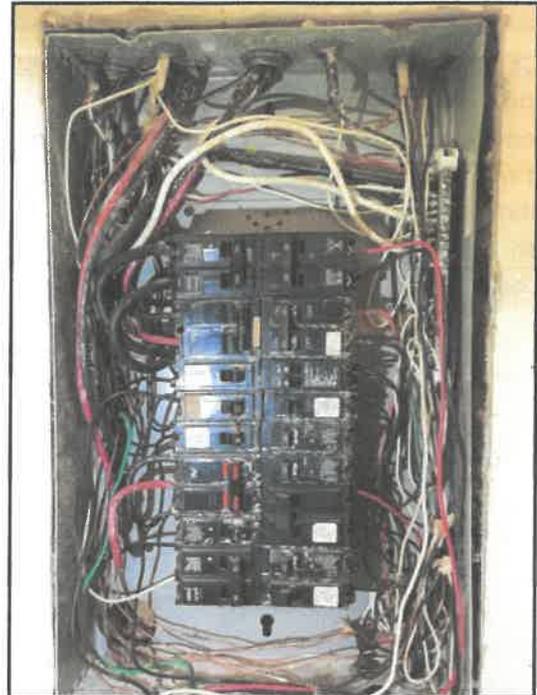
- Breakers - Laundry room



96. Breakers - garage



97. Breakers - Laundry room



98. Breakers - Laundry room

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed • Copper - metallic sheathed • Copper - conduit

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - kitchen](#) • [GFCI - bathroom](#) • GFCI - laundry room

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

System ground: • Quality of ground not determined • Continuity not verified

Circuit labels: • The accuracy of any circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age / actual function of smoke and carbon monoxide alarms • Concealed wiring including but not limited to wiring underground, inside walls, ceilings, chases or concealed by insulation, storage, furnishings. • Smoke / heat / carbon monoxide alarms that are attached to alarm systems are not tested during the inspection.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

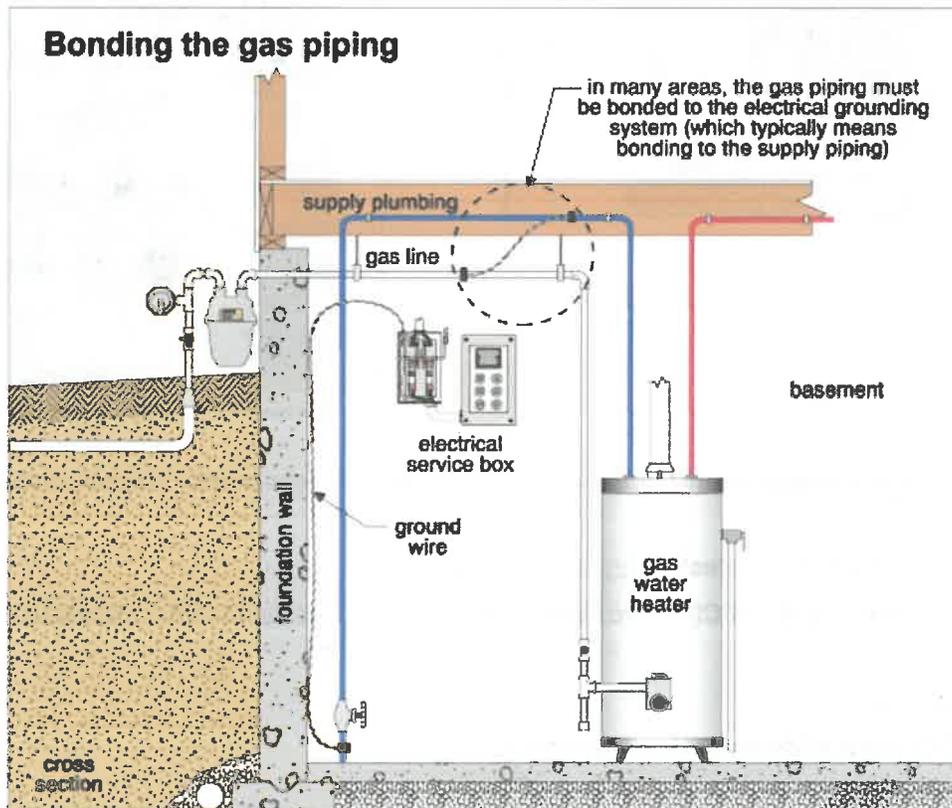
36. Condition: • Missing bonding wire

It is recommended to bond gas / water lines. If the gas lines accidentally carry electricity or even a static charge, proper bonding will allow the electricity to be carried back to its source in a safe manner.

Implication(s): Fire hazard

Location: Basement

Task: Correct





99. Missing bonding wire

SERVICE BOX, GROUNDING AND PANEL \ Main and Sub panels

37. Condition: • Unprotected openings

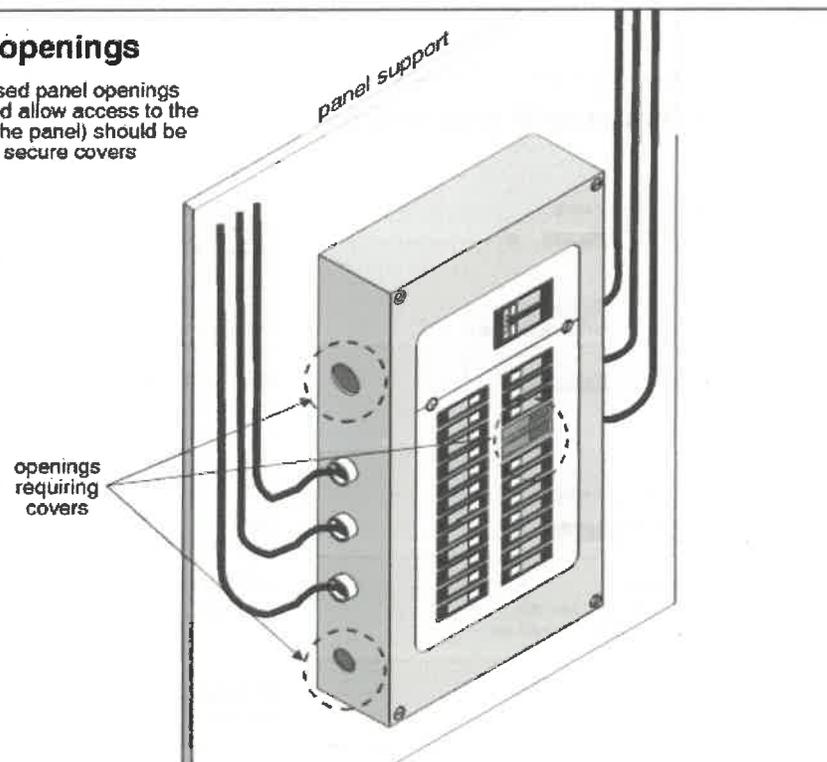
Implication(s): Electric shock | Fire hazard

Location: Panel

Task: Correct

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



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100. Unprotected openings

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

38. Condition: • Breakers / fuses too big

Appears the wires powering the 50-amp breaker are undersized. Recommend having a licensed electrician evaluate and make any needed repairs.

Implication(s): Equipment overheating | Fire hazard

Location: Garage Panel

Task: Correct

Common household wire and fuse sizes

14 AWG copper wire 

common uses:
most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:
15 amps

10 AWG copper wire 

common uses:
electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:
30 amps

12 AWG copper wire 

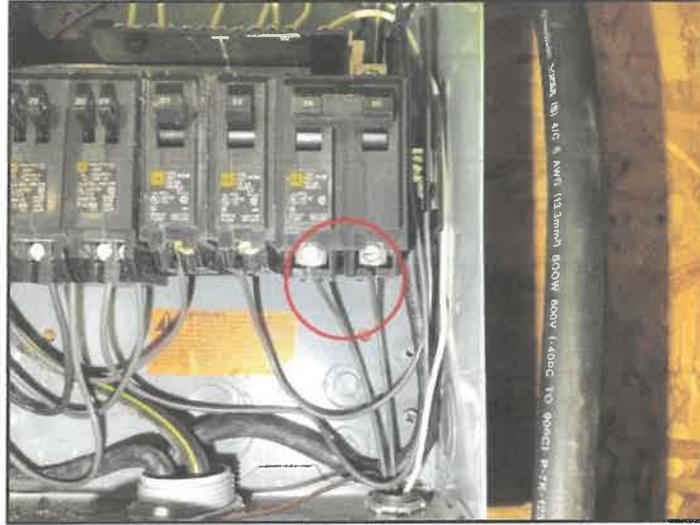
common uses:
some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:
20 amps

8 AWG copper wire 

common uses:
electric stoves and ovens

typical fuse/breaker size:
40 amps



101. Breakers / fuses too big

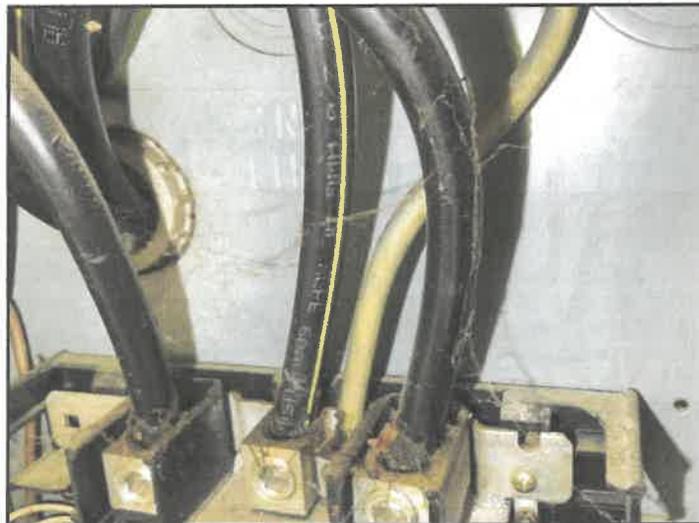
39. Condition: • Breakers / fuses too big

Appears the wires powering the 200-amp breaker are undersized. Recommend having a licensed electrician evaluate and make any needed repairs.

Implication(s): Equipment overheating | Fire hazard

Location: Main Panel

Task: Correct



102. Not determined

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

40. Condition: • Double taps

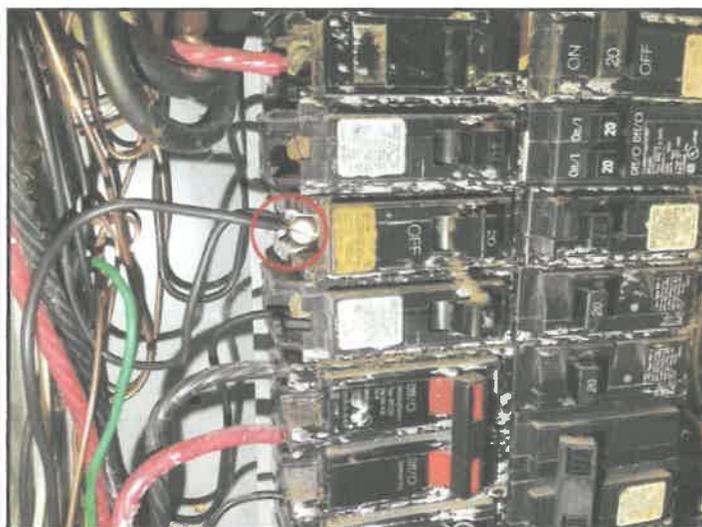
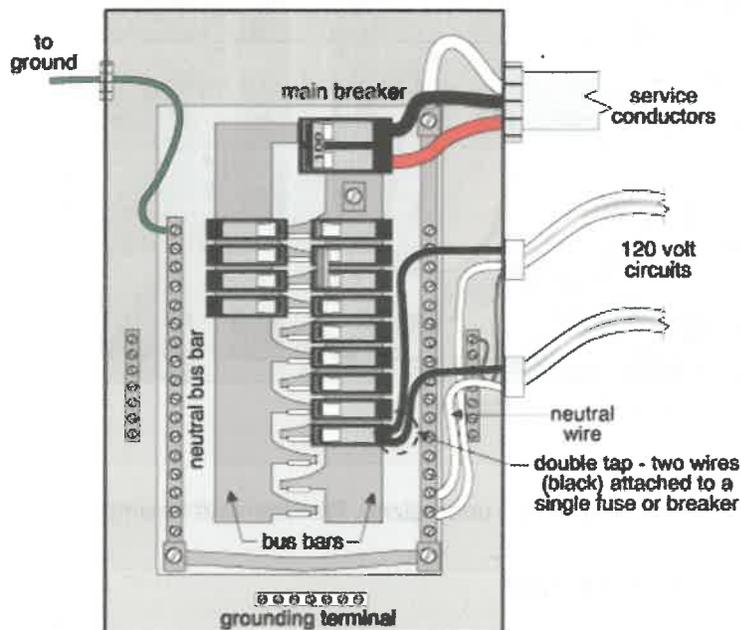
Recommend having a licensed electrician correct double taps in panel.

Implication(s): Fire hazard

Location: Panel

Task: Correct

Double tapping (double lugging)



103. Double taps

41. Condition: • Neutral and ground wires bonded at subpanel

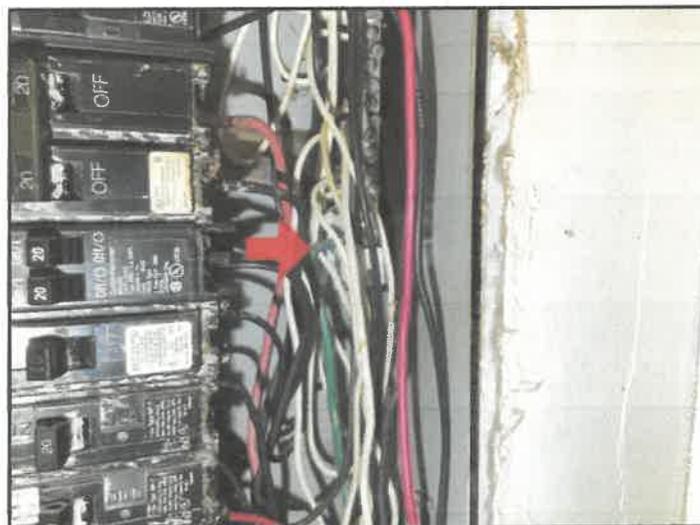
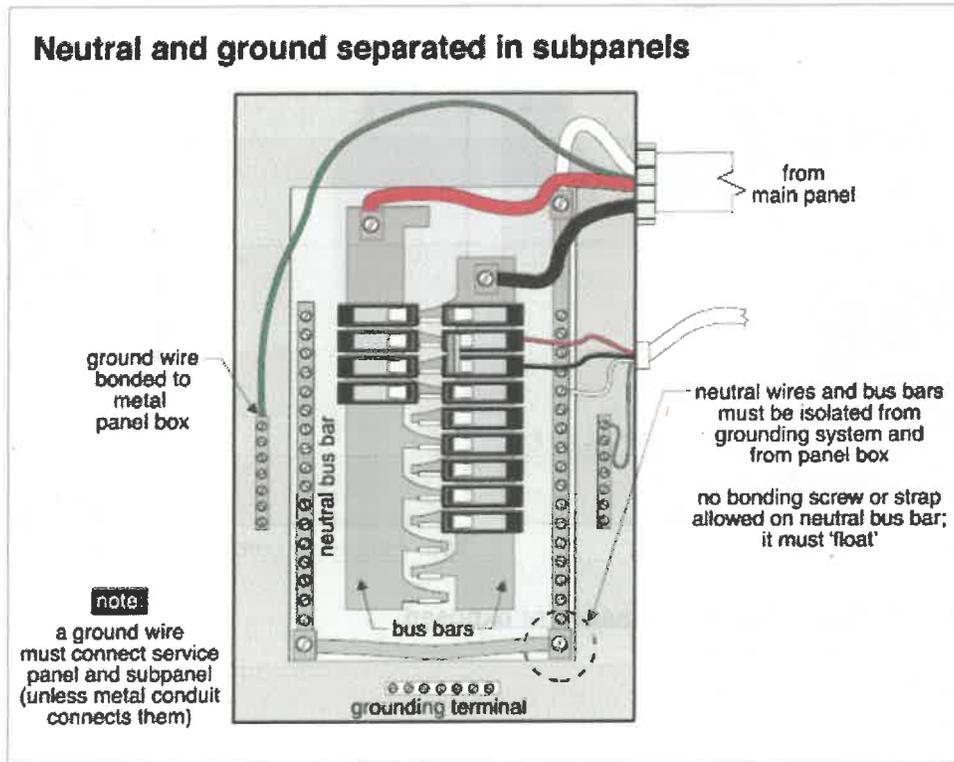
Recommend having a licensed electrician separate neutrals and grounds in the sub-panel and ensure panel is properly bonded.

Implication(s): Electric shock

Location: Sub Panel

Task: Correct

Neutral and ground separated in subpanels



104. Neutral and ground wires bonded at subpanel

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

42. Condition: • Extension cord used as permanent wiring

Recommend removing extension cord and properly installing outlet / light fixture box.

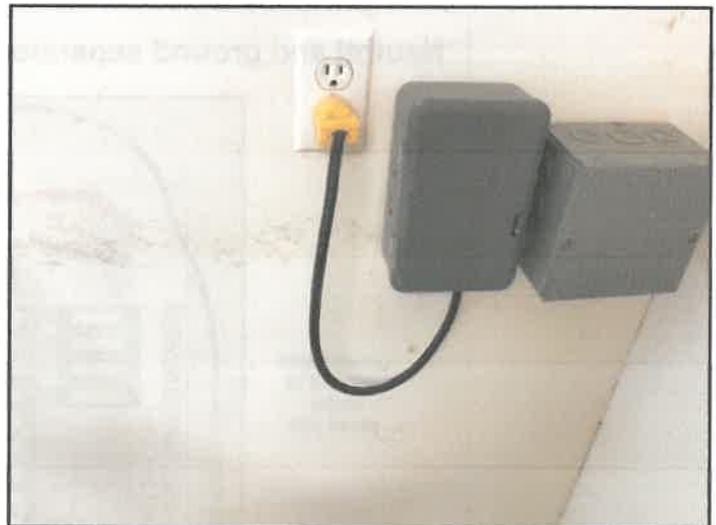
Implication(s): Electric shock | Fire hazard

Location: Garage / Laundry room

Task: Correct



105. Extension cord used as permanent wiring



106. Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

43. Condition: • Exposed on walls or ceilings

Wire should be in conduit or armored cable.

Implication(s): Electric shock -

Location: Utility room

Task: Correct



107. Exposed on walls or ceilings

44. Condition: • Exposed

Implication(s): Electric shock

Location: Exterior

Task: Repair

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108. Exposed

DISTRIBUTION SYSTEM \ Outlets (receptacles)

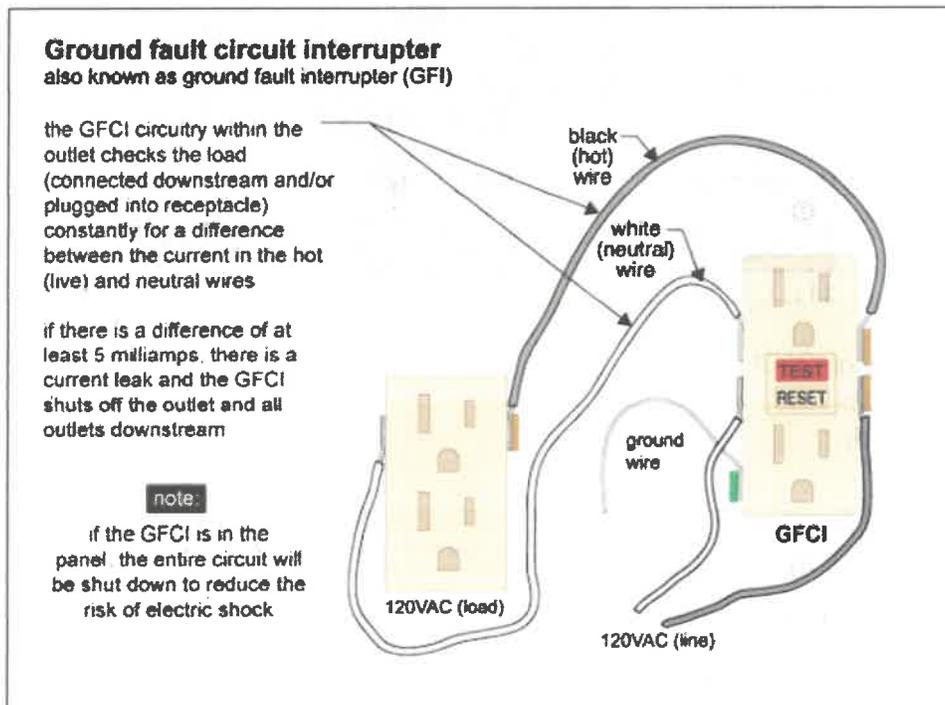
45. Condition: • GFCI needed

Ensure all Bath / Kitchen / Garage / Exterior outlets are GFCI protected.

Implication(s): Electric shock

Location: Garage / Outgoing building

Task: Correct



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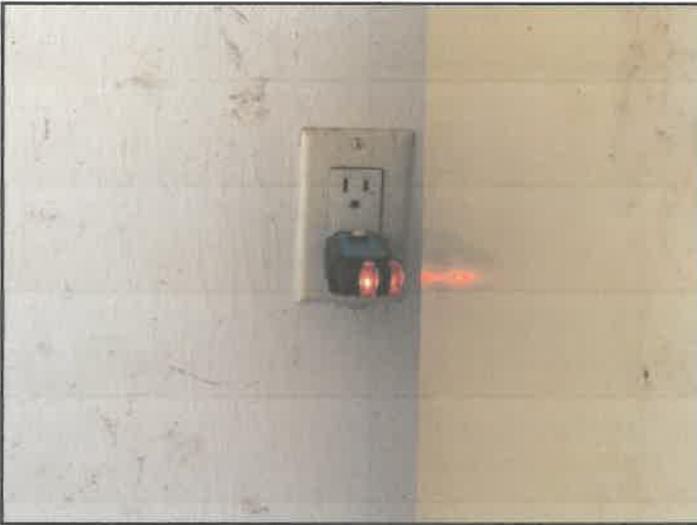
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109. GFCI needed



110. GFCI needed



111. GFCI needed

46. Condition: • Test faulty on GFCI

GFCI outlet failed to trip and or reset.

Implication(s): Electric shock

Location: Exterior / Deck

Task: Replace



112. Test faulty on GFCI

47. Condition: • Reversed polarity

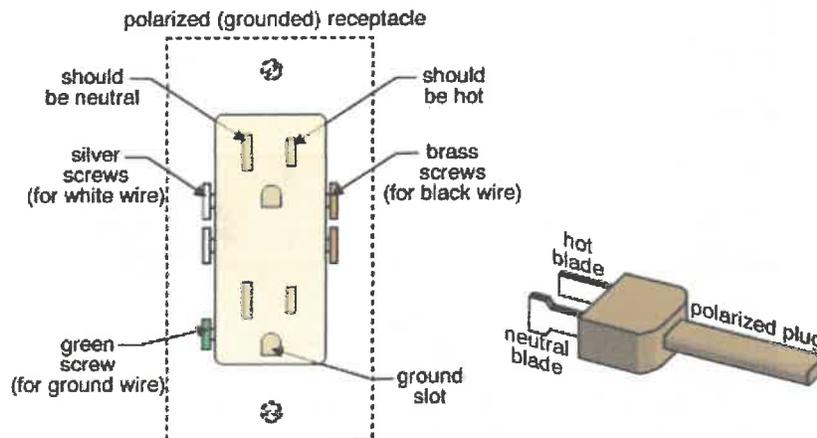
GFCI outlet showed reversed polarity. Recommend having a qualified electrician evaluate and correct.

Implication(s): Electric shock

Location: Exterior

Task: Correct

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



113. *Reversed polarity*

48. Condition: • Dedicated circuit needed
Refrigerator should be on a dedicated circuit.

Location: Laundry room

Task: Correct



114. *Dedicated circuit needed*

DISTRIBUTION SYSTEM \ Switches

49. Condition: • Inoperative

Unable to determine what switch / switches operate. Ask current owner for clarification.

Implication(s): Inadequate lighting / Nuisance

Location: Bathroom

Task: Check with current owner



115. *Inoperative*

50. Condition: • Poor location
Switches are located behind the door.
Implication(s): Nuisance
Location: Bedroom
Task: Improve



116. *Poor location*

DISTRIBUTION SYSTEM \ Cover plates

51. Condition: • Missing
Implication(s): Electric shock
Task: Replace

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117. Missing



118. Missing

52. Condition: • Damaged

Implication(s): Electric shock

Location: Exterior

Task: Replace



119. Damaged

DISTRIBUTION SYSTEM \ Lights

53. Condition: • Inoperative

Implication(s): Inadequate lighting / Nuisance

Location: First floor closet

Task: Correct

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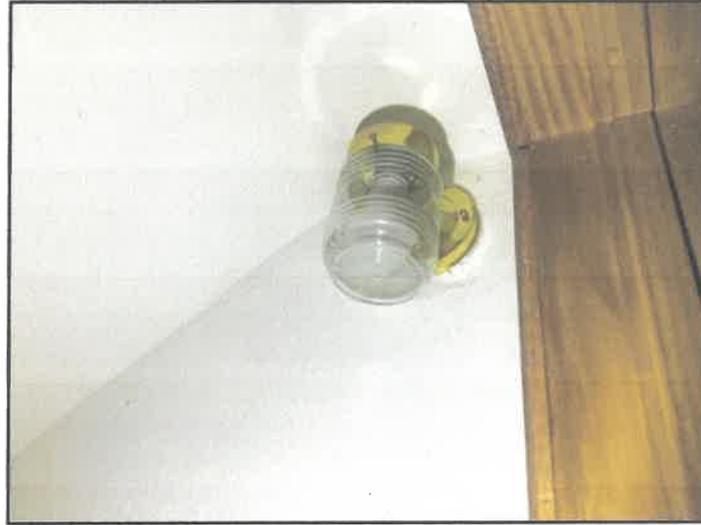
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120. Inoperative

54. Condition: • Missing light cover

Implication(s): Electrical Hazard

Location: Closet

Task: Replace



121. Missing light cover

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

55. Condition: • [Ensure all smoke detectors are in the proper locations and functioning prior to moving in](#)

Implication(s): Life safety hazard

Location: Throughout Interior

Task: Ensure detectors are present / functioning

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

56. Condition: • [Ensure all CO detectors are in the proper locations and functioning prior to moving in](#)

ELECTRICAL

1170 Greenbriar Dr, Rock Creek, OH June 19, 2023

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prcoho.com

SUMMARY

ROOFING

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Implication(s): Life safety hazard

Location: Throughout Interior

Task: Ensure detectors are present / functioning

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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

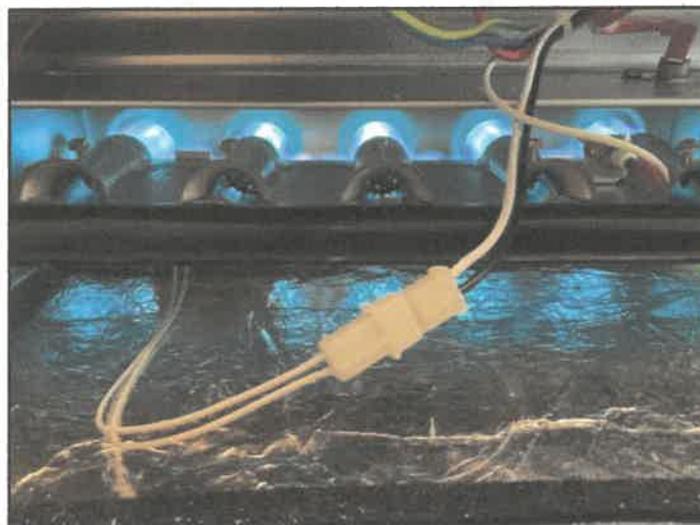
• Carrier



122. Carrier



123. Carrier



124. Carrier

Heat distribution: • [Ducts and registers](#)

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Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [1 year](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter:

• 20" x 25"



125. 20" x 25"

• 5" thick

Auxiliary heat:

• Electric wall heater

HEATING

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126. Electric wall heater



127. Electric wall heater



128. Electric wall heater

Auxiliary heat: • Garage

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129.

Limitations

Warm weather: • Prevents testing heating effectiveness

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Safety devices • Heat loss calculations • Heat exchangers / Carbon monoxide levels • Zone, boiler and radiator valves • Boiler and condensate pumps • Humidifiers and dehumidifiers • Electronic air cleaners • Whole house mechanical ventilation systems • Interiors of vent systems, flues, and chimneys • Heating systems using ground source, water source, solar, and renewable energy technology • Gas fireplaces or logs that need to be lit manually

Recommendations

RECOMMENDATIONS \ Overview

57. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

OPTIONAL \ Heating

58. Condition: • 1-year old unit ran as expected at the time of inspection. Recommend servicing per manufactures specification to help prolong the life span.

Location: Basement

Task: Service

HEATING

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proohio.com

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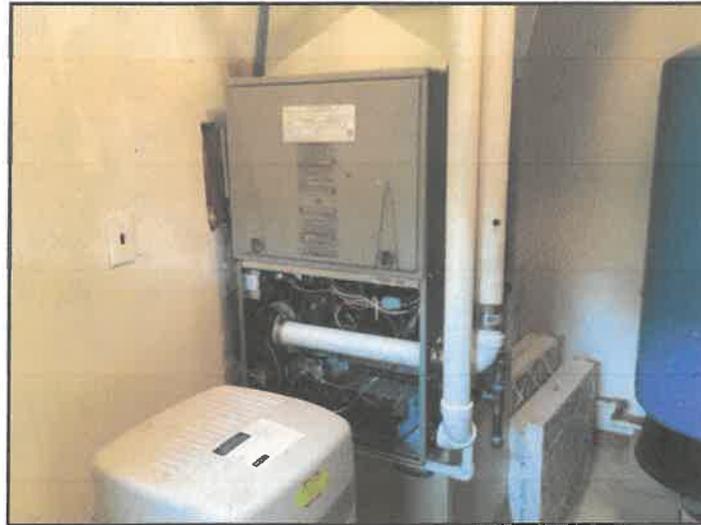
COOLING

INSULATION

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130. No heating recommendations are offered as a...

FURNACE \ Air filter

59. Condition: • I was unable to remove the furnace filter at the time of inspection.

Location: Utility room

Task: Improve



131.

FURNACE \ Ducts, registers and grilles

60. Condition: • No heat source

Implication(s): Reduced comfort

Location: Front entrance

Task: Improve

HEATING

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132. *No heat source*

COOLING & HEAT PUMP

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Description

Air conditioning type: • Central

Manufacturer:

• Carrier



133. Carrier



134. Carrier

Cooling capacity: • 3 Tons

Compressor approximate age: • 27 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [High](#)

Condensate system: • Discharges to exterior

Limitations

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance • Window units • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations • Inspection of indoor / outdoor coils • Gas levels in A/C systems

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Description

Attic/roof insulation material:

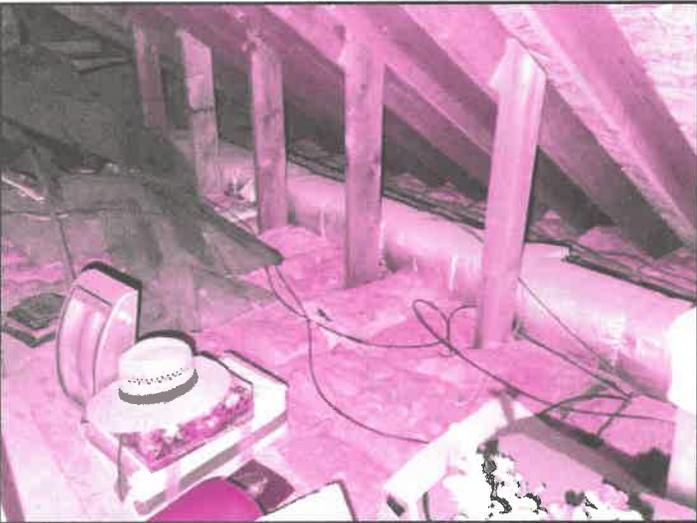
- Batt



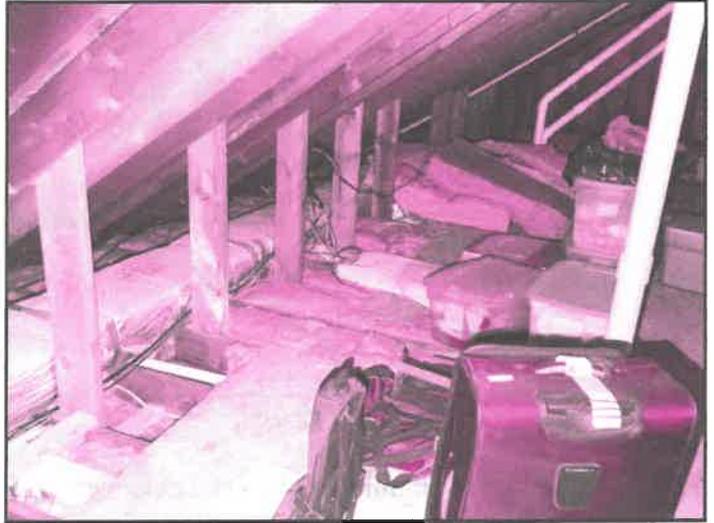
136. Batt



137. Batt



138. Batt



139. Batt

INSULATION AND VENTILATION

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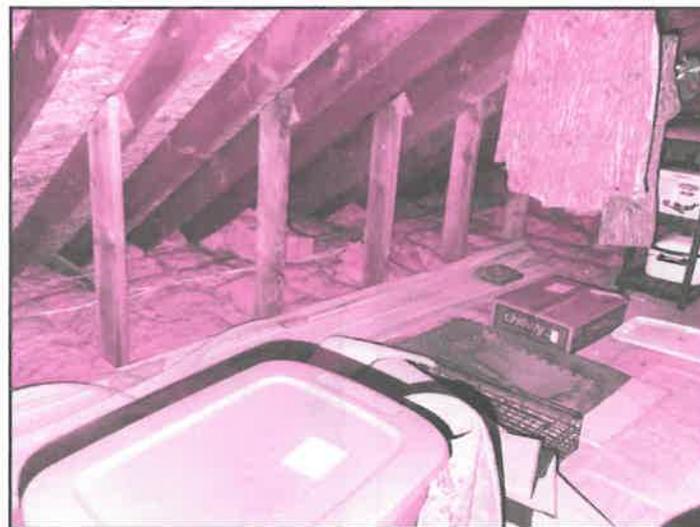
REFERENCE



140. Batt



141. Batt



142. Batt

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • Ridge and Soffit vents

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

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Limitations

Inspection limited/prevented by lack of access to: • Wall space • Floor space

Attic inspection performed:

- By entering knee walls spaces
- Access was limited due to the insulation, duct work and storage.

Roof ventilation system performance: • Not evaluated

Not included as part of a building inspection: • Items obscured by insulation / Inspectors can not disturb insulation • Roof ventilation system performance • Environmental issues such as Asbestos

Recommendations

ATTIC/ROOF \ Hatch/Door

62. Condition: • Not insulated and/or weatherstripped

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs |

Reduced comfort

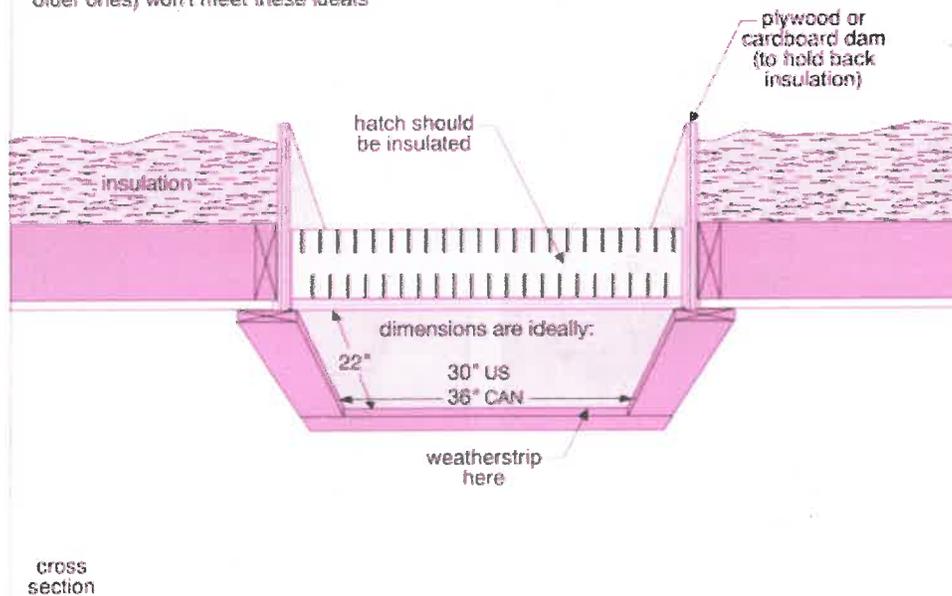
Location: Attic

Task: Improve

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



INSULATION AND VENTILATION

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143. Not insulated and/or weatherstripped

VENTILATION \ General notes

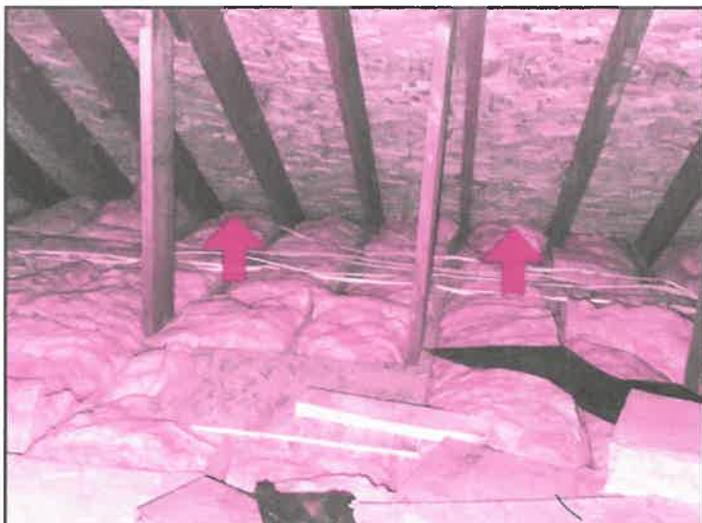
63. Condition: • Soffit vents blocked by insulation

Recommend installing baffles to prevent insulation from blocking soffit vents.

Implication(s): Chance of condensation damage to finishes and/or structure / Mold growth

Location: Attic

Task: Correct



144. Soffit vents blocked by insulation



145. Soffit vents blocked by insulation

INSULATION AND VENTILATION

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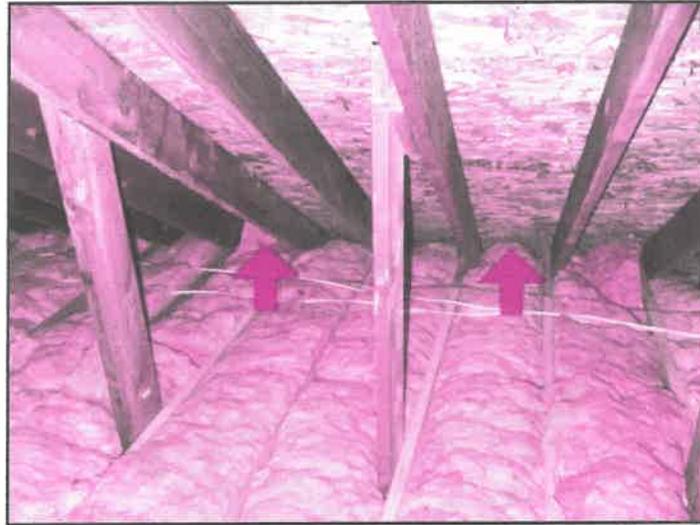
COOLING

INSULATION

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146. *Soffit vents blocked by insulation*

PLUMBING

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Description

General: • Jacuzzi tub ran as expected at the time of inspection.



147.

Water supply source (based on observed evidence): • Private

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Utility room



148. Utility room

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

PLUMBING

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prcoho.com

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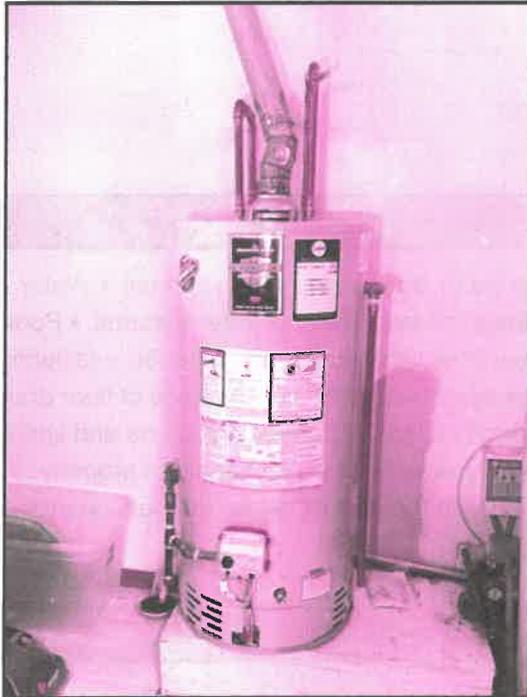
Water heater location: • Utility room

Water heater fuel/energy source: • Gas

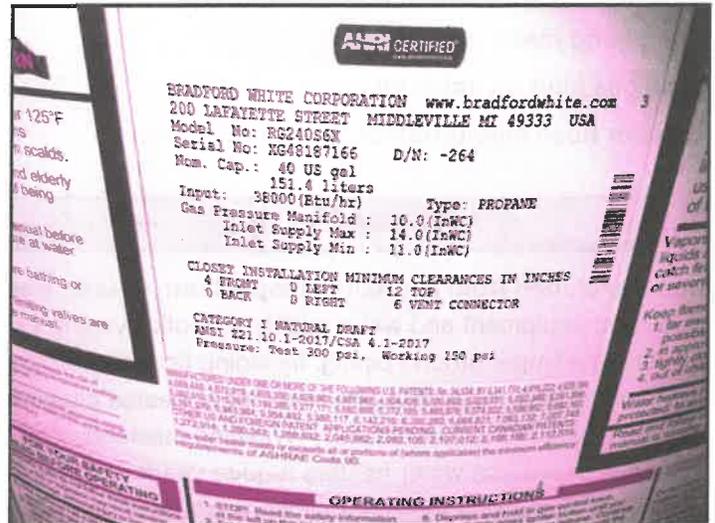
Water heater exhaust venting method: • Induced draft

Water heater manufacturer:

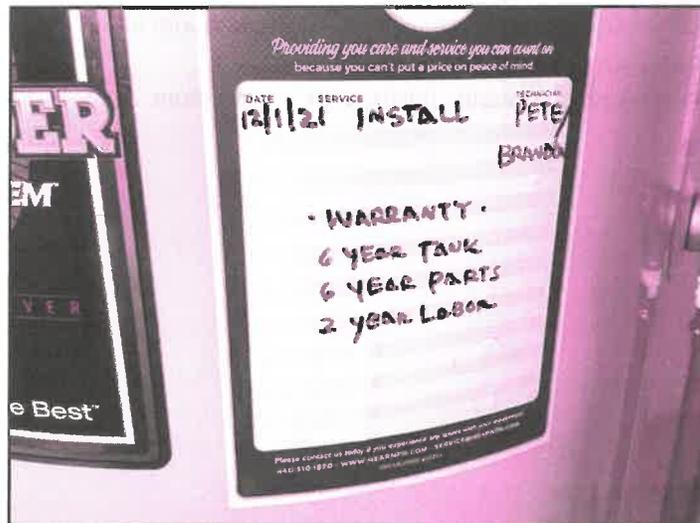
- Bradford White



149. Bradford White



150. Bradford White



151. Bradford White

Water heater tank capacity: • 40 gallons

PLUMBING

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- Water heater approximate age:** • 2 years
- Water heater typical life expectancy:** • 10 to 15 years
- Waste disposal system:** • [Septic system](#)
- Waste and vent piping in building:** • [PVC plastic](#)
- Floor drain location:** • None found
- Gas piping material:** • Steel
- Main gas shut off valve location:** • Exterior
- Exterior hose bibb (outdoor faucet):** • Present

Limitations

Items excluded from a building inspection: • Wells, well pumps and water storage related equipment • Water treatment equipment and water quality • Septic system • Landscape irrigation systems and water features • Pools / Spas / Hot tubs • Under ground piping. Including floor drains, supply and drain lines both interior and exterior. • Isolating / safety relief and main shut-off valves • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains • Washing machines and connected drain / supply • Fire extinguishers and sprinkler systems • Tankless water heaters require yearly maintenance. Determining whether the unit has been properly maintained is outside the scope of this inspection. Recommend checking with the current owner for maintenance records.

Recommendations

RECOMMENDATIONS \ Washing machine pan / General Recs

64. Condition: • Missing safety pan for washing machine

It is recommended that laundry areas located in or near a finished area should have a safety pan under washing machine that is plumbed to a drain or a floor drain present.

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

Location: Laundry area

Task: Improve

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152. Missing safety pan for washing machine

SUPPLY PLUMBING \ Water supply piping in building

65. Condition: • [Polybutylene](#)

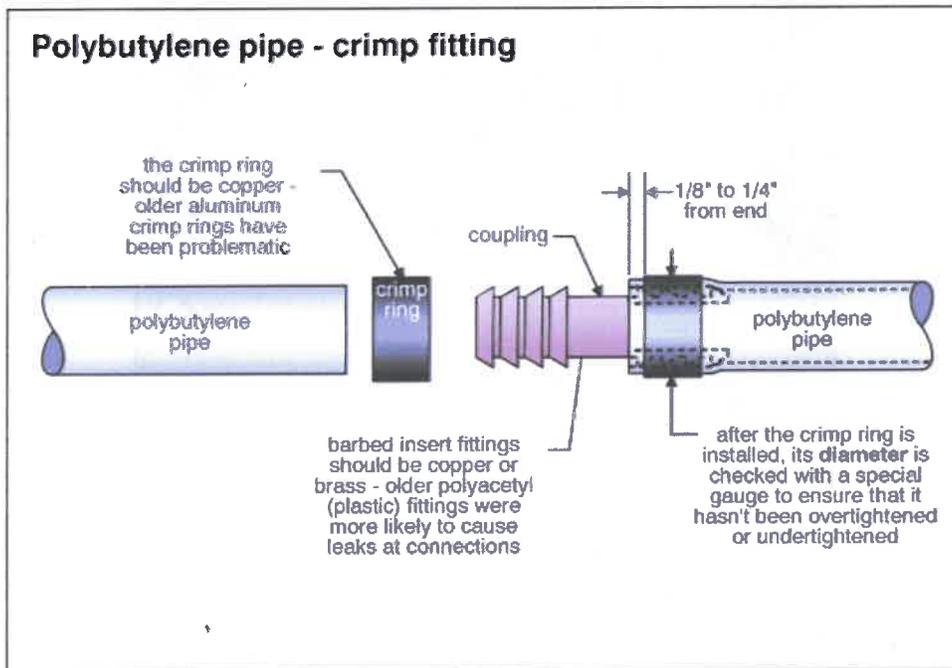
PB supply lines have been the center of class action lawsuits. Pipes are known to leak or fail without warning. It is often recommended to replace entire supply system when found. Recommend having licensed plumber further evaluate and make replacement recommendations.

Click on the blue link above for more information. (Only water line i was able to see)

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

Location: Throughout

Task: Further evaluation





153. Polybutylene

WATER HEATER \ Tank

66. Condition: • Safety pan / Drain missing

A safety pan plumbed to a drain or a floor drain is recommended when tank is installed in or near finished areas.

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

Task: Correct



154. Safety pan / Drain missing

WASTE PLUMBING \ Traps - performance

67. Condition: • Corroded

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

Location: Bathroom

Task: Replace



155. Corroded

FIXTURES AND FAUCETS \ Hose bibb / Spigot

68. Condition: • Not Frost Free

Recommend replacing older style spigots with newer frost free styles when feasible.

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

Location: Throughout Exterior

Task: Improve



156. Not Frost Free

FIXTURES AND FAUCETS \ Faucets

69. Condition: • No hot water to the utility sink.

Location: Laundry room

Task: Repair or Replace



157.

FIXTURES AND FAUCETS \ Bathtub

70. Condition: • Drain stop missing

Implication(s): Reduced operability

Location: Bathroom

Task: Replace



158. Drain stop missing

FIXTURES AND FAUCETS \ Toilet

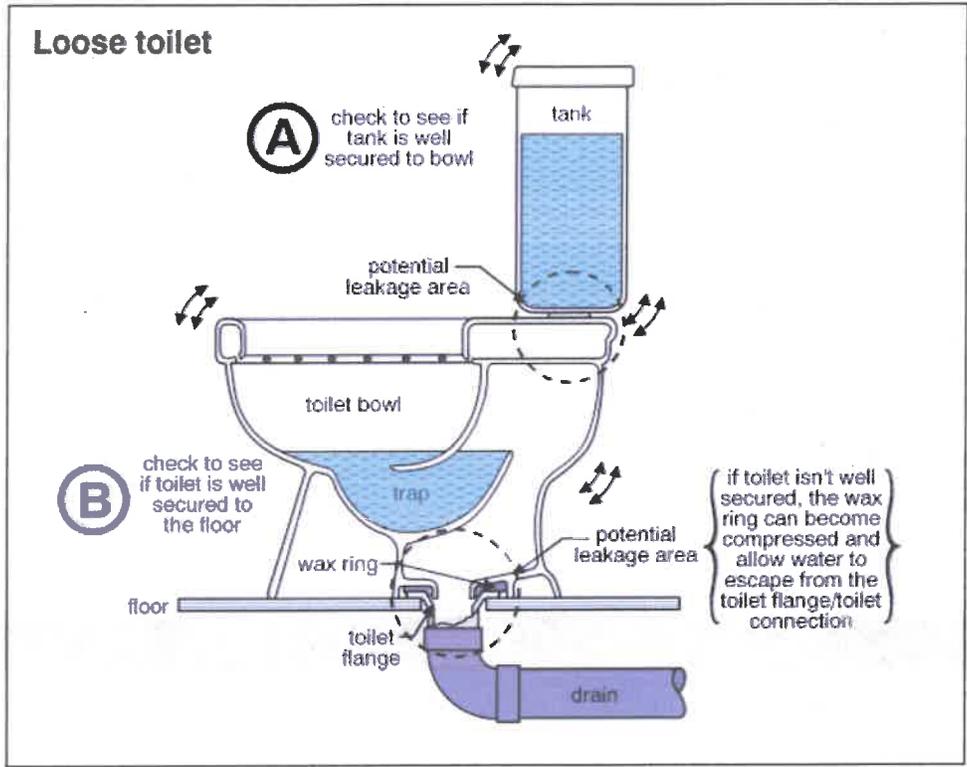
71. Condition: • **Loose**

Both toilets were very loose at the base. Recommend properly securing both toilets to prevent the toilets from leaking.

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

Location: Bathroom

Task: Correct



159. Loose



160. Loose

Description

Major floor finishes: • [Carpet](#) • [Laminate](#) • Tile

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

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Metal](#)

Doors: • Inspected

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo • Range

Laundry facilities: • Laundry tub

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by:

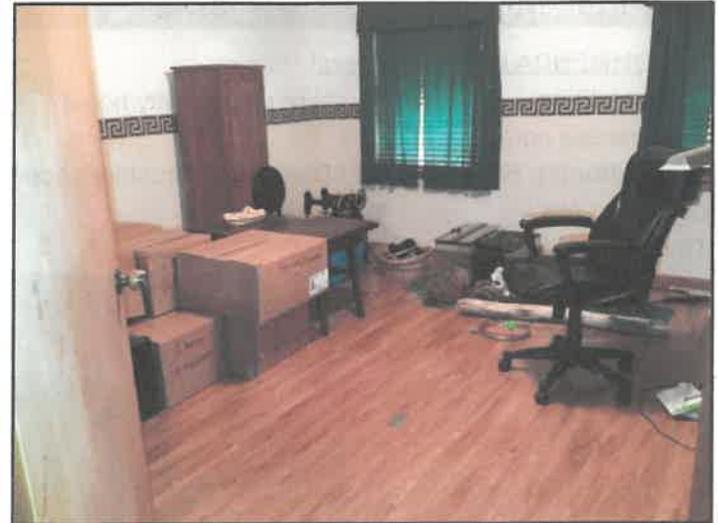
- Storage/furnishings



161. Storage/furnishings



162. Storage/furnishings



163. Storage/furnishings

164. Storage/furnishings

- Storage in closets and cabinets / cupboards



165. Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Security and intercom systems • Central vacuum systems • Cosmetic issues • Decorative items • Aesthetics or quality of finishes • Window treatments • Vermin, including wood destroying organisms (unless performing a W.D.I. inspection) • Environmental issues including asbestos • Flooring under carpet, rugs or mats

Appliances: • Washing machines and dryers are not part of the building inspection • Safety devices / self cleaning features are not tested during a building inspection • Appliances are not moved during an inspection

Basement / Crawlspace leakage: • The inspection performed is a snap shot of the basement foundation performance at the time of inspection. We are unable to predict how much or how often a foundation will or can leak no matter what the findings during the inspection. If there is any concern at all on clients part, we recommend further evaluation by a licensed waterproofing contractor.

Recommendations

RECOMMENDATIONS \ General

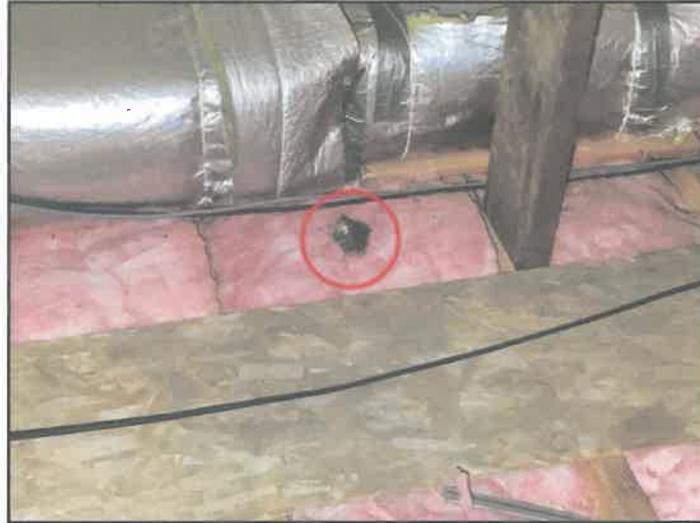
72. Condition: • Signs of animal or pest activity noted

Dead mouse noted in attic area.

Implication(s): Health hazard / Damage to structure or contents

Location: Attic

Task: Consult with exterminator



166. Signs of animal or pest activity noted

CEILINGING \ General notes

73. Condition: • Water stains

Water stains noted to ceiling/s. Area/s tested dry with moisture meter at the time of inspection.

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

Location: Kitchen

Task: Monitor / Repair



167. Water stains

INTERIOR

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WALLS \ Plaster or drywall

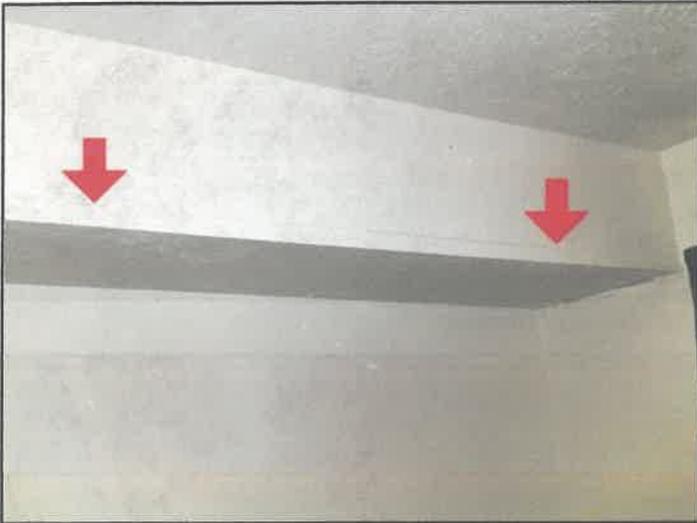
74. Condition: • Cracks

Repair all cracks.

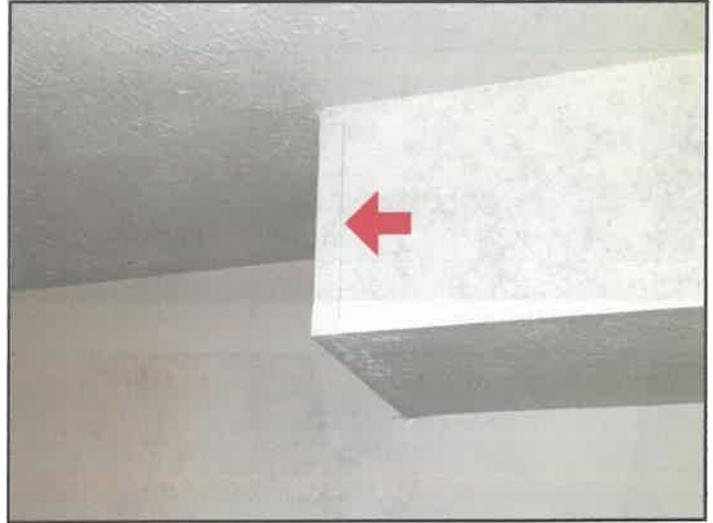
Implication(s): Structural movement

Location: Various

Task: Monitor / Repair



168. Cracks



169. Cracks



170. Cracks



171. Cracks

FLOORS \ General notes

75. Condition: • Sloped / Uneven

Implication(s): Structural settling / movement

Location: Second floor

Task: Repair

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172. Sloped / Uneven



173. Sloped / Uneven



174. Sloped / Uneven



175. Sloped / Uneven

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176. Sloped / Uneven

FLOORS \ Wood/laminate floors

76. Condition: • Damaged

Implication(s): Trip or fall hazard

Location: Interior-Bedroom / Living room

Task: Repair or replace



177. Damaged



178. Damaged

77. Condition: • Exposed tongues

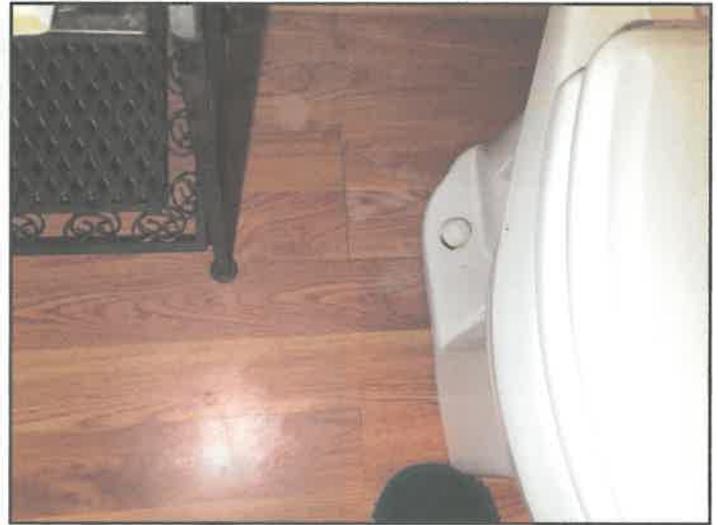
Implication(s): Reduced system life expectancy

Location: Interior-Bathroom

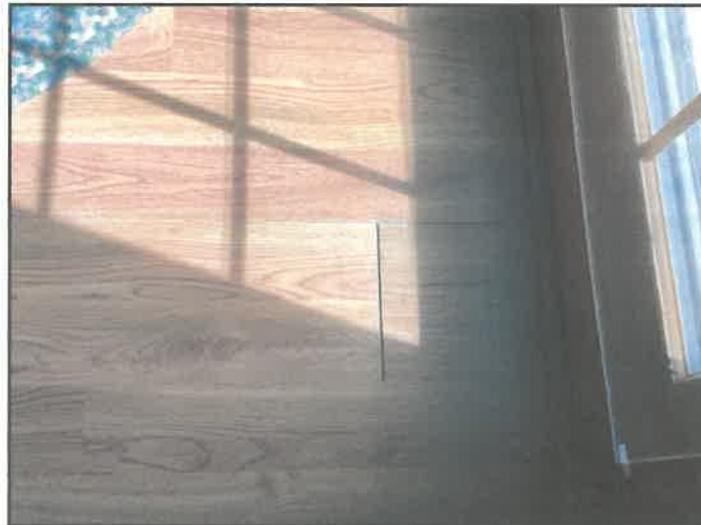
Task: Repair or replace



179. Exposed tongues



180. Exposed tongues



181. Exposed tongues

FLOORS \ Ceramic tile, stone, marble, etc

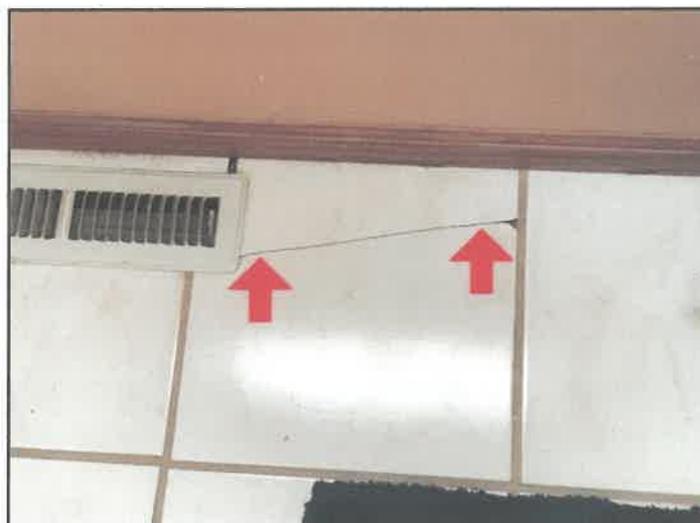
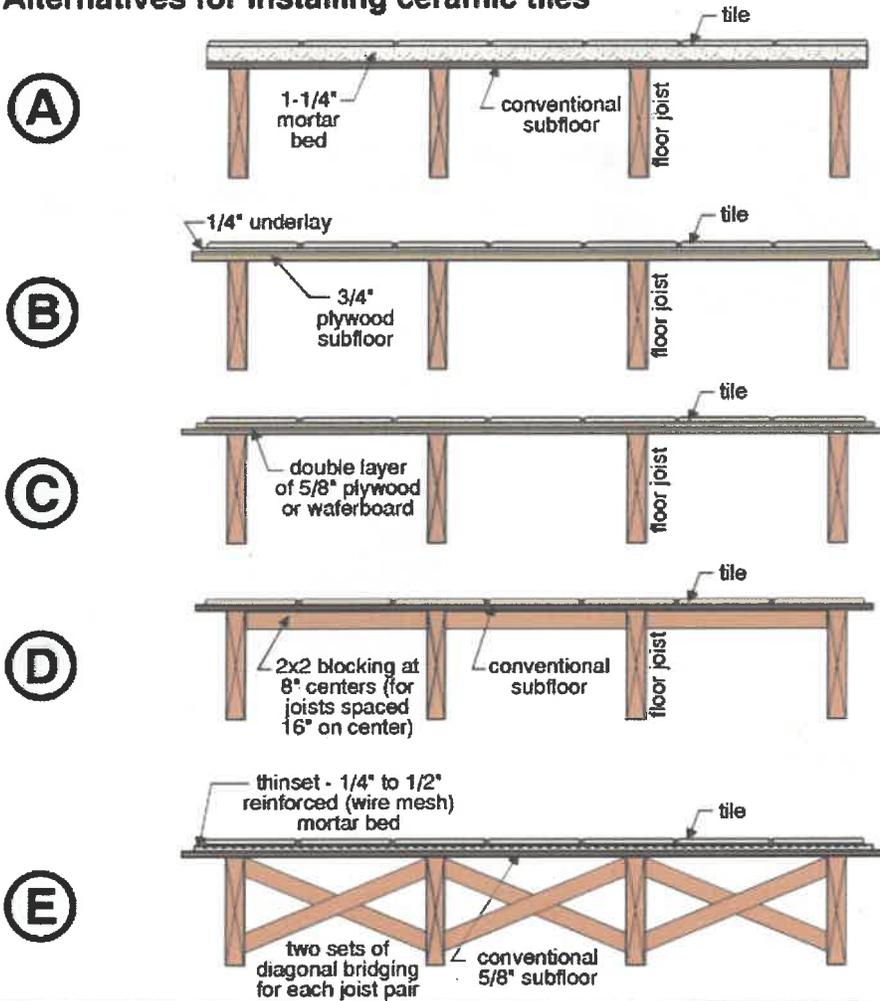
78. Condition: • Tiles cracked or broken

Implication(s): Further material deterioration / Physical injury

Location: Bathroom

Task: Replace

Alternatives for installing ceramic tiles



182. Tiles cracked or broken

REFERENCE

FLOORS \ Resilient flooring

79. Condition: • Damage

Implication(s): Material deterioration | Trip or fall hazard

Location: Laundry room

Task: Replace



183. Damage



184. Damage

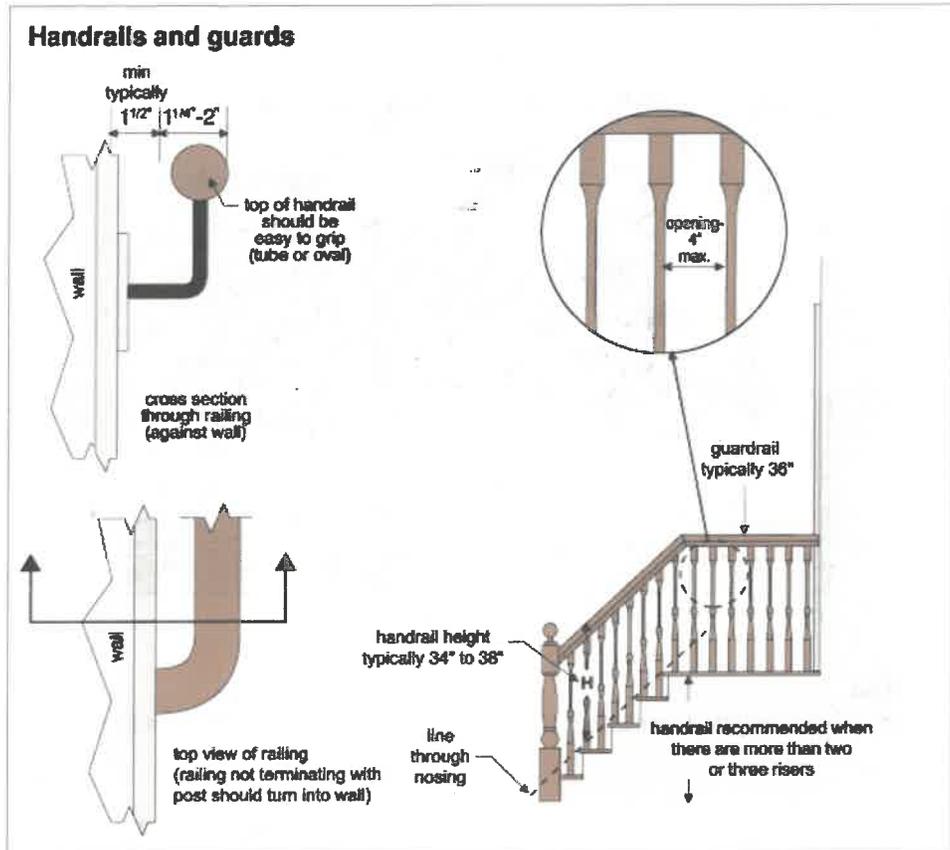
STAIRS \ Handrails and guards

80. Condition: • Missing

Implication(s): Fall hazard

Location: Staircase

Task: Replace / Install



185. Missing

APPLIANCES \ Range

81. Condition: • Burner inoperative

Implication(s): System inoperative

Location: Kitchen

Task: Repair or replace



186. *Burner inoperative*

APPLIANCES \ Dishwasher

82. Condition: • Floor was not installed under the dishwasher. This may make it difficult to remove when needed.

Location: Kitchen

Task: Improve



187.

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





Professional Real Estate Consultants
2088 Van Oaks Dr. Twinsburg, Ohio 44087 (234) 212-9200

Invoice Date: 06/19/2023

Payor
Denise Hagen 1170 Greenbriar Dr Rock Creek, OH 44084

PAID

Credit Card \$650.00 (#4212) on 06/16/2023

Terms
Invoice must be paid prior to inspection

Due
due on receipt

DESCRIPTION	AMOUNT
Inspection Fee	\$600.00
Outbuilding	\$50.00
Amount Paid:	\$650.00
Total Due:	\$0.00

Thank you for your business, if you have any questions please call us at (234) 212-9200