



SAMPLE REPORT • OHIO

See what a WALKED report looks like.

Inspection day • 10:00 AM • Clear
Single-family brick ranch • attached one-car garage • Vacant • not occupied

6

HIRE A PRO

1

DIY

7

NOTED

Start with these: the chimney top, open wire splices in the basement, rusted galvanized water pipe, a damaged shingle, trees on the roof and a rusted plumbing vent. The attic was seen from the opening only. The one DIY: clean out the dryer vent.

Every fix is Hire a Pro or DIY. Noted is age, monitor, limits, info. Not a seller punch list.

FIX THESE BEFORE YOU CLOSE

Hire a Pro



Chimney top: cracked brick and broken mortar

At the top of the chimney, the mortar has broken out of the top rows of brick and some bricks are cracked.

CHIMNEY, TOP COURSES

Hire a Pro

Water that gets in here works down into the chimney.

Hire a mason or chimney contractor to rebuild the top courses and the crown.



SAFETY

Wire connections hanging outside an open electrical box

A metal junction box in the basement ceiling has no cover. The splices sit outside the box, with the wire nuts hanging in the open below the joists.

BASEMENT CEILING, BESIDE THE MAIN DUCT

Hire a Pro

Splices belong inside a covered box so a loose connection can't touch wood or a hand.

Hire a licensed electrician to move the connections into a covered box and fasten the cable.



Galvanized steel water pipe, rusted at the fittings

Part of the water supply is galvanized steel. The fittings are rusted and swollen, with copper spliced in at some joints.

BASEMENT CEILING, SUPPLY LINES

Hire a Pro

Galvanized pipe rusts from the inside, which cuts water flow. The rusted fittings are where leaks start.

Hire a licensed plumber to replace the galvanized supply piping.



Damaged shingle: lifted and creased

One shingle is lifted and creased across the tab, so it no longer lies flat.

ROOF, MAIN SLOPE

Hire a Pro

A creased tab lets wind and water get under it, and the next storm can tear it off.

Hire a licensed roofer to replace the damaged shingle and check the rest of the slope.



Trees growing against the roof edge

Tree trunks and limbs rest on the roof edge and lie across the shingles.

REAR ROOF EDGE

Hire a Pro

Limbs scrape off granules, hold debris and moisture on the roof, and give animals a path in.

Hire a tree service to cut the limbs well back from the roof, then have a roofer check the shingles underneath.



Rusted plumbing vent pipe, tar patch at the roof

The metal plumbing vent pipe is rusted through its surface, and the flashing boot around it is smeared with tar that has cracked.

ROOF, PLUMBING VENT

Hire a Pro

Rust and cracked tar where the pipe goes through the roof can let water into the attic.

Hire a roofer, with a plumber if the pipe needs a new section, to replace the vent pipe stub and install a new boot.

YOU CAN HANDLE THESE

DIY



SAFETY

Dryer vent hood packed with lint

The outside dryer vent hood is stuffed with lint, and the flap can't open.



EXTERIOR, LAUNDRY WALL

DIY

A blocked dryer vent is a fire risk and makes the dryer run longer.

DIY: pull the lint out of the hood by hand, then run a dryer-vent brush kit (hardware store) through the duct. Clean the lint screen every load.

Nameplates & ages.



The big machines • how old is this stuff?

Each age below says where it came from.

GEAR

Plates read

Furnace

Gas furnace • heats the house

SERIAL NUMBER DATES IT TO 2008
(UNVERIFIED)

Heats the house.

Ducane

Air conditioner

Outdoor AC • model code suggests about 3 tons (unverified)

DATA PLATE DATES IT TO 2008

Cools the house.

Trane

Water heater

Gas tank • 40 gallons

DATA PLATE DATES IT TO 2010

Hot water for the house. The rusted galvanized pipe is a separate Hire a Pro item.

Richmond

Main electric panel

100-amp main breaker

NO DATE ON THE LABEL • AGE NOT DETERMINED

Feeds every circuit in the house. The open wire splices are a separate Hire a Pro item.

Square D Homeline

Water main

Water meter with the main shutoff valve beside it

NO DATA PLATE

Shown so you can find the shutoff.

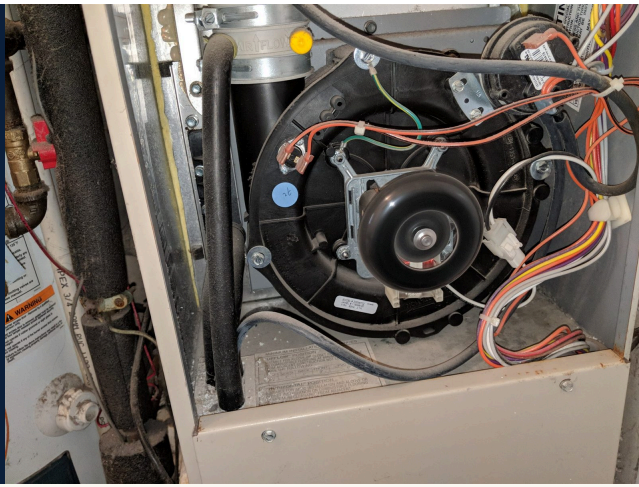
Gas meter

Gas service at the meter

NO DATA PLATE

Shown so you can find the meter shutoff.

Nameplate inventory only. Not a warranty claim and not a promise of remaining life.



Furnace • Gas furnace

Gas furnace, direct vent, forced air. Make: Ducane (Allied Air Enterprises). Model: CMPE050U3B. Serial: 4045430... Size: 50,000 BTU per hour input (plate).

HEAT

2008 (unverified)

About 0 to 7 years left on a typical 15 to 25 year range (age from an unverified serial decode).

Noted. Serial number dates it to 2008 (unverified decode). About 18 years old.



Air conditioner • Outdoor AC

Central air conditioner, outdoor condensing unit. Make: Trane. Model: 4TTX5036A1000AA (XL15i). Serial: 8294WP... Size: model code suggests 3 tons (unverified); plate: MCA 22.0 A (minimum circuit amps: the smallest circuit the label calls for), max breaker 35 A.

COOLING
2008

Past the typical 7 to 15 year range.

Noted. Data plate dates it to 2008. About 18 years old.



Water heater • Gas tank

Tank water heater, atmospheric vent. Make: Richmond (Rheem Manufacturing Co.). Model: 6G40-36F1. Serial: RMLN0310412... Size: 40 gallons; 36,000 BTU per hour input (plate).

WATER
2010

Past the typical 6 to 12 year range.

Noted. Data plate dates it to 2010. About 16 years old. The rusted galvanized pipe is a separate Hire a Pro item.



Main electric panel • 100-amp main breaker

Main breaker panel, circuit breakers. Make: Square D Homeline. Model: HOMC21UC (door label). Serial: none on the label. Main breaker handle reads 100 amps.

POWER

Age not determined

Noted. No manufacture date on the label in these photos, so age is not determined. The open wire splices are a separate Hire a Pro item.

Systems at a glance

Roof

Covering Material: Asphalt shingles • Roof Age: Not estimated. No photo in this set shows a dated label, permit or receipt, and worn granules alone do not date a roof. Ask the seller for the roofing invoice •

Inspection Method: Viewed from the roof edge and the ground

Coverage: viewed from the roof edge and the ground. The back slope behind the ridge was not fully visible.

Exterior

Wall Covering Material: Brick on the front (cover photo); vinyl siding on the walls in the finding photos

Structure / foundation

Foundation Type: Basement • Floor Structure: Not verified. Floor framing is not in the walk photos, and hidden conditions behind finishes are outside this visual walk • Wall Structure: Concealed by finishes • Ceiling Structure: Concealed by finishes • Roof Structure: Wood rafters and sheathing

Coverage: basement walls where not covered by finishes or storage.

Heating

Energy Source: Natural gas · Method Or System Type: Gas furnace, direct vent, forced air · Thermostat Location: Not inspected: no photo of the thermostat in the photos, so its location is not recorded. · Approximate Age: Data plate dates it to 2008.

Cooling

Energy Source: Electric, 208/230 V, 1 phase · Method Or System Type: Central air conditioner, outdoor condensing unit · Approximate Age: Data plate dates it to 2008.

Plumbing

Water Supply Public Or Private: Public: water meter at the main (photo under Data plates and ages) · Supply Piping Materials: Copper and galvanized steel · Drain, waste, vent Piping Materials: Not inspected: no photo of the interior drain, waste and vent piping in the photos, so its material is not recorded. Buried drain lines are outside a visual walk. · Main Water Shutoff Location: Valve beside the water meter (photo) · Main Fuel Shutoff Location: At the gas meter (photo). Interior shut-off: not inspected; not in the photos

Water heater

Energy Source: Natural gas · Type: Tank water heater, atmospheric vent · Approximate Age: Data plate dates it to 2010.

Electrical

Service Amperage: 100-amp main breaker (handle reads 100) · Main Disconnect Location: Main breaker in the main panel (handle reads 100 amps) · Subpanel Locations: None seen · Branch Wiring Method: NM cable (plastic-sheathed cable) · Smoke Alarms Presence: Present on the hall ceiling (photo above). Alarms were not tested · CO Alarms Presence: Not inspected: no carbon monoxide (CO) alarm photo in the photos, so presence or absence is not recorded. Confirm a working CO alarm on every level before move-in.

Fireplace / fuel-burning

Type: Masonry chimney; flue interior not inspected

Attic, insulation, ventilation

Attic Inspection Method: Viewed from the attic access · Insulation Type: Loose fill · Approximate Depth Attic: Not inspected: depth was not measured in the photos · Ventilation Type: Not inspected: attic vents are not in the photos

Coverage: viewed from the access opening only. Areas past the insulation and down at the eaves were not visible. Percent of attic viewed was not recorded for this sample.

Interior, doors, windows

Method: Representative doors and windows operated

Garage

Door Operation: Not tested. Check that the door reverses when something blocks it

Kitchen appliances

Primary List: Not inspected: kitchen appliances were not in the photos.

AGE, SETTLEMENT & LEFTOVERS

Just so you know.



Smoke alarm present in the hall

A smoke alarm is mounted on the hall ceiling. It wasn't tested.

HALL CEILING

Noted

Noted. Test it the day you move in.

Ask for paperwork

Ask the seller for receipts, permits and service records for the roof, furnace, AC and water heater.

PAPERWORK

Ask seller

Noted. This is a due-diligence ask, not a code finding.

IT'S NOT TOO LATE

Book these before you close.

Sewer scope

A camera look is the only way to see roots, breaks or sags in the buried drain line.

Radon test

Radon can't be seen or smelled. A short test gives you the number.

Inside the chimney flue

Not looked at. A chimney sweep can run a camera through it (a "Level II" inspection) before your first fire.

Lab tests, radon and pest inspections are separate from the visual walk.

NOT THIS WALK

Didn't open it. Here's why.

Roof install date. No permit or date to verify, so roof age is not estimated.

Attic beyond the access opening. Viewed from the opening only. The share of the attic seen was not recorded for this sample, and the eaves were not visible.

Inside the chimney flue. Not looked at. A chimney sweep can run a camera through it (a "Level II" inspection) before your first fire.

Inside the furnace. It stays closed on a visual walk. An HVAC tech checks it during a service.

Air conditioner output. Plate documented under the machines. Cooling output was not measured.

Water heater pressure-relief pipe. This pipe (the TPR, or temperature and pressure relief, discharge pipe) carries scalding water away if the tank overheats. Where it ends was not traced. A plumber can confirm it is routed safely.

Kitchen and bath outlets. A GFCI (a shock-protection outlet with Test and Reset buttons that cuts power fast if current leaks through water or a person) protects wet areas. These were not tested. Press Test, then Reset, on each one after you move in.

Smoke and carbon monoxide alarms. A smoke alarm is present on the hall ceiling. Alarms were not tested. no carbon monoxide (CO) alarm photo in the photos, so presence or absence is not recorded. Confirm a working CO alarm on every level before move-in.

Wall insulation. Finished walls hide it, so the amount of insulation, or whether there is any, is unknown.

Buried water, gas and sewer lines. Not visible. Underground pipes are not dug up on a visual walk. See sewer scope above.

Termites and other wood-eating insects. A full pest inspection was not part of this walk.

Garage door auto-reverse and photo-eye safety. Not tested on this walk. Check that the door reverses when something blocks it.

Behind finishes, furniture and storage. Not moved or opened. Concealed conditions are outside a visual walk.

Thermostat. no photo of the thermostat in the photos, so its location is not recorded.

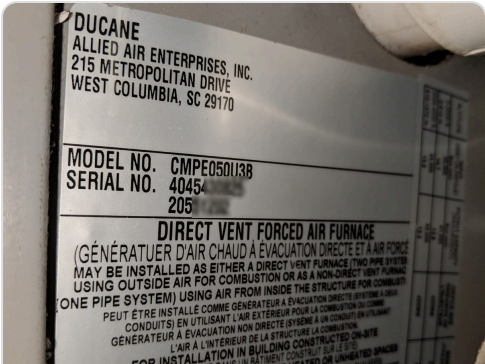
Interior drain, waste and vent piping. no photo of the interior drain, waste and vent piping in the photos, so its material is not recorded. Buried drain lines are outside a visual walk.

Kitchen appliances. kitchen appliances were not in the photos.

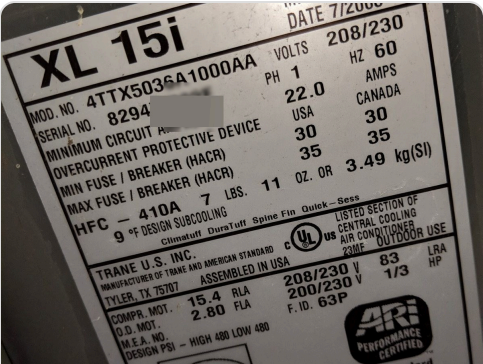
PHOTO APPENDIX

Additional photos from the walk.

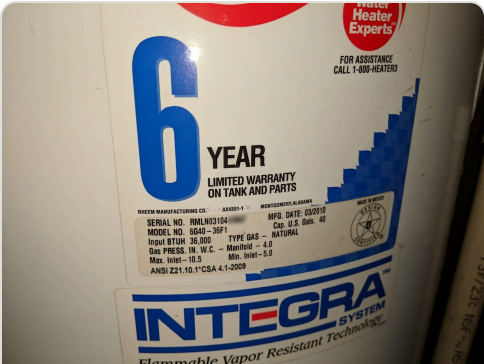
Extra frames that support the findings above. Duplicates and throwaway shots were pulled.



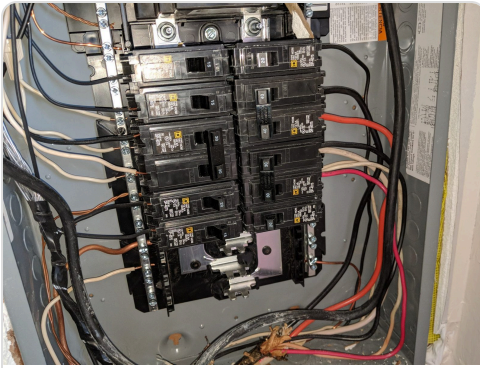
Equipment schedule · Furnace data plate



Equipment schedule · Air conditioner data plate



Equipment schedule · Water heater data plate



Main electric panel, cover off



Equipment schedule · Main electric panel data plate



Water main and shutoff



Gas meter

REPAIR REQUEST

Tick what you want, then copy it.

- ☒ Request that a qualified pro repairs: Chimney top: cracked brick and broken mortar (Chimney, top courses).
- ☒ Request that a qualified pro repairs: Wire connections hanging outside an open electrical box (Basement ceiling, beside the main duct).
- ☒ Request that a qualified pro repairs: Galvanized steel water pipe, rusted at the fittings (Basement ceiling, supply lines).
- ☒ Request that a qualified pro repairs: Damaged shingle: lifted and creased (Roof, main slope).
- ☒ Request that a qualified pro repairs: Trees growing against the roof edge (Rear roof edge).
- ☒ Request that a qualified pro repairs: Rusted plumbing vent pipe, tar patch at the roof (Roof, plumbing vent).

OHIO LAW • PLAIN ENGLISH

Standards of practice — what this report is (and isn't)

A visual inspection of readily accessible systems and parts, as they looked on inspection day. Not a code inspection, appraisal, warranty or engineering study.

Ohio home inspections follow Ohio Revised Code Chapter 4764 and the Ohio Home Inspector Board rules (OAC 1301:17-1-16 and 1301:17-1-17).

What this inspection covers

- A walk of the readily accessible exterior, structure, roof (as reachable), plumbing, electrical, heating, cooling, interior and attic where they can be reached.
- Parts that look deficient enough to matter, how bad they look, and who handles them.
- Anything in scope that could not be inspected, and why.

What it does not cover

Not covered: radon, mold lab testing, asbestos, lead paint, water chemistry, wood-destroying insects, buried tanks, wells, septic systems and underground piping.

- Hidden conditions behind finishes, buried piping, radon, lab testing, wood-destroying insects and water chemistry are outside a visual walk unless ordered separately.
- Walls are not opened and furniture is not moved.
- No code certification, market value, warranty or guarantee.

Limits on this walk

See **Didn't open it** above.

Read the official rules:

- **ORC Chapter 4764 (home inspectors)**
- **OAC 1301:17-1-17 Standards of practice**

Sample. No inspector signature.

Sample report built from more than one inspection. Real photo, location and owner removed. A visual inspection of readily accessible systems and parts, as they looked on inspection day. Not a code inspection, appraisal, warranty or engineering study. Hidden conditions behind finishes, buried piping, radon, lab testing, wood-destroying insects and water chemistry are outside a visual walk unless ordered separately.