Ohio home inspection report

ORC 4764.01(D) and Ohio Admin. Code 1301:17-1-17

Report details	
Property address 814 Fernwood Drive, Westerville, OH 43081	
Client Andre Mitchell	**Inspection date** November 12, 2026
Inspector Daniel Whitaker	**License no.** OHI.2019005826
License expires August 14, 2027	**Weather** Overcast, 41 °F

Scope
Scope and exclusions Full home inspection. Excluded: detached shed, septic, radon, pest inspection.

Structure and exterior
Foundation Poured concrete. Hairline crack at north wall, no displacement.
Crawl space and attic method No crawl space. Attic viewed from hatch; garage attic has no access.
Roof covering Asphalt shingles, walked. Lifted tabs above the back porch.
Exterior and grading Vinyl siding. Soil slopes toward house at rear left corner.

Ohio home inspection report: systems

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Electrical	
Service amperage 200 A	**Main disconnect** Panel in basement, east wall
Subpanels 60 A subpanel in garage	
Branch wiring method Copper, nonmetallic sheathed cable	
Smoke and CO alarms Smoke alarms on each floor. No CO alarm seen.	

Plumbing, heating, cooling
Plumbing PEX supply, PVC drains. Slow drain at hall bath sink.
Heating Gas furnace, ran normally
Cooling Central air, not run

Not inspected and why	
System or component	**Reason**
Central air	41 °F outside, below safe operating range
Garage attic	No access opening
Fireplace flue	Damper rusted shut

Deficiencies	
Item	**Repair or monitor**
Double-tapped breaker, slot 14	Repair. Licensed electrician.
Lifted shingle tabs, rear	Repair. Roofer.
Negative grading, rear left	Repair. Regrade away from house.
Hairline foundation crack	Monitor