

Inspection Report



PROPERTY ADDRESS

124 Birchwood Drive, Columbus, OH 43215

PREPARED FOR

Mr. & Mrs. James & Patricia Morrison

INSPECTION DATE & TIME

May 28, 2026 · 9:00 AM

PROPERTY TYPE

Single Family Residential

Built circa 1987 · 2,140 sq ft · Occupied

REPORT NUMBER

#IV-2026-0042

Ohio License #HI-004821

General Information

CLIENT & SITE

Inspection Date:	May 28, 2026 · 9:00 AM
Client:	Mr. & Mrs. James & Patricia Morrison
Inspection Site:	124 Birchwood Drive, Columbus, OH 43215
House Occupied:	Yes
People Present:	Client and buyer's agent attended full inspection

BUILDING CHARACTERISTICS

Estimated Age:	Circa 1987 (approx. 39 years)
Building Type:	Single Family Residential
Floor Area:	2,140 sq ft

CLIMATIC CONDITIONS

Weather:	Clear
Temperature:	68°F / 20°C
Ground:	Dry · Basement accessible

UTILITY SERVICES

Water Source:	Public municipal supply
Sewage Disposal:	Public sewer
Utilities Status:	All utilities on at time of inspection
Water Shut-Off:	Basement utility room, east wall
Electrical Disconnect:	Main panel in basement, south wall
Gas Shut-Off:	Exterior, north side of property

REPORT DETAILS

Report Number:	#IV-2026-0042
Inspector:	Michael R. Crawford
License:	Ohio #HI-004821
Prepared:	May 28, 2026

RATING LEGEND

● Deficient

Component is not functioning as intended or is significantly deteriorated. Correction by a licensed professional is strongly recommended prior to closing.

● Requires Attention

Component shows wear or early-stage deterioration. Monitor and address in the near term to prevent further damage or cost.

● Not Inspected

Component was inaccessible or outside the agreed scope of this inspection. See the Scope & Limitations section.

● Safety Concern

Condition presents an immediate risk to health or safety of occupants. Correction is required before occupancy.

● Satisfactory

Component is performing its intended function within normal operational parameters at the time of inspection.

Summary of Findings

Flagged items only. All satisfactory items are detailed in full in the sections that follow.

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DEFICIENT	SAFETY	ATTENTION	SATISFACTORY	NOT INSPECTED

SECTION	ITEM	FINDING	PRIORITY
Roof	Roof Covering	Significant granule loss and curling on south-facing slope. Estimated 2-3 years remaining service life.	DEFICIENT
Electrical	GFCI Protection	No GFCI protection at kitchen countertop outlets within 6 feet of sink. Immediate correction required.	SAFETY
Electrical	Smoke Detectors	Smoke detectors absent from two secondary bedrooms. Installation required prior to occupancy.	DEFICIENT
Plumbing	Water Heater	Unit 11 years old, approaching end of expected service life. Minor corrosion at PRV connection.	ATTENTION
Exterior	Deck / Rear Porch	Deck boards weathered with minor splitting. Sealant worn in multiple areas. Treatment recommended this season.	ATTENTION
Attic	Insulation Depth	Approximately 4 inches measured. Climate zone minimum is R-38 (~12 inches). Supplemental insulation advised.	ATTENTION
Bathroom	Master Bath Caulking	Caulking deteriorating at two corners of tub surround. Re-caulking required to prevent moisture intrusion.	ATTENTION
Foundation	Basement Sump Pump	Sump pump operational but high-water alarm not present. Installation of alarm recommended.	ATTENTION

All items marked Deficient or Safety Concern should be evaluated and corrected by a licensed professional prior to closing. Items marked Requires Attention should be monitored and addressed in the near term. In the event of a dispute, maximum liability is limited to the fee paid for this inspection.

Inspector Signature

Date

1. Roof

1 Deficient · 0 Attention · 4 Satisfactory

The roof was inspected visually from walking the surface and ground level where safe to do so. Interior roofing components and underlayment are outside the scope of this inspection.

Roof Covering — Asphalt Shingles

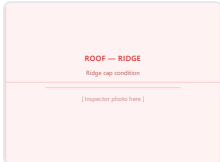
DEFICIENT



Asphalt shingles on the south-facing slope show **significant granule loss**, surface blistering, and curling at edges. Ridge cap shingles cracked in two locations. Estimated remaining service life is 2–3 years.

Recommend written estimate from a licensed roofing contractor prior to closing.

CONSULT: LICENSED ROOFING CONTRACTOR



Flashings

SATISFACTORY

Metal flashings at chimney, valleys, and penetrations properly installed and sealed. No gaps or improper lapping observed.

Gutters & Downspouts

SATISFACTORY



Aluminium gutters secure, free of significant debris. Downspouts discharge away from foundation. Annual cleaning recommended.

Chimney (Masonry)

SATISFACTORY



Brick chimney visually sound. Mortar joints intact. Metal spark arrester cap present and in good condition.

Roof Structure / Framing

SATISFACTORY

Visible roof framing from attic access appears structurally sound. No sagging, settlement, or damaged members observed.

The electrical system was inspected visually at all accessible locations. The inspector does not disassemble panels beyond the cover or perform load calculations.

GFCI Protection — Kitchen Countertop Outlets

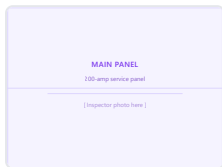
SAFETY CONCERN



Standard outlets present at countertop height within 6 feet of the kitchen sink with **no GFCI protection**. Electrical code requires GFCI protection at all kitchen countertop receptacles within 6 feet of a sink.

Correction by a licensed electrician is required before occupancy.

CONSULT: LICENSED ELECTRICIAN



Smoke Detectors — Secondary Bedrooms

DEFICIENT

Smoke detectors absent from Bedroom 2 and Bedroom 3. Current code requires a smoke detector in every bedroom. **Installation required prior to occupancy.**

CONSULT: LICENSED ELECTRICIAN

Main Service Panel

SATISFACTORY

200-amp panel with circuit breakers. No double-tapping, over-fusing, or burn marks. Breakers adequately labelled.

CO Detectors

SATISFACTORY

Carbon monoxide detector present on main level and master bedroom. Both tested and functional.

Wiring & Outlets (Accessible)

SATISFACTORY

Accessible outlets tested and functional. No reversed polarity or open grounds noted at tested locations.

3. Plumbing

0 Deficient · 1 Attention · 4 Satisfactory

The plumbing system was inspected visually at all accessible locations. Underground pipes and systems concealed within walls are outside the scope of this inspection.

Water Heater — Gas, 40 Gal (Manufactured 2015)

REQUIRES ATTENTION



Unit is **11 years old** (typical lifespan 8–12 years), approaching end of expected service life. Minor surface corrosion observed at the pressure relief valve (PRV) connection. Flue vent properly connected.

Budget for replacement in the near term. Have a licensed plumber evaluate the PRV connection.

CONSULT: LICENSED PLUMBER



Water Supply Lines

SATISFACTORY

Copper supply lines throughout. No active leaks or corrosion at accessible connections. Water pressure measured at 72 psi — within normal range (40–80 psi).

Drain Lines & Waste Fixtures

SATISFACTORY

All accessible drains flow freely. No signs of slow drainage, backups, or standing water beneath accessible sink cabinets.

Exterior Hose Bibs

SATISFACTORY

Two exterior hose bibs present and functional. No leaks at connections. Anti-siphon devices present.

Main Water Shut-Off

SATISFACTORY

Main shut-off valve located in basement utility area, accessible and operable. Ball valve type.

4. Interior Rooms

0 Deficient · 0 Attention · 5 Satisfactory

Interior living spaces were inspected visually. Areas concealed by furniture or floor coverings are outside the scope of this inspection.

KITCHEN

Walls, Ceiling, Floors & Cabinets

SATISFACTORY



No water staining, cracks, or settling damage observed. Tile flooring intact. Cabinet hardware functional. Countertop surfaces in good condition.

LIVING ROOM & DINING ROOM

Walls, Ceiling & Hardwood Floors

SATISFACTORY



Hardwood floors in good condition with normal wear. Walls and ceilings show no water staining or structural cracks. Staircase handrail secure and properly fastened.

MASTER BEDROOM

Walls, Ceiling & Floors

SATISFACTORY



Carpet in average condition with normal wear. Windows operational and lock correctly. No moisture indicators or structural concerns observed.

BEDROOMS 2 & 3

Walls, Ceiling & Floors

SATISFACTORY

Both rooms in satisfactory condition. No water staining or structural cracks observed. Windows open and lock correctly.

LAUNDRY ROOM

Dryer Vent & Connections

SATISFACTORY

Dryer vent terminates at exterior. Vent connection secure. Interior duct condition cannot be fully determined during a visual inspection – cleaning and servicing annually is recommended.

5. Kitchen & Appliances

0 Deficient · 0 Attention · 4 Satisfactory

Built-in kitchen appliances were operated through a normal cycle where accessible. Portable appliances are outside the scope of this inspection.

Range / Cooktop / Oven

SATISFACTORY

All burners operational. Oven heats to temperature. Anti-tip bracket present and secured. No gas leaks detected at connections.

Dishwasher

SATISFACTORY

Dishwasher operated through a wash cycle. No leaks observed. Door seal intact. Air gap or high-loop drain connection present.

Microwave (Built-In)

SATISFACTORY

Built-in microwave operational. Exhaust fan functional. Clearance to cooktop meets manufacturer recommendations.

Refrigerator (Built-In)

SATISFACTORY

Built-in refrigerator operational and cooling. Door seals intact. Ice maker present and functional.

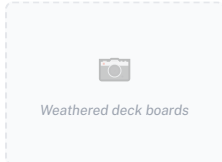
6. Exterior

0 Deficient · 1 Attention · 3 Satisfactory

The exterior was inspected from ground level and all accessible areas. Items not visible from the ground are outside the scope of this inspection.

Deck / Rear Porch

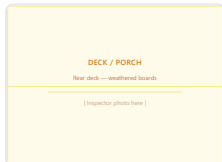
REQUIRES ATTENTION



Rear deck boards show weathering, greying, and minor splitting consistent with deferred maintenance. Sealant worn or absent in multiple areas. Structural framing appears sound.

Clean, lightly sand, and apply waterproof sealant this season to prevent further deterioration.

CONSULT: GENERAL CONTRACTOR



Wall Cladding (Brick Veneer)

SATISFACTORY



Brick veneer in good condition. Mortar joints intact. No significant cracks or efflorescence observed at accessible areas.

Grading & Drainage

SATISFACTORY

Ground slopes away from foundation on all accessible sides. No evidence of water pooling near foundation walls at time of inspection.

Driveway & Walkways

SATISFACTORY

Concrete driveway and front walkway in satisfactory condition. Minor hairline cracking consistent with normal settling — no trip hazards noted.

7. Foundation & Structure

0 Deficient · 0 Attention · 3 Satisfactory

Structural components were inspected visually at accessible locations. Areas concealed by finished surfaces are outside the scope of this inspection.

Foundation Walls

SATISFACTORY



Poured concrete foundation walls visible in basement. No structural cracks, bowing, or moisture penetration observed. Hairline shrinkage cracks present — typical for age and construction type.

Floor Structure (Basement Ceiling)

SATISFACTORY

Engineered floor joists visible from basement. No sagging, damage, or evidence of insect activity on accessible framing members.

Basement

SATISFACTORY

Basement dry at time of inspection. No active water intrusion or efflorescence on walls. Sump pump present, activated, and operational. High-water alarm not present — one is recommended.

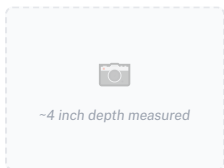
8. Attic, Insulation & Ventilation

0 Deficient · 1 Attention · 2 Satisfactory

The attic was accessed and inspected from the access hatch. Not all attic areas may be accessible due to insulation depth or structural constraints.

Insulation Depth — Attic Floor

REQUIRES ATTENTION



Blown fiberglass insulation measures approximately **4 inches** across accessible attic floor areas. Ohio Climate Zone 5 minimum is **R-38 (~12 inches)**. Current depth provides insufficient thermal performance.

Adding 8+ inches of blown insulation is recommended and may qualify for federal energy efficiency tax credits.

CONSULT: INSULATION CONTRACTOR



Attic Framing

SATISFACTORY

Roof framing in sound condition. No sagging, staining, or evidence of active leaks from above. Collar ties and rafters intact.

Ventilation (Ridge & Soffit)

SATISFACTORY

Ridge vent and soffit vents present and unobstructed. Adequate cross-ventilation to prevent moisture buildup and ice damming.

9. HVAC — Heating & Cooling

0 Deficient · 0 Attention · 4 Satisfactory

Heating and cooling equipment was operated through a normal cycle at the thermostat. Internal components requiring disassembly are outside the scope of this inspection.

Gas Furnace (Carrier, approx. 8 years old)

SATISFACTORY

Furnace fires properly and produces adequate heat. Filter recently replaced. Flue vent connections intact. Annual servicing recommended. Note: the heat exchanger cannot be fully evaluated without disassembly — a leak test by an HVAC technician is advisable.

Central Air Conditioning

SATISFACTORY



Exterior condenser unit in good condition and level. System cooled to within 18°F of supply air temperature — within acceptable range. No unusual noises or vibration noted during operation.

Ductwork & Distribution

SATISFACTORY

Visible ductwork in basement well supported and insulated. Supply registers deliver airflow in all accessible rooms. No evidence of disconnected or damaged ducts at accessible locations.

Thermostat

SATISFACTORY

Programmable digital thermostat operational. Both heating and cooling modes tested and respond correctly. No error codes displayed.

10. Fireplace

0 Deficient · 0 Attention · 2 Satisfactory

The fireplace was inspected visually. A full internal flue inspection requires a camera and is outside the scope of this inspection.

Flue Interior — Camera Inspection

NOT INSPECTED

A full internal flue inspection requires a camera system. This is outside the scope of a standard visual inspection. A CSIA-certified chimney sweep inspection is recommended annually.

Firebox & Damper

SATISFACTORY



Masonry firebox in sound condition. Damper opens and closes fully. No smoke staining in room or evidence of backdrafting. Annual flue cleaning recommended before use.

Flue & Chimney Interior (Visual)

SATISFACTORY

Visual inspection from firebox opening shows liner appears intact. No visible cracks or significant creosote buildup at accessible viewing depth. CSIA-certified sweep recommended every 1-2 years.

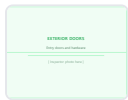
11. Doors & Windows

0 Deficient · 0 Attention · 4 Satisfactory

All accessible doors and a representative sample of windows were inspected and operated.

Exterior Doors

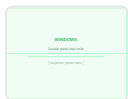
SATISFACTORY



All exterior doors open, close, and lock correctly. Weather-stripping in good condition. No gaps or light infiltration at door perimeters.

Windows — Double-Pane Vinyl

SATISFACTORY



No failed seals (fogging between panes) observed at tested windows. All tested windows open, close, and lock correctly. Screens present and intact.

Interior Doors

SATISFACTORY

Accessible interior doors operate correctly. Hardware functional. No binding, dragging, or latching issues noted at tested doors.

12. Garage

0 Deficient · 0 Attention · 4 Satisfactory

The attached garage was inspected visually including the door, opener, fire separation wall, electrical, and floor condition.

Garage Door & Opener

SATISFACTORY

Automatic garage door opener functional. Auto-reverse safety feature tested and operational. Door seals in good condition. Manual disconnect cord accessible.

Fire Separation Wall

SATISFACTORY

Fire-rated drywall present on garage side of wall separating garage from living space. No penetrations or gaps observed. Entry door from garage to home is solid-core and self-closing — satisfactory.

Garage Electrical

SATISFACTORY

GFCI-protected outlets present in garage. Lighting functional. No exposed wiring or open junction boxes observed.

Garage Floor & Structure

SATISFACTORY

Concrete floor in satisfactory condition. Minor hairline cracking consistent with normal settling — no significant heaving or deterioration. Overhead structure appears sound.

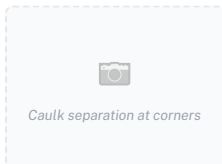
13. Bathroom

0 Deficient · 1 Attention · 4 Satisfactory

All accessible bathrooms were inspected visually including fixtures, surrounds, caulking, ventilation, and GFCI protection.

Master Bathroom — Tub / Shower Caulking

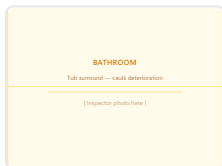
REQUIRES ATTENTION



Caulking around the tub/shower surround is deteriorating and separating at two corners and along the bottom row. Gaps allow moisture infiltration behind wall tile.

Re-caulk with mould-resistant silicone before next wet season.

CONSULT: HANDYMAN OR DIY



Master Bathroom — Fixtures & Ventilation

SATISFACTORY

Toilet secure, no rocking. Faucets functional with no drips. Exhaust fan operational. GFCI outlet present within 6 feet of sink.

Main Bathroom — Fixtures, Surrounds & Ventilation

SATISFACTORY

Toilet secure. Faucets functional with no drips. Exhaust fan operational. Caulking intact and in good condition throughout. GFCI outlet present.

Half Bathroom — Fixtures

SATISFACTORY

Toilet secure. Pedestal sink faucet functional. No drips or leaks at supply connections. No exhaust fan — window present for ventilation.

Scope, Limitations & Inspector Statement

Please read this section carefully before acting on findings in this report.

This inspection was performed as a visual examination of the readily accessible components of the property at the time of inspection, in accordance with the Standards of Practice for residential home inspection. The report describes the observed condition of the property on the inspection date only.

The inspection and this report are not technically exhaustive and do not imply that every component was inspected or that every possible defect was identified. No disassembly of equipment, opening of walls, moving of furniture or stored items, or excavation was performed. All components and conditions concealed, camouflaged, or otherwise inaccessible are excluded from this report.

This report is not: a warranty, a guarantee of future performance, a code compliance inspection, an insurance policy, or a substitute for specialist inspections in specific trades.

ITEMS OUTSIDE THE SCOPE OF THIS INSPECTION

- Underground drainage and sewer lines
- Lead paint, asbestos, and environmental hazards
- Swimming pools and detached structures
- Internal components requiring disassembly
- Cosmetic defects and general aesthetics
- Radon, mould, and air quality testing
- Pest, termite, and insect inspection
- Security, intercom, and low-voltage systems
- Zoning ordinances and building code compliance
- Areas physically inaccessible at time of inspection

In the event of a claim arising from this inspection, the client agrees to allow the inspector to re-examine the subject item prior to any repair work being undertaken. Maximum liability is limited to the fee paid for this inspection. Any disputes shall be resolved through binding arbitration in the jurisdiction where the inspection was performed.

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Michael R. Crawford

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I certify that this report accurately represents the findings of my visual inspection of the property at 124 Birchwood Drive, Columbus, OH conducted on May 28, 2026. This report was prepared solely for the use of the client named herein and is not transferable to third parties without the express written consent of the inspector. To the best of my knowledge and belief, all statements and information contained in this report are true and accurate.

Report prepared: May 28, 2026 · Report #IV-2026-0042

Michael R. Crawford