



Jul 27th, 2026

1234 Home Inspection Lane, Cardington, OH 43315

Home Inspection Report

PREPARED FOR:

Ohio Licensed

INSPECTED BY:

Richie Burkhardt / E&R Premier Inspections



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ATTACHMENTS

Inspection Details

INSPECTOR 1

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ADDITIONAL INFO

📅 Inspection dateJul 27th, 2026

• Others PresentNone

• Property OccupiedOccupied

• Building TypeSingle Family

• WeatherSunny

• Temperature75 °F

• Year Built2017

• Water SourceCity

• Sewage/DisposalSeptic

HOME INSPECTION REPORT

Definitions

- **Acceptable**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.
- **Not Inspected**

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

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

Acceptable

DESCRIPTION: Gravel

1.2 WALKS

Acceptable

DESCRIPTION: Concrete

1.3 GRADING/DRAINAGE

Acceptable

DESCRIPTION: Minor slope

1.4 PORCH/PATIO

Acceptable

DESCRIPTION: Concrete

2. Exterior

2.1 TYPE

Acceptable

DESCRIPTION: Vinyl siding

TRIM: Wood

2.2 SOFFITS/FASCIA

Acceptable

DESCRIPTION: Aluminum

2.3 WINDOWS

Acceptable

DESCRIPTION: Vinyl, Double hung

2.4 EXTERIOR DOORS

Recommendation

DESCRIPTION: Metal, Sliding glass door

MEDIA:



Door seal needs to be replaced to prevent pest infiltration into the home.

2.5 HOSE BIBS

Acceptable

DESCRIPTION: Gate

3. Roof

3.1 TYPE

Recommendation

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MEDIA:



Recommend having the valleys and gutter guards cleaned to prevent any damage to the roof and allow the water to drain off

3.2 GUTTERS

Acceptable

DESCRIPTION: Aluminum

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

Acceptable

DESCRIPTION: Aluminum

3.4 FLASHING

Acceptable

DESCRIPTION: Metal

3.5 VALLEYS

Acceptable

DESCRIPTION: Asphalt shingle

3.6 PLUMBING VENTS

Acceptable

DESCRIPTION: PVC

3.7 CHIMNEY

Acceptable

Recommendation

DESCRIPTION: Framed

COMMENTS:

Recomend chimney flu, be cleaned and inspected by a qualified chimney sweep prior to use.

4. Garage

4.1 TYPE

Acceptable

DESCRIPTION: Attached

4.2 GARAGE DOORS

Acceptable

DESCRIPTION: Metal

4.3 DOOR OPENER

Acceptable

DESCRIPTION: Chamberlain

4.4 SERVICE DOORS

Recommendation

DESCRIPTION: Metal, Wood

INFORMATION:

recommend the door between the garage and the house be fire rated door with an auto close to prevent carbon monoxide to infiltrate the house

4.5 FLOOR/FOUNDATION

Acceptable

DESCRIPTION: Poured slab

4.6 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts, GFCI

5. Structure

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

Recommendation

Acceptable

DESCRIPTION: Block

MEDIA:



Block wall appears to have add water infiltration previously. Recommend keeping a watch on the wall and if leak proceeds, have a contractor evaluate and repair.

5.3 BEAMS

Acceptable

DESCRIPTION: Solid wood

5.4 FLOOR/SLAB

Acceptable

Recommendation

DESCRIPTION: Concrete

5.5 JOISTS/TRUSSES

Acceptable

DESCRIPTION: 2 x 10

5.6 BEARING WALLS

DESCRIPTION: Wood frame

5.7 SUBFLOOR

Acceptable

DESCRIPTION: Plywood

6. Electrical

6.1 SERVICE

Acceptable

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC

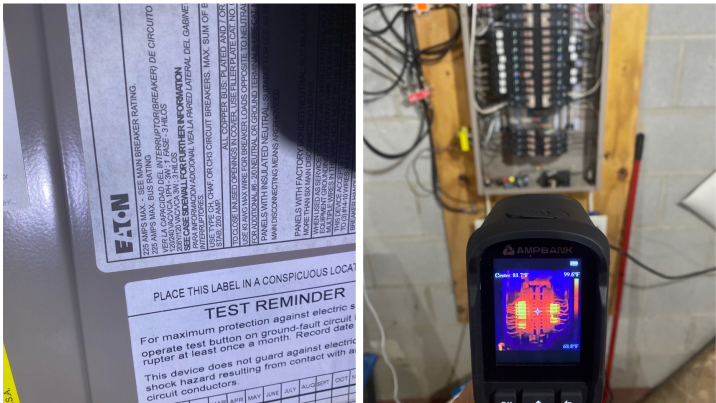
6.2 MAIN PANEL

Acceptable

DESCRIPTION: Eaton

CAPACITY: 225 amps

MEDIA:



6.3 GFCI/AFCI

Acceptable

DESCRIPTION: Bathroom(s), Exterior, Garage

6.4 BRANCH CIRCUITS

Acceptable

DESCRIPTION: Copper

6.5 SMOKE DETECTORS

Acceptable

DESCRIPTION: Hard wired with battery back up

6.6 CARBON MONOXIDE DETECTORS

☒ Acceptable

DESCRIPTION: Hard wired with battery back up

7. Plumbing

7.1 SERVICE LINE

☒ Acceptable

DESCRIPTION: Plastic

7.2 MAIN WATER SHUTOFF

☒ Acceptable

DESCRIPTION: Basement

MEDIA:



7.3 WATER LINES

☒ Acceptable

DESCRIPTION: CPVC, PEX

7.4 DRAIN PIPES

☒ Acceptable

DESCRIPTION: PVC

7.5 VENT PIPES

☒ Acceptable

DESCRIPTION: PVC

7.6 FUEL SERVICE LINES

Acceptable

DESCRIPTION: Cast iron

7.7 WATER HEATER

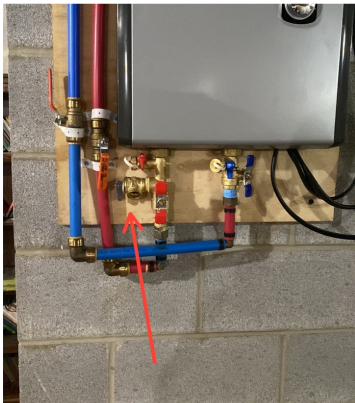
MANUFACTURER: Rheem

7.8 TPRV AND DRAIN TUBE

Recommendation

DESCRIPTION: None

MEDIA:



Recommend adding drain line to TPRV valve. Not one currently installed needs to be ran down 6 inches from the ground with a non-threaded pipe on the end.

8. Attic

8.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Scuttle hole

MEDIA:



8.2 ROOF FRAMING

☒ Acceptable

DESCRIPTION: Truss, 2 x 6

8.3 INSULATION

☒ Acceptable

DESCRIPTION: Blown in

DEPTH: 12 inches

MEDIA:



8.4 VENTILATION

☒ Acceptable

DESCRIPTION: Ridge, Soffit

8.5 MOISTURE PENETRATION

Acceptable

DESCRIPTION: None noted

9. Basement

9.1 TYPE

Acceptable

DESCRIPTION: Unfinished

9.2 CEILING

Acceptable

DESCRIPTION: Exposed framing

9.3 WALLS

Recommendation

DESCRIPTION: Block

MEDIA:



Advise keeping watch on this area looks to have had water intrusion previously. If noticeable water leakage occurs, should contact a licensed contractor to repair.

9.4 WINDOWS

Acceptable

DESCRIPTION: Vinyl

9.5 FLOORS

Recommendation

DESCRIPTION: Concrete

MEDIA:



Concrete slab looks to have settled in the corner, possibly from right after build. Advise caulking, crack, and monitor if crack widens recommend contacting a licensed building contractor for repair

9.6 FLOOR DRAIN

Acceptable

DESCRIPTION: Surface drain

9.7 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts

9.8 BASEMENT STAIRS/RAILINGS

Acceptable

DESCRIPTION: Wood stair(s), Wood handrail(s)

10. Heating/Cooling

10.1 THERMOSTAT(S)

Acceptable

DESCRIPTION: Programmable

10.2 HEATING SYSTEM

Acceptable

DESCRIPTION: Forced air, Heat pump

MANUFACTURER: Trane

MEDIA:



10.3 DISTRIBUTION

Acceptable

DESCRIPTION: Metal duct

10.4 CONTROLS

Acceptable

DESCRIPTION: Limit switch

10.5 COOLING SYSTEM

Acceptable

DESCRIPTION: Heat pump

MANUFACTURER: Trane

MEDIA:



10.6 EXTERIOR UNIT

Acceptable

DESCRIPTION: Pad mounted

10.7 BLOWER FAN/FILTERS

Acceptable

DESCRIPTION: Direct drive, Disposable filter

11. Hall bathroom

11.1 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts, GFCI

11.2 COUNTER/CABINET

Acceptable

DESCRIPTION: Composite

11.3 SINK/BASIN

Acceptable

DESCRIPTION: Single

11.4 FAUCETS/TRAPS

Acceptable

DESCRIPTION: Unlabeled

11.5 TOILETS

Acceptable

DESCRIPTION: Gerber

11.6 TUB/SHOWER/SURROUND

Acceptable

DESCRIPTION: Fiberglass tub

11.7 VENTILATION

Acceptable

DESCRIPTION: Electric fan

12. Master bathroom

12.1 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts, GFCI

12.2 COUNTER/CABINET

Acceptable

DESCRIPTION: Composite

12.3 SINK/BASIN

Acceptable

DESCRIPTION: Single

12.4 FAUCETS/TRAPS

Acceptable

DESCRIPTION: Unlabeled

12.5 TOILETS

Acceptable

DESCRIPTION: Gerber

12.6 TUB/SHOWER/SURROUND

Acceptable

DESCRIPTION: Fiberglass tub, Fiberglass surround

12.7 VENTILATION

Acceptable

DESCRIPTION: Electric fan

13. Kitchen

13.1 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts, GFCI

13.2 COUNTERTOPS

Acceptable

DESCRIPTION: Laminate

13.3 CABINETS

Acceptable

DESCRIPTION: Wood

13.4 SINK

Acceptable

DESCRIPTION: Single

13.5 PLUMBING/FIXTURES

Acceptable

DESCRIPTION: Chrome

13.6 DISHWASHER

DESCRIPTION: Samsung

MEDIA:



13.7 RANGE/OVEN

Recommendation

DESCRIPTION: Frigidaire

FUEL SOURCE: Electric

MEDIA:



COMMENTS:

Recommend installing an anti-tip bracket

Recommendation

13.8 MICROWAVE

Acceptable

DESCRIPTION: Frigidaire

MEDIA:



13.9 REFRIGERATOR

Acceptable

DESCRIPTION: Frigidaire

MEDIA:



14. Laundry

14.1 LOCATION

Acceptable

DESCRIPTION: First floor

14.2 DRYER VENT

 Acceptable

DESCRIPTION: Metal flex

14.3 WASHER HOSE BIB

 Acceptable

DESCRIPTION: Gate

14.4 WASHER DRAIN

 Acceptable

DESCRIPTION: Wall mounted drain

14.5 ELECTRICAL

 Acceptable

DESCRIPTION: 110 volts, GFCI

15. Living Room and dining room

15.1 ELECTRICAL

 Acceptable

DESCRIPTION: 110 volts

15.2 FLOOR

 Acceptable

DESCRIPTION: Vinyl plank

15.3 WINDOWS

 Acceptable

DESCRIPTION: Vinyl, Double hung

15.4 CEILING

 Acceptable

DESCRIPTION: Texture paint, Drywall

15.5 WALLS

Acceptable

DESCRIPTION: Paint, Drywall

15.6 DOORS

Acceptable

DESCRIPTION: Metal, Sliding glass door

15.7 HVAC SOURCE

Acceptable

DESCRIPTION: Heating system register

15.8 CLOSET

Acceptable

DESCRIPTION: Small

16. Bedroom 1

First bedroom on right (east) side of hallway.

16.1 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts

16.2 CEILING

Acceptable

DESCRIPTION: Texture paint

16.3 WALLS

Acceptable

DESCRIPTION: Paint, Drywall

16.4 FLOOR

 Recommendation

DESCRIPTION: Carpet

16.5 DOORS

 Acceptable

DESCRIPTION: Hollow wood

16.6 WINDOWS

 Acceptable

DESCRIPTION: Vinyl, Double hung

16.7 SMOKE DETECTOR

 Acceptable

DESCRIPTION: Hard wired with battery back up

17. Bedroom 2

17.1 ELECTRICAL

 Acceptable

DESCRIPTION: 110 volts

17.2 CEILING

 Acceptable

DESCRIPTION: Texture paint

17.3 WALLS

 Acceptable

DESCRIPTION: Paint, Drywall

17.4 FLOOR

 Recommendation

DESCRIPTION: Carpet

17.5 DOORS

Acceptable

DESCRIPTION: Hollow wood

17.6 WINDOWS

Acceptable

DESCRIPTION: Vinyl, Double hung

17.7 SMOKE DETECTOR

Acceptable

DESCRIPTION: Hard wired with battery back up

18. Master bedroom

18.1 ELECTRICAL

Acceptable

DESCRIPTION: 110 volts

18.2 CEILING

Acceptable

DESCRIPTION: Texture paint

18.3 WALLS

Acceptable

DESCRIPTION: Paint, Drywall

18.4 FLOOR

Recommendation

DESCRIPTION: Carpet

18.5 DOORS

■ Acceptable

DESCRIPTION: Hollow wood

18.6 WINDOWS

■ Acceptable

DESCRIPTION: Vinyl, Double hung

18.7 SMOKE DETECTOR

■ Acceptable

DESCRIPTION: Hard wired with battery back up

19. Hallway

19.1 WALLS

■ Acceptable

DESCRIPTION: Drywall

19.2 FLOOR

■ Acceptable

DESCRIPTION: Vinyl planking

19.3 CEILING

■ Acceptable

DESCRIPTION: Textured paint

19.4 ELECTRICAL

■ Acceptable

DESCRIPTION: 110 volts

19.5 SMOKE DETECTOR

■ Acceptable

DESCRIPTION: Hardwired with battery back up

19.6 CARBON MONOXIDE DETECTOR

 Acceptable

DESCRIPTION: Hard wired with battery back up

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.