



Mr. Thad Kittrell  
8888 Cruden Bay Ct.  
Dublin, Ohio 43017

27 May 2015

Re: Structural Inspection  
5051 Brand Road  
Dublin, Ohio 43017

The scope of this inspection pertains only to an evaluation of the exposed structural components and possible water intrusion within the basement of the above referenced property due to concerns raised during recent visits to the home by our above referenced client and our client's Realtor during this due-diligence phase of the potential purchase of this home. We understand that due the age of the home, the property may have a significant historical value which will be considered in our evaluation. This inspection is limited to the visible areas of the exposed structural components only and no representations or liability is accepted as to the condition of any portion of the home that is inaccessible or not exposed at the time of this inspection. This inspection also makes no representations or accepts liability as to the condition of any other structural component throughout the entire house unless specifically stated within this report or to any structural components that may be behind finished walls, ceilings, floors, attic cavities or crawl areas. This inspection should not be considered an exhaustive engineering analysis of the subject property and no engineering calculations were performed as part of this overall visual analysis. This inspection should also not be considered an exhaustive analysis of the home to determine if the property actually does have significant historical relevance to the community. The findings within this report represent the opinions of this company and its inspectors as of the date and time of this inspection. Opinions and/or comments within this report were based solely upon visual observations and were based exclusively on the knowledge and experience of the inspector and/or associates of The Wing Inspection Group, Inc. No invasive or destructive testing was performed as part of this overall visual analysis. This structural inspection and subsequent report does not constitute a warranty, guarantee and/or insurance policy, either expressed or implied, as to the condition, performance and/or adequacy of the items being inspected. Systems and/or components within the subject property that were outside the scope of this specific inspection or not outlined within this report were not evaluated and shall not be considered to be in any condition, good or bad, by such lack of notation. Our efforts in conducting this evaluation have been limited to problem identification only. It is necessary and we recommend that you consult with service companies and/or contractors in the respective construction category included within this inspection, to determine the actual scope of any necessary work and/or repairs, and that written proposals be also submitted for your review as part of this evaluation. Our inspection and this report are intended as confidential to you and for your exclusive use. They cannot be relied upon by a third party or third parties who shall include for example, but not by way of limitation; current and/or future owners, prospective purchasers of this property beyond our client, Realtors involved with current transaction or subsequent transaction, and service or repair contractors without the expressed written consent of both the client and author of this report.

Upon arriving at the subject property on Wednesday, May 20, 2015 we observed the home to be a two story style, wood frame constructed dwelling that according to the County Auditor's website was constructed in the 1800's and contains approximately 2,695 square feet of living space. We understand that the home has been vacant for some time and currently is in an estate and/or trust. During our

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evaluation of the property, the potential buyer, the buyer's agent, an engineer with our organization and the author of this report were all onsite for this inspection of the home. Prior to the start of our inspection we were able to have an interview with the potential buyer and his agent as to what their concerns were and what actually prompted this inspection. After our interview we understood that movements within the flooring on all levels, damage and overall deterioration of walls ceilings and floors on each level, deterioration and movements within the basement foundation walls and the probability of water intrusion within the basement was the reason for this inspection.

Our survey of the home revealed significant damage, movements, areas of water intrusion with an overall deterioration of the home. Several of the items address within this report would be considered typical and/or common with the age and type of construction. However, many of the items that were observed go beyond typical and/or common. Unfortunately, many of these items listed within this report are significant structural issues that pose significant threats to the overall integrity of the property. It is also unfortunate that many of these conditions represent a lack of maintenance that is required for homes of this age. In many previous inspections of this age, the elderly homeowners do not have the resources or abilities to correct the problems as when they were younger before the issues get totally out of control.

We were tasked with the big question from our client. Is the home repairable or is the home in need of razing based on our evaluation. It is the opinion of this company and its inspectors, that as of the date and time of the inspection, the house in its current condition could be repaired like many other homes of this age. However, it is further our opinion that the cost to renovate a home in this condition would be significant and could far exceed the economic value of the home. The Wing Inspection Group, Inc. are not Realtors or appraisers and we cannot determine the value of the home; but our experience strongly suggests that any renovation cost will be excessive and truly unknown until the finished walls, ceilings and flooring materials are removed so that a more full and thorough evaluation by contractors can be made. The total cost to renovate a structure with these types of issues would exceed any historical value in this company's opinion and consideration should be given to raze the building and take advantage of the great property. We were also requested to take a cursory look at the barn at the rear of the property. As we walked to the barn we noted how it appears to be pitched in two separate directions. The closer we got to the building we could see damage and/or deterioration at the foundation. Pieces of the stone foundation show excessive movement that appears to be allowing for the overall shifting of the building. The lean-to off the east side of the barn appears to be moving and not technically sound in its current configuration. Temporary posts and/or columns are no longer vertical and unsafe. The roof of the lean-to is sagging due to adequate support and framing to carry the specific loads in this area. The framing for the lean-to on the opposite of the barn has already collapsed and is currently resting on the ground. We were unable to enter the barn at this time but did "peek" through some openings. It was very difficult to see anything and it was our opinion that just evaluating the barn from the exterior shows a building no longer sound in its current configuration and should be razed.

Below you will read our findings which we are listing in a bullet style format. The list of findings is not prioritized by their listing within this report and one should not be considered to be more important than other findings. Our findings are as followed:

- The exterior of the two story house shows evidence of damage from both moisture and movement of the wood siding. The porch on the south indicates there has been settlement in the floors and

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roof of the porch. The foundation for the porch does not appear to be adequate to carry the loads of both the floor of the porch and the columns that appear to be carrying the roof loads for the porch. The exterior elements including the wood siding, fascia, trim, doors and windows were in a condition that has required needed repairs for some time now. The finish materials (paint) have not been addressed for some time now and would require the exterior to be fully scraped and repainted along with repairs to many of the boards that have been previously damaged by moisture over the years. Consideration must also be given that with the age of the home, a lead base paint protocol would be advised for not only the exterior but the interior as well. The roof framing from the ground shows areas of significant deflection and/or sagging over the years. We were not able to access the attic due to no access being found. There is evidence of additional moisture damage from the roof that may have been penetrating the interior of the home through some of the exterior siding over the years. The west wall especially appears to have had the most damage from moisture over the years as indicated by the damaged siding and movements previously described earlier in the report. The condition of these elements described above indicates that required maintenance over the years has not been performed adequately or even at all.

- Even though we cannot see behind the finished walls, the evidence suggests moisture damage on the exterior is supported by the condition of the walls and floors in the interior rooms of the house, especially along the west and north interiors of the first and second floors.
- The interior walls on both floors are covered with wall paper, but there are large cracks along the north walls of the house. Without performing any invasive and/or destructive testing the cracks within the walls are consistent with movements observed from the exterior. The same can be said for the floor conditions, especially along the west interior and portions of the north interior where the floor has dropped as much as three plus inches. Now it must be noted that we understand that this is an old home and that we commonly find sloping floor conditions and some plaster cracks; however, the movements and cracks observed are excessive even for this age of home.
- In the basement there is evidence of moisture coming in from the walls above the basement walls.
- It appears that the water has been entering the basement for years. There is no waterproofing system currently in place and we typically don't find them in this age and style of home. The moisture appears to be a result of exterior conditions such as negative grades, water going over top of the gutter system and downspouts that are not carrying the rain water far enough from the foundation. In areas of the most significant damage to the foundation, the downspouts discharge directly on the ground and appear to be undermining the foundation.
- The constant water intrusion within the basement from these exterior problems previously listed has caused damage and/or deterioration to the stone and mortar foundation over the years. In some sections of the basement the walls will require significant repairs and/or upgrades to insure the long term stability of these foundation walls.
- There is termite damage present at multiple floor joists visible in the basement and multiple joists have been damaged over the years from moisture. The moisture has also allowed for what appears to be mold like substances on several joists that are exposed within the open area of the basement. This again would typically be from the moisture intrusion within the basement that constantly keeps the basement damp.

- The crawl spaces for this home are not accessible due to the size of the crawl openings and the depths throughout the crawl spaces and could only be viewed from the small access openings. The floor framing viewed in each crawl shows deflection and/or sagging. We cannot be sure of the exact cause since we cannot enter them; however, it does appear to represent the findings observed on the first floor of the home in relationship to the affected joists in both the basement and crawl spaces. The floor joists could also be affected by moisture in the crawl space, no vapor barrier in the crawl space, poor ventilation in the crawl, damage from previous infestation, poor and/or inadequate support for the framing and foundation movements to name a few. The wood floors on the first and second floors of the house have settled and are sloping towards the exterior walls indicating that there are problems with support of the joists at the exterior walls. This is typical of water damage to the framing in the exterior walls.
- There is evidence of moisture damage along the ceilings visible in the open stairwell of the house leading to the second floor. It appears that there are dark areas along the lathe and plaster which indicates there is mold like substances in the ceilings from moisture penetration.
- We observed interior doors that the door frames have moved causing the doors to be racked and not closeable on the first floor.
- A broken window on the second floor that may have been caused by wall movements.
- Damaged wood trim along the interior north wall on both the first and second floors are other indicators of the previously described movements.
- Cracks and moisture stains in the ceilings on the first and second floors will more than likely have probable mold like substances once the areas have been opened and/or uncovered. This could be significant along the west interior walls at both the first and second once the wallpaper starts to be removed.

Therefore, it is the opinion of this company and its inspectors, that as of the date and time of this inspection, the exposed structural components of both the house and barn are no longer sound in their current configuration.

If you have any questions as it pertains to any of the findings within this report, please do not hesitate to contact our office so that we may address them with you at that time.

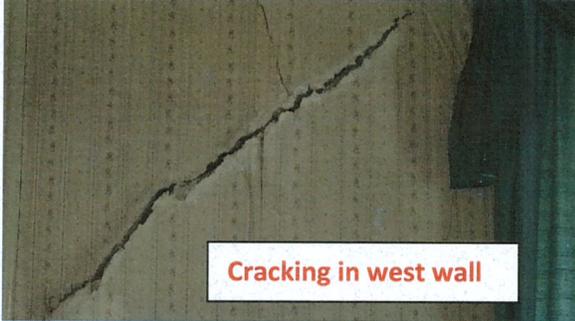
Best regards,

Mark S. Wing, President  
The Wing Inspection Group, Inc.

Leo Neal Jr., P.E., E-40253  
The Wing Inspection Group, Inc.



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Cracking in west wall



Movements above wall crack



View of 2nd floor ceiling, damage from moisture.

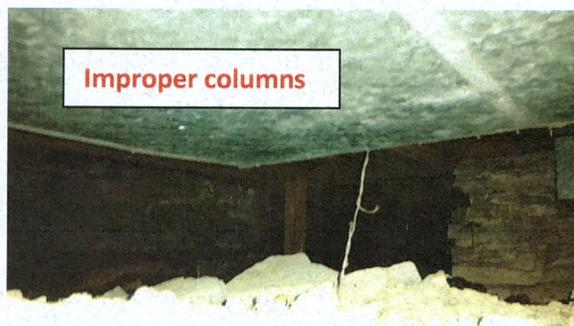


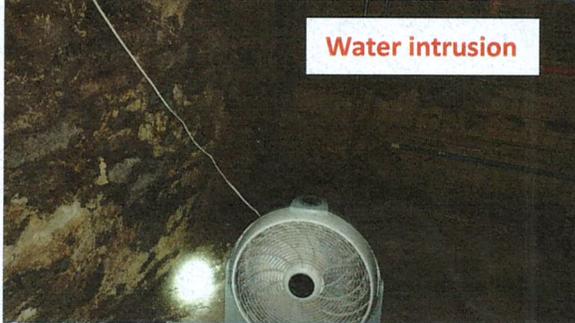
View of 2nd floor ceiling, damage from moisture.

Wall movement

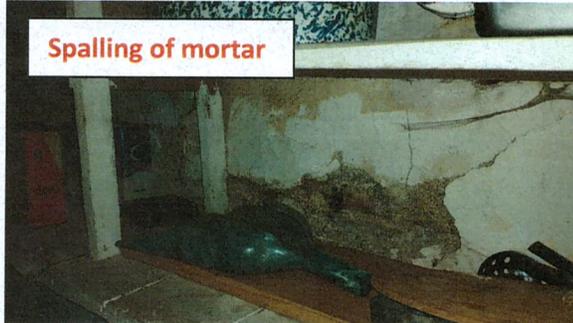


Cracking in west wall





**Water intrusion**



**Spalling of mortar**



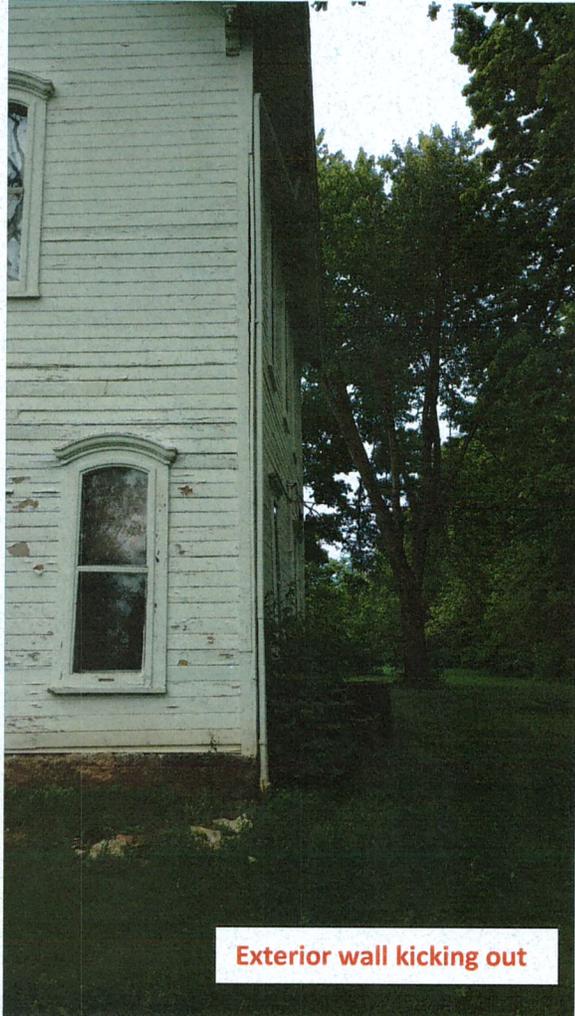
**Wood damage**



**Peeling paints with moisture damage**



Exterior wall kicking out



Exterior wall kicking out

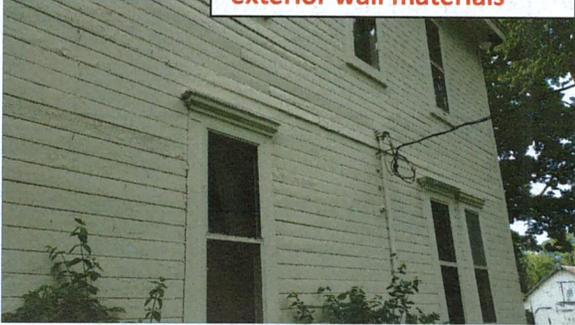


Roof framing sagging



Foundation drop by multiple inches

Moisture damage behind exterior wall materials



Moisture damage behind exterior wall materials



Movement found at west side

